OLDMANS TOWNSHIP

Regular Meeting Minutes

July 10, 2019

The regular monthly meeting of the Oldmans Township Committee was held on July 10, 2019. 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, Dean Sparks and Anthony Musumeci

Approval of Minutes: June 12, 2019 Regular Meeting

June 12, 2019 Executive Meeting

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

FINANCE OFFICE:

**Resolution 2019-89** Cancellation of Grant Balances for NJ Economic Development Authority in Regard to Eckert Sanitary Landfill

The Township was awarded a grant a few years back but then decided not to go forward with the project. The funds are still on the books and this resolution will remove the availability of the grant funds. The NJ Economic Authority will be sent a copy of the resolution for their records.

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

ADMINISTRATIVE:

**Resolution 2019-85** Old Elementary School – Theresa Cannizzaro, Listing Agent

Commission is 5.0%.

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

**Resolution 2019-95** Property Maintenance – Block 44/Lot 2 a/k/a 333 US Route 130

The Township had to cut the grass since the owner did not respond to a letter from the zoning officer.

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

Public Hearing (7:15 pm) Performance and Status Review for Auburn Water System Small Cities Grant Program by Mark Blauer/Blauer Associates/Grantsman for Oldmans Township

The Township was awarded a $400,000.00 grant from the DCA for improvements to the Auburn Water system. The improvements were made in two phases – Phase I: water main improvements and Phase II: water treatment system improvements including a new building, new tank and further improvements to the tank. Phase II should be completed by the end of the year.

Open to the Public:

Melody Reese - Can pump be repaired since its inside a building?

George Bradford - Yes, pump can be pulled through the hatch in the roof.

Well #1 is located in the old pump house

Well #2 is behind the building.

Electric has been renovated in the building.

Melody Reese - How big will the new tank be?

George Bradford - At least same size as current tank, 10,000 gallons. He has seen a big improvement in the water quality. No more power outages due to the generator. No further “boil water notices” since electric has been fixed and generator installed. Still working on air that is in the lines. This was a fifty year old system with no major improvements have been done until the grant.

Closed to the Public

Public Hearing (7:20 pm) Small Cities Community Development Block Grant Program

The Township requested a grant of $200,000 and was awarded $138,000. The Township will be able to fund housing rehabilitation for residents up to $25,000. If the house was built prior to 1978 a lead paint test must be completed. Also need clearance from the NJ Historic Preservation Dept. The loans can be partly forgiven after six years of residency. The other part of the loan is paid back when the house is sold; no interest is charged on the loan. There are more qualified applicants than funds available so there is a waiting list. The Township wishes to again apply for the same grant this year in the amount of $200,000.

Open to the Public:

Melody Reese - This is good for the community to be able to do home repairs.

Mark Blauer - The program is a benefit to seniors since it allows them to stay in their homes.

George Bradford - Excellent program with good past results. Oldmans Township is happy to be part of the program.

Closed to the Public

SMALL CITIES GRANT:

2020 Grant Writing and Project Administrative Services Contract for Mark Blauer/Blauer Associates

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

**Resolution 2019-90** Authorization to Apply for New Jersey Dept. of Community Affairs Small Cities Grant up to $200,000.00

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

**Resolution 2019-91** Identifying Small Cities Fair Housing and Equal Opportunity Officer – Melinda Taylor, Municipal Clerk

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

**Resolution 2019-92** Adoption of State Model Citizen Participation Plan for Dept. of Community Affairs Small Cities Program

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

**Resolution 2019-93**  Approving Home Rehabilitation Grant Management Plan

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

**Resolution 2019-94** Approving Housing Rehabilitation Policies and Procedures Manual

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

ADMINISTRATIVE CONT.

Oldmans Landfill – Postclosure Evaluation Report Proposals – Three environmental firms were contacted to submit a proposal to complete the required report. Two companies responded with proposals:

EarthRes $8,000

SCS Engineer $8,400

Mr. Bradford made a motion to approve awarding the contract to EarthRes, Mr. Musumeci seconded and all agreed.

Landfill Trust Fund – There is approximately $94,000.00 in a Certificate of Deposit that was set aside when the landfill was closed. In order to close the CD to have the funds available, the Township will have to incur a few hundred dollar penalty but then a checking account will be opened. The State has given permission to the Township to use the funds to approved categories. The closure report mentioned above cannot be paid through the trust fund. Following review and discussion of landfill expenses the Township Committee wished to use the Landfill Trust Fund to finance as much as allowable for the required testing that the NJ DEP is requiring. Ms. Taylor and Mr. Glynn will work together on completing the necessary paperwork for the State.

PLANNING BOARD:

**Resolution 2019-96** Escrow Account Refund for Application 2018-01

5 Lerro Road – Brad Pisker and Vivan Martz

All professionals have signed off that all billings have been submitted.

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

**Ordinance 2019-06** Amending Chapter 115: Property Maintenance.

The amendment will require that property owners maintain their property all the way to streets, sidewalks, etc.

**Resolution 2019-97** Introduction to Ordinance 2019-06

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

STREETS & ROADS:

**Resolution 2019-98** NJ DOT Grant Application for New Road

**Resolution 2019-99** NJ DOT Grant Application for Helen Avenue

The Township is applying for two grants through the NJ Dept. of Transportation.

