OLDMANS TOWNSHIP

Regular Meeting Minutes

May 13, 2020

\*Note: There was no Township Committee meeting for the month of April due to the Covid-19 pandemic and as per Governor Murphy’s Stay-At-Home Executive Order. The May meeting was open to the public via teleconference.

The regular monthly meeting of the Oldmans Township Committee was held on May 13, 2020. 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. A moment of silence was held to honor the past service of Kenny Porch, former Oldmans Township Mayor and Committee member, who passed away.

In Attendance: George Bradford, Anthony Musumeci and Dean Sparks

Approval of Minutes: March 11, 2020 Regular Meeting

March 11, 2020 Executive Meeting

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

FINANCE:

**Ordinance 2020-02** Establishing a Cap Bank for 2020

Ms. Bowman explained that the municipality is allowed to use up to 3.5%, based on last year’s budget, to increase this year’s budget.

**Public Hearing** No comments from the public.

**Resolution 2020-69** Final Adoption of Ordinance 2020-02

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

**Resolution 2020-70** Adoption of 2020 Municipal Budget

The local purpose rate of $.17 did not go up, stayed the same as last year’s budget.

**Public Hearing** No comments from the public

Roll call vote was taken:

Bradford Yes

Musumeci Yes

Sparks Yes

**Resolution 2020-71** Refunding Payment of Replacement Trash Container

Homeowner paid for a replacement trash container but the container was found a few weeks later. The replacement container was returned to the municipality.

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

**Ordinance 2020-05** Ordinance to Fund Improvements to Auburn Water System

The Township will use a combination of remaining grant money and funds from capital improvement account. The municipality will repay the fund over a ten (10) year period. Mr. Bradford stated that if the Township did not utilize the remaining $116,000 left over from the previous grant, the funds would have to be returned to the State.

**Resolution 2020-80** Introduction Ordinance 2020-05

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

ADMINISTRATIVE:

**Ordinance 2020-03** Amending Chapter 145 of the Oldmans Township Code to Include Changes to the Collection of Solid Waste, Bulk Material and Recycling Within Oldmans Township

Ordinance would allow the rental of a trash and/or recycle container. The cost would be $150.00 per calendar year. No pro-rating of the cost is allowed except for 2020. Another change to the current ordinance is that bulk pick up may not be placed at the curb until seven (7) days prior to the bulk pick up date.

**Resolution 2020-72** Introduction of Ordinance 2020-03

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

**Resolution 2020-73** Abandoned Property Registration Fee i/a/o $1,000 for Property Known as Block 36/Lot 36

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

**Resolution 2020-74** Award of Small Cities Grant Contracts for Jesse Buggy and H. J. Graber

Two more homeowners are having their homes repaired through the Small Cities Grant Housing Rehabilitation program.

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

**Resolution 2020-75** NJ Dept. of Transportation Grant Application – Helen Avenue

Again applying for a repaving grant as last year’s grant was denied.

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

**Resolution 2020-76** NJ Dept. of Transportation Grant Application – New Road

The application for New Road is the first priority over Helen Avenue. Applied for the repaving grant last year and was denied.

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

**Resolution 2020-77** Release of Performance Bond for NFI at 9 Gateway (Block 29/Lot 6.10)

Mr. Tedesco stated that the site work has been completed and the Salem County Soil Conservation has given their final approval. The performance bond for site improvements is no longer needed and can be released.

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

**Ordinance 2020-04** Tax Abatement Agreement for PLDCF Redevelopment Agency

Ms. Trunk has worked with Michael Raio, Tax Assessor, regarding the tax abatement. The tax abatement will be for five (5) years which is standard for the proposed building. The pilot program is contingent upon the sale of a portion of Camp Pedricktown which is under Agreement of Sale.

**Resolution 2020-78** Introduction to Ordinance 2020-04

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

LOSAP – Length of Service Award Referendum – The 2020 Local Finance Bulletin does not apply to the Oldmans LOSAP program since ours is not tied to the CIP (cost of living increase). Ms. Trunk indicated that the Township would be able to increase the range, which is currently at $700.00, to the maximum allowed by the State ($1,150.00) through an ordinance.

IT & Computer Needs – Ms. Taylor reviewed with the Committee the various hardware and software needs of the Township in order to comply with the JIF insurance requirements as well as various vendor software currently being used. The Township has to upgrade to Windows 10 and strengthen its cyber security. There is currently $6,238 available to fund the IT improvements and additional financing can be provided through an ordinance.

Application for Proposed Dredging at Delaware River and Oldmans Creek by R. E. Pierson - The property owner has made an application to the Army Corp of Engineers to dredge around their property in order to allow for his barges to be docked at the property location. The dredged material will be deposited where previous dredged material has been along US Route 130.

Comcast – Renewal of Contract for Services - Comcast’s service contract within Oldmans Township will be coming up for renewal in about one (1) year. There is a period when the municipality can work with Comcast to determine future cable-related needs. The Township would like to meet with the Comcast representative in June to discuss extending cable services within Oldmans Township.

Road Signs on Straughns Mill – Matrix has agreed to install signs along Straughns Mill Road in order to help alleviate the problem of tractor trailers attempting to make U-turns on Straughns Mill and getting stuck and/or causing property damage.

2020 South Jersey Power Co-Op Electric Supply Participation - The Township currently participates in the co-op program for electric and it is time to renew the contract. Mr. Musumeci made a motion to approve the renewal of the contract, Mr. Sparks seconded and all agreed.

**Resolution 2020-79** Sale of 1993 KME Renegade Pumper Fire Engine to Goodman Area Fire Protection District.

The total sales price is $16,500 of which $1,500 is commission to the sales dealer and $15,000 will be retained by the Township.

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

PLANNING BOARD Resignation of Alternate #2 – Sam Lodge. Mr. Lodge handed in his letter of resignation from the Planning Board. A replacement will be appointed at a future date for the unexpired term to end 12/31/2020.

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

PUBLIC COMMENT No comments from the public

Anthony Musumeci Salem County Freeholders are approving a bond i/a/o $51,000,000 to finance the remodeling of the Court House ($38,000,000), upgrades to the Salem County Vocational School ($8,000,000) and general improvements ($4,000,000).

Dean Sparks Board of Education has been conducting meetings through Zoom. There will be a special meeting on May 18th to award contracts for the items approved from the voter referendum.

Trash tonnage will probably increase due to Covid-19 and having more people at home and cleaning out their properties. Mr. Sparks requested that on windy days the residents try to keep their containers upright.

George Bradford Plastic bags left in the recycling containers has cost the Township $700.00 in penalties for the period October 2019 to March 2020.

Homestead Rebates which are usually funded in May are on hold by the State.

Municipalities will be allowed to commence court proceedings via virtual means.

Nki Trunk Pending approval from Gov. Murphy, it appears that courts will be allowed to open around June 1st but only virtually. Currently our municipal court does not have the technology to hold virtual court but is working on a solution. Both the Prosecutor and Public Defender will move from court to court to help the proceedings move smoothly. There is a lag on the issuance of tickets and fines from the State Police due to Covid-19.

George Bradford Township received another grant from the Small Cities Housing Rehabilitation to help homeowners make improvements to their houses.

New Jersey American Water replaced water pipes along Perkintown Road. This was not an extension of water lines, just replacing what was already there.

County Convenience Center in Alloway is now open for residents to take trash.

**Resolution 2020-81** Executive Session (8:15 pm)

Personnel – Construction Dept.

Contract Negotiations – 22 S. Railroad Ave.

Contract Negotiations – Camp Pedricktown

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

SUMMARY OF EXECUTIVE: (8:40 pm)

Personnel – Construction Department – The Committee accepted the resignation of Dennis Sharpe, Fire Subcode Official who was responsible for plan review and approvals of fire permits. He did not conduct any physical inspections as our building inspector is licensed for fire inspections. The job search is on for a replacement.

Contract Negotiations – 22 S. Railroad Ave. – The Committee will offer the property to both contiguous homeowners for the possibility of selling the property to one of them. Ms. Taylor will write letters to both owners with an offer.

Contract Negotiations – Camp Pedricktown – The Committee reviewed the following documents for the sale of Camp Pedricktown and the owner establishing a Redevelopment Plan for use of the property:

Access and Utility Easement: Mr. Musumeci made a motion to approve the easement, Mr. Sparks seconded and all agreed.

Redevelopment Agreement: Mr. Musumeci made a motion to approve the agreement, Mr. Sparks seconded and all agreed.

Supplemental Redevelopment: Mr. Musumeci made a motion to approve the agreement, Mr. Sparks seconded and all agreed.

The Mayor and Clerk have been granted the authorization to sign the documents.

There being no further business, on a motion from Mr. Musumeci, seconded by Mr. Sparks and agreed to by all, meeting was adjourned at 8:45 pm.

Respectfully Submitted,

Melinda Taylor  
Municipal Clerk