Oldmans Township

Regular Meeting Minutes

July 13, 2016

The regular monthly meeting of the Oldmans Township Committee was held on July 13, 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: June 8, 2016 Regular Meeting

June 8, 2016 Executive Meeting

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

**Public Hearing** 2017 New Jersey Small Cities Community Development Grant – Presentation by Mark Blauer, Blauer Associates

Township can apply for a grant up to $400,000.00 from the DCA. Last year the Township was awarded a grant for improvements to the Auburn Water facility (generator and some work on water mains). Currently the generator is being researched and the water mains are in the design stage. This application would be for the continuation of the water main project. Currently the water mains are undersized (1-2 inches) which pose some safety concerns regarding fire protection and water pressure. Township will be able to use last year’s income survey.

Public Comment:

Harry Moore - What size line is recommended for water pressure?

Mark Blauer - Six inches is now the standard size.

Wayne Niebauer- Working on generator now?

Mark Blauer - Working on the specs for the generator.

Sam Guida - Safety issues with current main size – fire protection, age of homes.

Mark Blauer - Project application will include fire hydrants. The hydrants are already in existence but are not useable due to low water pressure. It is recommended that there should be a fire hydrant every 500 feet. Mark had previously met with a former fire chief regarding fire protection.

Wayne Niebauer - Will the mains be expanded in territory?

Mark Blauer - In order for a house to have a water main in front of it, it is typically recommended that there must be a 90 degree angle from the main. The application for this year will only be for those homes that are currently served by Auburn Water and will not be for expansion.

Closed to the Public

GRANT: AUBURN WATER PHASE II

Agreement: 2017 New Jersey Small Cities Community Development Block Grant Agreement with Mark Blauer of Blauer Associates

The Township previously passed a resolution approving Mark Blauer as grantsman. This agreement is to authorize Mr. Blauer to apply for a grant on the Township’s behalf.

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

**Resolution 2016-103** Authorization to Apply for New Jersey Dept. of Community Affairs Small Cities Grant up to $400,000.00

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

**Resolution 2016-104** Identifying Small Cities Fair Housing and Equal Opportunity Officer – Melinda Taylor, Municipal Clerk

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

**Resolution 2016-105** Adoption of State Model Citizen Participation Plan for Dept. of Community Affairs Small Cities Program

This resolution states that the Township agrees to hold two public hearings (tonight) and a performance hearing when the project is compete. Township also agrees to making the project records available to the public.

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

**Resolution 2016-106**  Approving Public Facilities Grant Management Plan

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

FINANCE DEPARTMENT

**Resolution 2016-107** Authorizing Additional Architecture Services for Building of New Construction Office

The architecture firm has submitted an invoice for reimbursable items such as copies, mileage and additional incurred costs for block and insulation. This resolution will cover current invoice and any future invoices.

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

PLANNING BOARD

**Ordinance 2016-06** Implementing the “Amendment and Supplement to the Camp Pedricktown, BRAC, Enclave, Community College and Vicinity Redevelopment Plan” in Accordance with the Local Redevelopment and Housing Law

**Public Hearing**

Kevin Norton - What are the boundaries of Camp Pedricktown, i.e., college, Township and army?

Dean Sparks - College was granted a portion of the property.

Melinda Taylor - There is a map available outlining the area for ownership for residents to view.

Sam Guida - Concerned about the slow process of selling the property.

George Bradford - Property is still being cleaned up, very slow process.

Wayne Niebauer - Wanted to know what the acronym BRAC was.

Melinda Taylor Base Closure and Realignment Commission

**Resolution 2016-108** Final Adoption of Ordinance 2016-06

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

**Resolution 2016-109** Property Maintenance Lien Block 44/Lot 2

Owner did not cut grass so Township had to cut. Owner was billed but did not pay so a lien will be placed on the property.

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

**Resolution 2016**-**110** Open Space Fund – Farmland Preservation

Ms. Trunk matched the resolution to the State Statute which lists several possibilities for the use of the funds. She included all activities encompassing farmland preservation.

