OLDMANS TOWNSHIP

Regular Meeting Minutes

December 12, 2018

The regular monthly meeting of the Oldmans Township Committee was held on December 12, 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

Presentation: NJ Transit Bus Stop Exit 7 - Cherrelle Kowalski of Jet

Jet employs about 500 workers from Salem County. Ms. Kowlowski explained that Jet draws employees from Maryland, Delaware and Pennsylvania, as well as New Jersey. Jet has an attendance policy and some workers cannot maintain their employment because they don’t have reliable transportation. A solution to this problem would be to have a NJ Transit bus stop at the Gateway Business Park. Other businesses in the Gateway Business Park would also benefit. Jet is requesting support of the Township Committee for the bus stop. Ms. Kowlowski will be reaching out to the Salem County Board of Freeholders since Gateway Boulevard is county owned. The Committee agreed to send a letter of support to the Freeholders. Also in her presentation Ms. Kowlowski also summarized the different recipients of donations that have been made in the area through Jet.

Approval of Minutes: November 14, 2018 Regular Meeting

November 14, 2018 Executive Meeting

November 27, 2018 Budget Meeting

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

FINANCE DEPT:

**Resolution 2018-158** Closure of Bank Account for Small Citied Rehabilitation Grant Program at Pennsville National Bank

The Auditor has recommended that the account be closed.

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

**Resolution 2018-160** Authorizing the Purchase of Fire Apparatus of One (1) 2019 Freightliner 2-Door, 4 x 2 Pumper Tanker Aluminum Body Tandem Axel, 1250 GPM Pump Fire Truck from Sparten Motors Pursuant to a National Cooperative Contract Agreement with Houston Galveston Area Council

Mr. Musumeci questioned the description of the firetruck which doesn’t appear to match with the current proposal. Ms. Trunk recommended that the resolution be tabled until the description of the type of firetruck can be confirmed.

**Ordinance 2018-13** Amending Ordinance 2018-10 Authorizing the Purchase of New Trash and Recycle Containers in Order to Implement a New Shared Services Agreement for Trash and Recycling Services Appropriating the Sum of $110,000 for Said Purchase

Funds in the amount of $16,000 from the recycling tonnage grant will be used toward the purchase of the containers

**Public Hearing**

Wayne Niebauer Will there be public comment on the proposed trash pickup changes?

Jim Hackett This ordinance is only for funding the purchase of the trash/recycle containers.

**Resolution 2018-161** Final Adoption of Ordinance 2018-13

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

**Ordinance 2018-14** Amending Oldmans Township Code and Providing for Salaries, Wages and Retainers for Township Officers and Employees for 2019

The increase will be 3.0%.

**Public Hearing** No comment.

**Resolution 2018-162** Final Adoption of Ordinance 2018-14

Mr. Bradford made a motion to approve, Mr. Musuemci seconded and both agreed. Mr. Sparks voted no.

ADMINISTRATIVE:

**Ordinance 2018-15** Amending Chapter 115 Maintenance of Property

Amendment exempts farming activities from property maintenance such as cutting grass on farmed land.

**Public Hearing**

Pete Talarico Does the ordinance apply to vacant land with a barn?

Dean Sparks Applies to residential properties, not open fields/farms.

**Resolution 2018-163** Final Adoption of Ordinance 2018-15

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

**Ordinance 2018-16** Amending Chapter 145 Solid Waste

Changes would be made to trash, recycle and bulk materials.

**Public Hearing**

Wayne Niebauer Concerned about timing of approving ordinance; wanted more information.

Jim Hackett Oldmans would be entering into a shared services agreement with three other municipalities.

Pete Talarico Wanted to know if the ordinance could be placed on the Township website for people to review.

Niki Trunk Each resident would receive one container each for trash and recycling. The ordinance better defines what is trash or recycling. Also describes bulk material and use of Township dumpster.

Pete Talarico What is the size of the proposed container?

Dean Sparks 95 galloon for each type of container.

Wayne Niebauer Will both his house and his garage get a container? Garage is on a separate lot?

Dean Sparks Mr. Niebauer would receive one of each type of container – each residential unit gets one container for trash and one container for recycling.

Wayne Niebauer Can he purchase another container?

Dean Sparks No. Residents should be better use of compacting their trash so the trash will fit into the container.

Fred Niebauer Will both of his units receive a container; one unit is currently not occupied.

Dean Sparks Once the unit is occupied, then each type of container will be given.

**Resolution 2018-164** Final Adoption of Ordinance 2018-16

Ordinance was tabled until the public has a chance to read the proposed ordinance. Public hearing will be held at a future date.

**Resolution 2018-165** Abandoned Property Registration for Block 8/Lot 41 a/k/ 2-4 W. Mill St.

Two letters were sent to the property owner requesting that the property be registered as abandoned; no response. Court proceedings commenced with two court dates. Property owner did not appear in court on either date. Resolution will place a $1,000.00 lien against the property for failure to register property as abandoned.

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

Appointment of Substitute Municipal Prosecutor – Judge Telsey has requested that each court system designate a substitute prosecutor. Ms. Trunk explained that the substitute should be practicing in either Gloucester, Salem or Camden County (our vicinage) and should be familiar with the judge and attorneys. The municipal prosecutor is responsible for finding the substitute.

