Oldmans Township

Regular Meeting Minutes

August 12, 2015

The regular monthly meeting of the Oldmans Township Committee was held on August 12, 2015. Meeting was called to order by Mayor Bradford at 7:00 pm. This meeting was held in compliance with the Sunshine Law. All joined in the Pledge of Allegiance.

Members Present: George Bradford, Cordy Taylor and Dean Sparks

Public Presentation**:** Jolyn Mitchell, Salem County Mosquito Control

There are three different ways to control mosquito populations: chemical spray, mechanical and biological. Chemical includes spraying by truck. If a homeowner requests spraying, the area has to be inspected first. If a homeowner does not wish to have their area sprayed, they must notify Mosquito Control and be placed on the “no spray” list. Residents can also request to be placed on a notification list when an area is being sprayed. Mechanical control includes water control and water management. Biological control includes fat head minnows. The County has a biologist on staff and the State biologist also can inspect an area. Mosquitos are tested for West Nile, Dynegy Fever, Equine Encephalitis and other diseases.

Previous Minutes: July 8, 2015 Regular Meeting

July 8, 2015 Executive Meeting

Mr. Taylor made a motion to approve the minutes, Mr. Sparks seconded and all agreed.

FINANCE OFFICE:

**Resolution 2015-97** Establish an Escrow Account for Salem County LLC on behalf of Matrix Gateway Park Venture I

A separate escrow account is necessary since the amount of escrow exceeds $5,000. This escrow is for Lot 5 of the Gateway Business Park

Mr. Taylor made a motion to approve, Mr. Sparks seconded and all agreed.

**Resolution 2015-98** Establish an Escrow Account for Salem County LLC

Mr. Taylor made a motion to approve, Mr. Sparks seconded and all agreed.

**Resolution 2015-99** To Appropriate a Reserve for Preliminary Expenses out of the Fund Balance of the Water Utility Capital Improvement Fund of Oldmans Township

$4,000 will be used out of Auburn Capital for preliminary expenses for a water project in Auburn as part of research for a grant application.

Mr. Taylor made a motion to approve, Mr. Sparks seconded and all agreed.

PLANNING OFFICE:

**Resolution 2015-85** Refund of Escrow Account Balance for Jay M. and Patricia E. Perry Block 41/Lot 14 – Application No. 2014-08

The Finance Office has reviewed the resolution and concurs with the amount being refunded. Mr. Taylor made a motion to approve, Mr. Sparks seconded and all agreed.

**Resolution 2015-90** Release of Performance Bond for the Development Known as Lennox Run and Conversion to a Maintenance Bond

John Bickel, Engineer, has stated that the project is complete and agrees to the release of the Performance Bond in exchange for a Maintenance Bond.

Mr. Taylor made a motion to approve, Mr. Sparks seconded and all agreed.

TAX COLLECTOR:

**Resolution 2015-91** Cancellation of Taxes on Block 36/Lot 37 a/k/a 16 Pennsville-Pedricktown Rd

The Township received ownership of this property through foreclosure proceedings. Since it is Township owned and vacant, the taxes can be cancelled.

Mr. Taylor made a motion to approve, Mr. Sparks seconded and all agreed.

**Resolution 2015-92** Cancellation of Taxes, Assessment and Municipal Lien on Block 11/Lot 17 a/k/a 15 S. Railroad Avenue

The Township received ownership of this property through deed in lieu of foreclosure. Since it is Township owned and vacant, the taxes can be cancelled as well as the Municipal Tax Lien removed.

Mr. Taylor made a motion to approve, Mr. Sparks seconded and all agreed.

**Resolution 2015-93** Cancellation of Taxes on Block 42/Lot 34 a/k/a Penns Grove-Auburn Road

The Township received ownership of this property through gifting. Since it is Township owned and vacant land, the taxes can been cancelled.

Mr. Taylor made a motion to approve, Mr. Sparks seconded and all agreed.

On-Line Payment Discussion – Ms. Taylor presented the various available options to pay taxes on-line through Edmunds – telecheck, debit cards and credit cards. Any fees associated with using debit or credit cards are passed onto the user, not the Township. Taxpayers are notified twice prior to making a tax payment of the associated fee. Both Pennsville and Carneys Point accept all three payment methods for their tax on-line systems. Mr. Taylor made a motion to approve the acceptance of telechecks, debit cards and credit cards to be used as payment for on-line payment of taxes, Mr. Sparks seconded and all agreed.

CAMP PEDRICKTOWN:

Tenants/Rental of Space – An interested party has indicated that he would like to rent space at Camp Pedricktown for his music band. He would need access to electric. The Committee indicated that they did not wish to rent any space at Camp Pedricktown at this time. As far as the current tenants, they will be allowed to stay. The matter of tenancy will be revisited after the College is granted property from the Township.

Roof Truss Proposal – An individual has expressed interest in abandoned roof trusses at Camp Pedricktown. Solicitor Niki Trunk will check if the Township is allowed to “sell” the roof trusses as abandoned property and if allowed, what the proper procedure would be.

EMERGENCY SERVICES:

Membership Application for Auburn Fire Company – Jeffrey Bowser

Mr. Taylor made a motion to approve, Mr. Sparks seconded and all agreed.

