OLDMANS TOWNSHIP

Regular Meeting Minutes

June 10, 2020

The June meeting was open to the public via teleconference.

The regular monthly meeting of the Oldmans Township Committee was held on June 10, 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.

In Attendance: George Bradford, Anthony Musumeci and Dean Sparks

Approval of Minutes: May 13, 2020 Regular Meeting

May 13, 2020 Executive Meeting

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

FINANCE:

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

Bond ordinance for Auburn Water in the amount of $276,000. $120,000 remains from the previous grant which will be used to also fund the improvements.

**Public Hearing** No comment.

**Resolution 2020-82** Final Adoption of Ordinance 2020-05

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

**Ordinance 2020-06** Appropriating Funds in the Amount of $8,000.00 from the General Capital Fund for the Purchase of Computer Equipment and Upgrades for Oldmans Township

**Resolution 2020-83** Introduction to Ordinance 2020-06

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

**Resolution 2020-84** Awarding Bid Contract for Auburn Water System Improvements: Phase 2 – Contract 3 to South Jersey Water Conditioning Inc.

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

Mr. Sparks suggested that the Committee wait until possibly next month when the public would be allowed to be physically present. The ordinance was published in the South Jersey Times indicating when the public hearing would be taking place. For the benefit of those listening to the meeting, Mayor Bradford read allowed the two paragraphs that were being changed in the ordinance: allowing the rental of trash and recycle containers and the change to placement of bulk material which is only allowed to be placed at the curb no more than seven (7) days prior to the bulk pick up date. Further clarification was given at the meeting that the six free bulk stickers and two free trips to the dumpster are for each property, not per tenant.

**Public Hearing** No comment.

**Resolution 2020-85** Final Adoption of Ordinance 2020-03

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

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

Both Solicitor Niki Trunk and Tax Assessor Michael Raio have reviewed the ordinance which adheres to the State law for a five year pilot.

**Public Hearing** No comment.

**Resolution 2020-86** Final Adoption of Ordinance 2020-04

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

**Ordinance 2020-07** Amending Chapter 22 – Length of Service Award Program “LOSAP” of the Oldmans Township Code and Providing for Increased Contribution Benefit Amount

The Township is increasing the cap from $700.00 to $1,150.00 which is the maximum the State allows for LOSAP.

**Resolution 2020-87** Introduction to Ordinance 2020-07

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

**Ordinance 2020-08** Replacing Chapter 148 of the Oldmans Township Code – Stormwater Management

Tom Tedesco, Township Engineer, informed the Committee that the State updated the code on stormwater management. The proposed ordinance is geared toward large developments such as Matrix or Costa. The municipality is audited by the NJ DEP who will be looking for the updated ordinance.

**Resolution 2020-88** Introduction to Ordinance 2020-08

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

Possible Amendment to Oldmans Township Code – Storage Containers – Ms. Taylor explained that some municipalities have ordinances that prohibit the use of tractor trailer/storage containers to be used a permanent sheds. All storage containers currently in use would be grandfathered. It was also suggested that farmers would be allowed to use storage containers, but not allowed in residential areas. The Township Code reads that sheds must be aesthetically pleasing, which is hard to define. The matter was tabled until next month.

ABANDONED PROPERTY:

Block 44/Lot 2 a/k/a 333 US Route 130 – Unsafe Structure – The Township Building Inspector has declared the three storied steps on the outside of the house to be unsafe and hazardous and should be removed. Ms. Trunk stated that one more letter needs to be sent to the owner stating the stairs must come down. There was also discussion about hiring a private investigator in the future to locate the owner.

Block 28/Lot 30.01 a/k/a 185 Straughns Mill (295 Truck Stop) – Property Cleanup – Ms. Trunk informed the Committee of the Abandoned Property Rehabilitation Act which allows municipalities to assert some control over abandoned properties within their municipality if certain criteria has been met. The property can be commercial or residential. The Truck Stop has met the criteria. An ordinance would need to be in place for the Township to proceed. The municipality can also have a special tax sale and the bidders would have to submit a rehabilitation plan that the Committee would be allowed to review. Mr. Sparks would like the owner to be contacted to clean up the property. The Committee agreed to allow Ms. Trunk to proceed in drafting an ordinance.

CONSTRUCTION:

**Resolution 2020-89** Appointment of Robert King – Fire Subcode Official

Peter Voros, Construction Official, works with Mr. King at Harrison Township who is willing to sign off on plan reviews and approvals and allow Richard Saunders to do the inspections for $60.00/hour.

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

**Resolution 2020-91** Overpayment of Building Permit 2020-65 i/a/o $5.00

New construction software caused an overbilling of $5.00 which must be returned to the contractor.

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

TAX COLLECTOR:

Estimated Tax Billing – It is anticipated that the annual tax billing which normally goes out end of July to mid-August will not be available to be mailed to property owners until the end of September, early October. The State has delayed their budget which effects the mailing time for tax billing. Since the tax bills will be so delayed, it was suggested that the Township consider sending estimated tax bills so that the cash flow for the municipality does not suffer. Both CFO/Treasurer Diane Bowman and Tax Collector, Pam Lewis, were in agreement that estimated tax bills should be sent. The amount is set by a formula from the State. A letter will be sent with the estimated tax bills explaining the new procedure. In the fall, another tax bill will be sent with any amount still owing for the third quarter. The November tax bills will still be due November 1st so the payment of the bills will come swiftly in succession. Must municipalities are sending out estimated bills this year.

**Resolution 2020-92** Authorizing the Oldmans Tax Collector to Process Third Quarter “Estimated” Tax Bills due August 1, 2020

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

PLANNING BOARD:

Appointment of Alternate #2 - Due to the Covid crisis, Mr. Bradford has not had a chance to speak with anyone about filling the position. The Committee was invited to give Mr. Bradford names of potential volunteers.

**Ordinance 2020-09** Amendment to Chapter 110–53 Land Use

Currently an applicant is allowed to submit an application to the Planning Board ten (10) days prior to the meeting which has proven difficult for the professionals to review all the material and notify the applicant of any changes/omissions. This proposed ordinance increases the timeline to twenty (21) days prior to the meeting date which is standard for most municipalities and allowed by the Land Use Law of New Jersey.

**Resolution 2020-90** Introduction to Ordinance 2020-09

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

LANDFILL:

Quarterly Fenceline Monitoring Report – SCS Engineers has just finished the first years quarterly testing for the fenceline monitoring. All the reports came back below the State levels. SCS Engineers is recommending that the Township submit a letter to the NJ DEP requesting that the municipality be allowed to discontinue the testing as the previous show that the landfill meets the requirement. The proposed cost of the submission to the NJ DEP is not to exceed $1,250.00. The cost of the quarterly testing is $4,800.00/year. Mr. Musumeci made a motion to accept the proposal, Mr. Sparks seconded and all agreed.

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 Contacted Ray Owens, Salem County Public Works, about painting curbs and installing no parking signs along South Railroad to North Railroad. Mr. Owens indicated that the work should be done in July.

Dean Sparks \*There has been an increase in the amount of trash being picked up, requiring the trash truck to make two trips to the landfill.

\*Gave a report to the Committee and public about the State’s finances.

\*School funding will be adjusted.

\*Walmart will be shutting down their Jet operation (but it will not affect the Jet in the Gateway Business Center).

\*Questioned the public notice he received for a proposed warehouse; wanting to know more information.

\*Wanted additional information about the primary election.

George Bradford \*Tax Office- Tax Sale scheduled for June 26th. Originally had 26 people listed in the tax sale; currently have 11 which is expected to decrease further. Tax Collection Rate is 92.34%.

\*Grants have been applied to the NJ DOT for road re-paving for New Road and Helen Avenue.

\*The NJ DEP inspected the wastewater treatment plant at Camp Pedricktown and the site is in compliance.

Niki Trunk The State is allowing municipal court to open back up through virtual court. She will be in the municipal building but the defendants will have to call into court to appear.

**Resolution 2020-93** Executive Session (8:15 pm)

Contract Negotiations – 22 S. Railroad Ave.

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

SUMMARY OF EXECUTIVE: (8:22 pm)

**Resolution 2020-94** Sale of 22 S. Railroad Avenue to Contiguous Property Owner

The Township is the owner of 22 S. Railroad through tax sale foreclosure and offered the property to both contiguous property owners. The Keatings did not want the property but Matthew Cassidy indicated that he was interested. The property cannot be sold lien free as there is an IRS lien on the property. The Committee accepted Mr. Cassidy’s counteroffer of $3,000.00.

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

Chipping Services – Mr. Sparks stated that a resident expressed their concern about they would not be allowed any more chipping for the year. Mr. Bradford read from the annual Township newsletter that lot clearing and excessive tree trimming are not required to be chipped by Public Works. There was also discussion about the three properties on Perkintown Road which have not been chipped since last fall because those properties fall under the excessive chipping category. They will need to hire an outside tree service to chip their branches. Ms. Trunk stated that the municipality is not obligated to provide chipping service and that chipping is a potential liability. She recognizes that rural communities do not offer many services, but a chipping service costs the Township. She suggested either a no-chipping rule (or for emergency only) or establish more guidelines such as a possible limit on the number of times someone can use the Township chipping service and when branches can be chipped.

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