

Oldmans Township Committee
Meeting Minutes
May 2, 2012

The regular monthly meeting of the Oldmans Township Committee was held on May 2, 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.

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

Previous Minutes: April 4, 2012 Regular Meeting
 April 4, 2012 Executive Meeting

Mr. Moore made a motion to approve, Mr. Bradford seconded and all agreed to approve the minutes.

Resolution 2012-67 Salem County Improvement Authority Solid Waste Division Agreement for 2012

Mr. Miller spoke with Melinda Williams and Debra Turner-Fox of the SCIA regarding concerns about the proposed contract. Ms. Turner-Fox agreed to allow Oldmans Township to change the payment time frame from thirty days to sixty days. Mr. Miller also questioned the possibility of the Township exceeding the over tonnage, but it was determined that Oldmans typically does not exceed the tonnage.

There was also discussion among the Committee about carcass removal. Ms. Taylor was directed by the Committee to contact Ned Shimp, Animal Control Officer, about the removal of dead animals on Township roads.

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

Resolution 2012-68 COAH Trust Fund Timeline Extension

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

Resolution 2012-69 Requesting State to Restore all Energy Tax Receipts Property Tax Relief Funding

Mr. Hackett explained that State aid is divided between "Contra" and energy tax receipts. Contra has decreased in past years while energy tax receipts has increased. Energy tax receipts are made up taxes paid by utility companies.

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

Resolution 2012-70 Bond Anticipation Note in the amount of \$1,600,000.00

Mr. Hackett stated that an Ordinance was passed fall of 2011 in the amount of \$1,600,000.00 to fund the construction of the new municipal building. A total of six banks were contacted, of which three responded with a rate quote. Pennsville National Bank quoted the lowest rate. The Bond Anticipation Note will be for a period of one year with interest due at maturity.

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

Resolution 2012-71 Pedricktown First Aid & Rescue Squad Raffle License

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

Discussion Items:

Littering Policy and Procedure – Ms. Taylor presented to the Committee for their approval suggested procedures for remediation of littering problems. After discussion with the John Hoffman, it was determined that as long as the notification letter was standardized in regard to time frame allowable to clean up litter, the Township would be sufficiently protected. The Committee agreed to allow seventy-two hours for litter to be cleaned up by the litterer.

Oil Tank Removal – Three companies were contacted, but only two submitted proposals to decommission the 550 gallon underground oil storage tank beneath the public works garage floor. Each company required the removal of the work bench and subsequent cementing of the garage floor to be done by the Township. After review of the contracts, the Committee agreed to award the contract to Monarch Environmental Inc. Mr. Hoffman will review the contract.

Resolution 2012-72 Award Contract for Decommissioning of 550 gallon Underground Oil Tank to Monarch Environmental Inc. in the amount of \$3,535.00 plus \$0.35/gallon for any liquids removed from the tank.

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

COAH Planning – Two proposals were received for the review of the Township’s COAH plan. Mr. Miller spoke with Lou Joyce of the County about the hourly rate. Mr. Miller would like a quote for the whole project, not an hourly rate. Mr. Joyce is familiar with the Township’s Master Plan. Mr. Hoffman recommended an Interlocal Agreement with the County on an “as needed” basis for a planning engineer. Birdsall Services Group proposal included a Housing Element and Fair Share Plan Amendment in the amount of \$7,200 and a Spending Plan Element in the amount of \$2,150. The fees for the COAH planning can be paid out of the COAH Trust Fund as administrative fees. There is the possibility that the Township could send the COAH plan to the state “as is” without any changes.

Mr. Moore made a motion to direct Mr. Hoffman to prepare an Interlocal Agreement with Salem County, Mr. Bradford seconded and all agreed.

The Township Planning Board is working on the next element of the Master Plan – Farmland Preservation. Birdsall quoted \$15,000 - \$19,000 for that element.

New Municipal Complex:

Proposed Change Order – All the general contract bidders missed this particular item in the bid package in regard to the 8 foot overhang over the public works garage. The overhang will have to be reinforced at the cost of \$5,825.

