Oldmans Township

Regular Meeting Minutes

July 8, 2015

The regular monthly meeting of the Oldmans Township Committee was held on July 8, 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 Hearing** 2016 New Jersey Small Cities Community Development Grant – Presentation by Mark Blauer, Blauer Associates

The Township was awarded a grant last year to fix storm drain problems within Kay Gardens. This year the Township would like to apply for a grant for Auburn Water. In order to qualify for the grant an income survey letter will be sent out and at least 51% of the residents must qualify as low to moderate income. The Township will be applying for a grant in the amount of $400,000. This project will be completed over phases/years. The Township will need multiple grants in order to completely rehab Auburn Water. The initial grant will be for the purposes of a backup generator, upgrade the electrical system and possibly replace some older water mains. Since the fire department must rely on water tankers for fire suppression rather than the hydrants, it is a fire safety matter for the village of Auburn.

Open to the Public:

Melody Reese - (Chief of Auburn Fire Dept). Great idea. Fire company depends on tankers for fire. Can draft from creek or Perry Farm but takes 15-20 minutes to set up.

Loss of electricity means no available water in Auburn. The water gets used up in the tank with no way to refill without electricity.

Sam Guida - Wanted to know if all the Auburn residents were tied into Auburn Water and does the low bid have to be accepted

Mark Blauer - All residents within Auburn are part of the Auburn Water system. The lowest bid must be accepted – all contractors are bonded.

Tom Tedesco - (Township Engineer) Township must pay prevailing wage since it is a public award program.

Mark Blauer- This is a competitive grant. The maximum that can be applied for each year by the municipality is $400,000.

Harry Moore- (former Mayor of Oldmans) wanted to know if the grant would cover extending any of the water lines and/or enlarge some of the existing lines which are very small.

Mark Blauer - Can replace existing lines.

George Bradford - (Current Mayor of Oldmans) Existing lines could be replaced.

Tom Tedesco - Current code for water lines is six (6) inches.

Mark Blauer - Can’t install improvements on private property. To totally fix Auburn Water it would be done in 2-3 phases. It is a long term need to be phased over a couple of years’ worth of grants.

Closed to the Public

Kay Gardens Update - Tom Tedesco has spoken with Lisa Dunn of the NJ DEP regarding the wetlands permit. Ms. Dunn doesn’t see any problems with the application. A site visit will not be required. She is drafting a tentative wetlands permit.

Previous Minutes: June 10, 2015 Regular Meeting

June 10, 2015 Executive Meeting

June 17, 2015 Special Meeting

June 23, 2015 Special Meeting

June 23, 2015 Executive Meeting

One change was made to the minutes of June 10, 2015 by adding the name of Joe Hiles to the attendance list. Mr. Taylor made a motion to approve the minutes, Mr. Sparks seconded and all agreed.

GRANT: AUBURN WATER

**Resolution 2015-81** Authorization to Apply for New Jersey Dept. of Community Affairs Small Cities Grant up to $400,000.00

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

**Resolution 2015-82** Identifying Small Cities Fair Housing and Equal Opportunity Officer – Melinda

Taylor, Municipal Clerk

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

**Resolution 2015-83** Adoption of State Model Citizen Participation Plan for Dept. of Community

Affairs Small Cities Program

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

**Resolution 2015-84** Approving Public Facilities Grant Management Plan

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

2016 New Jersey Small Cities Community Development Block Grant Agreement with Mark Blauer of Blauer Associates

Ms. Taylor explained that Mr. Blauer was already approved at the Township’s Reorganization meeting in January as the Township’s Grantsman. This contract is for the grant application for Auburn Water. Mr. Taylor made a motion to approve, Mr. Sparks seconded and all agreed.

GRANT: HANDICAPPED ACCESSIBLE DOOR

Mid-Atlantic Automatic Door LLC – The County Board of Elections has completed all the necessary paperwork in order for work on the front doors to begin. The doors will not be replaced, only made handicapped accessible in order to make them easier to open. The grant is in the amount of $3,000. Electrical quotes still need to be obtained, which is the responsibility of the Township.

FINANCE OFFICE:

**Ordinance 2015-06** Amending Chapter 42 of the Oldmans Township Code – Salaries and Wages for Housing Officer

The previous housing officer resigned and a new hire was employed effective June 1st. The new housing officer is Hubert Layton. Salary is being set at $4,000.00 which will be prorated for this year.

**Public Hearing**

Sam Guida - Questioned the increase in salary.

Jim Hackett - New Housing Officer must schedule specific trips to Oldmans for inspections. Previously the inspections were done as part of the duties of the construction official during her normal work hours. The Clerk called many municipalities to inquire about names of possible candidates. No one was interested. Increased salary in order to fill the position and hire Mr. Layton.

**Resolution 2015-80** Final Adoption of Ordinance 2015-06

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

**Resolution 2015-73** Special Items of Revenue and Appropriation

Funds for Clean Communities in the amount of $4,000.00 will be added to the budget. Groups have already cleaned the streets.

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

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

PLANNING OFFICE:

**Ordinance 2015-05** Amending the Oldmans Township Code Chapter 110-20: Commercial/Industrial District

The Planning Board has recommended these additions to the code for: fence height, off-street load, off-street parking and signs. Currently there is no mention of these items in the code book.

