OLDMANS TOWNSHIP

Regular Meeting Minutes

November 13, 2019

The regular monthly meeting of the Oldmans Township Committee was held on November 13, 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.

In Attendance: George Bradford, Dean Sparks and Anthony Musumeci

Approval of Minutes: October 9, 2019 Regular Meeting

October 10, 2019 Budget Meeting

October 24, 2019 Budget Meeting

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

FINANCE OFFICE:

**Ordinance 2019-10** Amending Chapter 166 of the Oldmans Township Code and Providing for Increased Fees for Water Service in the Village of Auburn

The quarterly bill will increase from $110 to $130 due to improvements to the water system and increased operating costs such as salt.

**Public Hearing**

**Resolution 2019-141**  Final Adoption of Ordinance 2019-10

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

**Ordinance 2019-11** Appropriating Funds in the Amount of $40,000.00 From the General Capital Fund for the Purchase of Capital Equipment for Streets & Roads, Tax Collector’s Office, and for Purchase of Emergency Equipment for the First Aid Squad and Fire Companies

**Public Hearing**

Wayne Niebauer Wanted to know what equipment was being purchased.

George Bradford Read the list as it appeared on the ordinance and talked about the equipment for the fire departments and tax collector’s office (fireproof cabinet).

Carol Mongiello Does the Township have a backup plan for emergencies for disabled persons?

Melinda Taylor Township owns multiple generators that can be utilized by residents for disabled persons if there is a power outage.

Sandy Collom Any funds available for streets and roads?

George Bradford New deck for zero turn mower.

**Resolution 2019-142** Final Adoption of Ordinance 2019-11

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

**Ordinance 2019-12** Amending Oldmans Township Code and Providing for Salaries, Wages and Retainers for Township Officers and Employees for 2020

3.0% increase except for crossing guards and CFO.

**Public Hearing**

**Resolution 2019-143** Final Adoption of Ordinance 2019-12

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

**Ordinance 2019-14** Amending Oldmans Township Code and Providing for the Compensation of the Following Position – Assistant to the Construction Official

Part of the increase will be coming from the Borough of Woodstown since there is a shared services agreement in place for the Construction Dept.

**Public Hearing**

**Resolution 2019-144** Final Adoption of Ordinance 2019-14

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

**Ordinance 2019-13** Amending Chapter 22 – Length of Service Award Program “LOSAP” of the Oldmans Township Code and Providing for Increased Contribution Amount

Ordinance allows an increase in the LOSAP range up to $1,200. The purpose is to encourage volunteers for emergency services. Public hearing will take place on December 11, 2019.

**Resolution 2019-145** Introduction to Ordinance 2019-13

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

**Resolution 2019-151** Budget Transfers for Various Line Items

Total amount to be transferred from various line items is $6,750.00.

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

JIF Dividend i/a/o $9,831.00 - Township Committee agreed to use the dividend toward the next billing. Mr. Musumeci made a motion to approve, Mr. Sparks seconded and all agreed.

ADMINISTRATIVE:

**Ordinance 2019-15** Soil/Fill Importation

Ordinance was recommended by the NJ DEP. The Committee discussed the amount of the application fee and what amount of fill would trigger the application process. Future discussion will be held at the December meeting.

**Resolution 2019-146** Introduction to Ordinance 2019-15

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

**Resolution 2019-147** Municipal Alliance – Fiscal Year 2021

The Alliance was awarded less money than the previous year; will probably have to use trust fund to fully fund program for next year.

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

Best Practices Inventory for 2018 – Ms. Taylor explained that the Township did well in answering the questions and sufficient points were granted based on the answers to warrant full receipt of state aid.

**Resolution 2019-148** Adopting Technology Risk Management Standards in Compliance with the NJ MEL JIF Cyber Risk Management Plan Tier One Requirements

First level of cyber security which will result in a better deductible for the Township in the case of a cyber security attack.

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

**Resolution 2019-149** Adopting Technology Risk Management Standards in Compliance with the NJ MEL JIF Cyber Risk Management Plan Tier Two Requirements

Next level of cyber security to be attained which lowers the deductible even further.

