OLDMANS TOWNSHIP

PLANNING BOARD

June 19, 2017

The regular monthly meeting of the Oldmans Township Planning Board was held on June 19, 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, Dan Daly, Sam Guida, Sue Miller, Anthony Musumeci, Tina Nipe, Jay Perry, Earl Ransome, Steve Smith, Dean Sparks 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 May 15, 2017 meeting.

**CORRESPONDENCE**: None.

**SUBCOMMITTEE:**

Economic Development - Nothing to report at this time.

Environmental - Ditches are stagnant on New Road – need to be cleaned out.

Poor condition of Exit 7 Ramp on Route 295

**OLD BUSINESS:**

Chairman Steve Smith recused himself, Mayor Dean Sparks recused himself and Anthony Musumeci recused himself. Sandy Collom, Vice Chair, presided over the meeting.

**Resolution 2017-14** Completeness of Application

Manfredi Company

Block 40/Lots 6, 7, 7.01 & 7.04

243 US Route 130

Pedricktown, NJ

Jay Perry made a motion to approve the resolution, Earl Ransome seconded and roll call vote followed:

Roll Call Vote:

Sandy Collom Yes

Sam Guida Yes

Sue Miller Yes

Tina Nipe Yes

Jay Perry Yes

Earl Ransome Yes

Melinda Taylor Yes

7 – aye/-0 – no. Resolution approved.

**NEW BUSINESS: Application 2017-02 – Technical Review and Public Hearing**

Manfredi Company

Block 40/Lots 6, 7, 7.01 & 7.04

243 US Route 130

Pedricktown, NJ

Preliminary/Final Site Plan

Hardship & Bulk Variances

Adam Telsey, Solicitor, represented the applicant. The following individuals were sworn in for their testimony:

Frank Manfredi Jr., Applicant

Carl Gaskill, Fralinger Engineering

Tom Tedesco, Planning Board Engineer

Adam Telsey –Applicant is applying for preliminary and final approval for a cold storage facility. Applicant is requesting:

\*bulk variance (wants 204 car parking spaces instead of required 672 car parking spaces).

\*D use variance (wants building height of 45’ versus allowable 35’)

Currently have a facility in Kennett Square, PA but wants to expand into NJ. Keeping PA property.

Carl Gaskill – Property is properly zoned as CI. Direct access on Route 130 only. Applicant is purchasing 1 residential lot in the area, the other two residential lots will remain. Landscaping along Route 130 has to be moved closer onto property in order to not be in the State right-of-way. There will be no truck traffic queuing on Route 130.

Requested Design Waivers:

\*stormwater basin within 50’ buffer to adjacent residential property

\*move trees along Route 130 as described above

\*loop driveway within setback line

Total employees (125-150) for all shifts.

Traffic Count – 100-120 cars/trucks coming in/out per day 24/7.

Drainage – Stormwater will be stored on-site with less discharge than current rate of groundwater. Basins will be at different elevations – all above water level.

Frank Manfredi Jr. – Operations Manager. Previously business developed around mushroom growing but now doing cold storage. Fruit brought in warehouse in-bulk and then broken down into smaller units to be sold to grocery stores.

Hours of Operation: 2 shifts currently with possibility of 3rd shift at night to pick orders (less truck traffic during 3rd shift). Ten to twelve trucks/hour in and out. Inbound trucks are owned and operated by Manfredi; all truck traffic controlled by Manfredi.

Noise – mechanical inside noise inside and air condensers up on the roof outside.

Trash Removal – enclosed containers stored inside of building

Building Height – requesting 45’ in order to fit product in building.

Planning Board Questions

Jay Perry - Will migrant house be removed?

Carl Gaskill - Yes, will be demolished location will be stormwater basin.

Jay Perry - Self-sustaining basins?

Carl Gaskill - Recharge and overflow onto existing waterways but at less rate then current use.

Rae Walzer - Wetlands on property?

Carl Gaskill - Existing irrigation pond considered open wetland; waiting for State approval.

Rae Walzer - Number of employees during busiest time of day?

Frank Manfredi 75 employees

Sam Guida - Economic impact on community?

Adam Telsey - Ordinance allows a pilot program.

Bill Ziegler- If applicant requests a pilot program, comes before Township Committee.

Sam Guida - Hire local?

Frank Manfredi Yes.

Earl Ransome - Any glare from lighting?

Tom Tedesco- Light buffer has been requested and car headlights will be buffered with berm and trees.

