OLDMANS TOWNSHIP

Regular Meeting Minutes

July 12, 2017

The regular monthly meeting of the Oldmans Township Committee was held on July 12, 2017. 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: June 14, 2017 Regular Meeting

June 14, 2017 Executive Meeting

June 29, 2017 Special Meeting

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

**Public Hearing:** Performance of Auburn Water Grant Phase I

Auburn Water received a $400,000 grant to make upgrades to the water system in Auburn. One-quarter of the funds were used for the purchase and installation of an emergency generator and to upgrade the electrical system. Remaining funds will be used toward installation of larger water mains. Currently the water main phase is under contract review as a vendor has been awarded the contract. Work should begin shortly and end in the fall.

Open to the Public:

Wayne Niebaurer What size will the water mains be?

Mark Blauer Six inch and replacing four small 1” lines

Jeff Moore Will fire hydrants be installed?

Mark Blauer Hydrants already there but not sufficient with current water lines. New mains will allow use of fire hydrants.

Sam Guida Is there a hook up fee for residents?

Mark Blauer No fee as the residents are already hooked up to the water main.

Harry Moore Will the current storage tank be addressed?

Mark Blauer Will be discussed at the public hearing following this one.

**Public Hearing:** Small Cities Grant Application for 2018 – Auburn Water Phase II

Township is going to apply again for the Phase II which will include a request to increase the size of the water tank in order to better serve residents as well as the fire company and to treat the water for iron and better filtration system. Can apply up to $400,000. Application is due September 15, 2017. Will need to redo the income survey. Match will be 15% ($60,000) rather than 10% from the last grant. Notification of grant applications should be during the second week of December.

Open to the Public:

Jim Hackett Township match increased?

Mark Blauer Yes, all municipalities will have an increase – some more than others

GRANT: AUBURN WATER PHASE II

**Resolution 2017-101** Authorization to Apply for New Jersey Dept. of Community Affairs Small Cities Grant up to $400,000.00

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

**Resolution 2017-102** Identifying Small Cities Fair Housing and Equal Opportunity Officer – Melinda Taylor, Municipal Clerk

Township must have a Fair Housing Officer to assist if any discrimination disputes that might arise from housing.

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

**Resolution 2017-103** Adoption of State Model Citizen Participation Plan for Dept. of Community Affairs Small Cities Program

Plan requires that the Township hold a public hearing prior to the application process and a performance hearing as the project progresses.

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

**Resolution 2017-104**  Approving Public Facilities Grant Management Plan

The Plan identifies key players of the project: engineer, treasurer, grantsman and project coordinator.

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

FINANCE DEPARTMENT

**Ordinance 2017-07** Appropriating Funds from the Capital Improvement Fund for the Purchase of New Public Works Vehicle and Equipment

Mr. Bradford made a motion to open to the public, Mr. Musumeci seconded and all agreed.

**Public Hearing** No comment.

**Resolution 2017-105** Final Adoption of Ordinance 2017-07

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

**Ordinance 2017-08** Appropriating Funds and Authorizing the Issuance of Bonds and Notes to Finance the Purchase of a New Fire Truck for the Township of Oldmans

Mr. Bradford made a motion to open to the public, Mr. Musumeci seconded and all agreed.

**Public Hearing** No comment

**Resolution 2017-106** Final Adoption of Ordinance 2017-08

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

**Ordinance 2017-09** Amending Chapter 42 of Oldmans Township Code Providing for the Compensation of Deputy Treasurer

Wendy Williams resigned from Woodstown and is available for more hours at Oldman to allow more coverage at townhall. Her hours are Monday through Thursday 8:30-1:30.

Mr. Bradford made a motion to open to the public, Mr. Musumeci seconded and all agreed.

**Public Hearing** No comment.

**Resolution 2017-107** Final Adoption of Ordinance 2017-09

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

ADMINISTRATIVE

**Ordinance 2017-10** Amending Chapter 48 “Alarms” to Include Key Box and Penalties

**Resolution 2017-108** Introduction to Ordinance 2017-10

Mr. Bradford questioned whether or not the Township would be allowed to use the Emergency Management Coordinator rather than the Fire Marshall to oversee the new code. Currently the Township does not have its own fire marshall; uses the State agency instead. Ms. Trunk said that the change could be made. Current businesses would have twelve months to install the required key boxes.

**Ordinance 2017-11** Amending Chapter 148 of the Oldmans Township Code – Stormwater Management by Adding the Following Section: Inspection and Subsequent Fines for Non-Compliance”

Mr. Tedesco explained that due to the Federal Clean Waters Act, the State is now requiring municipalities to notify owners of private basins that the basin must be maintained. An annual fee will be charged to offset the cost of the program.

**Resolution 2017-109** Introduction to Ordinance 2017-11

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

**Resolution 2017-110** Property Maintenance Lien – Block 44/Lot 2 i/a/o $383.41.

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

**Resolution 2017-111** Affordable Housing Recommendations to Legislature

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

**Resolution 2017-112** Release of Matrix Development Restoration Bond Funds for Gateway Business Park Expansion Block 28.01/Lots 62, 63, 64, 65 and 66

Tom Tedesco, Township Engineer, sent a letter stating the Restoration Bond can be released. The Committee agreed to the release subject to the Township’s receipt of the Performance Bond.

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

Trash Collection – House Cleanout: Due to the large amount of trash that is sometimes put out when there is tenant turnover or an abandoned house cleanout, Township wanted to know if anything could be done. Ms. Trunk, Township Solicitor, stated the Town could limit the size and weight of the trash container and/or limit certain materials from being put out such as construction debris. She will research other township’s ordinances.

Camp Pedricktown Tenant Eviction Update - Letter was sent to all “tenants” of Camp Pedricktown on May 1st requiring them to vacate the property by June 1st. So far, no one has vacated. Township has two options: 1. Send another letter threatening a lawsuit if they do not remove themselves or 2. File a complaint for ejectment. There are eight tenants on the property. Since there is no lease with the Township and it is not a residential property, the ejectment should be approved by the court. The cost of the filing is approximately $200.00/suit, plus attorney fees. Mr. Hackett stated that the budget will be able to cover the legal fees. Mr. Musumeci made a motion to approve filing a complaint for ejectment, Mr. Bradford seconded and all agreed.

1 Maple Avenue Environmental Remediation – A second remediation firm was contacted and submitted a proposal. The scope of work at the site has changed to single phase remediation. Rather than completing the testing first, the site will be excavated and then tested. Township will provide labor and equipment for the excavation which will be overseen by a licensed individual. Soil samples will be taken for testing. Contaminated soil will be removed. If the groundwater is contaminated, more remediation will be required. Two proposals for single phase remediation were received:

Site Civil Engineering $7,215

Brinkerhoff Environmental Services $5,743

Mr. Bradford made a motion to approve the hiring of Brinkerhoff Environmental Services, Inc., Mr. Musumeci seconded and all agreed.

EMERGENCY SERVICES

Auburn Volunteer Fire Junior Membership – Cheyenne Bray: Mr. Musumeci made a motion to approve her membership, Mr. Bradford seconded and all agreed.

PAYMENT OF BILLS

Mr. Bradford made a motion to approve the bills list and additions (poll workers and restoration bond), Mr. Musumeci seconded and all agreed.

Ms. Taylor brought up the outstanding partial bill for Ricco Demolition for the demolition of 1 Maple Avenue in December, 2016. The work was not completed because the Township needed to remediate the soil from the fuel oil leak. It was agreed that Niki Trunk would review the contract to see if the vendor needed to be paid as there is a possibility that we may not need the clean fill on the site that was listed on the contract.

PUBLIC COMMENT

Harry Moore 1. Stormwater drain is plugged on Benjamin Green Road

2. Site triangle by railroad crossing on Benjamin Green needs to be cleaned up

3. When is County replacing curbs on West Mill Street?

4. County needs to replace asphalt curb by Baragwanath’s house; toppled over

5. Speed limit signs for school need to be switched for correct speed

Anthony Musumeci Has spoken with Bill Miller and McKelvie and asked them to switch signs.

Harry Moore 6. Did Bicycle Run obtain a permit?

Dean Sparks Received multiple complaints – lanes closed, paint on county road and trash.

Niki Trunk Residents should call the Woodstown Barracks as the event occurs

George Bradford Ambulance had to be on duty all day; would appreciate a donation.

Harry Moore 7. Offered his Clean Communities budget for street sweeping and cleaning of storm drains.

Pam Holmes Has Township received trash complaints?

Dean Sparks Contract up at end of year; will have remarks forwarded to trash company.

Harry Moore Some residents use the wrong color trash can for recycling.

Melby Pollock Continues to be concerned about the condition of the berm alongside her.

