OLDMANS TOWNSHIP

PLANNING BOARD

December 19, 2016

The regular monthly meeting of the Oldmans Township Planning Board was held on December 19, 2016. Meeting was called to order by Vice Chairman Smith at 6:00 PM. This meeting was held in compliance with the Sunshine Law.

**ROLL CALL**: Sandy Collom, Dan Daly, Sam Guida, Sue Miller, Anthony Musumeci, Jay Perry, Earl Ransome, Steve Smith, Dean Sparks, and Cordy Taylor

**MINUTES OF PREVIOUS MEETING**: Motion was made by Jay Perry, seconded by Earl Ransome and approved by all those who attended the November 21, 2016 meeting.

**CORRESPONDENCE**: None

**SUBCOMMITTEES:**

Environment - Nothing to report at this time.

Economic Development- Nothing to report at this time.

Engineer’s Report- Nothing to report at this time.

**OLD BUSINESS:**

Resolution 2016-20 Granting Informational Waivers and Deeming Application for Major Subdivision and Site Plan Complete Respecting Certain Real Estate Designated on the Tax Maps of Oldmans Township at Block 28.01/Lots 48, 48.01, 49, 50, 51 and 52

Cordy Taylor made a motion to approve, seconded by Earl Ransome and agreed to by all.

**NEW BUSINESS:**

Application 2016-09 Bulk Variance for Sign

Jet.com

Block 29/Lot 5

2 Gateway Blvd.

Adam Telsey, Esquire – Sworn in.

Jet. com is requesting a bulk variance for two building signs, internally illuminated with channel lettering. No other signs are being requested.

Kim Cassar, Sign Representative – Sworn in.

Each sign will be 10’ x 24’ and 5” deep lettering which equates to less than .6% of the building. The purpose is to identify the building. Similar size signs at Goya and 5 Below. Will be LED.

Sam Guida - Concerned about brightness of sign to cars driving by.

Tom Tedesco - Can obtain a letter from the engineer stating brightness/glare will be “0” at the road.

Public Comment:

Doug Lemke - Already too much light shining by his house.

Jim Hite - Wants to see location of signs

Steve Smith - Straughns Mill Road (toward Berkowitz) and Gateway Blvd.

Closed to the Public

Jay Perry made a motion to approve, subject to receipt of engineer letter from applicant outlining brightness, Anthony Musumeci seconded and roll call vote was taken:

Roll Call Vote:

Sandy Collom Yes

Sam Guida Yes

Anthony Musumeci Yes

Jay Perry Yes

Earl Ransom Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

8 – aye 0- no Resolution approved.

Application 2016-06 Preliminary and Final Major Subdivision

Application 2016-07 Building 1 Site Plan

Application 2016-08 Building 2 Site Plan

Matrix Realty, Inc.

Block 28.01/Lots 48, 48.01, 49, 50, 51 & 52

Straughns Mill Road

Dean Sparks and Anthony Musumeci recused themselves as they were both included in the 200’ list.

Andy Norin, Esquire – sworn in.

The site plan is consistent with the Redevelopment Plan with the exception of the requested sign variance.

Kevin Webb, Engineer for Langan Engineering – sworn in.

Exhibit A-1 Aerial of Subject Site

Exhibit shows existing topography with new lot configurations. Proposed site is approximately 129 acres made up of six lots (currently six lots now, but re-configured). Currently an IPRA zone which was granted June, 2016 with the expansion of the business park.

Exhibit A-2 Color Rending of Site Plan

Lot 62 4.59 acres Banked parking lot for Lot 63

Lot 63 16.9 acres Future development

Lot 64 45.2 acres Warehouse – no direct road frontage

Lot 65 32.4 acres Common association lot – stormwater management

Lot 66 26.3 acres Future development

Lot 67 3.19 acres Future development

Cordy Taylor Wanted to confirm that there will be only 1 access road into the new business park.

Dan Daly Questioned driveway on Lot 67.

Andy Norin Conforming lot – existing house with existing driveway. It has been determined that the house does not have value and is not a historical structure. The Phase II Archeological Study is still on-going. Phase II was a requirement of the DEP.

Exhibit A-3 Detailed Site Plan of Two Proposed Buildings

Common Area:

Road will be 30’ wide with dedicated left turn out onto Straughns Mill, dedicated straight for going across into existing park and dedicated right turn lane for Straughns Mill. Matrix will be widening the approach to new park on Straughns Mill. There is no acceleration lane planned at this time.

Stormwater system will include a wet pond, infiltration basin and dry basin.

There is one proposed monument sign at the entrance of the park which complies with current code.

Two proposed buildings would be built on spec – no tenants at this time.

Warehouse Building #1: 334,800 square feet.

Dock doors on one side only, away from Straughns Mill. Complies with IPRA zone. Both cars and trucks will use driveway.