Tom Tedesco – Review of Engineer Technical Letter

SP-1 Cover Sheet Will comply

SP-2 Boundary & Topography Will comply

SP-3 Overall Site Plan Will comply

House – will be used as temporary office space and then demolished prior to Cert. of Occupancy

All barns/out parcels will be demolished

SP-4 Site Plan #’s 1,2,4 & 5 Will comply

#3 Design waiver requested

#6 Trees moved to out of basin

#7 Will comply with ordinance or request relief at later date

SP-4B Site Plan #1 & 2 Will comply

#3 Waiver requested: driveway is within setback; landscaped

SP-5A & 5B Will comply

SP-6A Utility Plan #1 & 2 Forthcoming

#3 On architectural drawing

#4 Will comply

SP-8A Landscape & Lighting Plan #1 Will comply

#2 Lot 7.02 & 7.03 – recommend more landscaping

#3, 4, 5, 6, 7 Will comply

#8 Will relocate trees to of State right-of-way

SP-8B Landscape & Lighting Plan Will comply

SP-9 Construction Details Will comply

SP-10 Construction Details Will comply

Stormwater Management Rpt. Will comply

Environmental Impact Study Testimony

Community Impact Study No comment

Other #1 Bonding will be required

Frank Manfredi - 18,000 sq.ft. office space

Refrigeration will be not be ammonia based.

Sam Guida - Impact on emergency services; new demands with Gateway Business Park

Bill Ziegler - Township Committee responsible for reviewing impact of increased warehouses on emergency services.

Frank Manfredi - Have in-house Safety Division

Rae Walzer - Archeological study completed?

Carl Gaskill - Waiver granted

Public Hearing: (all public speakers were sworn in)

James Selfridge - Would like buffering from parking lot to his property.

Carl Gaskill - 200’ from basin; lighting will be directed down, not out and additional landscaping will be installed.

Dan Lapp - What will Benjamin Green Road be like when done?

Carl Gaskill - 1 house to be demolished; 2 houses remaining. 1 stormwater basin along Benjamin Green Road, lights to be projected down and double row of pine trees to be planted along Benjamin Green.

Steve Smith - How tall is the berm and concerned about tree spacing.

Cark Gaskill - Berm is 36” tall.

Dean Sparks - Will jake brakes be allowed? And will landscaping be maintained?

Bill Ziegler - Cautioned Dean Sparks that if an appeal is filed, the Township Committee is responsible for hearing the appeal.

Frank Manfredi - No jake brake will be allowed in parking lot and landscaping will be maintained.

Bill Miller - Keeping irrigation pond, fire company uses as a draft siite?

Carl Gaskill - Waiting for approval from the NJ DEP regarding pond.

Closed to the Public

Bill Ziegler reviewed with the Planning Board the following requests from applicant and Planning Board recommendations:

\*D6 Variance for building height

\*Residences on north side will receive double row of evergreens around lot lines; staggered at 10’ on center.

\*Another double row of evergreens to be planted along south side of property (Selfridge)

\*Benjamin Green – remove maple trees and insert double row of staggered evergreen trees

\*Satisfaction of outside agency approvals

\*Escrow/bonding

\*Submission/design waivers

\*Applicant voluntarily offered bonding for demolition of single family dwelling and out parcels under separate bonding.

Jay Perry made a motion to approve the application with the above conditions, Sam Guida seconded and roll call vote taken:

Roll Call Vote:

Sandy Collom Yes

Sam Guida Yes

Susan Miller Yes

Tina Nipe Yes

Jay Perry Yes

Earl Ransome Yes

Melinda Taylor Yes

7-aye/0-no. Motion carries.

Chairman Steve Smith resumed his chair.

**OTHER BUSINESS:**

Matrix – Approved resolution stated that a common lot association will be required. Letter received by attorney for Matrix requesting an administrative change stating that the association will be a condition of obtaining a Certificate of Occupancy and not a condition of obtaining a building permit. Mr. Ziegler recommended the administrative change. Sandy Collom made a motion to approve the change, Tina Nipe seconded and all in attendance agreed.

Dean Sparks brought up two concerns: members’ names and minutes on Township website need to be updated and the condition of cell phone towers as far as landscaping is poor. What can be done?

Bill Ziegler – After the two year maintenance period, it is up to code enforcement to notify both landowner and cell tower company that property needs to be maintained.

**PUBLIC COMMENT:** None.

**NEXT MEETING:** July 17, 2017

There being no further business, on motion by Dean Sparks, seconded by Jay Perry, all agreed to adjourn the meeting at 9:05.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary