Oldmans Township

Regular Meeting Minutes

May 11, 2016

The regular monthly meeting of the Oldmans Township Committee was held on May 11, 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

A moment of silence was given in memory of Gary Moore.

Approval of Minutes: April 13, 2016 Regular Meeting

April 13, 2016 Executive Meeting

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

FINANCE OFFICE:

**Resolution 2016-81** Bond Anticipation Note – Pennsville National Bank

Funds were borrowed to finance the construction of the municipal building. Township pays down the bond $160,000 per year. Five finance institutions were sent the bid and three responded with quotes. Pennsville National Bank was the lowest quote at .91%.

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

PLANNING BOARD:

**Ordinance 2016-04** Adding to Chapter 110 Code of the Township of Oldmans Regarding Grading Plans

**Public Hearing** No comment.

**Resolution 2016-82** Final Adoption of Ordinance 2016-04

Mr. Bradford made a motion to approve. Mr. Musumeci seconded a motion to vote. Mr. Sparks did not believe the ordinance was necessary. Both Mr. Sparks and Mr. Musumeci declined to approve the ordinance.

**Resolution 2016-83** Resolution Accepting the Redevelopment Study for Block 28.01/ Lots 48, 48.01, 49, 50, 51 and 52

Ms. Taylor explained that the Planning Board has recommended the acceptance of the redevelopment study. This resolution also authorizes the Planner, Lou Joyce, to begin a redevelopment plan on behalf of the Township Committee. Mr. Sparks questioned whether or not the study could be altered in the future. Niki Trunk said yes, could be altered.

Mr. Bradford made a motion to approve, Mr. Sparks seconded and both agreed. Mr. Musumeci abstained.

**Resolution 2016-84** Authorization to the Planning Board to Conduct an “In Need of Redevelopment” Study for Block 28.01/Lots 35, 36, 37, 42, 42.01, 43, 44 and 45

Ms. Taylor stated that the Planning Board was discussing the redevelopment zone for the above mentioned lots, there was also discussion about adding additional contiguous lots to the redevelopment study. Said inclusion was approved by the Planning Board and is being recommended by the Board.

Mr. Bradford made a motion to approve, Mr. Sparks seconded and both agreed. Mr. Musumeci abstained.

**Resolution 2016-88** Amendment to Resolution 2015-158: Area in Need of Redevelopment

Block 28, Lots 29, 29.01, 29.02, 30, 34, 38, 40, 41, 46, 47 and 47.01

(Airport and Truck Stop Areas)

This amendment to the original resolution is based on requirements from the State. The amended resolution added the block and lots as well as more specific verbiage regarding non-condemnation.

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

TAX COLLECTOR’S OFFICE:

**Resolution 2016-85** Transferring Balance in Tax Title Lien Checking Account to General Fund

The Auditor has recommended that a balance in the amount of $207.63 be transferred from the tax title lien account to the Township’s general ledger.

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

**Resolution 2016-86** Assignment of Tax Sale Certificate 12-00005

Route 295NJ LLC has written to the Township expressing her interest in obtaining the assignment of the tax sale certificate. There was discussion about her ability to keep the tax sale certificate property current in respect to the payment of taxes. It was decided that a letter would be sent to the applicant outlining her responsibility to maintain the tax payments. The applicant must concur with the letter before the tax sale certificate can be assigned to her.

Mr. Bradford made a motion to approve, subject to the receipt of a letter from the applicant agreeing to keep the tax payments current, Mr. Musumeci seconded and all agreed.

ADMINISTRATIVE:

**Resolution 2016-87** Cancelling Dog License Fee for License #330 (2013)

The Auditor has recommended the approval of this resolution in regard to this particular dog license number.

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

Special Event Application Draft - Mr. Bradford thought the application had the basics of what would be needed. Mr. Sparks would like to charge a fee for special events. Mr. Bradford clarified that events that the volunteer organizations hold on their own property would not be affected by this ruling. Ms. Trunk suggested that there might be a fee for profit organizations and no fee for non-profit organizations. She has discussed special events with the State Police to obtain their input. She suggested that any applications given to Oldmans would also be forwarded to the State Police for their review. She has made some changes to the proposed application, such as submission date, which will be forwarded to Ms. Taylor. The Committee agreed to review the revised application at the next Township meeting.

