Oldmans Township

Regular Meeting Minutes

April 13, 2016

The regular monthly meeting of the Oldmans Township Committee was held on April 13, 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, George Bradford and Anthony Musumeci

Approval of Minutes: March 9, 2016 Regular Meeting

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

FINANCE OFFICE:

**Ordinance 2016-03** Ordinance to Exceed the Municipal Budget Appropriation Limits and to

Establish a Cap Bank for Calendar Year 2016

Mr. Hackett explained that this ordinance is adopted each year. Mr. Musumeci made a motion to open the ordinance for public hearing, Mr. Bradford seconded and all agreed.

**Public Hearing** No comment.

**Resolution 2016-73** Final Adoption of Ordinance 2016-03

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

**Public Hearing** 2016 Municipal Budget

Mr. Hackett stated there would not be an increase in the local purpose tax.

No comment from the public.

**Resolution 2016-74** Amendment to 2016 Municipal Budget

The budget is only being raised by approximately $500.00 from the 2015 budget.

Roll Call Vote:

George Bradford - Yes

Anthony Musumeci - Yes

Dean Sparks - Yes

**Resolution 2016-75** Final Adoption of 2016 Municipal Budget

Roll Call Vote:

George Bradford - Yes

Anthony Musumeci - Yes

Dean Sparks - Yes

Construction Building Change Order – Tom Tedesco stated that the insulation originally spec’d for the block inserts is unavailable. The contractor has proposed a different insulation which will result in the office areas being fully insulated (walls and ceilings) but not as much insulation in the garage. The Township will receive a credit of $1,639.70. Mr. Musumeci made a motion to approve, Mr. Bradford seconded and all agreed.

HOUSING OFFICE:

**Resolution 2016-76** Hiring of Interim Housing Officer – Kerry (Kasey) Carmer

The current housing officer is temporarily out on disability. Mr. Carmer has been interviewed and is willing to work on a temporary basis.

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

PLANNING BOARD:

**Resolution 2016-77** Amendment and Supplement to the Camp Pedricktown, BRAC, Enclave, Community College and Vicinity Redevelopment Plan Dated March 31, 2016 to the Oldmans Township Planning Board

Two previous preliminary studies were done in October, 2005 and April 2007. Mr. Adam Telsey, representing Manfredi, has requested an amendment to the plan be reviewed by the Planning Board.

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

**Resolution 2016-78** Support of Continued Funding Levels for the State of New Jersey Open Space-Farmland Preservation Program

Upper Pittsgrove has already approved this resolution and requested that other municipalities within Salem County also consider.

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

**Ordinance 2016-04** Adding to Chapter 110 Code of the Township of Oldmans

This ordinance is regarding grading plans for lots less than one acre in size and for land disturbance of 5,000 sq. ft. or more. The Township already has grading standards for lots larger than one acre in place. The Planning Board has reviewed this ordinance and is recommending to the Township Committee its approval. The public hearing will take place at the May meeting.

**Resolution 2016-79** Introduction to Ordinance 2016-04

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

**Resolution 2016-80** Amending Resolution 2016-57 Authorization to the Planning Board to Conduct an “In Need of Redevelopment” Study for Block 28.01/Lots 48, 48.01, 49, 50, 51 and 52

If eminent domain is not being considered as part of the study, the resolution must reflect as such. The original resolution did not specifically state no eminent domain so this resolution will amend the original by stating that eminent domain will not be used in the proposed study area.

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

ADMINISTRATIVE:

Special Event Application Draft – The Committee has not yet responded to the Clerk with comments so this matter will be tabled until the next meeting in May.

Document Shredding Services – Ms. Taylor obtained three quotes for document shredding. The documents to be shred have been approved for destruction by the State and there are specific methods of destruction allowed by the State. Two of the shredding companies will take the documents and shred off-site while one company, Shred One Security, will shred on-site. The Committee agreed that they felt more comfortable have the material shredded on-site.

Divestment Procedures of Township Owned Real Estate – Solicitor Niki Trunk explained to the Committee that the Township is not allowed to sell real estate to private parties without going to public auction. The Township would be allowed to use the services of a realtor to market the properties, but must hold an auction to allow for transparency in the transaction. A public notice must be published prior to the auction. The Township is permitted to restrict such things as the use of the property, designate what can be built and a minimum bid. Ms. Taylor gave the Committee a list of potential properties to be considered for auction which will be discussed at a future date.

Salem County Shared Services Study for Construction Office – Presentation by Cordy Taylor, Member of Salem County Shared Services Committee. The Freehold Board is considering offering shared services for the construction office. Currently three municipalities use the State for inspections, two municipalities have inspector vacancies and two (Oldmans and Woodstown) area already in a shared service. The State has been encouraging shared services for the past few years and is greatly supported by State Senators. The County would provide a full-time construction official, with benefits, and a technical assistant. The County would collect the permit fees to fund the office with the exception of large projects. On large scale projects, the construction official would have office hours at the municipality where the project is located and the municipality would be paid some of the building permit fees. The Freeholders are not requesting a commitment at this time, only for information.

