OLDMANS TOWNSHIP

PLANNING BOARD MEETING

August 21, 2023

A meeting of the Oldmans Township Planning Board was held on August 21, 2023. The meeting was called to order by Vice Chair David Murphy at 7:05 PM. This meeting was held in compliance with the Sunshine Law.

IN ATTENDANCE: Sue Miller, Earl Ransome, Steve Wilson, William Ferrell Jr., David Murphy, Jeff Moore, Theresa DeSanto, Rick Verdecchio and Melinda Taylor.

Professionals: Louis Cappelli, Jr., Solicitor; Brian Slaugh, Professional Planner and Joe Raday, Professional Engineer

MINUTES: July 17, 2023

Sue Miller made a motion to approve, Earl Ransome seconded and all agreed.

CORRESPONDENCE: Carneys Point Township Planning Board (515 Shell Road)

New Jersey Planner (May/June 2023 edition)

SUBCOMMITTEES:

Economic Nothing to report at this time.

Environmental Nothing to report at this time.

PREVIOUS BUSINESS

**Resolution 2023-19** Continuing the Previously Granted Amended Final Site Plan Approval to Triple Net Investments LVII, LLC for Property Designated on the Tax Maps as Block 29, Lot 6.09

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

Roll Call Vote:

Sue Miller Yes

Earl Ransome Yes

Steve Wilson Yes

Bill Ferrell Yes

Melinda Taylor Yes

David Murphy Yes

Theresa DeSanto Yes

7 aye/0 no. Resolution approved.

**Application 2022-08** Continuation of Technical Hearing

Knight Owl Holdings VI, LLC

Block 42/Lots 19, 19.01 & 20

Pennsville-Auburn Rd

Variance – Use and Height

David Murphy recused himself.

Bill Ferrell Jr. recused himself.

Melinda Taylor assumed responsibilities of Chairperson.

Clint Allen, Esquire, continued to represent the applicant.

Sworn in: Jesse Dougherty, P.E., Marathon Engineering & Environmental Services, Inc.

Andrew Feranda, P.E., PTOE, Shropshire Associates, LLC

Connor Monferrat, MPP, MCRP, Otteau Group

Lance Landgraf, P.P., AICP, L B. Landgraf & Associates

Mr. Landgraf commenced his presentation. Applicant is seeking a D1 use variance. The property is located close to the Route 295 corridor and close to interchanges 4 and 7.

Positive Criteria:

* Development of land suitable for warehouse
* Increase ability to provide service to the public
* Economic impact to the municipality
* Buffer and setbacks will be met
* There is a need for this type of facility; still in demand
* More efficient use of land
* Reduce costs on local roadways

Negative Criteria:

* Limited impact to neighboring properties; landscaping and buffering
* Building orientation was altered to reduce sound
* Building size was reduced
* Will have to improve county roadways
* Can mitigate change of use in zoning
* Master Plan not updated since 2009; recent one not a full re-examination

Salem County Master Plan shows economic growth delineated at Delaware River to western end of County. Expansion of Philadelphia growth area. State Planning shows PA4 which encourages development in rural areas.

Height Request - D6 Variance

* Have ability to buffer taller building
* 60’ height is desirable in the industry
* Needs 45’ interior clearance
* Class A type building
* Orientation of building can accommodate height

Brian Slaugh Wanted to confirm distances from site to both Route 295 Interchanges.

Lance Landgraf Two miles for one interchange and four miles for another. Site is located within the two interchanges and should not impact the local community.

Brian Slaugh No public water or sewer service.

Lance Landgraf Talking with Carneys Point, but they are at capacity. May have on site sewer. Would be considered outside agency approval.

Clint Allen Referred to Jesse Dougherty. Septic and well approvals anticipated.

Brian Slaugh No soil testing has been done for septic; approvals based on supposition. Purpose A of MLUL – role of Master Plan is for the municipality, not a private developer.

Lance Landgraf Master Plan has not been updated.

Brian Slaugh Industrial Park has already been developed which has met the need of the Master Plan.

Lance Landgraf There is demand for additional warehouses.

Brian Slaugh Cross Acceptance Report with Salem County was in response to the State Plan.

Lance Landgraf State Planning Area 2 was to attract development.

Brian Slaugh State plan is 14 years old. State plan is supposed to be updated every three years. Last done in 2001. State plan is outdated.

