

FAQ About Old York Country Club Redevelopment For Warehouse Purpose

Question #1: How large could this warehouse be?

A: The maximum size that would be permitted is 1,300,000 square feet. The property, however, is 159 +/- acres in size. Therefore, the building comprises roughly 20% of the entire site.

Question #2: Would the warehouse be close to Old York Road?

A: No. The Plan would require a minimum distance from Old York Road of 1,000 feet (more than three football fields away).

Question #3: How far from Bordentown-Georgetown Road would it be allowed to sit?

A: A minimum of 1,900 feet away; and homes along Bordentown-Georgetown Road currently have a mature forested area of between 250' and 500' in depth which acts as a natural buffer and which will be required to remain. The adjoining farm property and home to the southeast will be screened because the Township will require a substantial buffer to screen the building(s) from view, no less than fifty feet (50') wide, with a berm fifteen feet (15') high, on top of which trees no shorter than twenty-five feet (25') in height at time of planting, will be installed. That buffer area would be approximately four (4) stories tall in the first year of planting, and will be required to be maintained in perpetuity.

Question #4: Could there be more than one building?

A: The Concept Plan provides for one building of 1,134,000 square feet. However, a second warehouse could be permitted if it was dedicated to cannabis cultivation or manufacture, but the total size of the warehouses cannot exceed 1,300,000 square feet of gross floor area.

Question #5: Do you know who/what business entity will occupy the building?

A: No. No tenant has been identified. But to address some of the concerns raised by residents, the following will not be permitted: parcel hub warehouses, fulfillment centers, and "last mile" distribution facilities.

Question #6: I heard someone say this warehouse will result in 4,000 cars driving to and from the site every day. Is that true?

A: No. The warehouse space will be limited in off-street parking to no more than four hundred (400) passenger vehicle parking spaces.

Question #7: Will tractor-trailers be able to enter Old York Road from west, and exit out onto Old York Road, returning in a westerly direction, toward Chesterfield?

A: No. The design will require all tractor-trailers to make only a right-hand turn into the site from Route 206, and only a left-hand turn out, thereby bringing all truck traffic from, and returning it to, Route 206. [See images below]



Driver Perspective Leaving the Proposed Warehouse



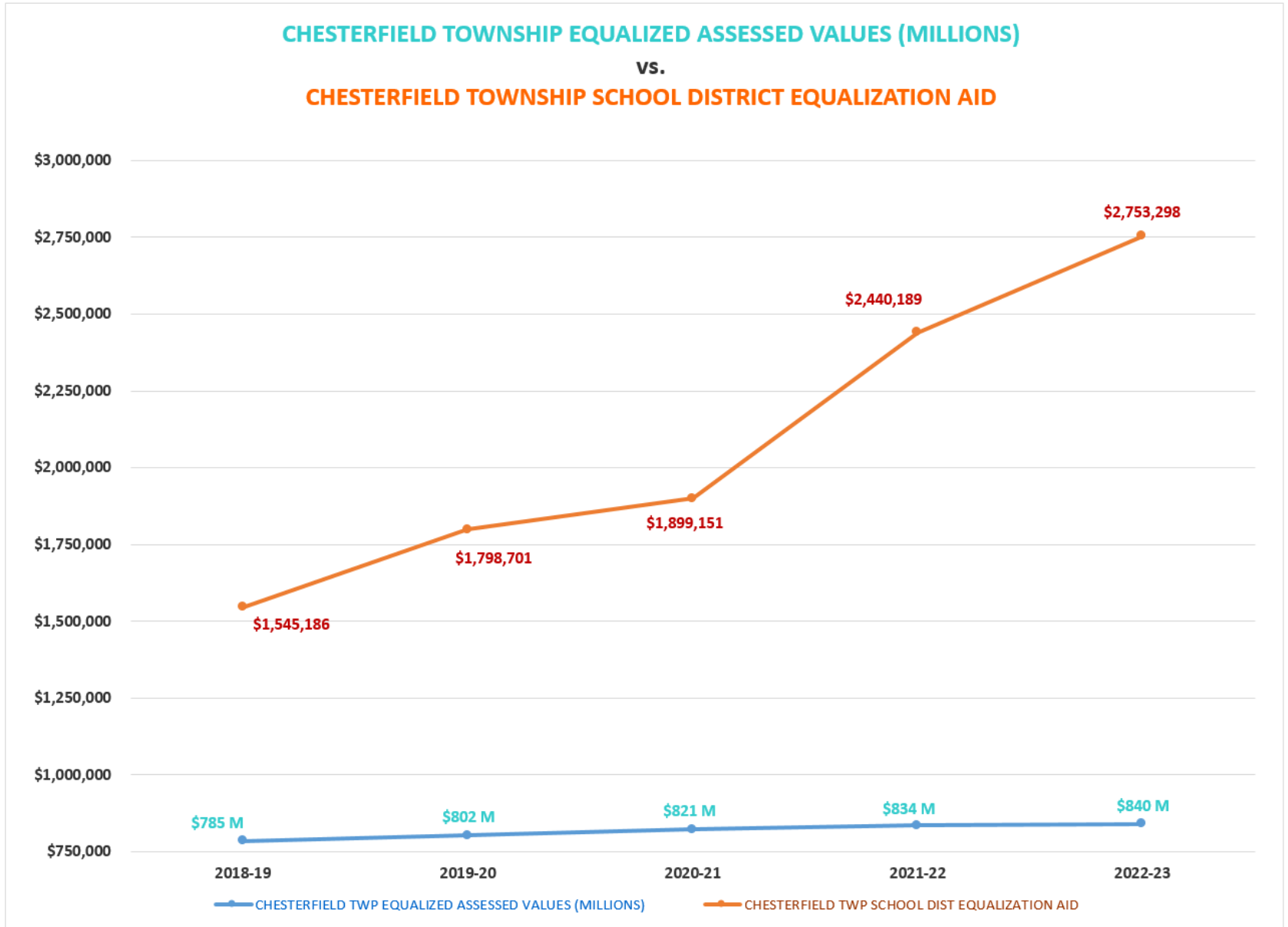
Example of Proposed Visual Indication of Left-Turn In Restriction Along Old York Road From the West

