OLDMANS TOWNSHIP

PLANNING BOARD

February 21, 2017

The regular monthly meeting of the Oldmans Township Planning Board was held on February 21, 2017. Meeting was called to order by Chairman Smith at 7:00 PM. This meeting was held in compliance with the Sunshine Law.

**ROLL CALL**: Sandy Collom, Anthony Musumeci, Jay Perry, Earl Ransome, Steve Smith and Rae Walzer.

**MINUTES OF PREVIOUS MEETING**: Motion was made by Jay Perry, seconded by Sandy Collom and approved by all those who attended the January 17, 2017 meeting.

**CORRESPONDENCE**:

South Jersey Times – Affordable Housing editorial. Lou Joyce may come to the March Planning Board meeting to discuss the recent COAH requirements.

New Jersey Conservation Foundation- Land Conservation Rally.

**SUBCOMMITTEES APPOINTMENTS -** Chairman Steve Smith appointed the following:

Environment - Sam Guida and Sue Miller

Economic Development- Rae Walzer and Steve Smith

Farmland Subdivision - Earl Ransome, Sandy Collom, Jason Ferrell & Melinda Taylor

Master Plan - No appointments at this time; waiting until next element.

Jay Perry suggested that a Planning Board member who is a farmer be placed on the Farmland Subdivision Committee; Steve Smith will reach out to interested members.

**OLD BUSINESS:**

**Resolution 2017-12** Granting Minor Subdivision in Favor of Brian and Angela Porch for Property Located at Block 35/Lots 18.02 and 18.07

Earl Ransome made a motion to approve, seconded by Sandy Collom.

Review of Letter to Verizon Regarding Wireless Cell Sites Within Township’s Right-of-Way. The Board agreed with to the letter as drafted and will be sent to the Township Committee.

**NEW BUSINESS:**

Application 2017-01

Quala Wash Holding, LLC (Applicant)

Oldmans 130 Realty LLC (Owner)

Block 1/Lot 11 & Block 2/Lots 1-6

8A US Route 130

Pedricktown, NJ

Minor Site Plan

Joseph DiNicola, Jr., Esquire – represented the applicant. The site is approximately 9.3 acres. Has been a tank wash facility for over 50 years. Applicant wishes to have existing concrete pad enclosed (approximately 3,200 square feet). The building will be made of galvanized corrugated steel, 26’ high and no bathroom. Building will be used to for tank wash purposes. A cat walk will be installed to be safety compliant. Water from the tank washing will into a holding tank, treated and taken off site.

Tom Tedesco, Board Engineer, reviewed his completeness/technical letter. The application was deemed complete with two exceptions: 1. Waiver of freshwater wetlands – need letter to be submitted for soil disturbance; no interference with wetlands and 2. must meet ADA parking requirements. Sandy Collom made a motion to deem the application complete, Earl Ransome seconded and all agreed.

Michael Ciboan, Architect from Mikesesll & Associates was sworn in.

Thomas B. Holmes of Oldmans 130 Realty LLC was sworn in.

Darryl Tuxhorn, project manager, was sworn in.

Mr. Tuxhorn explained that there will be no additional employees or truck traffic.

Mr. Holmes stated that the new building will stop rain water runoff as it will be channeled correctly. Additionally the new building will have added safety features such as the catwalk. The business has been inspected by the NJ DEP with zero violations. The EPA also has oversight of the business.

Mr. Ciboan stated that the proposed building is in conformance with the Oldmans Township Code – processing in an enclosed building. Building will have two truck bays, 4 sides, heated, with an exhaust system. Structure does not require sprinklers. Building will be built of galvanized steel with insulation. There will be less than 5,000 sq. ft. soil disturbance.

Mr. Holmes agreed to tear down the two horse run-in sheds that are located on his property which are no longer in use.

OPEN TO PUBLIC No comment

Jay Perry made a motion to approve the application with three requirements: 1. Property must obtain ADA parking compliance, 2. Letter from NJ DEP regarding wetland disturbance and 3. Demolition of two horse run-in sheds; Sandy Collom seconded the motion. All Planning Board members present voted yes (7 – aye/0 –no).

Informal Review:

Manfredi Cold Storage (Applicant)

Bruce Bridge Trust (Property Owner)

Block 40/Lot 7

US Route 130

Pedricktown, NJ

Conceptual Plan

Adam Telsey, Esquire, represented Manfredi Cold Storage.

Property is currently under contract. Applicant would like to build a cold storage warehouse. Proposed use meets Oldmans Township zoning, but will need setback variances.

Michael Fralinger, Engineer, was sworn in.

Site consists of approximately 49 acres which will have a lot consolidation. Some wetlands are present; an LOI will be submitted. Applicant would like to build a 600,000 square foot (600 x 1,000) warehouse. Access to the building will be from Route 130 only. There will be a horseshoe shaped ingress/egress.

 200 car parking spaces

 183 dock spaces

 167 tractor trailer parking spaces

Two stormwater basins will be installed. Building will meet all area standards for CI zone – setback, lot lines and 40’ residential buffer. Variances will be requested for 1. Building height (35’ permitted, wishes 45’) and 2. Design waiver (600 required parking spaces required, wishes 200 spaces). There will be approximately 140-150 employees.

Frank Manfredi, owner of Manfredi Cold Storage, sworn in.

Business is a third-party cold storage facility of imported food. Headquarters located in Toughkenamon, PA. Has been in business since 1986. Product shipped in sea containers. Operation will be 24/hours/day with three shifts.

May request a tax abatement (pilot) for the project; currently under discussion.

Mr. Manfredi would like to reach out to the neighbors to let them know what is going on. Applicant has not advertised yet as a formal application has not been completed.

Would like to tie into Carneys Point Sewer. Will have to build own pump station. Water is available through New Jersey American Water. Would like to construct building all at once rather than phases.

PUBLIC COMMENT:

Mike Kennedy - Concerned about water pressure. Currently the water pressure is already low with NJ American Water. Hesitant to see additional use on the existing lines.

Frank Manfredi - Anticipates 6-8 gallons/minute useage. Might have water source available at site in the form of wells.

Frank Manfredi - Will eventually tear down house/barns. Has already spoken with the tenant. Would like to begin construction summer/fall 2017.

CLOSED TO PUBLIC

**NEXT MEETING:** March 20, 2017

There being no further business, on motion by Jay Perry, seconded by Sandy Collom, all agreed to adjourn the meeting at 8:30.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary