OLDMANS TOWNSHIP

PLANNING BOARD

May 18, 2015

The regular monthly meeting of the Oldmans Township Planning Board was held on May 18, 2015. Meeting was called to order by Chairman Bill Miller at 7:00 PM. This meeting was held in compliance with the Sunshine Law.

**ROLL CALL**: George Bradford, Sandy Collom, Dan Daly, Sam Guida, Sue Miller, William Miller, Anthony Musumeci, Tina Nipe, , Earl Ransome, Steve Smith and Cordy Taylor.

**MINUTES OF PREVIOUS MEETING**: Motion was made by Sam Guida, seconded by George Bradford and approved by all those who attended the April 20, 2015 meeting.

**CORRESPONDENCE**:

New Jersey Planner – March/April 2015 issue

Logan Township – Public Hearing regarding re-zoning. This notice was previously sent to the Planning Board members. Public Hearing will be on Tuesday, May 19th.

**COMMITTEE REPORTS**:

Environment - For Sale signs along Pennsville-Auburn Road still there attached to telephone poles and obstructing the site triangle. Melinda Taylor, Zoning Officer has written a letter to the landowner advising him that the signs are in violation of Township Code.

The car sticking out on the Geiger property has been moved.

Economic Development – George Bradford reported that Mullica Hill Cold Storage may be interested in building Phase III. Matrix might start construction on their two parcels soon.

Master Plan Subcommittee – Nothing to report at this time.

Planning Board Engineer – Ken Griffin of Matrix reached out to Tom stating they would begin construction on the Tighe portion (lot 5) and the lot next to Manfredi within the next 3-5 weeks.

NFI has touched up the stormwater basin. Five Below is planning a Grand Opening for June. A punch list will be prepared for a Temporary Certificate of Occupancy.

Kay Gardens Grant - Plans for stormwater are 99% done. Bill Ziegler will be helping with obtaining the necessary easements. Hope to go to bid in July.

**OLD BUSINESS**:

**Resolution 2015-10** Recommending Amendments to Section 110-20 Commonly Known as the Commercial/Industrial District

On a motion from Steve Smith and seconded by Earl Ransome to approve this resolution, a roll call vote was made:

George Bradford Yes

Sandy Collom Yes

Sam Guida Yes

William Miller Yes

Earl Ransome Yes

Steve Smith Yes

Cordy Taylor Yes

Melinda Taylor Yes

Sue Miller Yes

9 – aye/0 – no, motion is approved.

**Resolution 2015-11** Authorizing the Planning Board Planner to Begin a Study to Determine Whether Certain Properties in the Township are Areas in Need of Redevelopment

At the May 13th Township Meeting, the Township Committee amended the original resolution to take out the use of eminent domain (a copy of the revised Township Committee amended resolution was included in the Planning Board member’s packet. The Planning Board Resolution had to be updated to include the newly revised Township Committee resolution number (changed from 2015-50 to 2015-68). Also included in the packet was a proposal from Township Planner Lou Joyce outlining the scope of work he would be doing for the Study and the cost ($3,800.00). The Township Committee approved the proposal during their May 13th meeting.

On a motion from Earl Ransome and seconded by Sam Guida to approve this resolution, a roll call vote was made:

George Bradford Yes

Sandy Collom Yes

Sam Guida Yes

William Miller Yes

Earl Ransome Yes

Steve Smith Yes

Cordy Taylor Yes

Melinda Taylor Yes

Sue Miller Yes

9-aye/0-no, motion is approved.

**NEW BUSINESS**:

Application 2015-01

Wayne Masciarella & Tom DeFulvio

WEL Enterprises, Inc. (Property Owner)

[www.busesforsale.com](http://www.busesforsale.com) (name of business)

Bl. 7/Lot 9

125 N. Railroad Avenue

Use Variance

Mr. Huerst represented the potential purchasers of the property, Mr. Masciarella and Mr. DeFulvio. Previously the property was used as a school bus depot for the past thirty years, but it was not an allowable use within the VC district.

Township Planning Solicitor, Mr. Ziegler, explained that this application could be considered as a reduction of a pre-existing non-conforming use; reducing the number of buses, traffic and storage.

Wayne Masciarella, Tom DeFulvio and Walter Leibfarth (current owner) were sworn in.

Mr. Leibfarth has owned the property since August, 1983. There is a 10,000 sq. ft. building on the premises with 5 bays that was used to repair buses. His business included buying and selling of buses and a school bus service. On an average school day the buses would enter and exit the property three-four times per day for a total of 50-75 buses daily. He sold his buses to local farmers and contractors, typically through word-of-mouth.

