OLDMANS TOWNSHIP

Regular Meeting Minutes

September 13, 2017

The regular monthly meeting of the Oldmans Township Committee was held on September 13, 2017. 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: August 9, 2017 Regular Meeting

August 9, 2017 Executive Meeting

August 16, 2017 Special Meeting

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

Presentation: South Jersey Land and Water Trust – Michael Hogan

Organization hosts cleanup activities, walks in the Pinelands, surveys vernal pools and offers environmental classes. They received a grant from the William Penn Foundation to monitor and assist in the cleanup of the Delaware River. A survey of the condition of the river should take about six months and Mr. Hogan will return and present to the Committee their findings.

FINANCE DEPARTMENT

**Resolution 2017-127** Closing Escrow Account (Restoration Bond) for Matrix Salem Land Development LLC

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

**Resolution 2017-128** Closing Escrow Account for Pavestone LLC

Auditor recommended that the account be closed.

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

**Resolution 2017-129** Resolution 2017-86 Rescinded – Clean Communities Appropriation

Funding for Clean Communities was already included in the budget so a Chapter 159 resolution was not necessary.

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

**Resolution 2017-130** Cancel Escrow Account Balances

Cleaning up old escrow accounts; auditor recommended.

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

**Resolution 2017-131** Authorizing Dedication by Rider for Municipal Open Space, Recreation, Floodplain Protection, and Farmland and Historic Preservation

Need to open a separate account for funds to be placed for preservation.

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

**Resolution 2017-132** Change Order for Auburn Water Grant – Installation of Curbing

This was not part of the original specs. Curbing will be installed by the blinking stop sign and replace the asphalt curbing which is breaking up.

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

TAX COLLECTOR

**Resolution 2017-133** Cancellation of Taxes for Block 9/Lot 3 - 54 S. Railroad Avenue

Property was purchase by Habitat for Humanity which is a non-profit. The property is now considered to be tax exempt. Once the property is sold to a family, the property will be placed back on the tax roll.

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

**Resolution 2017-134** Cancellation of Taxes for Block 43/Lot 10 - 78 Perkintown Road

Township owned property.

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

**Resolution 2017-135** Cancellation of Taxes for Block 11/Lot 14 - 1 Maple Avenue

Township owned property.

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

**Resolution 2017-136** Refund Overpayment for Block 7/Lot 33

Residence recently sold; both title company and bank paid third quarter taxes. Owner needs to be refunded.

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

TAX ASSESSOR

**Resolution 2017-137** Establishing a Written Procedure for Payment in Lieu of Tax Monitoring by the Tax Assessor

State is requiring a written procedure be established.

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

**Resolution 2017-138** Establishing a Written Procedure for Tax Appeal Filing Notification by the Tax Assessor

State is requiring a written procedure be established.

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

PLANNING BOARD

**Resolution 2017-139** Release of Performance/Restoration Bond for NFI Block 29/Lot 6.10 and Approval of Future Performance Bond in the amount of $180,000

Mr. Tedesco stated that 70% of the site work construction has been completed. When NFI is ready to begin more site work, another performance bond will be in place.

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

**Resolution 2017-140** Requesting Planning Board to Consider a Study for an Area in Need of Redevelopment for the following properties:

14 S. Railroad (Block 10/Lot 16)

15 S. Railroad (Block 11/Lot 17)

20 S. Railroad (Block 10/Lot 15)

22 S. Railroad (Block 10/Lot 14)

25 S. Railroad (Block 11/Lot 15)

1 Maple Avenue (Block 11/Lot 14)

Mr. Sparks believes there would be benefits to the redevelopment of this area. The Committee discussed the different properties that may be included in the study. The study would be conducted by the Planning Board. Ms. Trunk stated that a large portion is better than spot zoning (such as just the old elementary school). Mr. Sparks did not know the cost of the study but it was estimated to be $3,000.

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

Farmland Preservation Application Request – Block 22/Lots 1, 3 & 4 known as E & D Farms

E & D Farms has made an application to the State to preserve the farm. This property was already designated in the County Agriculture Plan so is eligible for preservation even though the Township does not yet have a plan in place.

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

Mr. Ziegler had written an e-mail to the Committee suggesting that the Township Committee authorize the Planning Board to re-examine the Master Plan and to begin work on the Farmland Preservation Plan. Mr. Sparks suggested a five member advisory board made up of 3 farmers and 2 non-farmers.

ADMINISTRATIVE

**Resolution 2017-141** Property Maintenance for Block 44/Lot 2 – 333 US Route 130

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

**Resolution 2017-142** Raffle License Penns Grove High School Project Graduation

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

**Resolution 2017-143** Raffle License Pedricktown Day Committee, Inc.

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

Trash Collection

Mr. Sparks did not wish to make any changes as it could be too burdensome on residents and enforcement would be difficult. Mr. Bradford stated that the Township should consider adding language regarding the disposal of electronics as that is a new State law and our current ordinance doesn’t reflect the change.