**Public Hearing**

Sam Guida - Commercial/Industrial Zones only

Melinda Taylor - Yes, not for residential areas

Cordy Taylor - Recommended by the Planning Board

**Resolution 2015-88** Final Adoption of Ordinance 2015-05

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

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

Mr. Hackett would like to review account prior to money being disbursed to check to see if any advertising fees were paid. Mr. Taylor made a motion to approve, subject to Jim Hackett’s review, Mr. Sparks seconded and all agreed.

**Resolution 2015-86** Abandoning Certain Land Use Approvals for Property Known as Block 11, Lots 8, 16 & 17 a/k/a 15 S. Railroad Avenue

The purpose of this resolution is to remove the multi-family use. Property is still zoned as Village Commercial.

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

ADMINISTRATIVE:

**Resolution 2015-87** Amending Contract for Trash Hauling Services (Casworth)

Casworth is selling his business to Gold Medal Environmental of NJ. The contract expiration date will remain as is; just the hauler will change. Mr. Sparks wanted to know if the Township is unhappy with the new vendor, can the Township get out of the contract. Niki Trunk said that there are valid reasons whereby the Township would be able to end the contract if not satisfied with the service. George Bradford stated that the Township can withhold payment if the services is not meeting expectations. 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 and added bill (Perry escrow account), Mr. Sparks seconded and all agreed.

PUBLIC COMMENT:

Wayne Niebauer - Would like a status update for the Army base.

Cordy Taylor - The Township is in the process of granting a portion of the property to Salem Community College over the summer. Also in discussion with the GSA for additional property being given to the Township so that the remaining property could be sold as a whole. Currently two building areas are being remediated for arsenic. Township has been in discussions with New Jersey American Water since the water tower is not operational. The sewer plant is also not operational. Some interest has been expressed in developing the rest of the property.

Wayne Niebauer - Would like status on the old school.

Cordy Taylor - The Township has a tentative meeting scheduled with the Salem County VoTech to see if they are interested. If the school is not interested, the Township will proceed with marketing the building.

Wayne Niebauer - Questioned why sidewalks weren’t installed by the house owned by Wysocki. The property is located within Village Residential area.

Cordy Taylor - When the CO inspection was done, the sidewalk should have been notated as being a requirement to obtain the CO. The Township is at fault for there not being any sidewalks. This prompted the Township to utilize a housing checklist for inspections which includes sidewalks for Pedricktown areas.

Melinda Taylor - A letter was sent to the owner of the property stating sidewalks are required.

Niki Trunk - Have to wait until there is a change in ownership before the missing sidewalk can be addressed.

Wayne Niebauer - Questioned item on the agenda – Litigation – Personnel.

Niki Trunk - Once the matter is resolved, then the matter can be discussed.

Matthew Cassidy- Wanted to know if “obstructions” in the sidewalks are allowed.

Melinda Taylor - Have to research the ordinance to find out.

Tom Tedesco - County sidewalks would have to meet the ADA requirements.

Matthew Cassidy - Will the Township be installing a sidewalk on Freed Road?

Jim Hackett - The Township might be able to apply for a Safe Schools grant for a sidewalk on Freed Road.

Melody Reese - Wanted to know the possibility of installing flashing lights around the stop sign at the intersection of Pointers-Auburn Road and Pedricktown-Woodstown Road.

Tom Tedesco - He wrote a letter to the County requesting a flashing light for that intersection. He was told by the County that the intersection is not eligible for a 4-way stop.

Sam Guida - Wanted to commend Jim Nipe/Public Works for the good job they did following the storm and the cleanup of the trees.

Matthew Cassidy- Wanted to know what could be done about the tall grass, abandoned pool and abandoned mobile home at 64 N. Railroad.

Niki Trunk- Township has to be careful in determining “unsightly” versus “dangerous condition.” Township can utilize the court system to take residents or banks to court to fix up properties.

CLOSED TO THE PUBLIC

Tom Tedesco - Kay Gardens Update – will complete the bid as soon as possible, hopefully the beginning of August with about two/three weeks for prospective bidders to review. Award bid in September (assuming NJ DEP wetlands approval).

Dean Sparks - Wanted to know if the donation was made to the school yet by the bike race vendor (commitment of athletic equipment). Bike race this Saturday. He will follow up with the school.

George Bradford - Auburn Water experienced a breakdown of some of the well equipment prior to the storm. Used the alternate well which worked.

Meeting next week to discuss the appointment of a new judge for Mid-Salem Court.

**Resolution 2015-89** Executive Session (8:30 p.m.)

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

9:58 p.m. Return to Open Session

Solicitor Niki Trunk briefed committee members on the lawsuit.

It was suggested that the Shared Services Agreement implementation begin July 16th, subject to attorney approval. A letter would be sent to Woodstown with a start date. Letters would also be sent to professionals involved in the changeover.

Reviewed the contract for the proposed construction building. Reviewed the proposed building plans

There being no further business, on a motion from Mr. Taylor, seconded by Mr. Sparks and agreed to by all, meeting was adjourned at 10:00 pm.

Respectfully Submitted,

Melinda Taylor

Municipal Clerk