

OLDMANS TOWNSHIP
PLANNING BOARD MEETING
December 15, 2025

A meeting of the Oldmans Township Planning Board was held on December 15, 2025. The meeting was called to order by Sandy Collom at 7:00 pm. This meeting was held in compliance with the Sunshine Law.

Members Present: Sandy Collom, Theresa DeSanto, Earl Ransome, Mike Tuturice, Stephen Wilson, David Murphy, Pete Talarico, Dan Daly and Melinda Taylor.

MINUTES: November 18, 2025 Meeting
David Murphy made a motion to approve, Steve Wilson seconded and all agreed.

CORRESPONDENCE: NJ Planner September/October 2025 edition

SUBCOMMITTEE:
Economic Development Nothing to report.
Environmental Nothing to report.
Farmland Preservation County Ag Board has indicated that they would consider Oldman's request to expand the ADA - cross over Route 295 up to Pennsville-Pedricktown Road. Oldmans Ag Board will meet in early January to review eligible farms.

NEW BUSINESS:

Application 2025-14
Knight Owl Holdings III, LLC/Sorbello West Tract
Preliminary Major Site Plan, Final Major Site Plan &
Bulk Variance Approval
Block 28.01/Lots 35 & 26
171 Straughns Mill Road
Technical Review

Mr. Clint Allen, Solicitor for Archer & Greiner, represented the applicant. Applicant wishes to build 13,920 sq. ft. building. The site will be used as an equipment rental facility. The property is located in the Commercial/Industrial zone. Application was previously deemed complete. Requesting approval for: conditional use, preliminary/final site plan and C-2 bulk variance (6' security fence). Will be storing high lifts, high forklifts, scissor lifts, and articulated booms which are used for construction purposes.

The following witnesses were sworn in:

Dale Archer, Principal for Knight Owl Holdings III, LLC
Jesse Dougherty, PE, for Marathon Engineering & Environmental Services, Inc.
Nik Kuzowsky, AIA, NCARB for Fumo & Associates, Inc.
Andrew Feranda, PE, PTOE, CME for Shropshire Associates LLC
John Taikina, PP, AICP for All Things Planning and Development
Dale Archer - Principal

This business has operated for thirty years and is a privately owned company. Equipment is for high reach situations. The equipment is rented on a long-term basis: 6 - 12 months. Currently business is located in Clarksboro; that business has been sold. There are ten full-time employees with some part-time employees. Schedule is Monday through Friday with occasional Saturday for drop off. Own two flatbed trucks. Inside of building will be used for maintenance of equipment and office space. Administration includes CFO, owner and sales. No customers will be coming to the site; not a retail business. Hours will be 7:00 am - 6:00 pm. Most business comes from north Jersey and Philadelphia. Front outdoor gate works off software application. Fencing is important for security; there will also be camera coverage.

Lou Cappelli	Only housing lift equipment?
Dale Archer	Yes
Lou Cappelli	Fuel tank in use?
Dale Archer	Some equipment uses unleaded fuel. Fuel tank will only be for their equipment. Scissor lift equipment will be stored inside the building since they are powered by electric.
Dan Daly	What is the cleanup process?
Dale Archer	Similar to washing a car - power wash with soap.
Dan Daly	What happens to runoff?
Melinda Taylor	What about salt runoff and DEP requirements for wash bays?
Dale Archer	They are aware of DEP requirements.
Theresa DeSanto	Inside or outside washing?
Dale Archer	Right at the doorway entrance.
Earl Ransome	Questioned parking for tractor trailers.
Dale Archer	Wanted to maximize the design space. Only have two trucks.
Pete Talarico	Typical number of high reaches to be stored at property.
Dale Archer	Twenty-five (25)
Pete Talarico	Where will they be parked?
Dale Archer	(Referred to Exhibit A) Some parking in front and some in back.
Sandy Collom	Where there be a secondary business?
Dale Archer	Primary business. Mr. Lange sold the business a few years ago and is now getting back into the business.
Sandy Collom	Any work being done outside?
Dale Archer	All mechanics work inside the building. There are some in-house drivers and three (3) part-time drivers.
Sandy Collom	Above ground fuel tank?
Clint Allen	2,000 gallon, double walled tank on concrete pad. Will need DEP approval. Concrete will be closer to driveway. Gas only, no diesel fuel.
Lou Cappelli	Welding on site?
Dale Archer	Welding done inside building.
Dan Daly	Trailer storage on site?
Clint Allen	Plans were mislabeled.
Melinda Taylor	Fourteen (14) truck parking spaces, being sublet?
Clint Allen	No tractor trailer parking; no leasing space.
Theresa DeSanto	Second area for parking?
Clint Allen	Jesse Dougherty will explain passenger vehicle parking.
Earl Ransome	There is a dolly pad - looks like trailer parking.
Lou Cappelli	Will the lifts be up or down when stored?
Dale Archer	Lifts will be up when parked to allow for maximum space.
Brian Slaugh	Referenced comment #7 of his review letter.
<u>Jesse Dougherty - Engineer</u>	

Referenced Exhibit A-1 which is a 2020 aerial photo. Existing structures have been demolished. Property is 8.8 acres.

