Oldmans Township

Regular Meeting Minutes

November 9, 2016

The regular monthly meeting of the Oldmans Township Committee was held on November 9, 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 and Anthony Musumeci

George Bradford - Absent

Approval of Minutes: October 12, 2016 Regular Meeting

October 12, 2016 Executive Meeting

October 24, 2016 Budget Meeting

Mr. Musumeci made a motion to approve the minutes, Mr. Sparks seconded and both agreed.

ADMINISTRATIVE

**Resolution 2016-144** Awarding of Contract with South Jersey Energy Company for the Purchase of Retail Natural Gas Service for Oldmans Township Municipal Building

Oldmans Township entered into a co-op with other South Jersey municipalities for natural gas. Contract is for a period of one year.

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

**Ordinance 2016-12** Amending Chapter 50 of the Oldmans Township Code, Providing for Dog License and Registration Fees

Township will be reducing the dog licensing fees. Currently $17 & $20; will be reduced to $15 & $18.

**Resolution 2016-145** Introduction to Ordinance 2016-12

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

Resignation of Cordy Taylor for IT Services – Mr. Taylor has resigned from technical support. He will continue to assist Dave Keen in getting the new construction office IT operational.

Farming of Municipal Property Located at Block 9/Lot 5.02 – Two separate bids will be prepared; one for farming of municipal property and the other for disposal of leaf/chipping. Ms. Taylor will have Ms. Trunk review the public notices.

PUBLIC WORKS

Intersection of Pointers-Auburn Road and Woodstown-Pedricktown Road – Letter from Salem County Engineer’s Office. Township received conditional approval to install a blinking stop sign at this intersection provided the Township forwards an approved resolution to the County and purchases the stop signs. Mr. Nipe stated that solar powered LED stop signs are available. He thought the cost was around $1,700 each.

**Resolution 2016-150** Recommending to Salem County Freeholders the Installation of Two Flashing Stop Signs at the Intersection of Pointers-Auburn Road and Pedricktown-Woodstown Road. (By Title Only)

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

HOUSING OFFICE

**Ordinance 2016-13** Creating a New Article II in Chapter 115 –Maintenance of Property – of the Township Code of the Township of Oldmans Entitled “Abandoned Real Property Registration”

This ordinance will require the registration of abandoned buildings which meet two of the seven criteria. There is an initial registration fee which is good for six months, followed by additional registration fees for each additional six months that the building is abandoned. If the fee is not paid, a lien will be placed on the property.

**Resolution 2016-146** Introduction to Ordinance 2016-13

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

AUBURN WATER

**Ordinance 2016-11** Amending Chapter 166 of the Oldmans Township Code and Providing for Increased Fees for Water Service in the Village of Auburn

Rather than charging an 8.0% late fee, a flat rate of $5.00 will be charged for any delinquency past 30 days from the billing date. For any additional lateness beyond the first 30 days, an additional $5.00 late charge will be added.

**Resolution 2016-147** Introduction to Ordinance 2016-11

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

FINANCE

**Resolution 2016-142** Establishment of Escrow Account for Matrix Realty Inc. for Block 28/Lots 48, 48.01, 49, 50, 51 and 52

Matrix will be expanding the Gateway Business Park and have applied for a major subdivision. A separate escrow account must be opened based on the amount of the escrow.

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

**Resolution 2016-143** Budget Line Items - Transfer of Funds

Funds from legal services will be transferred to two other accounts (phones and fire hydrants).

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

**Ordinance 2016-09** Appropriating Funds in the Amount of $45,000.00 from the General Capital Fund for the Purchase of Emergency Equipment for the First Aid Organization and Fire Companies of Oldmans Township

Mr. Newman explained the type of equipment that would be purchased by the two fire companies. There was discussion about the benefits/disadvantages of 30 minute versus 60 minute air tanks. Currently Logan has 30 minute and Auburn has 60 minute. The air tanks and packs are not interchangeable. If going to 30 minute packs, fire fighters must be trained on proper usage.

**Resolution 2016-148** Introduction to Ordinance 2016-09

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

**Ordinance 2016-10** Amending the Oldmans Township Code and Providing for Salaries, Wages and Retainers for Township Officers and Employees for 2017

This ordinance is authorizing a 2.0% salary increase for all employees.

**Resolution 2016-149** Introduction to Ordinance 2016-10

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

Truck Traffic – Residents have expressed their displeasure with the amount/type of trucks going on residential streets rather than staying on the larger roads. Many trucks have been going down Lerro and Helen avenues. Ms. Trunk said that she would talk with the State Police to let them know. Additionally Ms. Taylor suggested sending letters to the Gateway Business Park and Pedricktown Industrial Park stating that trucks must stay away from residential areas.

No Parking Zones – Wayne Niebauer of Logan Volunteer Fire Company expressed his concern about cars parking starting at the fire house to Methodist Church. Railroad Avenue is very narrow and is hard for a fire truck to navigate when cars are parked on both sides of the road. Ms. Taylor reviewed the Township Ordinance which states no parking zones for Cherry Street and portions of E. Mill Street. She will check further records to see if Salem County approved a no parking zone on Railroad Avenue and report back to the Committee.

PAYMENT OF BILLS – Additions to Bill List:

Ricco Demolition – 1 Maple Avenue – House has been demolished and Mr. Nipe is satisfied with the site conditions. The lot has not been backfilled due to the pending soil remediation project. It was agreed that the vendor could be paid for his services but hold back 10% of the $13,000 fee for backfill at a later date.

Capri Construction – Invoice was just received today in the approximate amount of $50,000.00. The Architect has signed off, but Tom Tedesco, Township Engineer, has not reviewed yet. Payment of the invoice was approved, subject to Mr. Tedesco’s review.

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

PUBLIC COMMENTS

Wayne Niebauer - Will Matrix appear before the Township Committee in a public meeting?

Niki Trunk - Matrix has made an application to the Planning Board for the expansion of the business park. Public meetings will be held during the application process.

Wayne Niebauer - Wanted to know how farmland preservation got on the ballot.

Anthony Musumeci - Township pays approximately $50,000 in taxes to County which goes toward farmland preservation in other communities; not Oldmans.

Dean Sparks - There are three levels of funding for farmland preservation – state, county and local. Oldmans needs its own funding source in order to qualify for farmland preservation.

Melinda Taylor - Farmland preservation started two years ago with the Planning Board approving the Farmland Preservation Element of the Master Plan. From Planning Board approval, farmland preservation moved to the Township Committee level.

Niki Trunk - Need to create a fund in order to preserve land in Oldmans Township.

CLOSED TO PUBLIC

James Hackett - The ordinance for the purchase of emergency equipment is not a borrowing ordinance. Purchase orders can be processed once final approval is obtained.

Closeout meeting scheduled for Thursday, December 29 at 2:00 pm.

**Resolution 2016-151** Executive Session (8:00 pm)

Land Acquisition for COAH purposes with Habitat for Humanity

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

Summary of Executive Session (8:30 pm)

**Resolution 2016-152** Authorizing Realtor SueAnn Leighty of Habitat for Humanity to Represent Oldmans Townhip to Make a Purchase Offer on 54 S. Railroad It is the hope that Oldmans Township can purchase the property, then deed restrict the property as a COAH unit and donate the property to Habitat for Humanity for construction of a new house on the site.

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

Ms. Trunk discussed potential litigation with Mullica Hill Cold Storage.

There being no further business, on a motion from Mr. Sparks seconded by Mr. Musumeci and agreed to by all, meeting was adjourned at 8:30 pm.

Respectfully Submitted,

Melinda Taylor

Municipal Clerk