Sam Guida How much does the public works equipment cost that is being purchased?

Jim Hackett $150,000.00 for a large dump truck

Sam Guida Thanked the fire companies for their assistance in his lawnmower fire.

Joe Sacchett Wanted to know who is responsible for cleaning out ditches? Ditch on Stumpy Road by his property is causing flooding of his farm.

Dean Sparks Will look into with Jim Nipe and Tom Tedesco.

Justin Adams Wanted to know result of traffic study along Lerro Road.

Tom Tedesco Employee there for 22 hours – no commercial traffic came down road.

Sam Guida 1. Recommended to Committee that any new warehouse must contribute to a fund for the purchase of an ambulance or firetruck.

2. Wanted an explanation of tax dollar percentages – county, school, local.

Dean Sparks Pilot money goes toward the purchase of emergency equipment.

Sam Guida 3. Thinks a helipad should be installed at the business park for emergencies at the warehouses.

Pam Holmes Did the Township Committee know about the location of the generator at Auburn Water?

George Bradford Generator was placed in current location because that is where the electric was located.

Pam Holmes Property is owned by Auburn Fire; should have been notified of work being done. Parking spaces are blocked.

Melody Reese Wants to know more details about water main repair so that it doesn’t effect the firetruck from leaving the station.

George Bradford Had a pre-construction meeting and fire company will be notified of work.

Pam Holmes Wanted to know about status of fixing Route 295 ramps.

Anthony Musumeci Spoke with local NJ DOT forman. Repair has been on the list of things to do. Regional Supervisor will be visiting the ramp area.

Justin Adams 1. Had trouble cleaning ditches in the past.

2. Who is in charge of enforcing whether people obtain the required permits for bike races?

Pam Holmes How do residents know to call the Woodstown Barracks for bike race issues?

Justin Adams What is the status of the eviction of the resident on Perkintown Road?

Melinda Taylor Former owner has until August 9th to leave.

CLOSED PUBLIC COMMENT

Dean Sparks 1. Attended Emergency Management’s Open House on June 21st – very informative.

2. Municipal Alliance Camp had a total of 40 kids over two weeks.

3. Atlantic Electric will have a rate reduction shortly.

4. Freeholder budget increasing 7.5 cents

5. Farmland preservation regional meeting scheduled for August 23rd beginning at 6:30 in the Ware Building.

6. Abandoned properties ordinance is being challenged in Gloucester County.

Niki Trunk The lawsuit in Gloucester County is regarding tax lien holders. League of Municipalities commented that County is on solid ground.

George Bradford 1. Court revenue increase slightly in June.

2. Tax Collection Dept. held first electronic tax sale – very successful

3. Tax Collection rate as of June 30, 2017 was 92.21%

4. Received JIF Loss Control for Public Works – congratulated Jim Nipe on excellent results.

5. George will volunteer at the Stormwater Booth at the Fair in August.

6. Gave results of Auburn Water bid for water main repairs.

7. Fundraiser for Ambulance – sub tickets available – good until Oct. 31st

Anthony Musumeci 1. Fundraiser for Auburn Fire – Rib dinner this month.

2. Thanked fire companies for showing up for his tractor fire.

Jim Hackett 1. Farmland Open Space – received call from DLGS. Per Deputy Director, can’t use 1 cent from surplus to fund; can only use 1 cent from taxes. Mr. Hackett has contacted Ed Paul to research.

2. Audit Report – Committee needs to read comments and recommendation section prior to August meeting. Resolution at August meeting stating they have read the material.

3. Budget – Engineer Services – no more money for studies; $1,000.00 left.

4. Hubie Layton, Housing Officer, passed away. Can appoint a replacement in August.

5. Firetruck – will have to wait 20 days from date publication before anything can be done to purchase the truck.

**Resolution 2017-113** Executive Session (8:40 pm) Personnel and Public Safety

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

Summary of Executive Session: (9:35)

Potential acquisition of Camp Pedricktown.

Mr. Sparks suggested that the Township consider the former Mosley property, now Township owned, as a COAH property. Ms. Taylor will check with Tom Tedesco about potential single family home on the site and septic.

“No parking” sign on E. Mill, in front of Ferrell/Lacey’s is backward; needs to be corrected.

There being no further business, on a motion from Mr. Musumeci seconded by Mr. Bradford and agreed to by all, meeting was adjourned at 9:40 pm.

Respectfully Submitted,

Melinda Taylor

Municipal Clerk