OLDMANS TOWNSHIP

Regular Meeting Minutes

August 8, 2018

The regular monthly meeting of the Oldmans Township Committee was held on August 8, 2018. 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: July 11, 2018 Public Hearing for NJ DCA Small Cities Grant

July 11, 2018 Regular Meeting

July 11, 2018 Executive Meeting

July 25, 2018 Special Meeting

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

FINANCE OFFICE:

**Resolution 2018-112** Accepting 2017 Financial Audit

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

**Resolution 2018-113** Canceling Overpayment to State From Uniform Construction Code Fees in the amount of $204.00

Based on the recommendation of the auditor, cancelling an overpayment to the State.

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

STREETS & ROADS:

**Resolution 2018-114** Requesting Permission from Salem County Freeholders for Installation of Stationary Flashing Speed Radar Signs Along County Owned Roads

Requesting placement of signs on Railroad Ave., Mill Street and Main Street, Auburn. There was some discussion as to whether or not the County would install the signs – to be determined.

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

NJ DOT Grant Application Opportunity – Municipal Aid Grant. The Township needs to choose two roads to apply for a grant for repaving. Tom Tedesco will work with Anthony Musumeci and Jim Nipe to determine which roads.

ADMINISTRATIVE:

**Ordinance 2018-08** Amending Chapter 115 Maintenance of Property, Section 115-2

**Resolution 2018-115** Introduction to Ordinance 2018-08

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

**Resolution 2018-116** Adopting the Form of the NJ Tort Claims Act Questionnaire Required to be Utilized by Claimants for the Filing of Notices of Tort Claim Against the Township of Oldmans

JIF is recommending that the Township adopt the new questionnaire format. Ms. Trunk explained that a person has 90 days to file a tort claim. The new questionnaire asks more information of the person potentially suing and better protects the municipality.

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

**Resolution 2018-117** Reduction of Performance Bond for Property Located at Block 28.01/Lots 62, 63, 64, 65 and 66 from $840,000 to $50,000

The Performance Bond is for the Gateway Park Expansion by Matrix on the Sorbello property. The common improvements are approximately 85-90% complete. Still needs landscaping. Mr. Tedesco believes $50,000 is sufficient to cover the cost of landscaping if Matrix doesn’t finish the work.

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

Proposed Ordinance for Cannabis Legislation

Ms. Trunk explained that according to the way Oldmans Township Code is written, everything is prohibited unless it is specifically listed as being allowed. But in an abundance of caution the Township can approve an ordinance prohibiting the growing, sale and distribution of marijuana. Marijuana growers cannot claim “Right to Farm” since marijuana is currently prohibited by the Federal Government.

Ms. Trunk recommended that the ordinance be presented to the Planning Board and their solicitor for comments. The Township Committee is responsible for approving the ordinance but the Planning Board should be made aware of the proposed ordinance.

There are two bills pending regarding marijuana use – one allows a municipality to act within one year or else it is prohibited from enacting any ordinances for five years. No other municipalities have passed an ordinance in Salem County but the topic is being discussed. Currently State law allows six dispensaries – 2 north, 2 central and 2 south.

Mr. Bradford made a motion to send the ordinance to the Planning Board for their review, Mr. Musumeci seconded and all agreed.

Create and Maintain list of Municipal Residents in Need of Special Assistance in Case of Emergency for Public Safety Purposes

The State is enacted a law that allows a municipality to create a list of residents who may need special assistance in case of an emergency, such as blind, deaf, non-ambulatory, oxygen tanks, etc. The list is only for public safety and would be given to the three emergency service groups. The Clerk’s office would be responsible for obtaining the names of those individuals who wish to be listed. A sample letter was reviewed. This is a voluntary program and not State mandated.

Mr. Bradford made a motion to create and maintain the list, Mr. Musumeci seconded and all agreed.

Tree Removal Request – Block 5/Lot 7

At the last meeting a resident had requested that the Township remove a tree on a vacant lot that was causing problems in their yard. Mr. Nipe obtained a quote for the tree removal ($1,500.00). The Committee believed that by taking down the tree on land that is not owned by the Township would create a precedent. Mr. Sparks will talk with Mr. Sholders about the tree.