Helen Avenue $ 75,000 (1/2 road is already resurfaced)

New Road $248,000 (1/3 road is already resurfaced)

Mr. Musumeci made a motion to approve both resolutions, Mr. Sparks seconded and all agreed.

**Ordinance 2019-07** Amending Chapter 160-13 Vehicles and Traffic: Schedule IV, Vehicle Weight Limits for Helen Avenue and Lerro Road

Two Township owned roads being added to weight limits section of the Township code.

**Resolution 2019-100** Introduction to Ordinance 2019-07

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

**Resolution 2019-101** Expansion of Municipal Parking Lot

The expansion will allow twelve additional parking spaces. The funds have been certified as being available. Ricky Slade was the lowest bidder. Oldmans Township School used his company for their parking lot which has held up well.

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

PAYMENT OF BILLS

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

PUBLIC COMMENTS (Sgt. Quirk of Woodstown State Police)

Mr. Musumeci thanked the State Police for their recent endeavors regarding speeding in Oldmans Township. Sgt. Quirk presented the following results for the month of June in Oldmans Township:

244 stops made by State Police

132 of those stops were on Mill Street, Straughns Mill and Railroad

146 tickets were given out

107 of those tickets were for speeding

The State Police are now patrolling the village of Auburn since data was received by the road signs showing peak commuting times and speeds. The State Police cover eight municipalities and over 200 square miles. Ticket fines do not benefit the State Police nor the municipality. The fines go to the State but any court costs assessed to drivers goes to the Township.

Wayne Niebauer - Happy that Police patrolled Mill Street. Concerned about children on Railroad Ave. and the tractor trailers coming down the street.

George Bradford - Message boards are currently collecting vehicle traffic data on Railroad.

Wayne Niebauer - Doesn’t believe the extra parking is needed at the municipal building.

Peter Sacchet - Wanted to know status of drainage ditch at Stumpy Road. How often are ditches inspected and cleaned out? Are records kept?

Dean Sparks - Haven’t spoken to Township Treasurer or Engineer yet.

Shawn Glynn - There is $5,000 available in the mosquito line item that could be used for ditch cleaning.

Melinda Taylor - Need to obtain write up of who was contacted for the ditch cleaning and the results.

Dean Sparks - Wyshinski (South Jesrsey Group) said he would do the work at $2,000/day.

The Township Committee discussed whether the work should be done and if so, the scope of work. The Township would need to provide supervision to make sure the necessary work is completed. The Committee agreed to one day’s work not to exceed $3,000 which will include the cost of a dump truck. The dredged material will be placed onto Mr. Sacchet’s farm along Stumpy Road. Mr. Sparks made a motion to approve the clearing of a portion of the ditch along Stumpy Road by South Jersey Group for one day, Mr. Musumeci seconded and all agreed.

CLOSED TO PUBLIC

Dean Sparks 1. Gov. Murphy signed the budget but State aid figures are not available

2. MAPSA summer camp has been held:

Week 1 29 campers

Week 2 19 campers

3. Attended Salem Community College drug seminar

4. Wanted to know who owner of tennis courts (Oldmans School). Residents have expressed concern about trash on tennis courts.

5.Thanked Jim Nipe for cutting Maurer property

Anthony Musmeci Auburn Fire is holding a rib dinner fundraiser in August.

George Bradford 1. Tax Sale was held end of June. Twenty-nine properties were originally listed on the tax sale but the list was reduced to eleven for the actual sale. No municipal liens, all properties went to outside lien holders. Township received $19,000 in premiums. Tax collection rate for June was 95.32%

2. Road signs have been generating data for the State Police use.

3. Auburn Water – building is close to completion. Bids will be going out for new water tank.

Tom Tedesco Lerro Road has been repaved as part of the NJ DOT grant.

EXECUTIVE SESSION: **Resolution 2019-102** (8:30 pm)

Personnel – CFO and Construction Dept.

Contract Negotiations – Affordable Housing Rental Program

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

SUMMARY EXECUTIVE: (9:15 pm)

Personnel (Construction Dept.) – There are two applicants for the Fire Subcode Official position due to the pending retirement of Tom Mahoney. Interviews will be scheduled. Ms. Taylor was requested to research a history of number of hours each subcode official has worked in prior years.

Personnel (CFO/Treasurer) – The Township Committee accepted the resignation of Shawn Glynn effective Friday, July 12, 2019 and wish to appoint James Hackett as interim CFO/Treasurer, effective July 15, 2019.

**Resolution 2019-103** Appointment of James Hackett as Interim Chief Financial Officer and Treasurer

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

Contract Negotiations (Affordable Housing Rental Program) - The Township Committee discussed increasing the incentive for low and moderate landlords. The following changes will be offered to landlords:

Low $35,000 increased to $70,000

Moderate $25,000 increased to $50,000

Ms. Taylor was directed to send letters to landlords notifying them of the increase and encourage their participation in the program.

Contract Negotiations (Farming of Municipal Property) – Mr. Sparks is willing to farm the municipal lot in exchange for the depositing of leaves and chippings on his property at the same rate as last year.

Mr. Musumeci made a motion to approve, Mr. Bradford seconded and both agreed. Mr. Sparks recused himself.

There being no further business, on a motion from Mr. Musumeci, seconded by Mr. Sparks and agreed to by all, meeting was adjourned at 9:20 pm.

Respectfully Submitted,

Melinda Taylor  
Municipal Clerk