OLDMANS TOWNSHIP

PLANNING BOARD MEETING

May 15, 2023

A meeting of the Oldmans Township Planning Board was held on May 15, 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, Sue Miller, Earl Ransome, Mike Tuturice, Rae Walzer, Steve Wilson, William Ferrell Jr., David Murphy, Theresa DeSanto, and Melinda Taylor.

Professionals: Louis Cappelli, Jr., Solicitor; Tom Tedesco, Engineer; and Brian Slaugh, Professional Planner.

MINUTES: April 17, 2023 Meeting

 Sue Miller made a motion to approve, Theresa DeSanto seconded and all agreed.

SUBCOMMITTEES:

Economic Nothing to report at this time.

Environmental Nothing to report at this time.

Farmland Preservation Ag Board Minutes from April 13, 2023. The Township completed the necessary study for to meet the requirements of the MLUL and is now working on meeting the requirements for the SADC. Brian Slaugh is heading up the project.

NEW BUSINESS:

Application 2023-01

Lubrizol

76 Porcupine Road

Block 38/Lot 12.01

Site Plan/C Variance

Howard Melnicove, Esquire for Nehmad Davis & Goldstein, represented the applicant.

Lubrizol wants to build a flammable storage unit adjacent to an existing building. Waiver was requested for three items: site photos (proprietary), landscape/buffering (building is internal to site) and performance bond.

Sworn in: Steve Nardelli, P.E. , Fralinger Engineering

 Tequel Hager, Plant Manager, Lubrizol

Lubrizol needs a materials storage facility for flammable material and safety purposes. The unit will have fire suppression. Need to comply with regulations. No changes to facility purpose, number of employees, transportation and/or hours. This building will not be accessible to the public.

Sandy Collom Where is material stored currently?

Tequel Hager Have small storage inside, but not big enough.

Theresa DeSanto Are chemicals brough in or already there?

Tequel Hager Current chemicals are stored in drums, not explosive.

David Murphy The emergency exit is close to the proposed building.

Tequel Hager Exit in back of building. Cabinet will be setback.

David Murphy Flammable material close to exit if an emergency occurs and need to get out.

Steve Nardelli Self-contained building with clear space to get past cabinet.

Tequel Hager Unit will not be occupied by employees. Forklift will be used to transport material in and out.

Steve Nardelli Lubrizol will have to go through the construction office for permits. The proposed building will make the site safer by taking flammable material out of an occupied building to an unoccupied building.

Variance is needed for an accessory building and setback. Tom Tedesco stated he does not have any problems with the Board granting the three waivers. Mr. Tedesco expressed his concern about the swale holding water. Mr. Nardelli stated that a small pipe would be installed underneath for runoff. Mr. Nardelli will revise the site plan to include the pipe.

Public Comment: No comments were made.

Application Summary: Site Plan Approval

 3 Waivers Requested

 Bulk Variance for Accessory Building

 9’ and 12’ from other building when 50’ is required.

Completeness: Earl Ransome motioned to deem the application complete, Sue Miller seconded and a roll call vote was held:

 Sandy Collom Yes

 Sue Miller Yes

 Earl Ransome Yes

 Mike Tuturice Yes

 Rae Walzer Yes

 Steve Wilson Yes

 Bill Ferrell Yes

 Melinda Taylor Yes

 David Murphy Yes

 9 aye/0-no Application deemed complete.

Technical: Mike Tuturice made a motion to approve, Rae Walzer seconded and a roll call vote was held:

 Sandy Collom Yes

 Sue Miller Yes

 Earl Ransome Yes

 Mike Tuturice Yes

 Rae Walzer Yes

 Steve Wilson Yes

 Bill Ferrell Yes

 Melinda Taylor Yes

 David Murphy Yes

 9 aye/0-no Application approved.

PREVIOUS BUSINESS:

* Proposed Ordinance Amending Chapter 110-19 (Industrial District)
* Proposed Ordinance Amending Chapter 110-20 (Commercial/Industrial)
* Proposed Rezoning of Block 37/Lots 6, 7, 8, 9, 10, 11, 13, 14 & 15

Brian Slaugh spoke to the Board about the process to consider the Oldmans Township resident suggestions. The presentation was for discussion purposes only and no formal action was taken. The residents proposed bulk standard changes which typically would occur following a Master Plan reexamination. If an amendment to the Master Plan is desired, public notice would have to be filed and if effecting area property owners, a 200’ list would also be necessary.

The proposed impervious coverage of 50% is low compared to the typical maximum impervious coverage at 65%. Currently the Oldmans ordinance has a maximum of 75%. Many municipalities detail the maximum allowable impervious coverage based on property use…warehouse, restaurant, etc.

There are different buffering rules also available. Some buffering rules can prohibit guard houses, lighting, trash containers, transformers, stormwater basins within the buffer zone. Woodland can be acceptable as a natural buffer.

Any rezoning of property would have to be approved through a Master Plan amendment. A re-examination process is less intensive and less costly. It is not a good idea to divide a lot into two different zones.

EXECUTIVE SESSION: **Resolution 2023-16** Attorney-Client Privilege (7:50 pm)

 Steve Wilson made a motion to approve, Rae Walzer seconded and all agreed.

SUMMARY: Board discussed OPRA concerns. (8:12 pm)

Bill Ferrell made a motion to adjourn, Earl Ransome seconded which was agreed to by all to adjourn at 8:12 pm.

Melinda Taylor

Secretary