Pete Talarico Concrete is still on site; will it be removed or used as fill?
Jesse Dougherty Would have to be crushed small to be used for aggregate or removed.
Unknown at this time what they're doing.

- Building will be 13,920 sq.ft. with 56 parking spaces (9 x 18) which includes 3 ADA parking spaces and 2 EV spaces. The plans also list 14 12 x 55 spaces which will not be used for tractor trailers. Can remove dolly if Board desires.
- 40' wide entrance onto Property.
- 370' from Exit 7
- 17' widening of Property - County standards
- 32.6% impervious coverage when 75% is permitted.
- 3 stormwater basins - sand lined.
- Oil and water separator will be used.
- Septic system
- Wash bay will have drain and separator
- Trash enclosures - will add landscaping.
- Will landscape parking areas: 387 evergreens, 47 shrubs and 24 other tree types.
- 25' tall light poles with 4,000 K. Willing to provide shielding.
- Received LOI from NJ DEP - no wetlands on site.
- Security fence around site. Gate will be across the entrance.
- Landscaping buffer in front of property is 25'. Side yard plantings show single line, but will add more to make a double row.

Clint Allen The entrance gate would be a swing gate.
Earl Ransome There are basins on each side of the entrance with sloping sides. How will the areas be protected?
Jesse Dougherty 6" curb and security fence. Basin design was approved by the State.
Joe Raday Asked if the site plans had been submitted to the County yet.
Clint Allen County is reviewing.
Jesse Dougherty Deceleration lane will be installed in front of the property. The lane will end at their property line and not continue onto the neighbors.
Pete Talarico Wanted to know about collection of waste water from wash bays, who is in charge of testing and testing frequency.
Jesse Dougherty Dual bay separator planned. Design approval will come from the Salem County Dept of Health as part of the septic approval. It is up to the property owner to maintain.
Pete Talarico Questioned possible hydraulic leaks.
Jesse Dougherty Spill kit will be on site. Monthly or yearly testing -depends on the DEP.
Pete Talarico Two neighboring properties. There is a pond in the back of one neighbor's property. Concerned about runoff.
Clint Allen Will comply with DEP noise requirements. Hours of operation will be 7:00 am to 6:00 pm. Sound study can be done but the adjoining highway is noisy. Fence around property augments buffer along residential properties. Shrubs will also be planted.
Steve Wilson Can a berm be installed along residential neighbor?
Clint Allen Concerned about stormwater runoff onto neighbor's property from berm.
Lou Cappelli Are the number of parking spaces based on ordinance?
Jesse Dougherty Yes, need 56 spaces based on Oldmans Township code.
Dan Daly Are the EV chargers only for employees?

Jesse Dougherty Yes.
 Brian Slaugh Could the unused parking spaces be banked?
 Melinda Taylor Why is the site laid out with the building in the back and storage in the front?
 Could it be switched?
 Jesse Dougherty Because of the septic and stormwater basins the property was laid as presented.
 Brian Slaugh Could the high reaches be moved to the middle parking area rather than the front parking area?
 Dan Daly There are utility wires up front along Straughns Mill. Concerned about booms hitting wires.
 Jesse Dougherty Not anticipated to extend over traffic.

Nik Kuzowsky - Architect

Building will be 174' x 80' x 22' with 25' at peak. Mr. Kozowsky explained the first floor layout to the Board. The building will be premanufactured with 20' wall mounted lights. There will be a 2 hour fire rated wall between offices and maintenance area. Sprinklers are not required.

Andrew Feranda - Traffic Study

There was a traffic report from August, 2025. Low trip generation with only ten employees. Study considered traffic to be generated from D2 Penny Run project and Knight Owl airport project. Southbound ramps of 295 will have a traffic signal in the future. Study was modeled as warehouse space for peak hour calculations: 11 trips in and 4 trips out. There are two lanes - one in each direction for the site entrance. Extra parking could be used to store equipment. A sidewalk will be installed along Straughns Mill Road.

Joe Raday Did the traffic study separate office versus storage? Retail calculation?
 Andrew Feranda Building will be used more for storage; similar to a warehouse.
 Joe Raday Requested the submission of gravity model that was used in report.
 Dan Daly Questioned why a sidewalk would be installed along Straughns Mill.
 Clint Allen Salem County required; pedestrian connectivity.
 David Murphy Wanted to know the distance from the road to the building. Questioned if there was hydrant access available.

8:35 pm Mr. Allen requested a five minute break for stenographer.
 8:43 pm Meeting resumed.