COAH – 78 Perkintown Road – Septic Design

Mr. Tedesco explained to the Committee that there are two options for septic design:

1. Reconstruct house on same foot print
2. Demolish house for vacant lot

It is easier to obtain septic and wetlands approval if the house is not demolished and is reconstructed instead. It is not permissible to obtain septic and wetlands approval with the house standing, and then tear down the house once approvals are granted. Mr. Tedesco will check on whether or not the house can be expanded as part of the renovation. He has begun the surveying work; there are some low areas and a high water table. The property is surrounded by three ditches. The next steps would be to finish the lot survey, prepare a septic design and apply for a wetlands delineation. Mr. Tedesco will prepare a cost proposal for the Committees review.

Mr. Bradford made a motion to continue with the survey work, Mr. Musumeci seconded and all agreed.

EMERGENCY SERVICES:

Status of Purchase of Truck Chassis for Pedricktown First Aid & Rescue Squad

The Municipal Clerk has not received any comments as of today. The contract can be awarded after the comment period has ended, August 14, 2018.

PAYMENT OF BILLS:

The bill for the brush truck was included which came in below the approved $7,000.00. The brush truck is not in service yet; but running. Currently being tested before County is notified to be placed back in service. Mr. Musumeci made a motion to approve, Mr. Bradford seconded and all agreed.

Oldmans Township School

The School contacted the Township requesting the use of the municipal building as an evacuation site in case of an emergency at the school. Previously Logan Fire was the site but the State Police recommended changing to Town Hall.   
Mr. Bradford made a motion to accept the school’s use of the municipal building as an evacuation site, Mr. Musumeci seconded and all agreed.

PUBLIC COMMENT:

Harry Moore 1. Pot hole on Penns Grove-Pedricktown Rd by Kevin Norton’s.

2. Need right of way cleared at Benjamin Green Road.

3. Concerned about water freezing on Benjamin Green by berm.

Melody Reese 1. Wanted to make sure all emergency services would get the list of special assistance residents.

2. Auburn Water status?

George Bradford Water will be cloudy until new filtration system is installed. The bid process should begin in approximately 20 days for the building that will house the well and storage tank and the bid process for the filtration system is approximately 30 days away from commencing.

Kevin Norton 1. Water laying on bend at Penns Grove-Pedricktown Road

2. Trash along roads – would “no littering” signs be a deterent?

Anthony Musumeci He will reach out to the County to see if they have any signs.

Harry Moore Suggested a camera for littering

Niki Trunk In order for the litterer to be prosecuted using a camera, the picture(s) the picture needs to be validated: who threw the trash, time stamp, and date stamped. Actually have to see the person who tossed the trash, not just the car.

Jeff Moore Status on fixing road deterioration by his house: Pedricktown-Woodstown Road

Anthony Musumeci Haven’t heard back from the County about the repair.

Justin Adams Poor patch job on Pennsville-Pedricktown Rd from gas company work, very bumpy.

Anthony Musumeci County road, will check with them.

CLOSED TO THE PUBLIC

Dean Sparks 1. Wanted to know status of West Mill Street repaving

2. Notified public of mosquito spraying for August 9th

3. County did a nice job on New Road cutting back vegetation

Jim Nipe County will return to do other side of New Road – tractor broke down – getting fixed.

George Bradford 1. Mid Salem Court revenue for July was $2,356.00.

2. Tax bills sent out – increase in County and School taxes, not local.

Melinda Taylor Convention sign up has begun for early registration (reduced cost)

Harry Moore Requested that the Township register him for the convention. The Committee agreed to include him in the registration but he covers his own expenses.

EXECUTIVE SESSION:

**Resolution 2018-118** Contract Negotiations – Camp Pedricktown & Shared Services for Trash/Recycling (7:55 pm)

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

SUMMARY OF EXECUTIVE SESSION: (8:25 pm)

The Committee discussed the current contract negotiations for Camp Pedricktown and an update on possible shared service for trash and recycling.

There being no further business, on a motion from Mr. Bradford seconded by Mr. Musumeci and agreed to by all, meeting was adjourned at 8:26 pm.

Respectfully Submitted,

Melinda Taylor

Municipal Clerk