Farmland Preservation Element was adopted. This site is located within the proposed farmland preservation area.

Lance Landgraf Element was created during Knight Owl application.

Brian Slaugh Disagreed with statement. It was stated that converting the land for warehousing instead of farmland would be more efficient use of the land. Mr. Slaugh did not concur and stated that the more efficient use of land would be as farm. A concentrated area of farmland is important to the agriculture community.

Regarding the building height, was a study conducted based on height demand?

Lance Landgraf Most efficient inside of structure but he’s not an architect.

Joe Raday What building height is the warehouse referred to as?

Clint Allen Was referred to as high cube in traffic study.

Brian Slaugh Confirming that the applicant is no longer seeking building setback approvals.

Clint Allen Application is for use and height; withdrew bulk variances.

Testimony Concluded. Open to Public Comment:

Keith Walton State PA4 was changed to PA2. County plan rejected designation, bridges needed to be repaired. County roads need to be improved, at county cost. Roads not suited for truck traffic. When driving past preserved farms, there is slow-moving farm traffic. Farmland preservation is better with contiguous farms. Municipality has home rule for growth; not a beneficial use for area. Mr. Walton questioned Mr. Dotti’s sound study, does the State use same test methodology?

Norman Dotti Not same method as State which requires 30 minutes on site, source in question a ten-minute test and ambient sound is a two-minute test. Mr. Dotti did an unmanned 72-hour test. Noise from proposed site will comply. Reviewed Exhibit A-12 Sound Measurement Graph. Average sound level 59 over 3 days. Limited to 50. Sixty-three was the highest. Exhibit A-13 Sound Measurement – sound off site is limited.

Keith Walton Believes warehouse will increase sound in neighborhood.

Andrew Feranda Traffic Study results: 109 passenger cars peak period

22 trucks peak period

131 peak period

250 throughout day.

Arthur Maurizio Wanted to know distances to exits. What direction will be used to access warehouses?

Andew Feranda Use Exit 7 or Exit 4. Improvements to be made at intersection. Will use State highway. Project traffic will use sough exit. Eleven trucks at peak hours.

Arthur Maurizio Developer doesn’t know who customer will be and doesn’t know where truck traffic will be going. He lives at the corner of Straughns Mill and Perkintown Road.

Andrew Feranda County roads so will need county approval.

Angelo DeFeo Has anyone from the applicant’s team driven Staughns Mill Road? There are 10’ ditches on both sides of the road and the road is in poor condition.

Steve Baker Trucks shouldn’t use back roads but will use Pennsville-Auburn Road to Route 48. Rural community which already has lots of truck traffic. Carneys Point warehouse by Roman Pantry at higher height with 40’ interior height. Traffic study probably did not include the proposed six warehouses to be built in the Carneys Point area. Jobs- now letting go in favor of automation. Have 1,800 people in Oldmans Township. Oldmans not benefitting getting noise and truck traffic. Not a full plan provided, no lighting, water or septic.

Keith Walton Wanted to know if accident category of intersection at exit 4 was reviewed.

Andrew Feranda Will provide information. Intersection will be improved.

Keith Walton More than 10 accidents have occurred. Intersection in need of repair. Deaths have occurred at the Intersection of Pedricktown-Woodstown Road and Pennsville-Auburn Road. Slow moving vehicles for farms and no shoulder. County Cross Acceptance Agreement – water, sewer and road improvements. NJ Turnpike runs through Oldmans. Route 295 is maxed out. Route 130 has dredged spoils. Can’t widen road at village of Auburn. Soil types – site suitable for agriculture. Would stifle agriculture business. Oldmans Township is high in Salem County ag product per capita. Site used for its best potential. D2 Penny Run came back with shorter proposal in height. Increased height challenges fire protection.

Jesse Dougherty Water service will either be through New Jersey American Water or on-site well. Developer must install. If well, electric pump with diesel backup. Wet pond to use as draft point and stormwater. Exhibit A-3 Overall Rendering – reviewed stormwater basins, wet pond or infiltration basin. Four to six feet minimum water depth. 120,000 galloon pump to be located to be between two buildings. Phase 1 – County right of way approval (35’), widening road on proposed site.

Keith Walton Project not suitable for the area.

Lou Cappelli Wanted to know Mr. Walton’s background.