Best Practices 2017

This is a State driven evaluation which can result in whether or not State funding is lessened. The results must be presented to the Township Committee prior to submitting the report to the State. With this year’s questions, the Township only had to answer “no” to one question (audit findings) and a few others were “n/a” since the Township does not offer health benefits and is not part of a union. The Township scored well on the evaluation. Mr. Bradford made a motion to accept the report, Mr. Musumeci seconded and all agreed.

Special Event Application Fee Structure

There was discussion about how to structure the fees for different organizations – such as per head or hosting events through a Township Recreation Committee. The per head fee structure was not really considered as it was too hard to oversee. If a Township Recreation Committee was hosting events, then there would no application fee associated with the event. Churches are already considered non-profits through the State and Federal governments. The Board of Education is also considered as a non-profit. It was suggested that Ms. Taylor and Mr. Hackett work on non-profit language for the application. It was also suggested that the fee be raised from $100.00 to $150.00 and that the proceeds from any application fees be given to the Pedricktown Ambulance Squad for their service during the event.

Abandoned Property: 2-4 West Mill Street Owner Status

The Realtor listing the property has not divulged the name of the entity listing the property for sale. Ms. Taylor recommended to Committee that a title search be done in order to determine the correct owner and follow through with the abandoned properties designation. The total cost of the search is $300.00 which includes a superior court search. Funds from the abandoned properties program can pay the cost of the property search. Mr. Bradford made a motion to commence the title search, Mr. Musumeci seconded and all agreed.

Change existing e-mail addresses

Some e-mail addresses used by employees already have a designated municipal e-mail address, but other employees use their personal e-mail address which is subject to OPRA. Both Ms. Taylor and Ms. Trunk recommended that the Township Committee authorize establishing new e-mail addresses to replace the usage of personal e-mail addresses. Dave Keen, IT, had submitted a proposal whereby the e-mail addresses would be changed and also saved in the cloud. Mr. Bradford made a motion to approve moving to new e-mail addresses, Mr. Musumeci seconded and all agreed.

Phone Maintenance Contract with RFP Solutions, Inc.

The phone maintenance contract is up; the new contract is for two years for $1,780.00 Ms. Taylor uses the service about twice/year. Ms. Taylor was asked to find out the cost of a service call and present the findings at the next meeting.

Lennox Run Block Party – Road Closure – September 30, 2017

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

Recognition of Johnny Gaudreau – Induction into the Salem County Sports Hall of Fame

A declaration will be mailed to the family.

EMERGENCY SERVICES

Pedricktown First Aid & Rescue Squad Membership Application – Ryan Mauer – Mr. Mauer is currently a member of the Auburn Fire Company and would now like to join the Ambulance Squad. Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

PAYMENT OF BILLS

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

PUBLIC COMMENTS

Harry Moore Complimented the Committee on curbing at the Auburn intersection

Happy with the progress of the abandoned properties program

Would like to be registered for the NJLM convention in November

(Mr. Bradford made a motion to approve, Mr. Sparks seconded and all agreed to allow Mr. Moore to attend the convention.)

Wayne Niebauer Expressed his concern about the bike races being held.

Niki Trunk The roads are public. The Special Event Application is sent to both the Township and State Police. If there is a problem, residents are encouraged to call the State Police so that they can come out and investigate.

Wayne Niebauer Unhappy about the condition of the berm between Jet.com and Pollock’s house.

Dean Sparks Owner (Matrix) is now allowed to mow area as it would be in violation of the NJ DEP mandate.

Wayne Niebauer Wanted to know the status of a no-parking zone in front of Redmond’s Hall (N. Railroad Ave).

Melinda Taylor Township Committee is waiting for a letter from the Logan Volunteer Fire Company outlining their concerns

Closed to the Public

Dean Sparks Senator Sweeney was recently at Porch Farm

Met new Superintendent of Woodstown School System at Meet & Greet

Freeholders will be holding their meeting at Oldmans on Wed., Sept 20th beginning at 7:00 if anyone is interested in attending. Will be in school newsletter.

George Bradford Auburn Water Phase I construction continues

DCA gave the Township good marks following the review of the Auburn Water Phase I paperwork review.

Ambulance Squad holding two fundraisers – Sub sale till Oct. 31st and Wine & Dine on Oct. 27th at the Sportsmen’s Club.

Anthony Musumeci Auburn Fire will be holding a fundraiser September 14th – Auction.

Tom Tedesco Will get a list of items that need to be addressed at the Freeholder meeting here next week.

Jim Hackett First budget workshop is scheduled for Thursday, Sept. 21st at 9:30 a.m. and will also award the fire truck contract.

Second budget workshop (for volunteer organizations) was decided to be Oct. 12th beginning at 5:00 p.m.

Melinda Taylor Wanted to know if any Committee member was going to attend the November convention. Need to know by Oct. 1st for early registration.

**Resolution 2017-144** Executive Session (8:42 pm) Personnel – Construction Dept.

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

Summary of Executive Session: (9:12 pm) Discussed staffing of the Construction Department.

There being no further business, on a motion from Mr. Bradford seconded by Mr. Musuemci and agreed to by all, meeting was adjourned at 9:13 pm.

Respectfully Submitted,

Melinda Taylor

Municipal Clerk