Oldmans Landfill – NJ DEP Air Quality Testing Permit – Protocol Proposals – The NJ DEP is requiring the submission of two protocols on how the Township is going to proceed with the required testing of the air quality of landfill. The protocols must be approved prior to the actual testing commences. EarthRes was the firm that submitted the air quality permit to the NJ DEP and has worked with Oldmans and the landfill for the past year. The cost of the two protocols is $4,100.00.

Mr. Hackett explained that a transfer of funds would be necessary in order to pay for the protocols. There is a landfill trust account with approximately $80,000 but the Township needs to obtain permission from the NJ DEP to use those funds. The application was submitted but it is anticipated that the review process by the NJ DEP will take quite some time; therefore, any expenditures for testing in 2019 will probably have to be funded through the Township budget and not through the trust fund.

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

**Resolution 2018-159** 2018 Budget Transfer of Funds

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

PAYMENT OF BILLS: Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

PUBLIC COMMENT:

Bill Golt Expressed his concerns about the well contamination from Chemours. He has spoken with the EPA. Wanted to know if all residents with wells had been notified, why some wells need a treatment system and some didn’t since all comes from the same aquifer. His test results state he does not need water treatment but what about the future. Will his well be tested in the future? If he sells his house, will it be tested for this contaminate?

Anthony Musumeci Only two labs in the country test for the contaminate. Chemours was given a list of all Oldmans residents that have wells. He has met several times with Chemours. The Township requested a public hearing about the well testing but was denied.

Mr. Sachett Wanted to know the status of the ditch underneath Stumpy Lane. He cleared out some of the ditch so the water could move more freely. Still have flooding in field.

Dean Sparks Went to look for pipe but couldn’t find it. Township owns Stumpy Road, but doesn’t own the necessary equipment to clean out the pipe. May have to rent equipment or ask the county to clean it out. He will try to meet with Mr. Sacchet to see the pipe and its condition.

CLOSED TO PUBLIC

Melinda Taylor Gave a verbal report on behalf of Tom Tedesco about the following:

* Lerro Road repaving will not be completed until spring as the asphalt plants are closing.
* County will not be fixing sidewalk in front of 44 W. Mill as they believe it’s a water main situation and they did not replace the curb or sidewalk at that location.
* The depressed curb along the field will be discussed with the County Engineer; past photos show water is lying in the field the same area and the old curb was busted up from farm vehicles going over it.
* Handicapped ramp in front of 12 W. Mill will be fixed so that water doesn’t pool there.

**Resolution 2018-160** Authorizing the Purchase of Fire Apparatus of One (1) 2019 Freightliner 2-Door, 4 x 2 Pumper Tanker Aluminum Body Tandem Axel, 1250 GPM Pump Fire Truck from Sparten Motors Pursuant to a National Cooperative Contract Agreement with Houston Galveston Area Council

Mr. Musumeci, Mr. Newman and Mr. Hackett attempted to clarify the firetruck description. It was stated that the cost of the firetruck would remain the same. Ms. Trunk stated that the description of the truck would be a substantive change and she recommends tabling the resolution until further confirmation. Mr. Musumeci will confirm specs and the proposal, as well as reach out the salesman to extend the expiration date of the proposal, and get back to the Committee. It is anticipated that the resolution will be ready for the closeout meeting.

George Bradford Auburn Water – DCA approved bid specs and bids are due Dec. 19th

First Aid Squad still waiting for new chassis

Tax Office – Collection rate was 95.94% for November.

Mid Salem Court – November receipts was $1,672.00 Based on the work load, the percentage for 2019 will increase from 22% (2018) to 23%.

Anthony Musumeci Both he and Mr. Bradford attended the Salem County Economic Development Meeting which was very informative. Good suggestions were presented on how to revitalize a town that might work for the old elementary school.

Jim Hackett Proposed purchase of a vacuum leaf machine will have to wait until 2019 as there are not enough funds in the capital account at the end of the year.

Closeout meeting is scheduled for Dec. 27th; maybe with a budget workshop.

Township Reorganization meeting is scheduled for Thursday, Jan. 3rd beginning at 6:30 followed by the regular meeting at 7:00 pm.

**Resolution 2018-166** Executive Session (8:40 pm)

Camp Pedricktown – Contract Negotiations

Trash and Recycling – Contract Negotiations

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

SUMMARY OF EXECUTIVE SESSION: (10:05 pm)

Camp Pedricktown – Mr. Musumeci made a motion to approve the Clerk and Mayor to sign the Addendum to the Agreement of Sale which would include the purchase of Block 45/Lot 5.03 (water tower) and a ninety (90) day extension to go to closing; Mr. Bradford seconded and all agreed.

Mr. Kaushik gave a presentation to the Township Committee about the status of purchasing the property and the due diligence that is being performed. Mr. Sparks met with the President of Salem County College, Dr. Michael Gorhman, about the status of their property.

Trash and Recycling – Mr. Sparks met with Lower Alloways Creek about the shared service and reviewed the 2019 Budget Trash coalition. The Township Committee agreed to hold a public hearing in January to discuss the proposed trash and recycling changes.

There being no further business, on a motion from Mr. Bradford, seconded by Mr. Musumeci and agreed to by all, meeting was adjourned at 10:07 pm.

Respectfully Submitted,

Melinda Taylor

Municipal Clerk