OLDMANS TOWNSHIP

Regular Meeting Minutes

April 12, 2017

The regular monthly meeting of the Oldmans Township Committee was held on April 12, 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: March 8, 2017 Regular Meeting

March 8, 2017 Executive Meeting

March 29, 2017 Special Meeting

March 29, 2017 Executive Meeting

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

FINANCE OFFICE:

**Resolution 2017-68** Establish Escrow Account for Matrix Salem Land Development LLC for a Restoration Bond for Property Formerly Known as Block 28.01/ Lots 48, 48.01, 49, 50, 51 and 52 and Now Known as Block 28.01/Lots 62, 63, 64, 65, 66 and 67

A Restoration Bond was a requirement of the Planning Board for the development of the property.

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

**Resolution 2017-69** Establish Escrow Account for Matrix Salem Land Development LLC for Professional Fees/Inspections for Block 28.01/Lots 63, 64 and 65

One escrow account but three separate subaccounts, one for each lot.

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

**Public Hearing** 2017 Municipal Budget – No comments made.

**Resolution 2017-70** Amendment to 2017 Municipal Budget

There was a $923.00 deficit in Auburn Water utility account that needed to be included in the budget numbers. Does not affect the tax rate.

Roll Call Vote:

Bradford Aye

Musumeci Aye

Sparks Aye

**Resolution 2017-71** Final Adoption of 2017 Municipal Budget

Roll Call Vote:

Bradford Aye

Musumeci Aye

Sparks Aye

Purchase of Municipal Dump Truck

The Township has budgeted for a replacement dump truck. Mr. Hackett would like to review the COOP process. Also have other purchase options such as State Contract or public bid. Three steps need for using a COOP:

1. Determine if organization meets criteria of national contract (solicitor determines).

Contract must be beneficial to the municipality showing a savings to the taxpayer.

1. Pass resolution with intent to purchase dump truck through COOP.
2. Public hearing held for contract.

The State contract truck is not the same quality as the COOP. County recently purchased State contract dump truck; has some issues with truck. It was suggested that the contractor provide the necessary information to Ms. Trunk. If COOP recently sold a truck to another municipality, maybe check out their criteria.

ADMINISTRATIVE:

**Resolution 2017-72** Realtor Contract for Property Known Located at Block 11/Lot 17 a/k/a 15 S. Railroad Ave. (Former Elementary School)

Theresa Cannizzaro is being listed as the realtor with a 5.0% commission.

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

Also discussed was a listing price for the old school. Mr. Bradford made a motion to list the property for $100,000.00 with a minimum bid price at auction of $75,000.00. Mr. Musumeci seconded the motion and all agreed.

**Resolution 2017-73** Agreement to Commit Mount Laurel Trust Funds Pursuant to P.L. 2008 c.46 By and Between Oldmans Township and Salem County Habitat for Humanity

Committee discussed monetary contribution amount to pledge to Habitat. It was agreed funds would not exceed $25,000.00. Additionally, the Township would offer the services of the Township Engineer in order to obtain septic approval; the cost of which would be borne by the Township.

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

Special Event Applications:

Oldmans Township School 5K Run/1 Mile Walk on 4/29/2017

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

First Baptist Church of Pedricktown, Crop Walk on 4/30/2017

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

Oldmans Landfill Located at Woodstown-Pedricktown Road – Notice of Violation from NJ DEP

Three different vendors submitted proposals. All three air quality testing methodologies were reviewed by Ms. Taylor with the NJ DEP. The NJ DEP negated one vendor and their testing methodology. The remaining two were both acceptable and very close in pricing. Before a contract can be signed, the Township must obtain permission to use the Landfill Escrow Account in order to pay for the testing. It is not known at this time if future testing will be required. Need to finish this round of testing which will determine if an air quality permit is required and the type of permit.

Mr. Bradford made a motion to approve the proposal of EarthRes, subject to receipt of State approval to use the escrow account to fund the project. Mr. Musumeci seconded and all agreed.

Camp Pedricktown:

Electrical Work - Three contractors were contacted but only two proposals were received to bring electric into Camp Pedricktown. Electric service is needed for the continued remediation of a small area that is owned by the Township. A generator will be used as part of the remediation and electric is needed for that. There was some confusion about one of the bids as to the possible cost of replacement electric poles. Ms. Taylor was asked to obtain further clarification from Krise Electric.

Eviction Notice - Ms. Trunk drafted an eviction notice for the Committee’s review. As there is no lease with the Township, the eviction notice could state that the tenants must leave immediately. The Township agreed to a thirty (30) day eviction notice. Mr. Musumeci made a motion to approve, Mr. Bradford seconded and all agreed.

Abandoned Properties:

Amendment to Ordinance 2016-13 – Ms.Trunk discussed the need to amend the current ordinance to be clearer on the type of days allowed for a response, whether calendar days or business days. For noticing mortgage companies, it was recommended for ten (10) business days. The amended ordinance will be introduced at the May meeting.

Inspection Update: Ms. Taylor stated that three-quarters of the properties on the inspection list have been inspected. Seventeen properties qualified as needing a registration and letters were sent. Of the seventeen notifications, seven (7) mortgage companies have responded by registering and paying the required fee. While not required, it was suggested that another certified mailing be sent to those companies who have not yet responded prior to beginning court proceedings.

2017 Aerial Mosquito Control Consent

There is no cost to the Township for the services of the Mosquito Commission.

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

EMERGENCY SERVICES:

Amendment to Chapter 48 – Alarms, Section 48.5 A “False Alarms”

Ms. Trunk discussed with the Committee the different options available to them regarding the raising of the penalty for false alarms—the fee could be raised to a stationery fee or graduated. Fees could be adjusted for residential versus commercial false alarms. Currently the ordinance reads that an entity is allowed two false alarms/year before a penalty commences. The Committee is considering a graduated fee structure but would like input from the fire companies. Mr. Musumeci will reach out to them and discuss. The Ordinance can be introduced in May with a public hearing in June. Any funds received from false alarms would be payable to the Township, not the fire company.

**Resolution 2017-74** Salem County Emergency Management Mutual Aid and Assistance Agreement Between Participating Units

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

Logan Volunteer Fire Company Membership Application – Kyle R. Moore

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

PLANNING BOARD:

**Resolution 2017-75** Cancellation of Escrow Account for Matrix

This escrow account was for the first Gateway Business Park, not the current expansion. Ready for release.

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

**Ordinance 2017-04** Approving the Financial Agreement for Tax Exemption for Matrix Gateway Business Park East Urban Renewal Lot 63, LLC for the Construction of an Industrial Warehouse Project Located within the Industrial Park Redevelopment Area (Gateway Business Park)

**Public Hearing** No comment.

**Resolution 2017-76** Final Adoption of Ordinance 2017-04

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

**Ordinance 2017-05** Approving the Financial Agreement for Tax Exemption for Matrix Gateway Business Park East Urban Renewal Lot 64, LLC for the Construction of an Industrial Warehouse Project Located within the Industrial Park Redevelopment Area (Gateway Business Park)

**Public Hearing** No comment.

**Resolution 2017-77**  Final Adoption of Ordinance 2017-04

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

PUBLIC WORKS:

Vendor Chipping Services

Due to large amount of chipping still left from the storm, Mr. Nipe requested the services of a chipping company for two more days. As there are sufficient funds in the recycling fund, two more days of an outside vendor were approved. Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

Signage for Lerro Road/Gateway Business Park

If a sign is to be placed on New Jersey State road, permission must be obtained from the NJ DOT Commissioner. Township would like to place Gateway Business Park directional signs on Route 295 and Route 130. Ms. Trunk suggested reaching out to the State Police in support of signage.

There is some question about whether the Township is allowed to place restrictions on Lerro Road for commercial vehicles; whether State approval is necessary. Mr. Tedesco will reach out to the State to inquire about the interpretation of “commercial.”

PAYMENT OF BILLS

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

PUBLIC COMMENT None.

Dean Sparks - Street sign at Pedricktown-Woodstown Road/Pennsville-Auburn Road is missing

NJ DEP Director is coming to Oldmans for a meet and greet

George Bradford - Last month’s resolution regarding unfunded, State mandated bail reform was a success. State rescinded directive.

Court receipts for Oldmans in February $2,345 and March $3,103

Auburn Water – generator is now on-line and operational

DCA reviewed Auburn Water Grant paperwork and passed inspection

Ambulance Squad hosting a Flower Sale fundraiser for Easter

Ambulance Squad selling subs for fundraiser

Pedricktown Day Mother’s Day Breakfast will be May 13th

Anthony Musumeci - Logan Fire will be hosting a Chicken Barbeque May 20th

Auburn Fire Chicken Pot Pie fundraiser was successful

Spoke with Atlantic Electric and requested two poles be replaced

Tom Tedesco - Matrix hopes to begin construction next few weeks.

There being no further business, on a motion from Mr. Bradford seconded by Mr. Musumeci and agreed to by all, meeting was adjourned at 8:50 pm.

Respectfully Submitted,

Melinda Taylor, Municipal Clerk