John Taikina - Planner

Property will be a \$1,700,000 ratable. Applicant is requesting conditional use approval, use of outside storage and fence exception of 6' rather than 4'. 2024 Master Plan states municipality wants more commercial space rather than more warehouses.

Melinda Taylor Is the fence going to buffer neighboring properties?
 John Taikina Fence is not a buffer, no slats. Security purposes only.
 Brian Slaugh The use of outside storage is not delineated on the site plan. Could be problematic in the future for the zoning officer.
 Clint Allen Willing to make delineation a condition of the approval.
 David Murphy Gas tank is located behind the building. How will the fire truck get on site?
 Clint Allen There will be a knox box at the gate and on the building.
 David Murphy Wanted to know if site could be hooked up to Gateway Business Park/ water tower.
 Jesse Dougherty Will be using well water and not the water tower.
 Clint Allen Can create signage for storage areas.

Brian Slaugh	Need outside equipment storage delineated.
Dale Archer	All parking areas as designed for storage.
Brian Slaugh	How will sales of equipment be handled when finished use?
Jesse Dougherty	They maintain their equipment. When no longer in use, can be striped out to keep equipment that can be reused. This will be Mr. Lange's personal office. Code to gate will be given to emergency services. Key pad or fob can be used.

Joe Raday reviewed his letter with the Planning Board and applicant.

Brian Slaugh reviewed his letter with the Planning Board and applicant.

- Applicant has met the conditional use criteria.
- Outdoor storage - applicant wishes to utilize parking spaces as presented. For future zoning officer and compliance, equipment won't be clogging the site or hinder emergency response.
- Common to have 6' fence
- Signage will comply with Oldmans code
- Owner occupied premises
- Fuel tank will be double walled with additional safety measures
- May or may not have landscape irrigation, depends on plant type
- here will be 9 pole light

Lou Cappelli	Does the applicant want to bank parking
Clint Allen	Wants parking spaces as presented with no banking.
Steve Wilson	Has the well been decommissioned? Certified well driller?
Jesse Dougherty	Can submit documentation.
David Murphy	Boom in storage area - fully extended?
Dale Archer	Boom will be stored straight up
Dan Daly	Height of extension?
Dale Archer	25-80'. Will raise the boom but not extend it. Equipment will be backed in with arm to be extended away from the road, toward the building.
Joe Raday	There is 80' from curb to right of way.
Dan Daly	Native trees only for landscaping?
Brian Slaugh	Due to fungi and disease will sometimes choose long standing plantings versus natural plantings. DEP maintains a list.
Melinda Taylor	Conceivable to have 25 booms up on the air?
Dale Archer	This will be Mr. Lange's home office. Wants to be a good neighbor and involved with the town.

PUBLIC COMMENT

Helen Karol	Wanted to know where the lighting will be located
Jesse Dougherty	Referred to Exhibit A6. Lights will be along the driveway and building; not along boundary perimeters. Lighting will be oriented toward the roadway. Applicant is willing to add light shields.
Helen Karol	Signage for site will at the entrance and there will be building identification. The entrance sign will be ground mounted and not internally illuminated. Concerned that the landscaping (trees) along her property line could compromise her septic system.
Jesse Dougherty	The applicant is not changing the existing tree line; will remain as is.
Clint Allen	Applicant is willing to work with Ms. Karol regarding landscaping.
Jesse Dougherty	There will be a fence along the tree line.

CLOSED TO PUBLIC

Sandy Collom	Will the entrance gate swing or slide?
Dale Archer	Okay to change to a sliding gate.
Sandy Collom	Wanted more details about the fence.
Jesse Dougherty	Black coated vinyl, chain link.
Dan Daly	Distance between fence and tree line?
Jesse Dougherty	Between fence and tree buffer should be 5'.

Lou Cappelli summarized the application and approval conditions. Applicant is requesting a tool and equipment rental facility which is permitted as a conditional use. Approval conditions include:

- No third party storage
- Maximum of 6 owner flatbed trucks
- All mechanical work done inside building
- No subletting to tractor trailers
- Landscape plan to be further reviewed
- Knox box/key fob/key pad for emergency access
- Sliding gate at entrance
- 6' black vinyl fence with no slats
- Delineate storage area on site plan
- Comply with Planning Board Engineer letter
- Comply with Planning Board Planner letter

Sandy Collom made a motion to approve, Theresa DeSanto seconded and a roll call vote was held:

Sandy Collom	Yes
Theresa DeSanto	Yes
Earl Ransome	Yes
Mike Tuteurice	Yes
Steve Wilson	Yes
David Murphy	Yes
Melinda Taylor	Yes

7 aye/0 no Application approved.

There being no further business Steve Wilson made a motion to adjourn, Earl Ransome seconded which was agreed to by all to adjourn at 10:00 pm.

Melinda Taylor
Secretary