Oldmans Township

Regular Meeting Minutes

December 9, 2015

The regular monthly meeting of the Oldmans Township Committee was held on December 9, 2015. Meeting was called to order by Mayor Bradford at 7:00 pm. This meeting was held in compliance with the Sunshine Law. All joined in the Pledge of Allegiance.

Members Present: George Bradford, Cordy Taylor and Dean Sparks

Presentation by Renee Gelblat, Project Manager for Environmental Protection Agency – National Lead

Originally 150,000 tons of soil was removed to remove lead and cambium from the site. The area was tested in 2003/2004 and the tests showed that the lead levels were coming back up. More soil was removed, approximately 15,000 tons. Restoration began with the planting of trees and meadow area. Currently the EPA is conducting a pilot study for groundwater remediation. The lead area is shrinking but there are metals in the water. The EPA is pumping lime into the ground water using injection wells to bring back the PH level to a natural state. The anticipated timeline is as follows:

July, 2015 Wells were installed on the site

August, 2015 Injection of lime into wells

Sept., 2015 Finished putting lime into ground

Oct., 2015 First round of sampling taken

Dec., 2015 Three month round of sampling

March, 2016 Six month round of sampling

Spring, 2016 Finish project

The injection wells are twenty feet deep. The State of New Jersey is working with National Lead in regard to the landfill and cleanup, and not the EPA. In the spring of 2017 the site should be in full remediation mode with the injection wells if the pilot program goes well.

Approval of Minutes: November 12, 2015 Regular Meeting

November 12, 2015 Executive Meeting

November 20, 2015 Budget Meeting

Mr. Taylor made a motion to approve the minutes, Mr. Sparks seconded and all agreed.

ADMINISTRATIVE:

**Ordinance 2015-12** Repealing a Portion of Ordinance Section 110-10 Entitled “Definitions”

**Public Hearing**

Bill Miller - Planning Board member, stated that the Planning Board is trying to prevent sprawl and wants property planning for the Township.

Pete Talarico - Wanted to know what is the benefit of this ordinance to the Township?

Anthony Musumeci- He is a large landowner and would like the option to have multiple subdivisions. Concerned about valuation of land. Would like to leave the ordinance as is without any changes.

Steve Smith - Planning Board can’t limit landowners from subdividing. Only one other municipality has “creeping subdivisions” – Alloway; all other towns have removed that language from their land use codes.

Bill Miller - No stormwater plans are required for minor subdivisions.

Steve Smith - There needs to be a plan to grow the municipality.

Ken Porch - Washington Township has always been an example of poor planning.

Closed to the Public

**Resolution 2015-142** Final Adoption of Ordinance 2015-12

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

**Resolution 2015-143** Honoring the Honorable Judge John A. Casarow, Jr.

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

**Resolution 2015-144** Recommending the Appointment of Martin W. Whitcraft as Municipal Judge of the Mid Salem County Municipal Court

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

Notice for Solicitation of Qualifications for Professional Services Under a Fair and Open Process

Ms. Taylor reviewed with the Committee the results of the RFP advertisement. Quite a few positions did not receive any solicitations. Material is available for review for those positions that professionals expressed an interest. Appointments will be made at the Reorganization Meeting.

Appointment of Substitute Crossing Guard – Nicole Sholders

Mr. Taylor made a motion to approve, Mr. Sparks seconded and all agreed.

Camp Pedricktown – Leasing Request by Rental Services System

Trucking firm has expressed interest in the use of a building at the site and to house approximately 70 trucks. A similar request was made by CST for the same type of operation, which was not granted. Based on the risk factor and that there is currently interest in purchasing the property, the Committee agreed not to rent any portion of Camp Pedricktown.

FINANCE OFFICE:

**Ordinance 2015-09** Amending Chapter 166 of the Oldmans Township Code and Providing for Increased Fees for Water Service in the Village of Auburn

**Public Hearing**

Melody Reese - Wanted to know the status of the grant for Auburn Water.

George Bradford - The increase for Auburn Water is based on the fact that the operating costs for Auburn Water have increased. The increase is $5.00/quarter.

Bill Miller - Fire hydrant costs for Auburn equate to $8,000 annually. The cost for Oldmans Twp. hydrants equates to much less. Woolwich Township has a water line about 1 mile away. Can Auburn tie into that one?

**Resolution 2015-145** Final Adoption of Ordinance 2015-09

Mr. Taylor made a motion to approve, Mr. Sparks seconded and all agreed.

**Ordinance 2015-10** Amending the Oldmans Township Code and Providing for Salaries, Wages and Retainers for Township Officers and Employees

Mr. Hackett stated that this ordinance is for all employees except Mrs. Taylor. There is a 3.0% increase.

**Public Hearing**

Pete Talarico - What is the national average for a raise?

Jim Hackett - 3.0% equates to $7,100.00 of the budget. The Township received a savings in salaries due to a change in position – a retirement. The impact on the budget is less than $500.00. All positions are part-time except for two full-time employees. No benefits are paid to any employees.

**Resolution 2015-146** Final Adoption of Ordinance 2015-010

Mr. Taylor made a motion to approve, Mr. Sparks seconded and all agreed.

**Ordinance 2015-11** Amending the Oldmans Township Code and Providing for Salaries, Wages and Retainers for Township Officers and Employees

This ordinance is for the positions held by Mrs. Taylor.

**Public Hearing** No comment.

**Resolution 2015-147** Final Adoption of Ordinance 2015-11

Mr. Bradford made a motion to approve, Mr. Sparks seconded and both agreed. Mr. Taylor abstained.