Mr. Hackett stated that based on each year’s UCC annual report, with the exception of large project years such as Lennox Run or buildings in the Gateway Business Park, the Township breaks even on the cost of maintaining a construction office. The Oldmans Township Committee agreed to provide the requested information

EMERGENCY SERVICES:

Application for Membership for Pedricktown First Aid Squad – Jose Martin Viana: Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

Application for Membership for Auburn Volunteer Fire Company – Jeffrey Hadlock: Mr. Musumeci made a motion to approve, Mr. Bradford seconded and all agreed.

**Resolution 2016-70** Appointment of Deputy Emergency Management Coordinator – Justin Adams

Questions arose at the last Township meeting regarding training requirements for this position. Jeff Newman has been working with the County to obtain the necessary information. Currently Mr. Adams has completed training ICS 100 and ICS 200. Based on the State requirements, Mr. Adams has one year from the date of appointment to complete the necessary training to be fully certified as an Emergency Management Coordinator. Mr. Musumeci made a motion to approve, Mr. Bradford seconded and all agreed.

PUBLIC WORKS:

Safe Routes to School Grant Program – In past years the school and Township worked together for this grant. Previously there were not enough walking students to warrant approval of the grant. Tom Tedesco will reach out to Grantsman Mark Blauer and Gary Moore to find out if this grant is more feasible this year.

PAYMENT OF BILLS

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

PUBLIC COMMENTS

Joe Kalnas - Took down a tree himself and placed the trimmings out front for chipping. He was told by Public Works that the limbs would not be chipped since he removed a tree and the chipping service is not for tree removal. He stated that the website and newsletter did not match and wanted the limbs trimmed.

George Bradford - Read the passage from the Oldmans Township Newsletter to the audience which stated that the Township is not responsible for tree removal.

Joe Kalnas - Both Anthony and Dean have volunteered to come to his property on their own to remove the tree branches.

Jim Hackett - Expressed his concern that by removing Mr. Kalnas’ tree branches, a precedent would be set.

George Bradford - The intent of the rule was that the Township did not enter the business of tree removal.

Niki Trunk - Suggested that maybe the ruling should be better defined.

Sam Guida - Stated his concern about the possible shared services for the construction office. He doesn’t want to give anything to the County.

Kevin Norton - At the railroad tracks on Penns Grove-Pedricktown Road, there is a large mud puddle that appears when it rains which causes slick conditions. Wanted to know if anything was being done to alleviate the problem.

George Bradford - County Bill Miller is aware of the problem. Before Harry Moore retired from office, he had discussed with the County.

Anthony Musumeci - Has a meeting with Bill Miller next week and will discuss at that time.

Justin Adams - Wanted to clarify when he would be required to finish his Emergency Management classes.

Melinda Taylor - Will find out what the schedule is and forward to him.

Cordy Taylor - Thanked Public Works for positioning the sign for speed limits on Mill Street. Is there anything else that could be done to help in town?

State Trooper Mike Murray - Ticketed speeding autos for two days and wrote lots of tickets. Hard to monitor each road within Salem County – 400 square miles of road. Will continue to assist.

Wayne Niebauer - Concerned about the cost of heating the new construction building garage since there won’t be as much insulation.

Tom Tedesco - While the garage area has heaters, it is not anticipated that the area will need the heat.

Wayne Niebauer - Believes the insulation should be built in.

CLOSED TO PUBLIC

George Bradford - Mid-Salem Court doing well; earned $2,000.00 in March.

Atlantic Electric will be trimming trees in Auburn

Tax Office will be holding its tax sale June 29th. Collection rate for last month is over 94%.

Pedricktown-Woodstown Road will be paved shortly – waiting for asphalt plants to open.

Anthony Musumeci - Another bad accident at Pointers-Auburn Road and Pedricktown-Woodstown Road. Meeting with Bill Miller. Would like to suggest a 4-way stop sign.

Road Clean-up: Oldmans School is interested in participating. Who should they contact.

Auburn Fire – truck title status. Niki will check.

Auburn Fire needs a new roof as the old part is leaking. The high roof was replaced recently but the lower roof was ineligible for repair from JIF based on its age.

Phyllis Moore - Logan Fire paid for their own roof as they own their own building. Auburn owns their own building, why should Auburn get their roof paid for by the Township?

Anthony Musumeci - Logan Fire is working on gathering specs for a new fire truck.

Jim Hackett - Bond Anticipation Note will be due in May. Will obtain quotes from local banks.

Tom Tedesco - Kay Gardens - paved last week and final seeding should be on Friday.

Larry Stewart - Will the whole road be blacktopped? Water problem is much better now.

Tom Tedesco - Kay Gardens’ roads are on the top of the list for a grant application from the NJ Dept. of Transportation.

**Resolution 2016-81** Executive Session: Litigation and Contract Negotiations

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

Summary of Executive Session: (8:32)

Niki Trunk stated that a Tort Claim was received by the Township, discussed litigation regarding Jeri Goff and there was an update for the contract regarding farming of Township property. No action was taken.

There being no further business, on a motion from Mr. Bradford, seconded by Mr. Musumeci and agreed to by all, meeting was adjourned at 8:35 pm.

Respectfully Submitted,

Melinda Taylor

Municipal Clerk