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

**Resolution 2019-150** Recommending No-Parking Zone Along Gateway Boulevard and Gateway Boulevard Extension in the Gateway Business Park

Meetings have been held with the County regarding safety issues at the business park regarding vehicular traffic and parking. The roads are owned by the County but it was suggested that the Township approve a resolution requesting no-parking zones within the Gateway Business Park. If approved by the Board of Chosen Freeholders, the municipality would not be responsible for purchasing the no-parking signs.

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

**Resolution 2019-152** Accepting Agreement of Sale of Real Property Known as Block 45/Lots 5.04, 4.07 and 5.08 of Property Formerly Known as Camp Pedricktown

The Township as signed an Agreement of Sale to sell approximately 32 acres of land at Camp Pedricktown. This resolution is to memorialize the old and newly subdivided lots.

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

Acceptance of Bid for Tarco Leaf Vac – The leaf vac was up for bid at a public auction. The final offer was $5,200.00 which was $200.00 over the reserve. Mr. Musumeci made a motion to accept the bid, Mr. Sparks seconded and all agreed.

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

PUBLIC COMMENTS

Kevin Norton Wanted to know what was going on at Camp Pedricktown – new lots?

George Bradford New lots were created in order to sell to Pan Pac who is considering building two warehouses. Mr. Kaushik is also purchasing the waste water treatment plan. Township maintained the water discharge permit with the NJ DEP. He has already remodeled one building at Camp Pedricktown.

Carol Mongiello Would like more ratables as taxes are too high.

George Bradford Approximately 93% of the resident’s tax bill goes to pay the County and school.

Carol Mongiello Has seen surveyor’s on Pedricktown-Woodstown Road and heard rumors about the selling of land for warehouses.

Steve Wilson Opposes re-zoning of land for commercial purposes.

George Bradford There are no plans before the Township Committee or Planning Board for consideration. Public notice would be given through the Planning Board.

Niki Trunk All residents within 200 feet of a proposed change would be notified by certified mail. Planning Board would also have a public hearing on any applications.

Steve Wilson There would be financial gains but does the Township need or want?

Anthony Musumeci His farm is for sale and people are interested in purchasing. Farming is tough and is losing money. He has turned down two housing projects but thought warehouses would be better for the town as they would be less taxing on the schools.

Steve Smith Encouraged residents to attend the Planning Board meetings rather than further rumors on Facebook. Next meeting is November 18th.

Carol Mongiello Heard there would 100 house built on Pedricktown-Woodstown Road where one house is currently being built.

George Bradford Only 48 houses have been approved for that development.

Sandy Collom Has lived in Pedricktown for 30 years and is a Planning Board member. Gateway Business Park was planned 25 years ago. She lives next to a concrete plant but for the good of the town, she voted for it. The truck stop is an eyesore and the owner is not willing to sell.

Arthur Maurizio Too many trucks try to turn around at the Perkintown Road and Straughns Mill intersection in attempting to go to the business park. Trucks are turning off Route 295 and going the wrong direction. Five accidents and a broken telephone pole have been the result. Need directional signs for Gateway Boulevard off Route 295.

Tom Tedesco Will speak with the County about the installation of a directional sign for the business park.

Arthur Maurizio Would like a 4-way stop at Perkintown and Straughns Mill.

George Bradford Township would need to request a traffic study from the County.

There was a traffic counter on Main Street, Auburn. Results from seven days study stated there were 54,000 cars going through Auburn for a period of one week. The Township provided the data to the State Police so that they could patrol the area for speeding.

The Gateway Business Park has contributed to the financial well-being of the Township. Only 7% of a resident’s tax bill goes to the Township. With the pilot programs at the business park, the following items were able to be purchased without using any resident’s tax dollars: Two firetrucks, ambulance, dump truck, leaf vacuum and pickup truck with snow plow. Additionally, the municipal complex will be paid off in March, 2020 without using tax payer money. The construction office that was recently constructed was built without funds from the taxpayers.

Oldmans School has 58 choice students attending which means the State provides additional funds to the school for teaching students outside of Oldmans Township.

Robin Walton Could taxes be lowered? With the potential warehousing across the street, her home value would decrease.

George Bradford The local purpose ax has not increased in a number of years.

Gary Green Attended the school referendum meeting. Would the Township be willing to help the school with funding?

George Bradford The State does not allow the Township to contribute to the school.

Gary Green The municipality is allowed to make a one-time contribution.

George Bradford Will look into the possibility.

Peter Sacchet Soybeans are off his fields not. When is the ditch cleaning scheduled?

Dean Sparks Contractor should be able to start end of next week.

Matthew Cassidy Would Oldmans be willing to collaborate with Logan Township/

Gloucester County to remedy the flooding on the causeway?

George Bradford Gloucester County is responsible for the causeway, not Oldmans Township.

Matthew Cassidy When he spoke with Logan Township, they indicated they were not interested in doing a traffic study at the causeway.

George Bradford Oldmans Township could send a letter to the Gloucester County Freeholders and Mayor Minor in Logan Township in support of a traffic study.

Wayne Niebauer What is the status of Camp Pedricktown?

George Bradford The municipality is selling the approximately half of the Township owned portion for $150,000 which will put that portion back on the tax role.

Wayne Niebauer 7% of taxes goes to the Municipality. Is the school included in the pilot program?

George Bradford State made the pilot rules. After a five year pilot program, the taxes go back to regular taxes. Five Below and Jet.com are on a 20 year pilot. The owner pays regular taxes on the land but not the improvements.

Colleen Donahue What is the status of the old elementary school?

George Bradford There is an interested party in purchasing the old school but no signed contract.

Randall Tyler Is the rest of Pennsville-Pedricktown Road going to be paved also?

Anthony Musumeci Gas line will be installed on the side of the road, not in the road. County is asking South Jersey Gas to remill Pennsville-Pedricktown Road all the way to Roman Pantry since it was so cut up for the gas line installation.

Steve Smith How much money does the Township receive for a 20 year pilot?

George Bradford $300,000-$500,000 paid from the pilot to the Township.

Justin Adams Drainage pile at the intersection of Pennsville-Pedricktown Road and Carolina Drive caused a large bump in the road. Can it be fixed?

Also, can the soccer club at the Carneys Point rec center move to Oldmans?

George Bradford The municipality doesn’t own any parks, maybe reach out to the school for use of their field.

Kevin Norton Thanked the Committee for taking the time to explain the tax pilot program.

Dave Murphy Wanted confirmation of the meeting date for the Planning Board.

Donald Walton Wanted to know more details about the soil/fill ordinance.

Would the Township consider a beautification ordinance? If warehouse go up across the street from him, his property value will decrease.

CLOSED TO PUBLIC

Dean Sparks October 23 attended small business forum at Salem Community College

October 24 attended League of Municipalities

October 31 meeting regarding recycling which now costs more to get rid of. Need to continue to educate the public about trash and recycling. County Landfill will be hosting a document shredding event in December.

Anthony Musumeci Met with County Engineers office – Pedricktown-Woodstown Road will be getting fixed and discussed possibility of installing signs on US Route 130 for truck traffic to the Gateway Business Park.

Niki Trunk If residents are concerned about speeding, call the non-emergency number for the Woodstown State Police and request coverage.

George Bradford Tax Collection rate for 3rd quarter was 97%.

Received letter from 2nd Legislative District regarding sewed based on a resident’s request. Township cannot afford to install a sewer plant; need a regional system.

Planning Board meeting Nov. 18th at 7:00 to discuss a proposed zoning variance application for a 500,000 sq. ft. warehouse. Owner would refurbish electronics. Farm is located on Pennsville-Auburn Road by Carneys Point.

**Resolution 2019-153** Executive Session (8:55 pm)

Contract Negotiations – Old Elementary School, 15 S. Railroad Ave.  
Contract Negotiations – Solid Waste & Recycling

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

Summary of Executive Session:

Committee opinions varied on whether or not to accept the offer for the purchase of the old elementary school. If agreed upon, it is possible that the Agreement of Sale might include verbiage about how much rehabilitation would need to be completed and what the time frame would be for completion.

**Resolution 2019-154** Accepting Bid Proposal for Block 11/Lot 17 a/k/a 15 S. Railroad Ave.

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

Trash & Recycling Guidelines - The Committee agreed to not make any changes to the current trash and recycling ordinance until a full year has passed under the current ordinance. The Committee reviewed some guidelines that can be distributed to the residents to help clarify trash and recycling.

There being no further business, on a motion from Mr. Sparks, seconded by Mr. Musumeci and agreed to by all, meeting was adjourned at 10:15 pm.

Respectfully Submitted,

Melinda Taylor  
Municipal Clerk