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

CONSTRUCTION OFFICE

**Resolution 2016-111** Refund of Building Permit in the amount of $290.00 for Block 26/18.05

Building Permit No. 2016-44

Property owner submitted a set of plans on which the fee was calculated and paid for the permit. Owner then scaled down the size of the project.

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

TAX OFFICE

**Resolution 2016-112** Cancellation of Tax Sale Certificate 12-00003

Township is now owner of the property through Deed in Lieu of Foreclosure and can cancel the lien on the property.

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

**Resolution 2016-113** Cancellation of Tax Sale Certificate 14-00004

This tax sale certificate was redeemed by the bank. It was placed on the property for grass cutting. Lien can now be cancelled.

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

HOUSING OFFICE

78 Perkintown Road – Block 43/Lot 10 – Ms. Trunk has researched this matter. If the house is rented, the Township would be obligated to relocate the tenant due to the condition of the house. If the house is owner occupied, the Township is not responsible for rehousing. If the house is deemed structurally unsafe, need to evict owner and must demolish within 24 hours. There has been no certificate of occupancy issued for the owner. Mr. Hackett suggested that the Township seek quotes now for demolition. A motion was made by George Bradford that he housing officer revisit the house and determine if the house is structurally safe or not.

ADMINISTRATIVE

Divesture of Municipal Owned Properties: 26 W. Mill Street 8/59 $15,000

Penns Grove-Auburn Rd. 42/34 $10,000

In order to hire a realtor, a notice of intent must be made to pay real estate commission which cannot exceed 5.0%. The agent must sign an affidavit that they are not the purchaser of the property. A resolution would be required to authorize the realtor to market the properties on behalf of the Township. Ms. Taylor will reach out to area realtors.

Meeting with Atlantic Electric Regarding Solar Power and Infrastructure – Residents have been attempting to obtain building permits for solar panels but have been denied by Atlantic Electric. George Bradford reached out to Bert Lopez of Atlantic Electric who is willing to meet with the Township Committee. Mr. Lopez indicated that the infrastructure within Oldmans is old.

Participation at Stormwater Booth – Salem County Fair – Every year each municipality is asked to have someone volunteer at the stormwater booth to hand out flyers and play games with the children. The NJ DEP monitors the participation of each municipality on an annual basis. Since neither Mr. Sparks nor Mr. Musumeci are going to participate and Mr. Bradford is ineligible to participate due to this being his election year, Ms. Taylor will volunteer on behalf of the Township.

2016 SJPC Natural Gas Bid Invitation – Currently the Township already participates in a co-op for electricity. There is now an opportunity to participate in a gas co-op. Mr. Bradford volunteered to prepare the application and be the liaison. Mr. Bradford made a motion to apply to the co-op, Mr. Musumeci seconded and all agreed.

RFP Solutions Inc. Telecommunications System Warranty Extension – This is the firm that installed the phone system in the new building. Our warranty is about to expire and they have solicited the Township for an extension of the warranty. The cost of the warranty is $1,784.00. Mr. Bradford made a motion to extend the warranty for one year as the Township will have additional phones installed in the construction building, and then re-evaluate after the one year; Mr. Musumeci seconded and all agreed.

PUBLIC WORKS

Chipping Service Policy- Ms. Trunk has reviewed the policy and suggested a few changes. She questioned the enforceability of cutting trees down/clearing land. Mr. Bradford made a motion to accept this most recent version, Mr. Musumeci seconded and all agreed.

Leaf and Chipping Distribution – Mr. Sparks is not interested in farming the Township property in exchange for depositing of leaf/chipping services. Mr. Sparks made a motion to find other depositories for leaves and chipping which was seconded by Mr. Musumeci and agreed to be all.

PAYMENT OF BILLS

Bill list includes stipends for the three emergency service groups, second payment to JIF for insurance and to Board of Education for debt payment. Mr. Bradford made a motion to approve the bills list, with the additional bills, Mr. Musumeci seconded and all agreed.

PUBLIC COMMENTS

Harry Moore - Drain between Cameron’s property and Ambulance property needs to be widened so Mr. Cameron’s garage doesn’t flood. Pipe is too small.