**Ordinance 2015-13** Appropriating Funds in the Amount of $30,000.00 from the General Capital Fund for the Purchase of Emergency Equipment for the First Aid Organization and Fire Companies of Oldmans Township

The volunteer organizations requested approximately $50,000.00 in equipment needs (capital items). The Township already has $20,000.00 from another ordinance available.

**Public Hearing**

Bill Miller - Is the list of items being purchase all inclusive?

Jim Hackett - Reviewed with the public the different requests made by each organization.

Ken Porch - Wanted to know the tax abatement policy regarding the industrial park. This question was tabled until later in the meeting.

**Resolution 2015-148** Final Adoption of Ordinance 2015-13

Mr. Taylor made a motion to approve, Mr. Sparks seconded and all agreed.

**Resolution 2015-152** 2015 Budget Transfers

Mr. Taylor made a motion to approve, Mr. Sparks seconded and all agreed.

TAX OFFICE:

**Resolution 2015-149** Cancellation of Interest Owed for Gateway Urban Renewal Associates (Matrix) for 4th Quarter Taxes

Property owner sent the check to pay 4th quarter taxes and three years roll back taxes on November 3, 2015. The Township did not receive the envelope with the checks until November 25, 2015. The post mark on the envelope was November 3, 2015 so the mail must have been lost at the post office. Over $3,000.00 of interest accrued due to the delay in receipt of the mail.

Mr. Taylor made a motion to approve, Mr. Sparks seconded and all agreed.

**Resolution 2015-150** Establishing a Tax Sale Premium Account at Pennsville National Bank

The Tax Collector has requested the opening of a separate checking account for tax sale premiums. If the tax sale certificate is redeemed, the tax collector can write a check to the holder or if the tax sale certificate is not redeemed within five years, the premium is given to the Township.

Mr. Taylor made a motion to approve, Mr. Sparks seconded and all agreed.

**Resolution 2015-151** Property Liens for Lot Maintenance:

Block 8/Lot 44

Block 10/Lot 14

Mr. Sparks expressed his concern about other properties that need to be addressed. Mr. Taylor made a motion to approve, Mr. Sparks seconded and all agreed.

PAYMENT OF BILLS One addition – 4th quarter stipend ($2,500.00) for First Aid Squad

Mr. Taylor made a motion to approve, Mr. Sparks seconded and all agreed.

PUBLIC COMMENTS

Ken Porch - Inquired about the pilot program for Gateway Industrial Park

George Bradford - Berkowitz, Mullica Hill Cold Storage and Goya are now paying regular property taxes. They each had a five year pilot program. Based on their size, it was an automatic five years. Large buildings like NFI have a twenty year pilot program. A long pilot needs to be offered in order to get them into the industrial park. Matrix is building approximately 750,000 sq. ft. and they will have a twenty year pilot also. The smaller building that Matrix is currently building will have a five year pilot.

Cordy Taylor - A five year program pays out at 20, 40, 60, 80, and 100%. A twenty year pilot pays both the municipality and the county (land tax plus 2% of tax). The annual payment is pro-rated as the years go by.

Ken Porch - Feels that lights and truck traffic are a problem.

Cordy Taylor - Buildings were approved in 2007 with Salem County. Right now the Township is working on a redevelopment zone at the truck stop and airport.

Pete Talarico - Stated that there are loud noises from the truck operation 24/7.

Ken Porch - Pleased that the former Mosley house was torn down.

George Bradford - The house next to the former municipal building will be the next one to be torn down. Also working on the former Ziegler house.

Ken Porch - Would like the Township to consider an ordinance for use of the roads for clubs like the bike club. He would like to see a permit process. The second time the bike club came into town, it was much better.

Bill Miller - Thanked Cordy Taylor for his three years of service on the committee.

CLOSED TO THE PUBLIC

Dean Sparks - Expressed his concern about the number of abandoned properties in the Township.

Melinda Taylor - Suggested that Mr. Sparks stop by her office to discuss.

Steve Smith - Thought pursuing the Puglisi farm was a good idea since the land is worth some money and the lien could be paid from the sale of land.

Cordy Taylor - Meeting with Jack Swain from Salem County VoTech School on Friday to discuss the feasibility of transferring ownership of the old school to the VoTech.

Expecting a letter from the GSA in regard to Camp Pedricktown and if GSA is willing to sell their portion of Camp Pedricktown to the Township.

Jim Hackett - Two NJ DOT grants were applied for: Helen/Lerro and New Road

Close Out meeting is scheduled for Dec. 22nd beginning at 5:00 followed by a budget workshop.

Tom Tedesco - Kay Gardens stormwater repair has begun clearing land, and exploring gas and water lines. Pipe work should begin on Friday.

George Bradford - Thanked Mr. Tedesco for his efforts in moving this project forward.

George Bradford - Traffic has increased through town due to the construction on the Route 130 bridge. State police have been contacted and have been out three times within the last two weeks.

NJ DOT will begin work on Route 295 beginning at Bellmawr going south. There will be lane closures as they will be working on the overpasses.

Auburn Water received a grant in the amount of $400,000.00 from the DCA. This is the first phase of a three-phase project. This grant will allow for the purchase of a generator and electric replacement, with some additional pipe work if there are sufficient funds.

Cordy Taylor - There were 23 applicants for the DCA grant and four municipalities in Salem County were awarded grants. Mark Blauer, Township’s grantsman, work is much appreciated.

**Resolution 2015-153** Executive Session: Litigation (8:45 p.m.)

Mr. Taylor made a motion to approve, Mr. Sparks seconded and all agreed.

9:20 p.m. Public session re-opened.

Ms. Trunk updated the Committee on pending litigation; no action was taken.

There being no further business, on a motion from Mr. Taylor, seconded by Mr. Sparks and agreed to by all, meeting was adjourned at 9:21 pm.

Respectfully Submitted,

Melinda Taylor

Municipal Clerk