OLDMANS TOWNSHIP

PLANNING BOARD MEETING

July 17, 2023

A meeting of the Oldmans Township Planning Board was held on July 17, 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, Jeff Moore, Theresa DeSanto, Rick Verdecchio and Melinda Taylor.

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

MINUTES: June 19, 2023

Sue Miller made a motion to approve, Rae Walzer seconded and all agreed.

CORRESPONDENCE: No correspondence at this time.

SUBCOMMITTEES:

Economic Nothing to report.

Environmental Nothing to report.

Lou Cappelli, Solicitor for the Planning Board, made an announcement concerning the Knight Owl Holdings application (2022-08). At the applicant’s request, the hearing which was scheduled to be heard has been postponed to the Monday, August 21st Planning Board meeting. No further public notice will be given and no further advertisement will be required.

NEW BUSINESS:

**D2 Penny Run: Conceptual Plan for Block 29.01/Lot 14, Straughns Mill Road**

Emily Givens, Solicitor for D2 Penny Run, presented a conceptual plan for Block 29.01/Lot 14. The property is located in the CI (Commercial/Industrial) Zone which allows warehouses. No variance is needed for the conceptual plan. Two warehouses are proposed:

490,000 sq.ft. warehouse with 589 vehicle parking spaces

150,000 sq.ft. warehouse with 182 vehicle parking spaces

Two separate entrances are planned, one for each building. The warehouses will comply with the Township’s required setbacks.

Kyle Humphreys, P.E., Marathon Engineering, presented the following details:

* 57 acre site
* Wetlands will be maintained and not disturbed
* Parking spaces meets Township ordinance requirements
* 75 loading bays which would be 13.5’ wide. A design waiver would be required.
* Water tank – accessory structure for fire suppression and water usage.
* 20 loading bays for the 150,000 sq. ft. warehouse
* Buildings will be 35 feet high.
* Future County road widening anticipated and taken into consideration for setbacks
* Maximum Building coverage would be 26.2% when 30% is allowed
* Overall impervious surface is 46.1% where 75% is allowed
* Maximum parking area coverage would be 19.9% where 35% is allowed
* Two accesses to the site would be spaced 800 feet apart.
* Largest warehouse would have 360 degree access around the building
* Smallest warehouse would not have 360 degree access.
* Island landscaping would meet Township requirements – 99 islands for 771 spaces
* Would submit a landscape plan for screening
* Western and northern parts of the lot would not be cleared and would stay intact

Dan McGreevy, Principal for D2 Penny Run, addressed the Planning Board. He believes this site is great based on its location. Originally thought a 650,000 sq. ft. warehouse would fit in the lot. Wanted a building height of 65’ but acknowledged that was an issue. With the new conceptual plan, the warehouse will be much closer to the neighbors. He is committed to the site and will work toward maximum capacity for the site.

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

Clint Allen, Solicitor for Archer & Greiner, represented the applicant on behalf of Michael Floyd. This request would be the second one-year extension of a previously approved site plan. The current extension expires August, 2023. This request would extend the approval to August, 2024. The client is waiting for market conditions to change before developing the property. State statute allows a maximum of three extensions.

Sandy Collom made a motion to approve, Bill Ferrell 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

Bill Ferrell Yes

Melinda Taylor Yes

David Murphy Yes

9-aye/0-no Second one-year extension approved.

PREVIOUS BUSINESS:

Resolution 2023-17 Approval of Site Plan and Bulk Variances for SCA Properties LLC/Pallet Services Inc. Located at Block 37, Lot 1, Penns Grove-Pedricktown Rd.

Sandy Collom 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

Bill Ferrell Jr. Yes

Melinda Taylor Yes

Jeff Moore Yes

9-aye/0-no Resolution approved.

Resolution 2023-18 Denial of Use Variance and Height Variance for Knight Owl Holdings III, LLC for Property Located at Block 13 & 28/Lots 6,7,11-21, 21.01, 23, 24 30, 31-34, 38 ad 39

Earl Ransome made a motion to approve, Theresa DeSanto seconded and roll call vote was taken?

Sandy Collom Yes

Sue Miller Yes

Earl Ransome Yes

Mike Tuturice Yes

Rae Walzer Yes

Melinda Taylor Yes

Theresa DeSanto Yes

7-aye/0-no Resolution approved.

David Murphy made a motion to adjourn, Bill Ferrell Jr. seconded which was agreed to by all to adjourn at 7:15 pm.

Melinda Taylor

Secretary