Mr. Masciarella stated is business is to buy secondhand buses, do the repairs and sell on the internet. Currently sells about 100 buses per year with approximately 70 over the internet and 30 buses sold at office. Currently operating the business on property located at US Route 130 (formerly Linens n’ Things and now known as Mobile Lease). All buses purchased secondhand are in running condition. School buses are predominately purchased, not coach buses. Many buses get sold out of the country – Africa and Haiti. At their present site, they house about 40-50 buses. The company owns about 50 buses but brokers 1,500 buses across the country.

Sam Guida asked who certifies the condition of the buses? Mr. Masciarella responded that some buses are inspected and some are not, depends on the wishes of the end user. Any washing of the buses, repairs and oil changes will be done on the property.

Mr. Leibfarth stated that when he started the business the land was zoned for heavy industrial as it was close to the railroad. He met with June Clark, Zoning Officer of Oldmans Township, to discuss when he purchased the property. He purchased the property prior to the land use laws being in place.

Mr. Masciarella said they were likely going to make improvements to the property such as clean up the general area, install one handicap parking space, repair the fences and possible landscaping. The oldest portion of the building may be repaired. Willing to come before the Board again for any minor site plan work.

If a variance is granted, it can be transferred to any future owners.

Sandy Collom asked about the number of employees and how parts and oil were going to be taken care of. Mr. Masciarella stated they do not have a reconstruction license, only a sales license. There would be one or two employees. They will have to make arrangements for parts and oil. The hours of operation would be 9 am – 5 pm with no regular weekend hours. Mr. Masciarella has forty years bus experience with thirty years running buses and ten years brokering sales.

Public Comment: None.

Steve Smith made a motion to approve the application for [www.busesforsale.com](http://www.busesforsale.com) based on the certification of a pre-existing use which included the storage, purchasing, and selling of buses, but excluding bus service, which was seconded by Sam Guida. A roll call vote was held:

George Bradford Yes

Sandy Collom Yes

Sam Guida Yes

Bill Miller Yes

Earl Ransome Yes

Steve Smith Yes

Cordy Taylor Yes

Melinda Taylor Yes

8-aye/0-no Motion approved.

Application 2015-02

Gateway Park Associates, LLC (Property Owner)

Building: NFI/Five Below

Bl. 29/Lot 6.02

5 Gateway Boulevard

Variance – Sign and Fence Height

Adam Telsey represented the applicant. Senior Project Manager Cliff Braunstein was sworn in. The applicant is requesting a fence enclosure around some of the truck bays for Rent-a-Center and three building signs and 2 monuments signs for Five Below. Rent-a-Center will use about 107,000 sq. ft. of the NFI site.

Signs: Some of the signs will be used for directional purposes and others will be to notate the building. The wall signs will have individual letters which will be lit using LED and a painted blue background. The ground signs will not be illuminated themselves but will have a spot light shining on them. The NFI sign will not be illuminated. Sam Guida wanted to know the height of the building (40 feet). Mr. Ziegler stated a variance is needed the applicant is exceeding the allowed number of signs as well as the size of the signs.

Fence: The fence is needed for security purposes for Rent-a-Center. The company will be storing some high end material such as computers and tvs. The trucks will have to call in and be buzzed in. The fence height will be 8 feet. Rent-a-Center has experienced theft problems at other locations in the past. There will not be a fence around the Five Below portion of the building. Mr. Braunstein will ask Fralinger Engineering to draft a letter stating the location signs will not be in the sight triangle.

Public Comment: None.

Steve Smith Made a motion to approve the sign variance and fence variance simultaneously, Sandy Collom seconded the motion. A roll call vote was held:

George Bradford Yes

Sandy Collom Yes

Sam Guida Yes

Bill Miller Yes

Earl Ransome Yes

Steve Smith Yes

Cordy Taylor Yes

Melinda Taylor Yes

8-aye/0-no. Motion approved.

Cordy Taylor made a motion to memorialize the resolution tonight, per the applicant’s request. Steve Smith seconded the motion. A roll call vote was held:

George Bradford Yes

Sandy Collom Yes

Sam Guida Yes

Bill Miller Yes

Earl Ransome Yes

Steve Smith Yes

Cordy Taylor Yes

Melinda Taylor Yes

8-aye/0-no. Motion approved.

**PUBLIC COMMENT**: No comment.

**NEXT MEETING**: Monday, June 15, 2015 beginning at 7:00 PM

There being no further business, on motion by Steve Smith, seconded by Cordy Taylor, all agreed to adjourn the meeting at 8:30.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary