OLDMANS TOWNSHIP

Regular Meeting Minutes

July 8, 2020

The regular monthly meeting of the Oldmans Township Committee was held on July 8, 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 for the passing of Willard Bond, a Pedricktown resident and great supporter of the Pedricktown Day Committee.

In Attendance: George Bradford, Anthony Musumeci and Dean Sparks

Approval of Minutes: June 10, 2020 Regular Meeting

June 10, 2020 Executive Meeting

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

FINANCE:

**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

**Public Hearing** No comment.

**Resolution 2020-95** Final Approval of Ordinance 2020-06

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

ADMINISTRATIVE:

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

**Public Hearing** No comment.

**Resolution 2020-96** Final Adoption of Ordinance 2020-07

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

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

Mr. Tedesco explained that the State revised the model ordinance. The changes apply to large projects greater than 1 acre, such as Costa and warehouses.

**Public Hearing** No comment.

**Resolution 2020-97** Final Adoption of Ordinance 2020-08

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

Affordable Housing Rental Program Agreement for 21/23 Cherry Street, Pedricktown – A landlord has applied for the Affordable Housing Rental Program which places a deed restriction of 30 years on the house. The house is a duplex. The landlord anticipates the tenant to be low income which equates to a $70,000 stipend for each unit. One tenant is currently moving out; the other tenant would like to continue to live at the premises. The landlord cannot choose the future tenant; the Township’s COAH administrative agent vets the tenant(s). The Committee expressed some concern that the tenant who wishes to stay in the house would be asked to leave. Ms. Taylor will obtain more information from the COAH administrate agent.

Proposed Ordinance for Prohibiting Basketball Hoops/Nets on Public Streets Within Oldmans Township

Ordinances from four different municipalities were provided for the Committee’s review. Mr. Musumeci is concerned about the safety of children playing in the streets, believes it to be a hazard. Each Committeeman will review the packet for discussion at the next meeting.

New Jersey Turnpike Authority – Bridge Repairs and Resurfacing of Oldmans Creek Road over Turnpike

The road work is being done in Woolwich which will take several months to complete. There will be road detours which might increase the traffic in Oldmans Township by the Village of Auburn.

PLANNING BOARD:

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

Currently an applicant must submit their material to the Planning Board at least ten days prior to the meeting which does not give the professional sufficient time to review and send any comments. The proposed resolution would increase the amount of time prior to the meeting to twenty-one days.

**Public Hearing** No comment.

**Resolution 2020-99** Final Adoption of Ordinance 2020-09

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

STREETS & ROADS:

**Resolution 2020-100** Reducing Speed Limit on N. Railroad Avenue

There are varying speed limits on N. Railroad – 35 mph to 50 mph. Mr. Bradford recommended that N. Railroad have a consistent speed limit of 30 mph from US Route 130 to Mill Street. This may help with the vehicles speeding down the road. The resolution will be sent to the Freeholders for their consideration since Railroad Avenue is a County owned road.

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

Intersection of Straughns Mill Road & West Mill Street – Potential Traffic Circle

The Committee would like to consider the feasibility of a traffic circle at the intersection of Straughns Mill and Mill Street to deter speeding traffic. Mr. Tedesco had reached out to John Crawford, Salem County Engineer’s Office, who is on vacation. Mr. Tedesco will ask Mr. Crawford to come and visit the site. Mr. Tedesco reminded the Committee that the County received grant funds to fix Straughns Mill from Route 295 to Mill Street. Mr. Tedesco will follow up with the County for an update on the work.

Speeding on Perkintown Road was also discussed. Again there are multiple speed limits posted on Perkintown. Mr. Tedesco will inspect the road and check with the County. A possible resolution can be prepared for the August meeting.

EMERGENCY SERVICES:

**Resolution 2020-101** Off-Premise Merchandise Raffle

Logan Volunteer Fire Company will be holding a raffle. The drawing will be during Thanksgiving.

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

Logan Volunteer Fire Company Membership Application – Robert Trauger. Mr. Musumeci made a motion to approve, Mr. Sparks seconded and all agreed.

PAYMENT OF BILLS:

Camp Pedricktown – NJ Pollutant Discharge Elimination System Permit Fee. This bill is for the waste water treatment plant for the period of July 1, 2019 to June 30, 2020. The Township was still the owner of the treatment plant and is responsible for the payment of the bill. Ms. Trunk has language in the Deed stating that the new owner of Camp Pedricktown must keep all State required permits for the wastewater treatment plant current.

333 US Route 130 (Abandoned Property) – Demolition of Outside Stairs – Three contractors were contacted to remove the steps. Red Oak Disposal did not wish to bid on the job; Tri County Maintenance bid at $4,300 and South Jersey Group bid at $1,900. The Committee agreed to hire The South Jersey Group to do the work. The abandoned properties registration fees will pay for the work.

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

PUBLIC COMMENT

Ken Cole Will there be a public hearing for the Cherry Street COAH? The tenants lease comes due September. The landlord said she would only renew the lease month to month. Mr. Cole state the tenants have been good neighbors and are involved in the community. Would hate to have them leave due to the landlord trying to get money for the house.

Niki Trunk The landlord is responsible for the tenants and the lease. The Township can only follow their own ordinances.

Jennifer Dohner Wanted to know what the benefits are for a property owner to place their house in the COAH program and how many houses are required to be COAH in Oldmans?

George Bradford The property owner receives funds from the Township if they deed restrict their property for either low or moderate income levels. The deed restriction is for thirty years. The property owner receives the payment up front: $50,000 for moderate income and $70,000 for low income.

Niki Trunk As far as the number of houses required to be affordable, that has been subject to litigation for the past twenty years. The numbers continue to change. It is the goal of the Township to have an adequate number of affordable housing units. The Township would be subject to penalties and lawsuits by not adhering to the State requirements. The Township continues to develop affordable housing options. In the past the Township worked with Habitat for Humanity on an affordable house.

George Bradford The Township is responsible for offering approximately 125+/- affordable housing units. The program is funded through the Affordable Housing Trust Fund. Developers and Home Builders are required to pay into the fund each time they build.

CLOSED TO PUBLIC

Anthony Musumeci Both Fire Companies are seeing a decline in their membership numbers:

12 Members in Logan/Pedricktown

14 Members in Auburn

Mr. Musumeci has been trying to meet with the County Engineer to discuss different road problems within Oldmans Township. The no parking zones in the Gateway Business Park do not appear to be working.

The property known as 1 Maple Avenue will be cleaned up July 14th.

Dean Sparks Last week the trash hauler was able to pickup in one load.

School Board meeting scheduled for July 14th.

8th Grade Graduation will be held outdoors on July 16th

Gov. Murphy released a school opening plan.

MAPSA summer camp has been cancelled.

State Assembly working on legalization of marijuana.

July 15 is the last day to file income taxes.

New Jersey is ranked first in the nation for programs to assist in Farmland Preservation. 2,600 farms have been preserved for a total of 237,000 acres.

George Bradford Requested an update on the Township’s Farmland Preservation Program.

Dean Sparks Covid-19 held up any meetings for the Spring. He hopes to hold an in-person meeting soon.

George Bradford Tax Collection Rate was 96.11% for the end of June.

Regular tax bills will be sent out rather than estimated bills since the tax rate has been set.

Twenty-six properties were listed for tax sale in June but only three actually went to the tax sale.

Niki Trunk The State Police have begun to issue more tickets.

The Court system is slowly getting back to business via virtual court.

EXECUTIVE SESSION:

**Resolution 2020-102** Personnel – Tax Collector (8:05 pm)

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

SUMMARY OF EXECUTIVE: (8:15 pm)

Mr. Musumeci made a motion to accept the resignation of Pamela Lewis, Tax Collector, Mr. Sparks seconded and all agreed.

**Resolution 2020-103** Appointment of Susan DeFrancesco as Tax Collector

Ms. DeFrancesco was previously interviewed for the position of Tax Collector. She has indicated that she was willing to assist the Township until Deputy Tax Collector Kathy Diorio obtains her certification. The monthly stipend will be $375.00.

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

**Resolution 2020-104** Appointment of Susan DeFrancesco as Tax Search Officer

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

There being no further business, on a motion from Mr. Musumeci, seconded by Mr. Sparks and agreed to by all, meeting was adjourned at 8:17 pm.

Respectfully Submitted,

Melinda Taylor  
Municipal Clerk