Oldmans Township

Regular Meeting Minutes

August 10, 2016

The regular monthly meeting of the Oldmans Township Committee was held on August 10, 2016. Meeting was called to order by Mayor Sparks at 7:00 pm. This meeting was held in compliance with the Sunshine Law. All joined in the Pledge of Allegiance.

Members Present: Dean Sparks, George Bradford and Anthony Musumeci

Approval of Minutes: July 13, 2016 Regular Meeting

July 13, 2016 Executive Meeting

Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

**Public Presentation** Habitat for Humanity – Handyman Revitalization Program

Executive Director for Salem County, SueAnn Leighty, stated that the Salem County Chapter of Habitat for Humanity is the oldest in New Jersey and 23rd in the nation. Currently working on their 39th/40th house located in Pittsgrove. Two new programs can now be offered to low/moderate income families:

1. Handyman Revitalization Program – Habitat received $100,000 grant from Salem Health and Wellness Foundation. Program is for seniors and disabled persons. Funds available for each homeowner total $7,500. There is an administrative fee of $750.00. Habitat hired a part-time assistant to help with the program.
2. USDA Rural Housing Development – Allows $2,500 for repairs.

Habitat cannot do electrical and/or plumbing work – professional contractors must be obtained, but can install windows, roofs, handicapped accessible ramps, etc.

FINANCE DEPARTMENT

**Resolution 2016-115** Acceptance of the Auditor’s Report for the Year Ending 12/31/2015

There were two recommendations in the audit report: 1. Interfunds (which are cleaned up every year at the end of the year) and 2. Old escrow accounts need be cleaned up.

Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

**Resolution 2016-116** Auburn Water – Cancellation of Funds from Ordinance 2012-10

There is a $10.00 balance left in the ordinance which will be transferred to the general capital fund.

Mr. Musumeci made a motion to approve, Mr. Bradford seconded and all agreed.

**Resolution 2016-117** Cancellation of Unexpended Funds from NJ DOT Grant for Stumpy Road

There are leftover funds from phase II of Stumpy Road grant. The project has been completed so cancelling $20,672.61.

Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

**Resolution 2016-118** Cancelling Escrow Account Balances below $15.00

This resolution is in response to the audit determination – cancelling five escrow balances below $10.00.

Mr. Musumeci made a motion to approve, Mr. Bradford seconded and all agreed.

PLANNING BOARD

**Resolution 2016-119** Property Maintenance Lien – Block 8/Lot 41 $788.66

Property owner was requested to cut grass which wasn’t done so Township cut grass and invoiced. Township was not reimbursed; therefore, a lien will be placed against the property.

Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

**Ordinance 2016-07** Adopting an Amendment to the Salem County Industrial Park (Gateway) Redevelopment Plan

**Public Hearing** Lou Joyce explained that the redevelopment plan was amended to add additional properties to the plan. The Redevelopment Plan was presented to the Planning Board on June 20th.  The Planning Board made several recommended changes. The amended plan includes the following changes:

1. Adding additional properties to the plan
2. Private road versus a public road
3. Parking will be allowed to be on separate lots (shared parking)
4. Allows additional uses beyond industrial – commercial use

Site plan approvals will be left to the Planning Board.

No comment from the public.

**Resolution 2016**-**120** Final Adoption of Ordinance 2016-07

Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

TAX OFFICE

**Resolution 2016-121** Refund of Overpayment of Taxes – Various Properties

Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

ADMINISTRATIVE

1 Maple Avenue, Pedricktown – When removing the two fuel tanks in preparation for demolition, it was noted that one of the fuel tanks had leaked. The NJ DEP was contacted and the site now needs remediation. Various registered LSRP firms were contacted for quotes. Site Civil Engineer offered a grant program that the municipality could utilize. Mr. Musumeci made a motion to approve the hiring of Site Civil Engineer, Mr. Bradford seconded and all agreed.

Demolition of 1 Maple Avenue – Ms. Taylor had reached out to the lowest bidder, Lindell Demolition, to see if the quote from 2015 was still good for 2016. Lindell has not yet responded to e-mails or phone messages. Township Committee requested that Ms. Taylor obtain an additional quote for the demolition. Whichever vendor is the lowest, assuming Lindell Demolition responds, would be awarded the contract. Mr. Musumeci made the motion to approve the award of the lowest bidder, Mr. Bradford seconded and all agreed.

Presentation: Camp Pedricktown – South Jersey Center and Institute for the Arts – Zombie Run – October 29, 2016 – Applicant is requesting to use the Township owned portion of Camp Pedricktown for a Zombie Run fundraiser for South Jersey Arts. It would be a family friendly 5-k run. The race would be held during daylight hours with the expectation of 250-350 participants. Children are invited to participate. In addition to the race, there will be a costume contest, food vendors and dance party with a d.j. No public roads will be used. Applicant will be using “trained” zombies that are not allowed to touch the racers, more like flag football with pennants. Applicant will provide police and EMT services, public toilets, power and signage. No smoking or alcohol will be allowed. Applicant will also be responsible for cleanup. Insurance coverage is available - $2,000,000 coverage with $1,000,000 personal injury coverage.