Parking: 110 car parking spaces initial construction (67 required by ordinance)

119 car parking spaces “banked” on lot 63 for future use

317 car parking spaces “banked” on lot 62 for future use

546 car parking spaces total

Parking based on both square footage of building and number of employees

73 tractor trailer parking spaces

Parking area will be maintained by park association

Landscaping: Willing to plant double row of trees/screened plantings (evergreens and low shrubs) around car parking area to lessen car headlight into neighboring residential property (Szymborski house). Cannot build a berm to cut headlights due to existing swale on the property.

Lighting: Light poles will be 25’ high with LED lighting – “dark sky” compliant

Sign: One monument sign (permitted 50 square feet)

Variance requested for illumination and size of sign: 150’ sign which will be visible from Straughns Mill Rd.

Warehouse Building #2: 570’ wide x 1150’ long

Dock doors will be on two sides – Route 295 and other side. There will be two office locations as building may be used for multi-tenancy.

Parking: 267 car parking spaces (132 required by ordinance)

289 car parking spaces additionally available

178 tractor trailer parking spaces

67 tractor trailer “banked” parking spaces on one side

81 tractor trailer “banked” parking spaced on the other side

It is possible to convert some trailer parking to car parking.

Developer has agreed to widen the car park aisle to allow both car parking and the traveling of tractor trailers through the car parking area. This area will be 40’ wide rather than 30’ wide.

Stormwater: Utilize wet pond system and basins. Basins will retain water before going out as discharge. Wet pond will have three (3) to six (6) feet of water at all times. The infiltration system will have some water that stays and infiltrates into ground; if there is a large storm, some water will discharge to stream.

Lighting: Same as Warehouse #1.

Sign: Compliant with building mounted sign. Requested variance for two wall illuminated signs.

Proposed Public Access:

NJ DEP states that this area is a “coastal” zone. It is a requirement of the DEP that in order to obtain approval to build in a coastal zone, public access to the waterfront must be provided. Developer proposed a four-car parking area with pathway. Neither the County, municipality or DEP agree that the proposed site is a workable solution. Matrix is working with the DEP to find an alternative. The owner of the park will be responsible for trash removal and maintenance of the public access.

Richard Pratt, Architect – sworn in.

Exhibit A-4 Color Rendering of Building 1

Exhibit A-5 Color Rendering of Building 2

Buildings will have same architecture – similar to Jet.com building. Will be using pre-cast concrete panels, two-toned paint on building. Height will be similar to that of Jet.com.

Karl Pehnke, Traffic Engineer – Langan – sworn in.

April, 2016 traffic study was completed. Study was reviewed by the County. A deceleration lane will be constructed, left turn late to be painted. Route 295 interchange ramps were deemed ok. Will continue to monitor traffic. County understands that a light may be needed in the future.

Build out projections of car and truck traffic equates to 140-160 trips during peak hours (6:15-7:15 am and 3:00-4:00 pm). Fifteen (15%) to twenty-five (25%) of traffic occurs during the peak flow. Currently there is not enough traffic volume to warrant a light at the proposed intersection of the two parks.

Planning Board suggested to Mr. Pehnke that directional signage be installed at the 295 interchange to show the direction of the business park. This may alleviate some of the tractor trailer traffic going the wrong direction. Will have to check with County for generic directional signs as Straughns Mill is a county road.

Cordy Taylor questioned the validity of the traffic study since it stated the speed limit was 25 mph rather than the actual 50 mph that is there. Mr. Pehnke said the miles per hour came from the state website and that the change in mph would not affect the traffic analysis.

Melinda Taylor questioned the number of hours spent on the actual traffic count – totaling six hours on one day. Mr. Pehnke stated that there will be a twelve (12) hour traffic count in the near future (once Certificate of Occupancy Certificates are issued for new buildings) which will be a base line for future studies.

Ken Griffin, Principal of Matrix – sworn in.

Lot 67 (3 acres lot) – future development is constrained by 500’ buffer. No warehouse is planned for this site.

Lot 65 (common lot) – “not for profit” association will maintain common infrastructure. There will be a Declaration of Restrictions. If association does not maintain site, Township can do the work and lien the property. This lot will not have any buildings to it is a minimal ratable for tax purposes. Insurance will be obtained.

Road – will be private with individual addresses. Road will be thirty (30) feet wide.

There will not be any landscaping on banked parking lots; will be open space. The banked parking will be maintained but not manicured landscape. Berms will be manicured and cut.

Melinda Taylor questioned the remediation of the environmental contamination that was noted in the Need for Redevelopment Study. Matrix has hired a licensed remediation firm to clean up the contamination.

An aerator will be installed in the wet pond to move the water so that mosquitos and algae don’t become a problem.

The two different types of LED were discussed and it was suggested that the less glaring type of LED be utilized – neutral white.

