

Oldmans Township Committee  
Meeting Minutes  
April 4, 2012

The regular monthly meeting of the Oldmans Township Committee was held on April 4, 2012. Meeting was called to order by Mayor Miller at 7:30 PM. This meeting was held in compliance with the Sunshine Law. All joined in the Pledge of Allegiance.

Mr. Moore requested a moment of silence in honor of the passing of Anthony Musumeci Sr.

Members present: William Miller, Harry Moore and George Bradford.

On motion by Mr. Bradford, seconded by Mr. Moore, all agreed to approve the minutes from:  
March 7, 2012 Regular Meeting

Ordinance 2012-03      Calendar Year 2012 Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank

Public Hearing:      Pete Talarico questioned the meaning of the ordinance title. Ed Paul stated that the Township is allowed to extend the cap to 3.5% but the Township is only using 2.5%. If not used this year, the money is banked for next year. Currently the budget is under the cap. Mr. Hackett indicated that the Township doesn't know what the State money is for next year.

Resolution 2012-56      Adoption of Ordinance 2012-03  
Mr. Moore made a motion to approve, Mr. Bradford seconded and all agreed.

Public Hearing:      2012 Municipal Budget – No comment from public.

Resolution 2012-57      Amendment to 2012 Municipal Budget  
This amendment was required by the State for a line item for Municipal Alliance.

Roll Call Vote: Miller – Yes  
Moore –Yes  
Bradford - Yes

Resolution 2012-58      Adoption of 2012 Municipal Budget

Roll Call Vote: Miller – Yes  
Moore – Yes  
Bradford - Yes

- Ordinance 2012-02 An Ordinance Authorizing that Court Costs be Imposed for Voluntary Dismissal of Matters Before the Municipal Court
- Resolution 2012-59 Adoption of Ordinance 2012-02  
Mr. Bradford made a motion to approve, Mr. Moore seconded and all agreed.
- Resolution 2012-60 Authorizing Membership in a Mutual Aid and Assistance Agreement Between Participating Units  
Mr. Moore made a motion to approve, Mr. Bradford seconded and all agreed.
- Resolution 2012-61 Reduction in Performance Bond for Perry Development (Lennox Run)  
Mr. Moore made a motion to approve, Mr. Bradford seconded and all agreed.
- Resolution 2012-62 Discharge of Mortgage – Rathbone Small Cities Grant  
Mr. Hoffman explained the line of title to the homeowner (Roxanne Saul). The DCA believes the money should be repaid. Ms. Saul has the option of asking the State for a reduction in the loan balance. Title company will hold the repayment in escrow. Mr. Hackett said there was a revolving loan account for small cities. Mr. Bradford made a motion to approve, Mr. Moore seconded and all agreed.
- Resolution 2012-63 Appointment of James M. Ware as Part-time Employee to Public Works  
Mr. Ware was introduced to the public as the replacement for George St. John due to his retirement.  
Mr. Bradford made a motion to approve, Mr. Moore seconded and all agreed.
- Resolution 2012-64 Comcast – Installation of Cable Service for New Municipal Complex  
Mr. Bradford made a motion to approve, Mr. Moore seconded and all agreed.
- Resolution 2012-65 Oldmans Fire Companies One Command Structure  
Mr. Bradford made a motion to table the resolution which was not seconded.  
Mr. Moore made a motion to approve, Mr. Miller seconded and both agreed;  
Mr. Bradford voted nay.  
Mr. Miller requested the assistance of Mr. Bradford as liaison to help the fire companies move forward with the new command structure.

Discussion:

Rental House (26 W. Mill St) – There was discussion about Township owned property located at 26 W. Mill Street as to whether or not to list the house with a realtor. If listed with a realtor using the MLS system, the house would not have to be bid out. Mr. Hoffman stated that an ordinance would need to be done to allow the sale through a realtor and to advertise. Would list the house “as is” with a listing price of \$85,000 and a 5% commission. American Dream Realtors would be the listing agent.

Certificate of Occupancy/Real Estate Taxes – Ms. Taylor suggested to the Committee that since the tax collection rate had fallen in 2011 and taxes had to be increased, that the Committee consider an ordinance requiring real estate taxes be paid and current prior to issuing a CO. Mr. Miller questioned whether this would target landlords of rental properties more so than homeowners. Ms. Taylor stated she would report back to the Committee a summary of delinquent taxes and whether it is homeowner or landlord.