Membership Application for Logan Fire Company – Brenda Fluck

Mr. Taylor made a motion to approve, Mr. Sparks seconded and all agreed.

Junior Membership Application for Logan Fire Company – Kenneth Oliver III

Mr. Taylor mad a motion to approve pending submission of a passing physical, Mr. Sparks seconded and all agreed.

Membership Application for Auburn Fire Company “Driver” – Stan Kemp.

Mr. Taylor made a motion to approve pending submission of a passing physical and application review by Emergency Services Coordinator Jeff Newman, Mr. Sparks seconded and all agreed.

ADMINISTRATIVE:

**Resolution 2015-94** Airport Feasibility Study at Oldmans Airport by CDI-Infrastructure, LLC d/b/a L. R. Kimball

This resolution is for professional services.

Mr. Taylor made a motion to approve, Mr. Bradford seconded and both agreed. Mr. Sparks abstained.

**Resolution 2015-95** Property Maintenance Liens on the Following Properties:

Block 7/Lot 24 (83 N. Railroad Avenue) i/a/o $563.68

Block 10/Lot 14 (22 S. Railroad Avenue) i/a/o $231.80

Block 44/Lot 2 (333 US Route 130) i/a/o $642.70

Block 8/Lot 44 (98-100 W. Mill Street) i/a/o $563.68

Block 11/Lot 15 (25 S. Railroad Avenue) i/a/o $429.33

All of the above properties were notified that the grass was too tall; owners did not respond so the Township cut the grass and a lien will be placed against the property.

**Resolution 2015-96** Resolution of Support for “No Passing Zone” along Route US 130

NJ Dept. of Transportation has inspected Route 130 in Oldmans Township and would like to keep the no passing zone instated. It is a requirement of the State that a resolution be passed concurring with the final outcome – no passing.

Mr. Taylor made a motion to approve, Mr. Sparks seconded and all agreed.

**Resolution 2015-100** Shared Services Agreement with Borough of Woodstown for Construction Code Office Services

Mr. Taylor made a motion to approve, Mr. Sparks seconded and all agreed.

Listing of Block 42/Lot 34 a/k/a Penns Grove-Auburn Road – Following discussion, the Committee agreed with Engineer Tom Tedesco that a wetlands delineation would be best to see if there is a buildable lot available in the large parcel. Mr. Tedesco will follow up with his contact. Anticipated cost is $400.00. There was some discussion about the possibility of subdividing the lot – buildable lot and hunting ground.

Use of Building – Third Legislative District – Week of September 21st- The Third Legislative District has requested use of Town Hall for a mobile office. Mr. Taylor made a motion to approve, Mr. Sparks seconded and all agreed.

Mid-Salem County Memorandum of Understanding Revision – The requested revision is to allow support staff up to 8 hours/month additional work time. This will help in keeping the work flow moving and preventing a backlog. Mr. Taylor made a motion to approve, Mr. Sparks seconded and all agreed.

PAYMENT OF BILLS:

Mr. Taylor made a motion to approve the bills, Mr. Sparks seconded and all agreed.

PUBLIC COMMENT:

Melody Reese - Inquiring about phone calls received regarding the Auburn Water grant.

Melinda Taylor - Township will be conducting a door to door survey to try to gather more information and inform residents about the grant.

Jay A. Perry - Questioned if the Township was pursuing COAH properties.

Cordy Taylor - Township currently considering some Township owned properties as potential COAH properties.

Jay A. Perry - Wanted to know when the shared services agreement would begin for construction services as he has multiple building permits in the works.

George Bradford - Construction office will be open Tuesdays, 9:00 – 11:00 a.m.

Larry Stewart - Wanted to know about status of Kay Gardens stormwater project

Tom Tedesco - Wetlands permit has been approved by the NJDEP. The project bid is out and contractors are expressing an interest. Bid packages are due by September 3. Grantsman Mark Blauer sent the bid notice to eligible contractors.

Jim Hackett - Township will need to approve a capital ordinance if the bids exceed the grant availability.

CLOSED TO THE PUBLIC

Jim Hackett - Received 2014 Audit which has been distributed to the Committee members and is available for public review. Resolution accepting the findings will be prepared for the September meeting.

Mr. Hackett will be having surgery for a knee replacement October 22nd. He would like to schedule a budget workshop before the September 9th meeting and meet with the volunteer organizations in October.

Tom Tedesco - Matrix has begun the site work on Lot 5 in the Gateway Business Park. Lot 6.03 will be moving dirt beginning next week.

County Bill Miller has been contacted about road conditions at: Main Street, Auburn; exit ramps off Route 295 and bridge over Beaver Creek. NJ DOT has also been contacted about Route 295.

George Bradford - Received a letter from the NJ DOT regarding the Route 130 bridge over Oldmans Creek. It will be closed beginning November, 2015 through March, 2016 for repairs.

He is working with John Bickel in regard to obtaining road construction grants from the NJ DOT.

Mid-Salem Court is compiling a list of potential judge replacements due to the retirement of its current judge.

There being no further business, on a motion from Mr. Taylor, seconded by Mr. Sparks and agreed to by all, meeting was adjourned at 8:00 pm.

Respectfully Submitted,

Melinda Taylor

Municipal Clerk