Oldmans Township

Regular Meeting Minutes

June 8, 2016

The regular monthly meeting of the Oldmans Township Committee was held on June 8, 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: May 11, 2016 Regular Meeting

May 11, 2016 Executive Meeting

May 25, 2016 Special Meeting

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

IT Shared Services Insurance Coverage – Mike Avalon, JIF

The Township currently has cyber coverage for data breach and identity theft, but does not have coverage for “additional insured tech professional liability.” The Township is covered for on-premises but not on a professional IT level for an outside company. In addition to insurance coverage, the Township should also have indemnification. There is a policy available for tech support with a possible premium of $1,500-$2,500 per year for $1,000,000 coverage. Mr. Avalon recommended to the Township Committee that rather than entering into a shared services agreement with the Board of Education, that the Committee seek outside professional IT services who would be fully insured.

Awarding of Bids for Farming Municipal Property

**Resolution 2016-90** Award of Farming Bid for Block 9/Lot 5.02

No bids were received so resolution was tabled.

**Resolution 2016-91** Award of Farming Bid for Block 29/Lot 50

One bid was received for $100.00. Approximately 4-5 acres of ground will be farmed. Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

FINANCE OFFICE:

**Resolution 2016-92** Close Gateway Park Urban Renewal/NFI Escrow Account

This is a stand alone account that only has a small balance of approximately $2.00 of interest which will be deposited into the Township’s general fund. The project has been completed and no additional bills will be paid from the account. Mr. Musumeci made a motion to approve, Mr. Bradford seconded and all agreed.

**Resolution 2016-93** Close Jay and Newt Perry Escrow Account

This is a stand alone account with only a small balance of approximately $2.00 of interest which will be deposited into the Township’s general fund. The project has been completed and no additional funds will be paid from the account. Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

**Resolution 2016-94** Chapter 159 – Clean Communities Grant Additional Funding of $555.12

For the past few years the Township received $4,000.00 for clean communities funding, which was placed in the budget. The Township received an increase of $555.12 which has to be added to the budget.

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

**Resolution 2016-95** Cancel Balance of Three (3) Purchase Orders for Stumpy Road Improvements (Phase 2)

The auditor requested that this resolution be approved in order to close out the purchase orders for the Stumpy Road repaving. Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

**Resolution 2016-96** Cancel Auburn Water Utility Fund Receivable

There is $75.00 outstanding on the balance sheet. The property has been demolished and the owner is deceased. Mr. Musumeci made a motion to approve, Mr. Bradford seconded and all agreed.

PLANNING BOARD:

**Ordinance 2016-05** Flood Damage Prevention

This is a state mandated ordinance

**Public Hearing** No comment.

**Resolution 2016-97** Final Adoption of Ordinance 2016-05

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

**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

**Resolution 2016-98** Introduction to Ordinance 2016-06

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

**Ordinance 2016-07** Adopting an Amendment to the Salem County Industrial Park (Gateway) Redevelopment Plan

Planner Lou Joyce explained that this amendment adds six additional lots to the existing Redevelopment Plan which was originally approved in 2000. The Plan was amended in 2006 to add two additional lots at that time. The new site (6 lots) will have a private road into the site rather than a public road. Parking could be separate from the building but on the same lot and the building signs could be larger.

**Resolution 2016-99** Introduction to Ordinance 2016-07

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

Mayor Sparks asked Mr. Griffin, principal for Matrix Development and potential developer of above project, about status of cutting the grass on the berm on Lot 5 of the Gateway Business Park. Mr. Griffin replied that the NJ DEP will not allow the berm to be cut and maintained. Mr. Griffin will try to cut the grass in the front of the berm and around the telephone pole and up to the top of the berm.

TAX COLLECTOR’S OFFICE:

**Resolution 2016-100** Setting Costs of Mailing Notices of Tax Sale

Tax Sale is scheduled for July. This notice will allow the Township to collect fees associated with the tax sale. Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

CONSTRUCTION OFFICE:

**Resolution 206-101** Appointment of Francis Dougherty as Elevator SubCode Official

This will be a temporary appointment until the end of the year due to a vacancy in the position. Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

ADMINISTRATIVE: Divesture of Municipal Owned Properties – Two properties were discussed for proceeding with sale:

Block 42/Lot 34 Penns Grove-Auburn Road: This lot is approximately 28.6 acres with mostly wetlands. The Tax Assessor recommended a minimum bid of $10,000. A realtor recommended $49,900 as a minimum. On a motion from Mr. Bradford and seconded by Mr. Musumeci, it was agreed to by all that the minimum bid for this property would be $10,000.