South Jersey Arts supports education and offers community support for performing arts. Their goal is to build an amphitheater in South Jersey. An additional goal is to start a 4 year performing arts university.

The Committee agreed to the use of the property, pending review by Township Solicitor Niki Trunk. Mr. Musumeci made a motion to approve, Mr. Bradford seconded and all agreed.

**Resolution 2016-122** Appointment of Theresa Cannizzaro, Realtor for Divesture of Municipal Owned Properties:

26 W. Mill Street 8/59

Penns Grove-Auburn Rd. 42/34

Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

**Resolution 2016-123** Raffle License – Penns Grove High School Project Graduation

Raffle will be a fundraiser to be held on Pedricktown Day.

Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

IT Services – Proposal from Dave Keen/Dave’s Electronics – Township received a proposal for IT Services at $85.00/hour. His services are needed for the installation of wiring for the new construction building. Mr. Musumeci made a motion to approve, Mr. Bradford seconded and all agreed.

NJ League of Municipalities Annual Convention – Atlantic City, November 15-17 – If any committee member would like to attend, pre-registration ends October 1st.

NJ DOT – Transportation Alternatives Grant Program – The NJ DOT has announced grant opportunities for 7 categories. The Committee members will review the letter to see if Oldmans would qualify for any category. The Committee requested that a copy be sent to Mark Blauer for his review. Applications are due by November 10th.

HOUSING OFFICE

78 Perkintown Road – Block 43/Lot 10 – The Housing Officer stated that the house is not in imminent danger for demolition purposes. It is anticipated that the homeowner will be unable to obtain a certificate of occupancy in the near future. As a last resort, foreclosure proceedings is the only alternative. The Township can foreclose since it holds the tax sale certificate. Mr. Sparks made a motion to commence foreclosure proceedings, Mr. Musumeci seconded and all agreed.

PAYMENT OF BILLS

Mr. Bradford made a motion to approve the bills, Mr. Musumeci seconded and all agreed.

PUBLIC COMMENTS

Harry Moore - Voice concerns about the following issues:

1. House on Perkintown Road (fire damaged) length of grass
2. Route 295 Overpass on Perkintown Road – drainage problem
3. House on Perkintown (78) – tear down?
4. House at Route 130 and Perkintown – trash/yard sale.

Tom Tedesco - Sent an e-mail to Bill Miller – County still waiting to hear from NJ DOT. Tom will draft a letter to the NJ DOT with pictures and “cc” the county.

Anthony Musumeci - Made two calls trying to reach the bank regarding fire damaged house. No success talking to the bank thus far.

Harry Moore - Requested to the Township Committee that he be allowed to attend the convention in November as Clean Communities Coordinator.

Committee - Approved the attendance of Harry Moore to the convention.

Gary Green - 1. Would like neighbor’s abandoned house back field to be cut.

2. Status of old school

3. Recent incidences of quads being stolen from kids while riding

Dean Sparks - In regard to the old school – it may be auctioned off in the future. Waiting to hear from the Salem County votech to see if they are interested.

Melby Pollock 1. Requesting a “jake” brake sign for Straughns Mill Road

2. Berm between her house and warehouse

Tom Tedesco - He will meet with Melby regarding the berm and property behind her house. Will follow up on the plastic. The “jake” brake sign is missing.

Wayne Niebauer - Wanted to know if Matrix was going to give a presentation regarding their intentions at their new site.

Dean Sparks - Meetings for the business park will be public.

CLOSED TO PUBLIC

George Bradford - 1. Major repairs had to be made well #2 for Auburn Water

2. Application for natural gas cooperative program was sent

3. Mid Salem Court report received – adequate income

4. Land Trust in Auburn – MacKannon family leaving. Had heard that Land Trust may want to make house into office – appropriate zoning would need to be accounted for.

Anthony Musumeci - Emergency service organizations are holding fundraisers, please support.

Dean Sparks - 1. Concerned about Penns Grove-Auburn Road. Road is broken up. Is County going to fix?

2. Governor proposed new school funding formula

3. Congratulations to Jacelyn Rudderow being crowned Fair Queen.

Tom Tedesco - Will check with County regarding Penns Grove-Auburn Road.

**Resolution 2016-124** Executive Session: (8:25 p.m.)

Contract Negotiations – Habitat for Humanity/COAH

Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

Summary of Executive Session: (8:56)

Met with Habitat to discuss acquisition of property for possible COAH. No decisions were made.

Site Civil Engineering – motion was made by Mr. Bradford, seconded by Mr. Musumeci and agreed to by all to begin processing the retainer for services in the amount of $750.00.

There being no further business, on a motion from Mr. Bradford, seconded by Mr. Musumeci and agreed to by all, meeting was adjourned at 9:00 pm.

Respectfully Submitted,

Melinda Taylor

Municipal Clerk