

City of Millville
Planning Board Minutes
June 14th, 2021

Open Public Meetings Act Statement of Conformance:

Members of the Millville Planning Board met on the above date for their regularly scheduled monthly meeting on the 4th Floor, City Hall in the Richard C. McCarthy Chamber. The Chairman called the meeting to order at 6:30 PM and announced that this meeting was being conducted in accordance with the Open Public Meetings Act of 1975, was advertised, posted, and made available to the public as required by Statute. In attendance were Vice-Chairman Kasuba, Chairman Gallaher, Commissioner Udalovas, Mr. Malone, Mr. Ed Gallagher, Mayor Santiago, and Mr. Caregnato. Also present was Mr. Van Embden, and Michelle Baker, City's assistant Engineer. Abstain was Ms. Arrigo and Mr. Laubengeyer.

MINUTES OF PREVIOUS MEETING:

Commissioner Udalovas made a motion to approve the May 10th, 2021 minutes and seconded by Vice-Chairman Ed Kasuba. All present voted yes.

CORRESPONDENCES:

- a. Withdrawal Letter submitted for Applicant SW Bridge Engineers, LLC c/o Peter Schierloh Project. Winchester & Western Railroad Bridge 43.23 Block & Lot: [701, 6] Municipality: Millville City; County: Cumberland. Requesting to withdraw the above-referenced application. Please be advised that your application is hereby considered withdrawn. The Department shall take no further action on these applications.
Commissioner Udalovas made a motion note and file.

- b. Township of Deerfield is holding a Planning Board meeting for the Utility scale solar energy facility located at the Intersection of Nabb Ave and U.S. Route 49 in the City of Millville. The electrical switching station is proposed on property shown Lot 1 in Block 87 on Township of Deerfield Tax Map, which property is located at intersection Nabb Ave and Irving Avenue.
Commissioner Udalovas made a motion to Note and file.

RESOLUTIONS:

Commissioner Udalovas made a motion to memorialize Resolution #10-2021 for C Variance approval for a flag lot relief and was seconded by Vice-Chairman Kasuba. All present voted yes.

Vice-Chairman Ed Kasuba made a motion to memorialize Resolution #11-2021 for Preliminary and Final Site Plan and Minor Subdivision approval with conditional use and was seconded by Mr. Larry Malone. All present voted yes.

Commissioner Udalovas made a motion to memorialize revised Resolution # 08-2021 for Innovation Foods, LLC for Preliminary and Final Major Site Plan and Minor Subdivision approval 2-phase and was seconded by Mr. Wayne Caregnato. All present voted yes.

APPLICATIONS:

Robert DeSanto represents PF Global Property Group Folsom, Inc located 525 Orange St in Block 581 Lot 6 in an I-1 General Industry District. Applicant is requesting a preliminary and final site plan approval for Development plan review to use the existing structure for assembly, fabrication, and indoor storage of swimming leisure pools and related components, request all variances, waivers or requirements needed. They are under contract to purchase 525 Orange Street facility. District regulations Section 1-H, warehouse, storage, and distribution facilities are principle uses permitted in the zone, no uses variance is needed for this application. Section 2-A outdoor Storage, swimming pools and shelves intended in conjunction with a permitted use, accessory use are permitted in the zone. Will comply with section 30.3.8, outdoor storage.

Nathan VanEmbden sworn in Mr. Gerry Monka- Distribution center Manager of Leisure pools and Mr. Cory Gaskill a license engineer for the state of New Jersey with Fralinger and Fralinger firm.

Exhibit A- existing conditions of the site. (sheets 2 of the site plan submitted)

Mr. Gaskill explains the location of the facility, near the intersection of orange street and boulevard street, surrounded wooded area with the existing building and parking lot with 80-100 parking spaces.

