OLDMANS TOWNSHIP

Regular Meeting Minutes

March 8, 2017

The regular monthly meeting of the Oldmans Township Committee was held on March 8, 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: February 8, 2017 Budget Meeting

February 8, 2017 Regular Meeting

February 8, 2017 Executive Meeting

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

FINANCE OFFICE:

**Ordinance 2017-03** Calendar Year 2017: Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank

Approval of this ordinance is based on the advice of the Township Auditor; Township does not anticipate using the cap. Can reserve the funds for two years. Only used the cap once in the last fifteen years.

**Public Hearing** No comment.

**Resolution 2017-51** Final Adoption of Ordinance 2017-03

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

**Resolution 2017-52** Introduction of 2017 Municipal Budget

Budget will be advertised in the South Jersey Times on March 22, 2017. Public Hearing will take place at the April meeting. There is no increase in the local purpose tax which may be the fourth year in a row of no increase. Based upon the approved referendum from the November election, there will be $.02 tax for open space/farmland preservation of which $.01 will come from budget surplus and the remaining $.01 will be raised through taxes. At the end of the year the Farmland Preservation Trust fund will have $47,580 available. Roll call vote:

Bradford - Aye

Musumeci - Aye

Sparks - Aye

PLANNING BOARD:

**Resolution 2017-53** Cancellation of Escrow Accounts for the Following:

MHG Gateway Prop, LLC (Block 29/Lot 6.01)

Gateway Park Venture (Block 29/Lot 6.03)

Salem County LLC (Block 29/Lot 5) PB

Matrix/Jet.com Project PB Application 2008-03

Agnes Leaming (Block 27/Lot 12) PB

PB Application 2016-02

Rusden Family (Block 42/8-10 & 43-45)

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

ADMINISTRATIVE:

**Ordinance 2017-02** Amending Oldmans Township Code Regarding Municipal Open Space, Recreation, Floodplain Protection and Farmland and Historic Preservation Trust Fund”

**Public Hearing** No comment.

**Resolution 2017-54** Final Adoption of Ordinance 2017-02

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

**Resolution 2017-55** Cell Towers in Oldmans Township Right-of-Way

Approval is only for existing poles, not new poles. If Verizon wishes to install new poles, the company would need to obtain approval from the Planning Board. This resolution is only for roads owned by Oldmans Township. Verizon would need to obtain approval from the County for any county-owned roads.

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

**Resolution 2017-56** Renewal of Realtor Contract for Property Known Located at Block 8/Lot 59 a/k/a 26 W. Mill Street, Pedricktown

This resolution will extend the contract with Theresa Cannizzaro for an additional six (6) months.

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

**Resolution 2017-57** Revision to Resolution 2017-14 Appointing Harry Moore as JIF Fund Commissioner and George Bradford continuing as Alternate

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

Habitat for Humanity - Update on COAH/54 S. Railroad Avenue. Ms. Leighty was unable to attend the meeting, no discussion held.

Special Event Application – Bike Races: March 26, May 20 and July 30 – Independence Cycling Club

Paperwork is in order; Woodstown State Police have received notification and insurance has been submitted. Roads will not be closed during the event. Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

Farming Municipal Property – Lennox Run

No bids were received at the bid opening. After consultation with Niki Trunk, it was agreed that the contract could be awarded to ZRH Farms for a maximum term of two (2) years, with the same conditions stated in the bid notice and for a fee of $1.00. Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

Recycling/Sanitation Contracts

The current contracts will expire February, 2018. Ms. Taylor suggested that Mayor Sparks and Brad Holmes, Solid Waste Advisory, team up to review options such as:

* Shared services
* Container pickup
* Keep the same

Mr. Hackett stated that Woodstown currently has a shared service with Logan Township and uses the container method. The containers cost Woodstown $110,000 and are bar coded. Woodstown went to containers for recycling first.

NJ DEP Requirements – Oldmans Landfill Located at Woodstown-Pedricktown Road

A Notice of Violation will be coming to Oldmans Township citing the Township for not obtaining an Air Quality Permit for the Woodstown-Pedricktown landfill. The Township will have ninety (90) days to comply once the NOV is received. Both Anthony Musumeci and Melinda Taylor met with an environmental firm to obtain a price quote for air quality testing. The landfill will have to be tested prior to obtaining an air quality permit. Other environmental firms will be invited to give a quote.

Atlantic City Electric Tree Program

Atlantic City Electric is offering free trees (American beech, bald cypress, river birch and white dogwood) to their residents as part of Arbor Day. One free tree per household.