Resolution 2012-73 Change Order for Top Cord Truss Extension not to exceed \$5,825.

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

Comcast Business Class Service Order Agreement – Comcast has proposed to provide phone, internet and tv service at the cost of \$ 256.65 (once the monthly fee of \$14.95 for a static IP line is removed). The contract would be for three years. This is a substantial savings from what the Township is currently paying to Verizon.

Mr. Bradford made a motion to direct Mayor Miller to enter into a contract with Comcast, Mr. Moore seconded and all agreed.

Public Discussion:

Cordy Taylor - Suggested that Township request from Comcast at "00" number for the new building since stationary will need to be changed for new address.

Mike Moore - Wanted to know status of repairs for hose, brush truck and fire truck. Mr. Hackett stated a capital ordinance may be necessary to fund the repairs. He will check on useful life of requested repairs and see what can be funded under the capital ordinance and what must be funded out of the fire budget. Mr. Hackett will also check with the Twp. auditor. The Township could hold a special meeting if an ordinance is required. Mr. Miller directed Mr. Moore to find out information about refurbishing the tanker which could be funded under capital ordinance.

Mike Moore - Wanted to know the status of the Mutual Aid Agreement between the County and the local emergency response stations. Mr. Miller said that he had heard from two of the three companies and is waiting for a response from Melody Reese for Auburn Fire. Melody is to forward her responses to John Hoffman's inquiries. Once that is done, the Agreement can be signed.

Closed to the Public

Payment of Bills

Mr. Bradford made a motion to approve the payment of the bill list and additions, Mr. Moore seconded and all agreed.

Mr. Hackett - Would like to tentatively schedule a special meeting on Monday, May 21st at 6:30

Mr. Bradford - Logan Volunteer Fire Co. breakfast fundraiser well attended and successful. Pedricktown Day Committee holding breakfast fundraiser on Sat. May 12th. Tax Assessor on vacation, be back May 10th. Fire Chiefs met with another meeting scheduled. "Work in progress."

Mr. Moore - Wanted to know if Lennox Run recycles their dumpsters. According to Jim Nipe, the dumpsters are mostly construction debris which is not recyclable. Mr. Moore stated that Pittsgrove purchased night cameras using Clean Communities money to catch people littering. Pittsgrove will let us know if that is successful. There are two household hazardous waste collection days in Salem County – Pennsville and Upper Pittsgrove.

Questioned environmental report on Route 295 Truck Stop property in regard to groundwater contamination. Mr. Miller suggested the state website for possible clarification.

Mr. Moore would like to start a process for demolition of abandoned properties; gave copies of article to Committee members.

Mr. Miller - Public Notice from DEP – fish advisory. Go to website for more information.
Public Notice from DEP – drought conditions, water consumption should be limited.
NJ American Water is increasing their rates effective May 1st.
Township did not receive grant for sidewalks from NJ DOT.
Sending letter to Senator Sweeney asking for support for Jessica Lunsford Act.

Resolution 2012-74 Executive Session – Litigation for Branchville and National Lead. Sale of Township owned property (26 W. Mill Street).

Executive Session: 8:38 p.m.
Regular Session: 9:55 p.m.

Branchville - Adam Telsey presented his client’s proposal of making improvements to the property for credit toward the mortgage. The Township would like the water facility improved and properly licensed. Interest on property taxes and a portion of principal would be paid down with the rest to be placed on an installment plan. Mr. Telsey will write a proposal for the Township’s consideration.

National Lead – The Township will continue foreclosure proceedings. Mr. Hoffman will begin to advertise for public auction of property. Township will check with Mike Raio about property value for use in establishing a minimum bid.

Rental Property – Township considering selling property to a builder to fix up and sell as a COAH unit with a COAH deed restriction.

There being no further business, on motion by Mr. Moore, seconded by Mr. Bradford and all agreed to adjourn meeting at 10:02 PM.

Respectfully Submitted,

Melinda Taylor
Acting Municipal Clerk