Block 8/Lot 59 26 W. Mill Street: The house has been demolished but a two car garage still remains. The septic may have to be replaced due to its age. The Township Committee will proceed with the necessary paperwork to make the lot a buildable lot. The Tax Assessor recommended a minimum bid of $12,000 for a buildable lot. A realtor recommended a minimum of $19,900 - $24,900. On a motion from Mr. Musumeci and seconded by Mr. Bradford, it was agreed to by all that the minimum bid for this property would be $15,000 which would cover the cost of the demolition.

Attorney Niki Trunk will research how the Township can go proceed with the hiring of a realtor to market these properties.

Special Event Application Draft – There was discussion as to how to enforce the application requirement. If an entity should appear in town that was not granted approval the State police would have to be called for enforcement. The application will be forwarded to the State Police so they would know if an event has permission to host an event or not. If a non-profit entity were to apply for an event, they would need to provide documentation indicting they are a non-profit. Mr. Musumeci made a motion that the fee for events would be $100.00 with qualifying non-profit groups being exempt from a fee, which Mr. Bradford seconded and all agreed.

PUBLIC WORKS:

Chipping Service – Public Works Director Nipe had presented the Committee with his recommendations regarding chipping service. After discussion, it was suggested that Niki Trunk review the guidelines to make sure the language is clear.

PAYMENT OF BILLS

Mr. Bradford made a motion to approve the bills list, with the additional bill for MGL Printing, Mr. Musumeci seconded and all agreed.

PUBLIC COMMENTS

Sam Guida - Would like a PA system in room in order to better hear the proceedings.

Suggested that the agenda for the meeting be posted on the website prior to the meeting in order to encourage more attendance at the meetings.

Tree chipping – wording could be better; need more objectivity in the language

Camp Pedricktown – Township should offer whole property to college

George Bradford - There is still some contamination at Camp Pedricktown; the College does not want to be involved in remediation. The site was only cleaned up to commercial standards, not residential. Township would like to see property back on the tax rolls.

Dee Griffin - There is a limb sticking out onto Cherry Street that is too low; would like to have it removed.

George Bradford - If the limb is interfering with the road and causing a safety hazard, the limb will be cut.

Dee Griffin - Wanted clarification about the proposed chipping service. Can trim branches, but not take down the tree.

Kevin Norton - Concerned that sometimes the Salem County ball fields have a large number of people congregating with loud music. Didn’t know if the Special Event application would alleviate that situation.

George Bradford - Committee will have to check with the Freeholders about what they’re policy is regarding the use of the ball field.

State Trooper - Officer from Woodstown Barracks – will follow up on any disturbances at the county ball field; currently on their radar.

Niki Trunk - If resident has a complaint about noise/disturbance, call police. Township has a noise and nuisance ordinance in place.

Sam Guida - (Directed to State Trooper) – Please check on speeding vehicles on Pennsville-Auburn Road.

George Bradford - Due to detour at Pedricktown-Woodstown Road, more cars on Straughns Mill. Requested that State Police monitor this road also.

CLOSED TO PUBLIC

George Bradford - Tax Sale will be July 7th.

Auburn Water had to have the chlorine pump corrected.

Grant for Auburn Water is proceeding – waiting for specs for generator and electrical work.

Dean Sparks - Would like Planning Board minutes on Township website.

Jim Hackett - 2015 audit almost complete. Waiting for joint municipal court audit to be completed in order for Township audit to be finished. Hoping to have Township audit available at July meeting.

**Resolution 2016-102** Executive Session: COAH – Acquisition of Property and Litigation – Goff vs. Oldmans Township (8:25 p.m.)

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

Summary of Executive Session: (9:00)

Committee reviewed a list of potential COAH properties. Ms. Trunk gave an update on the Goff lawsuit.

There being no further business, on a motion from Mr. Bradford, seconded by Mr. Musumeci and agreed to by all, meeting was adjourned at 9:02 pm.

Respectfully Submitted,

Melinda Taylor

Municipal Clerk