Oldmans Township

Regular Meeting Minutes

June 10, 2015

The regular monthly meeting of the Oldmans Township Committee was held on June 10, 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

Previous Minutes: May 13, 2015 Regular Meeting

May 13, 2015 Executive Meeting

May 28, 2015 Special Meeting

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

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. Salary is being set at $4,000. Public hearing will be July 8, 2015.

**Resolution 2015-72** Introduction to 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.

TAX OFFICE:

**Resolution 2015-74** Cancellation of Back Taxes Owed for Branchville Road Assoc. LLC

Block 45, Lots 5.03 and 5.04

Oldmans Township is now the owner of this property through foreclosure. Taxes were still owed when the Township took possession of the property. Owner had a five (5) year repayment agreement as well as keeping up with quarterly payments. This resolution will cancel the outstanding taxes.

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

ZONING/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.

**Resolution 2015-75** Mr. Taylor made a motion to approve, Mr. Sparks seconded and all agreed.

**Resolution 2015-76** Authorizing the Release of Performance Bond for Gateway Park Associates, L.L.C. (a/k/a NFI)

At the time of Planning Board approval NFI was still waiting for NJDEP approval. The Planning Board requested a Performance Bond in case the NJDEP approval was not granted, the site could be returned to its natural state. The site is 99% completed and Mr. Tedesco recommends the release of the Bond.

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

STREETS AND ROADS:

Traffic/Speed Study by the Salem County Engineer’s Office for Mill Street – Comments are due to the County by August 1st. Comments should be made to Tom Tedesco, who is also reviewing the report.

ADMINISTRATIVE:

**Resolution 2015-77** Three (3) Year Renewal of Membership in the TRICO JIF

Current membership expires this year and this resolution would extend our membership until 2018.

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

Telephone System Proposals – Township received two proposals, both under state contract. Oldmans Township School is also purchasing new phones and approved a contract with RFP at their recent Board of Education meeting. The Township is looking at a system similar to the schools. Originally the quote was much higher but the proposal was altered by making half of the phones non-display which is a less expensive phone. RFP is planning on installing the phone system at the school in July. Mr. Taylor is recommending RFP and the July installation schedule. He will request of the vendor the removal of the maintenance cost for the first year. Mr. Taylor made a motion to approve, Mr. Sparks seconded and all agreed.

Demolition – Following last month’s meeting the Clerk reached out to another vendor to see if they were interested in bidding on the project; and it appears that they are not interested in submitting a proposal. Ms. Taylor has spoken with the attorney who is working on the foreclosure proceedings at 16 Pennsville-Pedricktown Road. The State approved the judgment and it is currently being recorded by Salem County. Once the attorney receives confirmation of the recordation, the Township will be the owner of the property and the house can be demolished. The lot is a non-conforming lot. There was discussion about the future use of the lot. The Committee would like to sell the lot. There was also discussion about other properties that could possibly be demolished. Right now there are only sufficient funds to demolish one house. Possibly in November when funds are allowed to be transferred, more money could be transferred for demolition. Mr. Taylor made a motion to award the demolition of 16 Pennsville-Pedricktown Road to Lindell Demolition.

Salem County Board of Elections Grant Award – Handicapped Automatic Door Opener – The Township was awarded a grant in the amount of $3,000.00 for the purchase and installation of an automatic door at the front entrance. The Township is responsible for the electrical work for the door. One quote received priced the work at $545. The Clerk was asked to obtain additional quotes for the electric work. The Clerk will obtain an award letter and copy of the grant from the Board of Elections so that a Chapter 158 resolution can be prepared.

PAYMENT OF BILLS:

Mr. Hackett made mention of the invoice for John Bickel regarding the Stumpy Road project. The Committee believed the inspections were warranted to repair to Stumpy Road. Funds from the grant will cover the cost of the inspections. Mr. Taylor made a motion to approve the bills and added bills list, Mr. Sparks seconded and all agreed.

PUBLIC COMMENT:

No comments were offered.

CLOSED TO THE PUBLIC

Dean Sparks - Wanted to know if a donation was made by the bike organization that held the last bike race.

Cordy Taylor - A donation was given to the school as they are the host of the bike race.

Dean Sparks - Questioned the procedure how the Township deals with tall grass issues at residences.

Melinda Taylor - Explained that if a property is in the process of foreclosure and/or bank owned, the bank has thirty (30) days from date of notification to cut the grass. Once the thirty days are expired, then the Township can cut the grass and charge the bank. If a house is owner occupied and rented, the landowner has ten (10) days to have the grass cut. There are many homes in Oldmans Township that are bank held and their thirty day expiration has not yet occurred.

Cordy Taylor - At the May 28th Special Meeting a resident expressed concern about the condition of the bridge at Straughns Mill Road. He looked at the bridge and there is exposed rebar. He will contact the County and ask them to inspect.

Tom Tedesco - County is working on correcting the drainage at Cherry Street for the next few days.

The NJ DEP Wetlands Permit has been submitted to the State for Kay Gardens.

Cordy Taylor - There will be public hearing at the Township’s July 8th meeting regarding a proposed grant for Auburn Water.

George Bradford - Met with Jack Lynch, Auburn Water Superintendent, to discuss the scope of work for the possible grant. Mr. Lynch would to complete the work in four stages.

**Resolution 2015-78** Executive Session (7:45 p.m.)

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

9:05 p.m. Return to Open Session

Committee talked about a proposed shared service agreement with Woodstown. Representatives from Woodstown attended the meeting. Each Township solicitor is working on an agreement to the mutual benefit of both Townships. The date of implementation is yet to be determined.

The Township received a counter proposal from Matrix regarding the pilot program at Block 28/Lot 6.03. Matrix reduced the requested years from 20 to 12. The Committee will review the counter proposal with the Tax Assessor at a later date.

A tentative Special Meeting has been scheduled for Tuesday, June 23rd at 5:30 to discuss the Tax Collector position, the counter proposal from Matrix for tax abatement and further discussions on the shared service agreement.

There being no further business, on a motion from Mr. Taylor, seconded by Mr. Sparks and agreed to by all, meeting was adjourned at 9:10 pm.

Respectfully Submitted,

10Melinda Taylor

Municipal Clerk