EMERGENCY SERVICES:

Solicitation Letter for Gateway Business Park and Pedricktown Industrial Complex

Ten (10) letters were sent to large area businesses offering the services of the Township’s emergency volunteer organizations to come and visit their location. The letter also solicited donations toward the purchase of a fire truck. Jet.com has reached out to Jeff Newman to schedule a meeting.

False Alarm Ordinance

There have been a number of false alarms at Jet.com. Anthony Musumeci reviewed the current Township Ordinance with the Committee regarding false alarms. Currently the ordinance reads that there is a penalty of $100.00 for each alarm in excess of two within one calendar year. Mr. Musumeci thought the Township should raise the penalty. Mr. Sparks was concerned how the fire department could determine if the call was a false alarm. This topic will be discussed with Jet.com at the proposed meeting with Jeff Newman and volunteer staff.

PAYMENT OF BILLS

Mr. Bradford made a motion to approve the bill list and additions, Mr. Musumeci seconded and all agreed.

PUBLIC COMMENT

Harry Moore - No problem with current trash system.

Announced annual Crop Walk on April 30th 2-3 pm

George Bradford - A Special Event Application will need to be submitted for approval by the Township Committee.

Wayne Niebaurer - Concerned about the bike race and not having access to the streets.

Still would like “no parking” on North and South Railroad Ave. on the same side of the firehouse – believes there is a safety hazard.

Melinda Taylor - Roads will not be closed during the bike race, but drivers will be delayed being able to go down Freed Road until the racers take off.

As per the Township Code Book, there is not an ordinance authorizing a no parking zone on Railroad Avenue. The road is a County road and will need County approval. It was suggested that a formal request letter from the Logan Volunteer Fire Company be given to the Township Committee regarding the no parking on Railroad Avenue. This letter can be forwarded to County.

Fred Niebaurer - There is a no parking zone on West Mill Street that probably isn’t in the Ordinance book.

Harry Moore - Speed limit sign by Route 130 needs to be changed – one part says 25 mph and another says 30 mph in front of school.

Melby Pollock - Complaints about Jet.com:

1. Cars racing around parking lot.
2. Parking in spots that are not designated for parking (alongside berm)
3. Trash blowing onto neighbor’s properties due to open trash receptacles.
4. Bridge/Road over Beaver Creek needs to be repaired.

Kevin Norton - Quality of trash pick is sporadic.

Concerned about amount of trash being dumped on the roadside.

Wayne Niebaurer - Likes the trash system that is currently in place.

Melody Reese - Wanted to know how the Township benefited monetarily from recycling.

CLOSED TO PUBLIC

George Bradford - Working on new electric at Auburn Water as part of grant.

Jack Lynch preparing spec package for aging water pipe replacement

Mid-Salem Court revenue down a little for Oldmans

First Aid Squad will be hosting an Easter Flower Sale April 14 & 15

First Aid Squad will be beginning their hoagie sale in April.

Anthony Musumeci - Auburn Fire is hosting a fundraiser (Chicken Pot Pie) – April 1st.

Dean Sparks - Third Legislative District will be coming to Oldmans Township on March 30th. All are welcome to come.

State Aid to Oldmans School went up $29,000.

Spoke with Lee Ware and Andy Buzby about Farmland Preservation. Possible preservation project in Oldmans which would not need funds from Oldmans. Farms being considered include: Musumeci, Powell, Guida, Borellia and ZRH Farms.

Jim Hackett - Auburn Water bills were sent out Monday in a new format. There will be an annual billing instead of quarterly. In the future the due date of the Auburn Water bills will be the same dates as tax due dates.

**Resolution 2017-58** Executive Session (8:30 pm)

Litigation – Goff vs. Oldmans Township (tabled)

Contract Negotiations Pilot Program – Matrix Development Group

Land Acquisition – Camp Pedricktown

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

EXECUTIVE SUMMARY 10:00 pm

Committee discussed a proposed pilot program for the expansion of the Gateway Business Park. The application was deemed complete, subject to solicitor review.

**Resolution 2017-59** Application for Tax Exemption of Matrix Gateway Business Park East Urban Renewal Lot 63, LLC for the Construction of an Industrial Warehouse Project Located Within the Industrial Park Redevelopment Area

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

**Resolution 2017-60** Application for Tax Exemption of Matrix Gateway Business Park East Urban Renewal Lot 64, LLC for the Construction of an Industrial Warehouse Project Located Within the Industrial Park Redevelopment Area

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

Also discussed was a proposal for the redevelopment of Camp Pedricktown. Further discussions will be held with the potential developer.

There being no further business, on a motion from Mr. Bradford seconded by Mr. Musumeci and agreed to by all, meeting was adjourned at 10:05 pm.

Respectfully Submitted,

Melinda Taylor

Municipal Clerk