Keith Walton Worked in chemical plants, nuclear and safety fields. Too many unknowns in application. Firefighters are trained to enter buildings and solar panels, may not be trained for automation.

Clint Allen Not requesting site plan approval, only seeking use and height variance. Professionals gave presentations based on data. If approve, next step would be to engineer the site.

Matthew Cassidy Was residential use considered?

Clint Allen Applicants wants to build two warehouses.

Matthew Cassidy Site suitability was listed as positive criteria – not a good site. No testimony was given to hardship. Negative criteria can’t be addressed since a site plan was not presented. Penns Grove-Auburn Road is in poor condition.

Lance Landgraf Requested variance is not an inherent beneficial use which covers hospitals and group homes. A D1 Variance does not require hardship. Wants to use MLUL criteria on how the project impacts the community.

Anthony Carassai Has heard throughout the testimony that the Master Plan has been contested frequently. Wanted to know status of Master Plan.

Louis Cappelli In November 2022, Planning Board approved the review of the Master Plan which was not a full review.

Brian Slaugh Master Plan is a policy document for land use. Planning Board just did Farmland Preservation which is an option element. Master Plan must be re- examined every ten years; not a public hearing. Re-examination was adopted last November.

David Sakahgi Expressed concern that cars/employees are from out of the area and litter at interchanges.

Five (5) minute break for court report to recharge computer.

Sue Miller If application is approved and project is built, she expressed her concern about the number of dump trucks on the roads. A warehouse project in Carneys Point that used Stumpy Road caused the road to be partially shut down due to the deterioration of the road.

Clint Allen then summarized the application. Based on testing, site is well suited for warehouse. If approved, would need to seek site approval as well as outside agency approvals such as NJ DEP, flood hazard and county planning board. This is an economic opportunity for the municipality. Two warehouses are proposed (A) 206,000 sq. ft. and (B) 438,000 sq. ft. on 92 acres. Project will be built in phases:

Phase 1 Improvements to county roads

Phase 2 Building A

Phase 3 Building B

Phase 4 Truck Parking

Phase 5 Truck Parking for B

13.1 acres for Building A

18.8 acres for Building B

32 acres wetlands which will be left alone

2 separate driveways

Truck turning template

Solid waste by compactors

On-site well

On-site septic for two buildings

Existing soils can accommodate septic system

Stormwater – draft water for fire protection

Inland flood hazard compliance

Traffic Study – reviewed both interchanges Exits 4 and 7 of Route 295 as well as area roads. ITE land use code 150. Considerable county road improvements. County roads designated as truck routes under Salem County.

Sound Study – Will comply with NJ DEP requirements 11:00 pm – 7:00 am

Finance – School district should receive $473,000 annually and the municipality should receive $46,000. Limited municipal services needed.

Lance Landgraf reiterated that the site is suited for this type of use. Close proximity to Route 295 corridor. Project advances purpose of local land use law. Had previously stated his concern about the current Master Plan.

Louis Cappelli reviewed with the Board what some of the considerations were:

* Requesting use variance
* Requesting height variance since height exceeds more than 10% of what ordinance allows
* Positive and negative criteria
* Is the zoning being promoted
* How is the public affected

Rick Verdecchio made a motion to deny the application as he believes it to be detrimental to the community. Earl Ransom seconded the motion. Roll call vote was taken:

Sue Miller Deny, zoning not met; no positive criteria

Earl Ransome Deny, county road need improvements

Concerned about exit 7

Demand for warehousing doesn’t appear to exist; already have empty warehouses

No apparent need for the project

No sewer or water

D6 Height Variance at 60’, no support for that height, tenant unknown

Sound 50 decibels leave off site to area residents

Steve Wilson Deny, doesn’t fit Master Plan

Utilities not mitigated

Height

Nothing set back

Melinda Taylor Deny, doesn’t fit Master Plan

Jeff Moore Deny, doesn’t fit Master Plan

Lack of sewer and water

Theresa DeSanto Deny, wants farmland preservation

Applicant has not demonstrated suited for use

Roads not suited for traffic burden

Negative impact - quality of life compromised

Rick Verdecchio Deny, “same as above”

7- yes, to deny application

There being no further business, Steve Wilson made a motion to adjourn, Theresa DeSanto seconded which was agreed to by all to adjourn at 9:25 pm.