Tom Tedesco, Planning Board Engineer’s Letter:

Matrix has agreed to comply with Mr. Tedesco’s various requests in the letter to the extent that can be physically done, such as

1. Access to stormwater basin
2. Create turnaround for cars by banked parking area.

Cannot do the following:

1. Carney’s Point Sewage will not allow them to stub the sewer line.
2. Cannot create a berm by residential house as there is a swale that will be compromised.

8:35 Five (5) minute recess granted.

8:45 Meeting back in session.

Lou Joyce, Township Planner

Mr. Joyce reviewed his letter with the Board and noted the following:

1. May need cross easements for shared parking
2. Provisions for perpetual maintenance of common lot. (Mr. Ziegler stated that a bond would not be permissible – have to lien the property).
3. Agreed with sign variance.
4. The Township does not have any setback requirements for parking so it appears that there is partial encroachment on neighboring property.
5. Suggested an alternative for banked parking – need landscaping with a maintenance schedule.
6. Two tree species (red oak and pin oak) are susceptible to disease; would like to change variety of these two trees.
7. Reforestation is regulated and overseen by DEP – guaranty of perpetual maintenance.
8. Possible Redevelopment Area (close to 295) would need an access road.

Open to Public

Doug Lemke - Three concerns: the amount of trash blown around onto neighbor’s properties, dump truck traffic during construction and traffic that doesn’t obey the posted speed limit.

Melby Pollock - Concerns: littering of neighboring residential yards, speeding traffic, suggested that three acre lot across street should be consolidated with larger lot, Beaver Creek Bridge has holes and vibrates, landscaping – dead trees on berm and along street have died and need to be replaced. Would like Matrix to do a better job of maintaining the landscaping.

Andy Norin- Matrix would be willing to consolidate small lot. The existing driveway has to stay as it is needed for the residence.

Ken Griffin - The berm by Ms. Pollock’s house is a different situation. The NJ DEP mandated that the berm go back to its natural state and not allowed to be maintained.

Bonnie Lemke - Concerns: Speeding traffic, gas and water pipes are hanging off Beaver Creek Bridge that need to be addressed, volume of traffic that drives past her house toward Route 130, Straughns Mill should be 35 mph rather than 50 mph, trash in neighboring yards, public access to creek is a potential problem and retention pond by her house causing flooding.

Bill Ziegler - Cannot address the retention pond at this time as it is not part of the application for tonight’s meeting.

Harry Moore - Will the public access allow fishing off the land and not the street?

Will there be overhead electrical wires?

Karl Pehnke - Electrical poles into park but then change to underground service to the buildings.

Closed to the Public

Mr. Ziegler stated the Planning Board had a few options regarding approval: could approve preliminary, could approve preliminary/final and could approve site plans for buildings 1 and 2.

Preliminary/Final Major Subdivision:

Cordy Taylor made a motion to approve preliminary and final subdivision, subject to DEP approval of public space, approvals by outside agencies, inclusion of Township engineer’s comments in his letter, subject to consolidating lots 66 and 67 into one lot. Dan Daly seconded the motion.

Roll Call Vote:

Sandy Collom Yes

Sam Guida Yes

Sue Miller Yes

Jay Perry Yes

Earl Ransom Yes

Steve Smith Yes

Melinda Taylor Yes

Cordy Taylor Yes

Dan Daly Yes

9 – aye 0- no Resolution approved.

Building 1 – Preliminary/Final Site Approval

Cordy Taylor made a motion to approve preliminary and final subdivision, subject to Township engineer’s comments in his letter, approval of outside agencies, “neutral white” LED lighting, variance for sign regarding square footage and illumination and sign placement to be corner closest to park entrance. Jay Perry seconded the motion.

Roll Call Vote:

Sandy Collom Yes

Sam Guida Yes

Sue Miller Yes

Jay Perry Yes

Earl Ransom Yes

Steve Smith Yes

Melinda Taylor Yes

Cordy Taylor Yes

Dan Daly No

8 – aye 1- no Resolution approved.

Building 2- Preliminary/Final Site Approval

Cordy Taylor made a motion to approve preliminary and final subdivision, subject to Township engineer’s comments in his letter, approval of outside agencies, “neutral white” LED lighting and variance for two signs regarding exceeding square footage and illumination. Earl Ransome seconded the motion.

Roll Call Vote:

Sandy Collom Yes

Sam Guida Yes

Sue Miller Yes

Jay Perry Yes

Earl Ransom Yes

Steve Smith Yes

Melinda Taylor Yes

Cordy Taylor Yes

Dan Daly No

8 – aye 1- no Resolution approved.

**NEXT MEETING:**

Appreciation Dinner will be held Friday, January 13, 2017 at 6:00 pm

Reorganization Meeting January 17, 2017 at 6:30 pm

Regular Monthly Meeting January 17, 2017 at 7:00 pm

There being no further business, on motion by Jay Perry, seconded by Earl Ransome, all agreed to adjourn the meeting at 9:50.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary