OLDMANS TOWNSHIP

PLANNING/ZONING BOARD MEETING

MARCH 20, 2023

A meeting of the Oldmans Township Planning/Zoning Board was held on March 20, 2023. The meeting was called to order by Chairman Sandy Collom at 7:00 PM. This meeting was held in compliance with the Sunshine Law.

IN ATTENDANCE: Sandy Collom, Earl Ransome, Mike Tuturice, Rae Walzer, Steve Wilson, William Ferrell Jr., David Murphy, Jeff Moore, Theresa DeSanto, Hobie Medford, Rick Verdecchio and Melinda Taylor.

Professionals: Nicholas Sullivan, Solicitor and Tom Tedesco, Engineer

MINUTES OF PREVIOUS MEETINGS: February 15, 2023 Executive Meeting; February 21, 2023 Regular Meeting and February 28, 2023 Special Meeting. A motion was made Bill Ferrell Jr., seconded by Rae Walzer and agreed to be all.

CORRESPONDENCE: New Jersey Planner/Winter & Spring Edition

SUBCOMMITTEES:

Economic Nothing to report currently.

Environmental Nothing to report currently.

Farmland Preservation Resolution to be approved tonight.

Farmland Subdivision No applications have been submitted.

PREVIOUS BUSINESS:

Triple Net Investments LVII, LLC – Request for One-Year Extension of Amended Final Site Plan Approval for Property Located at Block 29/Lot 6.09 – Industrial Way

Richard Wells, Solicitor for Archer & Greiner, P.C., represented the applicant. Oldmans Township code allows a total of three extensions; this is the first extension request. The reasons for the extension request are:

1. Applicant has obtained all outside agency approvals except for flood hazard delineation. The NJ DEP made changes to the mapping.

2. Market conditions warrant a delay in development of the property.

The expiration date for the approval is August, 2023. Bill Ferrell, Jr. made a motion to approve, Earl Ransome seconded and a roll call vote was taken:

Sandy Collom Yes

Earl Ransome Yes

Mike Tuturice Yes

Rae Walzer Yes

Steve Wilson Yes

Bill Ferrell, Jr Yes

Melinda Taylor Yes

David Murphy Yes

Jeff Moore Yes

9-aye/0-no Approved for a one (1) year extension.

**Resolution 2023-11** Farmland Preservation Element to the Master Plan

Rae Walzer made a motion to approve, David Murphy seconded and a roll call vote was taken:

Sandy Collom Yes

Mike Tuturice Yes

Rae Walzer Yes

Steve Wilson Yes

Bill Ferrell, Jr Yes

Melinda Taylor Yes

David Murphy Yes

Jeff Moore Yes

Theresa DeSanto Yes

9-aye/0-no Resolution approved.

**Resolution 2023-12** Appointment of Planning Board Solicitor

The firm of Florio, Perrucci Steinhardt Cappelli Tipton & Taylor LLC was approved with legal representation to be given by Louis Cappelli, Jr., Stephen J. Boraske and Nicholas Sullivan.

Bill Ferrell, Jr., made a motion to approve, Jeff Moore seconded and a roll call vote was taken:

Sandy Collom Yes

Earl Ransome Yes

Mike Tuturice Yes

Rae Walzer Yes

Steve Wilson Yes

Bill Ferrell, Jr Yes

Melinda Taylor Yes

David Murphy Yes

Jeff Moore Yes

9-aye/0-no Resolution approved.

NEW BUSINESS:

**Application 2022-09**

Pavestone, LLC

345 Route 130

Block 44/Lot 1.01

Site Plan Approval

Stuart Platt, Esquire for the Platt Law Group, PC, represented the applicant for the minor site plan.

Sworn in: Joe Fanelli, General Manager of the Pedricktown plant

Stephen Nardelli, PE PP CME for Fralinger Engineering

Property in question is in the commercial/industrial zone. Approval is being sought for the following:

1. 815 square foot unenclosed building (lean to type building)

2. Storage bins

3. Relocated 25 parking spaces

4. C Variance for side yard setback (lean to) – 55.47 feet rather than 75 feet allowed.

5. Design waivers:

a. Two-way aisle traffic should be 25 feet; currently 22 feet.

b. Landscaping would be required for new parking area.

Mr. Fanelli has been the General Manager for Pavestone for the past seven months. He is responsible for all the site activities. Pavestone makes the quick concrete and pavers. Hours of operation are currently 5:00 am to 1:00 am. During the summer the plant runs 24/7. The largest shift includes 36 employees. The improvements mentioned have already been made.

The newest structure (lean to) is for bagged supplies. The parking lot was necessary due to the business growing; needed more spaces for employee parking (no retail sales). Concrete bags are supplied to Lowes, Home Depot and Walmart.

David Murphy Way to prevent loose material from the bins going into the neighbor’s yard?

Joe Fanelli Pavestone can install something to prevent material going off site.

Steve Wilson Last bin appears close to electric source

Joe Fanelli Bin is 8’ high, made of block.

Sandy Collom Car parking only in new lot?

Joe Fanelli Car parking only, not large trucks.

Sandy Collom Concerned that Oldmans code states car park aisle should be 25’, currently 22’

Earl Ransome Wanted to know construction of building.

Joe Fanelli Corrugated tin, I beams and sloped roof.

Earl Ransome Was the snow load calculated?

Joe Fanelli Built before his tenure, don’t know.

Rick Verdecchio Concerned about size of parking lot.

Joe Fanelli Wooden barriers to control parking but doesn’t know the size of the area.

Rae Walzer Are outside agency approvals needed?

Stuart Platt No outside agency approval needed for this application.

Steve Nardelli, Engineer – 815 sq.ft. addition is located in the n/w corner of the building, 55 feet off the property line, rather than the setback of 75 feet. Requesting a design waiver for the for road to the parking lot, currently at 22 feet rather than the required 25 feet. The storage bin area used to have a berm for stormwater; will restore with another berm to direct the stormwater to keep on Pavestone property rather than neighboring property. The new building is landscaped from the existing landscaping around the property. The new layout of employee parking, storage bins and lean to allow a more efficient use of the property. Pavestone agreed to installing a crosswalk with a sign, subject to Tom Tedesco’s review and approval. The Oldmans Township Construction office will be responsible for the approvals of the design and construction of the lean to.

Exhibit A-1: Amended site plan dated 10/7/2022.

Tom Tedesco reviewed his completeness letter. Three waivers are being sought:

* Floor plan and front elevation of building
* Lighting plan
* Wetlands delineation

Mr. Tedesco recommended application be deemed complete. Sandy Collom made a motion to deem the application complete, David Murphy seconded and a roll call vote was taken:

Sandy Collom Yes

Earl Ransome Yes

Mike Tuturice Yes

Rae Walzer Yes

Steve Wilson Yes

Bill Ferrell, Jr Yes

Melinda Taylor Yes

David Murphy Yes

Jeff Moore Yes

9-aye/0-no Application deemed complete.

Mr. Tedesco’s technical review included recommendations to make a condition of the approval the reinstallation of the berm by the storage bins, same as in 2014. He also addressed the need for a crosswalk with signage. The parking throughway is currently 22’ which is only used for the parking area. Applicant requested a landscape waiver for the parking lot.

Nicholas Sullivan, Solicitor for the Planning Board, clarified design waivers versus submission waivers. While the project has already been completed, the applicant has agreed to the following:

* Install crosswalk with proper signage
* Install berm along neighboring property line by the storage bins for stormwater runoff
* Widen the parking throughway from 22’ to 25’

PUBLIC HEARING

Jen Bergmann Was approval given for the roll up door in front? Lots of noise when opened and lots of light coming through.

Stuart Platt Applicant requested a waiver for lighting, Mr. Fanelli will speak with Ms. Bergmann after the meeting.

Steve Baker Lighting could be adjusted. Wanted to know if the hopper causes dust.

Stuart Platt Hopper is already there; not part of this application.

Tom Tedesco Volunteered to see the hopper in use to check on the dust during operation.

Arthur Maurizio Wanted to know the status of the medical marijuana site.

Sandy Collom Not part of this application.

CLOSED TO PUBLIC

David Murphy made a motion to approve the application based on the items listed below, Sandy Collom seconded:

* 25’ parking aisle rather than 22’
* Addition of berm along neighboring property
* Installation of crosswalk and signage
* Construction Dept. review and approval of building

Roll call vote:

Earl Ransome Yes

Mike Tuturice Yes

Rae Walzer Yes

Steve Wilson Yes

Bill Ferrell, Jr Yes

Melinda Taylor Yes

David Murphy Yes

Jeff Moore Yes

9-aye/0-no Application approved.

OPEN TO PUBLIC

Arthur Maurizio State of medical marijuana in Oldmans.

Melinda Taylor Property owner has some state approvals but there are more state approvals necessary. Must appear before the Planning Board for site plan approval.

CLOSED TO PUBLIC

There being no further business, Earl Ransome made a motion to adjourn, Mike Tuturice seconded which was agreed to by all to adjourn at 7:50 pm.