Question #8: It was reported that two tractor-trailers were recently seen near the elementary school in Old York Village. Is that true?

A: Yes – One tractor-trailer was a moving company and it was seen near the school. That tractor-trailer was moving a new family into their new home. A second tractor-trailer was also seen near the school and it was a dump trailer delivering mulch. The mulch was ordered by the township’s landscape contractor that was preparing to perform the annual initial mulching and cleanup of the common areas of Old York Village. The mulch delivery driver obviously maneuvered the wrong way on the circle before he entered the school parking lot and delivered the mulch in the lot.

Question #9: The School Board has expressed fear that increasing the Township’s equalized assessed values (“ratable base”) will cause it to lose \$241,628.00 in State equalization aid. Is this true?

A: It would be speculative to say “yes” or “no.” However, historical data for the last five (5) school years shows that the School District’s equalization aid from the State has actually RISEN with increased ratables. And the percentage increase in school aid (78%) is dramatically higher than the percentage increase in equalized assessed values (7%):



Question #10: Could that increase in State equalization aid be due to the fact that most of the increase in ratables is from new residential units, thereby increasing the student population?

A: While it is true that the vast majority of the increase in the Township’s ratables is comprised of residential units, local student population has actually decreased, or stabilized during those years:

2018-19	775
2019-20	761
2020-21	717
2021-22	708
2022-23	729*

**This number represents the school district estimate of students for 22/23 school year.
All information was obtained from Chesterfield School District Budget Records*

Question #11: Are there tax benefits to the community if this property is developed with a warehouse?

A: The Township’s Tax Assessor has conservatively estimated that the value of the property would be, for assessment purposes and if the 1,134,000 square feet were built, approximately \$85,000,000.00.

The property is currently assessed as \$3,000,000.00. Currently, the Chesterfield School District receives \$42,000.00 in taxes. If the warehouse is built, and assessed at the Assessor’s estimates, based on the current tax rate it would generate approximately \$1,191,700.00 in School District taxes per year. The Township’s tax revenue from the property is currently \$11,789.96; that figure would jump to approximately \$334,050.00 per year.

Question #12: People have accused the Township Committee of “rushing into” this decision. Why is Committee doing that?

A: No one has rushed into anything. The discussion about developing the Old York Country Club with a warehouse has been going on for over two (2) years. It was first discussed publicly at the Planning Board on May 19, 2020. Since then, it has been discussed in public at numerous Township Committee meetings, including two (2) meetings that were devoted specifically to this topic: March 18, 2021 and August 3, 2022. Hours of public comment and Committee discussions have been devoted to this issue.

Question #13: There are those who say that OYCC did not really qualify as an “Area in Need of Rehabilitation”, and that a lot of what has been done has been “behind closed doors.” What is the Township’s response to this?

- A:
- (1) The Township Committee, in public session on February 27, 2020, voted unanimously to refer the matter to the Planning Board to conduct an investigation into whether the property qualified for that designation.
 - (2) The Planning Board conducted a public hearing on May 19, 2020, on notice to the public, and discussed and voted, in public, to recommend the rehabilitation designation to the Township Committee.
 - (3) The Township Committee, on May 28 2020, unanimously adopted a Resolution, in public, accepting that recommendation, and declaring the OYCC as an area in need of rehabilitation.
 - (4) The State of New Jersey, Department of Community Affairs, approved that designation on April 27, 2021.