OLDMANS TOWNSHIP

PLANNING BOARD MEETING

June 19, 2023

A meeting of the Oldmans Township Planning Board was held on June 19, 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, David Murphy, Jeff Moore, Theresa DeSanto, Hobie Medford and Melinda Taylor.

Professionals: Louis Cappelli, Jr., Solicitor and Tom Tedesco, Engineer.

MINUTES: May 15, 2023 Meeting

June 5, 2023 Special Meeting

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

CORRESPONDENCE: New Jersey Planner March/April 2023 Edition – State law recently changed to allow limited special events on preserved farmland.

SUBCOMMITTEES:

Economic Nothing to report at this time.

Environmental Nothing to report at this time.

Farmland Preservation Still a work in progress.

NEW BUSINESS:

2023-02

SCA Properties LLC/Pallet Services Inc.

Block 37/Lot 1

66-74 Penns Grove-Pedricktown Rd.

Site Plan and Bulk Variances

Mike Aimino, Solicitor represented the Applicant.

Sworn in: Steve Sorbello, Owner & President and Kris Kluk, Ph.D, P.E.

Application is for a minor site plan requesting two improvements to the property (1) parking lot in front of building and (2) additional dock at the rear of the building. Parking lot will be for employee parking only; no customers come to the site. Mr. Sorbello recently purchased the property but was a tenant of the property since 2012.

Completeness:

The following waivers were requested:

* Landscape and Buffering Plan
* Floor Plan Elevation (no new building)
* NJ DEP Letter of Interpretation (no wetlands will be disturbed)

Mr. Tedesco recommended that the application be deemed complete. Mike Tuturice made a motion to deem the application complete, Sue Miller seconded and a roll call vote was taken:

Sandy Collom Yes

Sue Miller Yes

Earl Ransome Yes

Mike Tututrice Yes

Rae Walzer Yes

Steve Wilson Yes

Melinda Taylor Yes

David Murphy Yes

Jeff Moore Yes

9-aye/0-no Application deemed complete.

Technical

Mr. Sorbello explained that the company builds and recycles pallets in order to sell. Has operated the plant since 2012. Purchased the property in March, 2022. Hours of operation are 6:30 am – 3:30 pm Monday through Friday and on Saturdays 7:00 am – 12:00 pm. Work about 30 Saturdays per year.

Need additional dock space to help with the loading/unloading of trucks. The current dock has three spaces available. The parking lot needs improvements to better control employee parking. There are 25-30 employees with 20-25 cars parked per day.

Kris Kluk, P.E. reviewed Mr. Tedesco’s comments and gave a response on behalf of the applicant:

* Mr. Kluk will work with Mr. Tedesco to make the parking lot useable. Need to move parking lot due to new septic system that was installed. Mr. Tedesco wants to make a more standardized parking lot.
* Concrete bumpers will delineate each parking space.
* Owner is willing to provide 6-7 street trees. Mr. Tedesco can approve type and location.
* Applicant will submit a new survey showing all the requested items and placement of septic.
* Applicant has no objection to removing timber border for stormwater flow.
* Two tractor trailers will be removed off the property. Passenger vehicle parking only in front of building, no truck parking.
* Will provide lighting. Work ends at 3:30 pm.
* Handrail for dock will be addressed during the construction phase.
* Drainage calculations will be provided.
* Proposed revised survey will show water lines.
* Will provide performance guarantee.
* Agreed that County approvals will be needed, as well as Soil Conservation.

Salem County Planning Board will make the decisions about the driveways, paved or unpaved, location, widening, etc.

David Murphy Only the building has lighting?

Tom Tedesco Have lighting plan but doesn’t meet standards. Only the building has lighting which is not enough. Need a couple of pole lights in parking lot.

Sandy Collom Expressed her concern that not all the requested material is shown on the submitted plans.

Kris Kluk Revised plans will be submitted.

Steve Wilson Questioned the need to railings at the dock.

Steve Sorbello New dock should be identical to the current dock.

Sandy Collom Are there lights out back by the dock?

Steve Sorbello He replaced all the building lights, front and back.

David Murphy Questioned the plan for handicapped parking.

Kris Kluk Will redesign to meet ADA standards.

Tom Tedesco May need two ADA spaces due to number of employees (1-25 spaces = 1 ADA, if over 25, need 2 spaces)

Rae Walzer Questioned the new driveway entrance and proposed stop sign.

Steve Sorbello Passenger cars will use the cell tower driveway.

Tom Tedesco Salem County has jurisdiction on both items.

Kris Kluk Can remove stop sign and submit to County for their review.

Sandy Collom Doesn’t like rock as a parking base, prefers paving.

Steve Sorbello What he is proposing is similar to what is at Ecrecon.

Tom Tedesco Concrete will be used for ADA and stone for rest of parking lot.

Sandy Collom Asked the applicant if they planned on installing a street sign?

Steve Sorbello Currently there is a sign on the building, not proposing any additional signage.

Sandy Collom Would like a light at the driveway and trees closer to the road.

David Murphy Requested parking delineation.

Mike Aimino Required to have 15 parking spaces, proposing 27 spaces.

Public Hearing

Cordy Taylor Should include the County right-of-way on the revised survey prior to submitting to the County Planning Board.

Steve Baker Requested that the pole lighting of the parking lot not exceed 25’, wants shorter poles and warmer lighting. Need to reduce footprint of lighting.

Closed to Public

Lou Cappelli reviewed the application with the Board with the conditions that were agreed upon by the applicant. Sandy Collom made a motion to approve, Steve Wilson seconded and a roll call vote was taken:

Sandy Collom Yes

Sue Miller Yes

Earl Ransome Yes

Mike Tututrice Yes

Rae Walzer Yes

Steve Wilson Yes

Melinda Taylor Yes

David Murphy Yes

Jeff Moore Yes

9-aye/0-no Application approved.

PREVIOUS BUSINESS:

Resolution 2023-16 Granting Variance Relief and Site Plan Approval to Lubrizol for Property Located at Block 38/Lot 12.01, 76 Porcupine Road

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

Sandy Collom Yes

Sue Miller Yes

Earl Ransome Yes

Mike Tuturice Yes

Rae Walzer Yes

Steve Wilson Yes

Melinda Taylor Yes

David Murphy Yes

8-aye/0-no Resolution approved.

Rae Walzer made a motion to adjourn, David Murphy seconded which was agreed to by all to adjourn at 7:40 pm.

Melinda Taylor

Secretary