Tom Tedesco - He doesn’t know which party is responsible for the pipe. Will get together with Dean to look at.

Harry Moore - There is a washout by Perkintown Road and Route 295 overpass.

Tom Tedesco - Spoke with County Bill Miller who has reached out to NJ DOT. County still waiting to hear from DOT.

Harry Moore - When he was on the Committee he had requested of Freeholder Ben Laury a sign off Route 295 for the businesses in Gateway Business Park.

George Bradford - Have not heard anything from the County regarding as sign.

Harry Moore - Wanted to know if the road work is complete on Pedricktown-Woodstown Road. White stop line has been painted on Seminole but not on Tighe Road.

Sam Guida \*Chipping – he lost many trees due a microburst. Will the Township provide chipping for emergencies?

\*Trash collection – places trash out on Tuesday night. Trash not picked up. Wants contractor to come back and pick up. Is there a performance clause in contract?

\*House on Route 130 – Could Township be cited for negligence if house is occupied?

\* Architectural fees – Was Township mislead by architect? Money set aside for this cost?

Jim Hackett - There was extra work done by the architect for changes to the plan. Many firms now charge for reimbursable expenses.

Melby Pollack - Lives next door to Matrix. Grass on her side of the berm is a mess. Thought it was going to be maintained. Grass was cut on the Matrix side but not her side. Safety concern about condition of dry grass and potential fire hazard. Also concerned about excessive speeding along Straughns Mill.

Dean Sparks - State Police have been out with speed traps and the Township has put out the speeding sign. As far as the berm, other business parks maintain their berms.

Tom Tedesco - Will reach out to DEP or developer to find out why one side was cut and not the other.

Niki Trunk - Will confer with Planning Board Solicitor Bill Ziegler about DEP and berm.

Melby Pollack - It appears that the business park has internet capability but she still has dial up. Would like to know where line is located.

RuthAnn Moore - Speeding traffic in front of her house. What can be done about enforcement?

Niki Trunk - Spoke with State Troopers. If there is a patter to the traffic such as time of day, let the police know so they can target that time.

Larry Stewart - There is a large grass strip of grass growing in the circle in front of his house.

CLOSED TO PUBLIC

George Bradford - Tax Sale was held last week.

Mid-Salem Court – mediocre income for June.

Antony Musumeci - Logan Fire paid for truck repair ($3,668.72). Would like to have Township pay.

Jim Hackett - Expense can be paid from stipend.

Jeff Newman - The fire truck was out of commission due to broken computer. Invoice had to be paid prior to ordering computer part. Gave memo to Township Committee May 9th.

George Bradford - For past emergencies, the Township has paid additional funds.

Jim Hackett - If computer has a life value of five years or more then money from the capital fund can be used; otherwise, funds might have to be transferred at the end of the year. The organization needs to complete a requisition.

Jeff Newman - Will check on five year value of computer.

Jim Hackett - Met with IT person, Dave Kean, who is willing to work with Oldmans, possibly with an annual retainer of $500.00.

Dean Sparks - Wanted to know about insurance coverage for IT.

Melinda Taylor - Matrix had requested a special meeting for their ordinance. It was decided that Matrix would have to present their redevelopment ordinance at our next monthly meeting in August where there would be more public attendance.

**Resolution 2016-114** Executive Session: (8:45 p.m.)

Contract Negotiations – Camp Pedricktown

Litigation – Brothers Real Estate, LLC

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

Summary of Executive Session: (9:15)

Adam Telsey, representative for Camp Pedricktown Redevelopment Authority, gave the Committee an update about potential acquisition of Camp Pedricktown.

Brief description of anticipated litigation regarding a tax sale certificate.

Jim Hackett stated that a draft copy of the audit will be forthcoming.

There being no further business, on a motion from Mr. Bradford, seconded by Mr. Musumeci and agreed to by all, meeting was adjourned at 9:16 pm.

Respectfully Submitted,

Melinda Taylor

Municipal Clerk