Block Party – Lennox Run- Clara Drive – Residents on Clara Drive would like to host a block part on May 14th. Residents will still be able to get in and out of the development. Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

Shared Services with Oldmans Township School for IT Services – The Township Committee has been working with our insurance carrier, TRICO JIF, to obtain insurance coverage for a shared services with Oldmans School for IT services. TRICO JIF suggested that the Board of Education and the Township Committee split the cost of a cyber insurance policy (estimated cost $2,500 - $5,000). Mr. Cordy Taylor stated that the proposed shared services IT agreement was for approximately $5,000 to be paid to the school. It was agreed that the Township Committee would invite our insurance representative to the next Township meeting.

Dog Census for 2015 – The New Jersey State legislature has repealed the law that required an annual dog census. The NJ Dept. of Health has issued a statement that they would like to have municipalities continue with the dog census as a way of making sure dogs are receiving their rabies shots. Ms. Taylor explained that residents are notified annual in the Township newsletter of the licensing requirement, in addition to the posting of reminder flyers. Mr. Bradford made a motion to continue with the annual dog census, Mr. Musumeci seconded and all agreed.

Potential Sale of Real Estate – There are a potential of five properties that the Township would be able to sell. The Committee agreed to the following:

26 W. Mill Street - Township Committee would apply to the Planning Board for a variance in order to make the lot a buildable lot based on lot size. This lot will be marketed through a realtor.

16 Pennsville-Pedricktown Road (land) – Will be offered to the contiguous land owner for her purchase with a sale price of $100.00. This will place the land back onto the tax rolls. It is an unbuildable lot.

15 S. Railroad – Will not be included in the sale of real property at this time.

Penns Grove – Auburn Road (land) – This land would be good for hunting. Approximately 28 acres. Would market through a realtor.

1 Maple Avenue – Demolish house in the foreseeable future and then possibly offer to contiguous land owner(s).

The Committee agreed to meet with potential realtors to discuss minimum bids and marketability of the two sites.

PUBLIC WORKS:

Chipping Service – It was agreed that this topic would be discussed at the June Township meeting.

EMERGENCY SERVICES:

Auburn Volunteer Fire Company –Decontamination Unit – TRICO JIF has reviewed the agreement between Auburn Fire and Salem County Emergency Services and approves the agreement. Niki Trunk would like to see a copy of the County’s insurance certificate for her review, but in general, stated the agreement is sufficient. Mr. Bradford made a motion to approve the agreement, subject to the receipt and review by Ms. Trunk of the County’s insurance coverage, Mr. Musumeci seconded and all agreed. This will allow Auburn Fire to transfer ownership of their truck from Auburn Fire to Oldmans Township.

PAYMENT OF BILLS

Mr. Hackett stated that the bills list amount is larger than normal this month due to County and School taxes being paid, as well as the Bond Anticipation Note to Pennsville National Bank.

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

PUBLIC COMMENTS

Wayne Niebauer - Church Pastor had trouble getting to his Auburn Church from Hudson due to the bicycle race on Sunday. He requested better public notice.

Dean Sparks - Agreed that the public should be noticed.

Melody Reese - Kingsway holds bicycle races; maybe check with them to see what they do.

CLOSED TO PUBLIC

George Bradford - Salem Court is doing well.

Anthony Musumeci - Logan Fire is having a drill on Wednesday, May 18th with South Star and has invited the Township Committee to attend. This is the helicopter drill.

Dean Sparks - 1. County will be raising taxes.

2. Oldmans Township was denied the grant from the NJ DOT for road paving on New Road and Helen/Lerro.

3. Read letter from Frank and Carol Mongiello regarding ALS. The letter requested that people reach out to their Congressman to allow experimental treatment.

Jim Hackett - Auditors were here and will be finishing up the 2015 audit. Should be ready for July presentation.

**Resolution 2016-89** Executive Session: Contract Negotiations – Farming of Municipal Property (8:00 p.m.)

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

Summary of Executive Session: (8:26)

Ms. Trunk stated that the farming contract for municipal property will be going out to bid.

There being no further business, on a motion from Mr. Musumeci, seconded by Mr. Bradford and agreed to by all, meeting was adjourned at 8:27 pm.

Respectfully Submitted,

Melinda Taylor

Municipal Clerk