OLDMANS TOWNSHIP

Regular Meeting Minutes

August 9, 2017

The regular monthly meeting of the Oldmans Township Committee was held on August 9, 2017. 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 12, 2017 Regular Meeting

July 12, 2017 Executive Meeting

July 28, 2017 Special Meeting

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

FINANCE DEPARTMENT

**Resolution 2017-114** Closure of Escrow Account for Matrix Realty

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

**Resolution 2017-115** Cancel Various Escrow Account Balances

Mr. Hackett and Ms. Taylor are working on older escrow accounts.

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

**Resolution 2017-116** Refund Various Escrow Account Balances

Continuing with the cleanup of older escrow accounts, these applicants will have funds returned to them.

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

ADMINISTRATIVE

**Resolution 2017-119** Accepting Bid for the Sale of 26 W. Mill Street

Township held an auction tonight to sell property; three people were interested. Winning bid was $16,000.00 to M & T Property LLC.

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

**Ordinance 2017-10** Amending Chapter 48 “Alarms” to Include Key Box and Penalties

Fee for false alarms will raise from $100.00 to $300.00 and key boxes will now be required in commercial buildings.

**Public Hearing** No comment.

**Resolution 2017-120** Final Adoption of Ordinance 2017-10

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

**Ordinance 2017-11** Amending Chapter 148 of the Oldmans Township Code – Stormwater Management by Adding the Following Section: Inspection and Subsequent Fines for Non-Compliance”

This ordinance is not for residential property.

**Public Hearing** No comment

**Resolution 2017-121** Final Adoption of Ordinance 2017-11

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

**Resolution 2017-122** Oldmans Township School PTA Calendar Raffle License

Raffle fundraiser for the month of November.

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

**Resolution 2017-123** Nationwide Retirement Solutions Deferred Compensation Program

This program is similar to a 401K as it is a retirement plan. The program is open to all municipal employees and is voluntary. Currently the Borough of Woodstown has the program. There is no cost to the Township – no matching funds or administrative fee.

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

Trash Collection – House Cleanout Ms. Trunk stated there are three options to consider:

1. Collect only what is placed in the container
2. Pick up container plus a limited number of bulk items, such as three
3. Very specific pickup such as Millville

Committee will review and discuss options at a future meeting.

Perkintown Road Eviction Update Mr. Scioli is working on removing his equipment from the property and has requested a few more days to get everything out (till August 14th). Committee agreed to the extension; a letter will be sent to Mr. Scioli.

Grandfathering of Existing Non-conforming Residential Properties Planning Board Solicitor Bill Ziegler recommended the language. The purpose is for a protection of an existing property that when built, conformed to the zoning requirements at that time but subsequently the zoning changed and now the property doesn’t conform based on the new zoning. The zoning change has now made the property non-conforming. The property will be allowed to use the prior zoning rules for any changes to the property. If the property did not conform prior to the zone change, owner will have to apply for a variance. The Committee liked the proposed change; an ordinance will be prepared amending the non-conforming land use code.

Job Description Revision: Crossing Guard Currently have a job description but received a more detailed job description from Rutgers which included the physical demands of the job. Jim Nipe has reviewed the proposed changes and is in agreement. Mr. Musumeci made a motion to approve the revision, Mr. Bradford seconded and all agreed.

COAH – 16 Pennsville-Pedricktown Road Mayor Sparks would like to have a COAH house built on the site. It would require multiple variances from the Planning Board to build a single family home due to the small lot size. Mr. Tedesco thought a septic system would fit on the site but have to be careful about the location due to the house that sits in the back on a separate lot. Ms. Taylor was asked to send a letter to Ms. Garnett, owner of contiguous property to see if she would be willing to subdivide her property to make the Township owned property larger.

COAH - 22 S. Railroad Avenue The Township owns the tax sale certificate and sufficient time has passed whereby the Township would be allowed to begin to foreclose on the tax sale certificate/property. The house is abandoned. Ms. Taylor was asked to send a letter to the owner asking for a Deed in Lieu of Foreclosure.

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

PUBLIC COMMENTS

Bonnie Lemke Concerned about speeding on Straughns Mill Road

Would like “engine retarder” sign put back up on Straughns Mill for truck brakes

Wanted to know reason for purchase of new dump truck

George Bradford Current dump truck is rusting out.

Naio Minter Wanted to know where school children would be going to school this year.

Dean Sparks Same sending district as before. School Board’s request for sending to Woodstown is under review by the State Board of Education.

Pam Holmes Recent bike race closed down Freed Road and two trips to hospital for serious accidents.

George Bradford Committee is aware of the problems; will check with County about use of roads

Pam Holmes Ambulance has not received any donations from the bike organizations. Can letter be sent?

Niki Trunk Ambulance Squad is allowed to ask for a donation, but not the Township. Advised public to call Woodstown Barracks State Police if problem with bike race; not allowed to block the roads.

Bonnie Lemke Bikers camped overnight on school parking lot.

Larry Stewart Would like Kay Gardens cul-de-sac to be repaved following stormwater repairs

Dean Sparks Township applied for a grant and was denied. Need grant money to fix road. Will re-apply for grant.

Naio Minter Better trash cans would help with trash collection; maybe lessen the problem

Dean Sparks Township has to balance the needs of the residents versus convenience. Small public works department that won’t be able to pick up bulk items.

CLOSED PUBLIC COMMENT

Dean Sparks Tax bills will be sent later

Farmland Preservation Meeting on Aug. 23 beginning at 6:30 Ware Building

Concerned about Truck Stop cell tower condition – vine growth

Received another inquiry about collapsing cemetery wall at Pennsville-Pedricktown Rd. Will have to send letter stating Township will not repair.

George Bradford First Aid Squad still holding sub sale $7.00 Roman Pantry

Auburn Water construction will start Aug. 14th for feeder lines and some curbside service. Applying for another grant to continue work

Construction office will be posting job openings for construction office as the shared service agreement with Woodstown has been severed

Working on electric cooperative and then gas cooperative next

Anthony Musumeci Auburn Fire holding a Silent Auction September 14th

Route 295 ramps have been repaved and are now open

Melinda Taylor NJ League of Municipalities will be holding convention in November if any committeemen would like to attend.

Need to schedule special meeting to award dump truck contract. It was agreed to Wed., August 16th at 9:00 a.m.

**Resolution 2017-124** Executive Session (8:00 pm) Contract Negotiations – Camp Pedricktown and Farming of Municipal Property

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

Summary of Executive Session: (8:55)

Dean Sparks explained that negotiations with Salem Community College were promising to get back the property.

George Bradford stated that negotiations for the farming of the municipal property were complete and the contract will be revised.

There being no further business, on a motion from Mr. Musumeci seconded by Mr. Bradford and agreed to by all, meeting was adjourned at 8:57 pm.

Respectfully Submitted,

Melinda Taylor

Municipal Clerk