New Municipal Complex- Change Order – A change order was introduced with a reduction in construction costs of \$7,000. The change order removed cast iron pipes and changed them to PVC and removed copper pipes to CPVC.

Public Comment:

Jay Perry- Inquired about the removal of the underground storage tank in the municipal building.

Cordy Taylor- Wanted to know if lot line adjustments had been made to homes on West Mill Street giving them the portion of property in the back of the municipal lot. Mr. Miller stated the lines had been adjusted.

Bob DelPercio- Wanted to know if Resolution 2012-65 was the whole plan and would a plan be released to the public. Mr. Miller stated the proposal for the working plan would come from the fire departments working with the liaison. Mr. Bradford stated the plan would be released to the public.

Jon Evans- Believed Resolution 2012-65 was premature to pass. Mr. Miller stated the resolution was a start, not the finish.

Dolores Bradford-Wanted to know about the Ladies Auxiliary in regard to the one command center. Mr. Miller stated that each auxiliary would still be able to continue working with each fire company.

Pete Talarico- Wanted clarification on whether there is one fire company or two. Mr. Miller stated two fire companies, one command center.

Public Comments Closed

Payment of Bills-Auburn Water went up beginning in December. The meter was pulled and tests are being done to see if there is a problem with the meter/water line.

Mr. Bradford made a motion to approve payment of bills and additional invoices, Mr. Moore seconded and all agreed.

Mr. Hackett- Mr. Hackett hopes to present quotes/recommendations for a bond anticipation note for the new municipal complex during the May 2<sup>nd</sup> meeting. Currently he has seen rates of 1-1.25%.

Also, Mr. Lynch recommended installation of a back up generator for Auburn Water. One quote came in at \$3,200. Mr. Hackett is waiting for another proposal.

Ms. Taylor- Going to work with Jim Nipe and write a trash dumping/removal policy and procedures for the Township. After speaking with Salem County Health Dept. it was determined that they would not be able to assist as much in trash dumping as in the past.

Mr. Miller- Public Announcement that there is a new law about fertilizing your lawn. If fertilized by a professional, a license would need to be obtained by the professional landscaping company.

Also announced, Comcast is going from analog to digital on all their stations beginning April 17<sup>th</sup> and residents would need to change their boxes if they haven't done so already.

Mr. Miller also announced that Matthew Cassidy, an Eagle Scout candidate, would be building a sign for the Ambulance Squad for his Eagle Scout project.

Mr. Moore- Upon reviewing the site remediation report for Clara Barton Turnpike Rest Station, Mr. Moore noticed that the use was incorrect. He will try to have changed.

Also in regard to the environmental report for Rustic Inn, it stated groundwater unknown.

PolyOne vapor test passed with flying colors.

Also questioned whether the Open Space Trust Fund would be used for the Land Trust property for demolition.

Wanted to know if the Township had an Affordable Housing Spending Plan. Mr. Miller stated that he asked Mr. Peter Van den Kooy, Township Planner, for a proposal for the Township's spending plan.

Jay Perry- Would like to be involved with the Planner and Tri-County Maintenance in regard to Affordable Housing.

Mr. Bradford- Local fundraisers: Ambulance Squad – Flower sale and Coin Drop  
Logan Volunteer - Breakfast with Easter bunny  
Pedricktown Day – Mother’s Day Breakfast May 12

Mr. Miller- First construction meeting was held. New municipal complex should be completely done by end of October. Currently ahead of schedule.

Resolution 2012-66 Executive Session – Litigation

Executive Session Begun 8:35 p.m.

Executive Session Ended 9:00 p.m.

Executive Session Summary

Energy Freedom Pioneers/Branchville – Mr. Hoffman will counter propose a mortgage in the amount of \$700,000 to Mr. Telsey.

National Lead – Proceed with tax foreclosure. At sale, a simultaneous transfer of tax foreclosure certificate and deed.

Other Business

Mr. Hackett stated that Mr. Ware will begin working for the Township in April 12<sup>th</sup>.

There being no further business, on motion by Mr. Moore, seconded by Mr. Bradford, all agreed to adjourn meeting at 9:05 PM.

Respectfully,

Melinda Taylor  
Acting Municipal Clerk