Exhibit B- Proposed of outdoor storage depicted. (Sheets 3 of the site plan submitted)

The proposed site plan conditions about 10.87 acres in the rear will be cleared. The majority of the area is going to be grass area for storage with gravel for driveway access for storage areas. 16x 35 ft grassed area delineated on the map in the field of grass but serve as essentially a storage slip for pool lock. Several basins to account for the stormwater runoff from the new impervious created.

No C variance being requested or designed waivers.

No proposed development of increase in the footprint of the existing building.

No change in the first development in existing parking lot.

There will be change in a small, paved area upfront by the security fence to keep the footprint down. Removing some of the asphalt area and replace with turf grass.

Yes, we will be increasing the proposed impervious surface by 2.3 acres, which is represented by the lighter gray shaded area on exhibit B, indicating the gravel driveway for storage access.

In term the percentage of lot coverage under existing conditions, 14.7%, proposed will increase to 24.7% and 65% is allowed for current coverage.

Under development conditions we will collect all the runoff from the newly cleared storage area, collected an infiltrated leaving no impact offsite leave no impact on proposed conditions.

The site is grated, running overland to the basins, hit the 4-bay small infiltration for water quality base, filling up, then will spill over into the larger basin, never filling more then 2ft in height.

Applicant will comply with the 6 stormwater comments and the two additional notes on the Pennoni engineer report.

Michelle Nothaft, City's assistant engineer spoke to the Pennoni engineer report, they were concerned with them driving over it with heavy equipment, pre compacting, digging out, creating a basin. Being mindful of the driveway slip, and grass slips. Normal practice for any basin. Soil boring, beautiful a sand 30-90 inches an hour.

Planner report comments

324 grass storage slips within the cleared area; answer what is proposed to be stored.

fencing proposed around cleared area; woods surround the property, liners are over 3,000lbs cannot walk away with anything.

no fencing around storm basin; 2ft or less in water. When a basin holds more than 2ft of water, a fence is required and fencing would be required would be a split rail with a 4 ft wide and high with wire mesh backing , we are keeping everything below.

lightening plan in the storage area; the work hours are from 6am-7pm in the summer and less working hours in the winter and the equipment has lighting if needed. We will not operation in the yard after dark. Security at the entrance gate off Wade Blvd. and Orange Street.

parking area and additional parking needed, the existing parking area will not be change. We will provide testimony what is needed, board states handicap parking and re paint the lines.

Currently Leisure pools is a tenant of PF Global Property Group Folsom, Inc. The operations storage liner of pools, we wash, puff and sand liners put them onto full size trailers to be distributed. We also store pool covers, and lights. Mainly shipping and receiving pool liners. We do not deal with the public. We receive product from 3 different facilities. Inside we can store pool pumps, filters and pool covers. We will also have clerical staff inside.

Noise is slight, forklift machine, sander, generators, and power washers. The vehicle operations include semi-trucks coming in are full sized width of 15 ft and high as 14'11". Individual drivers will be delivering. Some 3500 and 4500 with the 5th wheel pickup trucks and people personal vehicles.

A total 6/7 employees, 2 clericals, and 4/5 out on the storage area.

10.8 acres of wooded area is being cleared 2/3 of existing woods. The buffer is 25/30ft along the road and 100ft or more around the remainder of the property.

The existing roof needs some repairs, and the applicant already has quotes to repair. Structure of the building is in good shape. No additional sign is needed.

Chairman Gallaher open the public portion.

Mr. Wayne Caregnato made a motion to close the public portion and seconded by Commissioner Udalovas. All present voted yes.

Simply to confirm all the Pennoni comments that were incorporated into the stormwater, management are acknowledged by the applicant this event and will be factor into the resolution.

Required to get soil erosion approval from the county, local Soil Conservation district.

Mr. Ed Gallagher made a motion to grant the PF Global Property Group Folsom, Inc including compliance with Pennoni review and addressing planning review as addressed already in testimony and seconded by Mr. Wayne Caregnato. All present voted yes.

Udalovas made a motion to close the planning board meeting and seconded by Mr. Wayne Caregnato.