OLDMANS TOWNSHIP

Regular Meeting Minutes

August 12, 2020

The regular monthly meeting of the Oldmans Township Committee was held on August 12, 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

PUBLIC HEARING Presented by Mark Blauer, Grant Writer

Performance and Status Review for Auburn Water System Small Cities Grant Program (Phase 2/Contract 3)

Small Cities Community Development Block Grant Program – Home Rehabilitation

Housing Rehabilitation Program – improvements to four homes have been approved of which three have been completed. There is approximately $200,000 in funding for the program. One-half of the grant is forgiven after six years of the resident living in the home and the other half is paid back when the house sells. Applications are still being accepted.

Auburn Water is a two phase project. This phase is the installation of a water tank.

OPEN TO PUBLIC:

Anthony Musumeci Would a handicap ramp qualify for the program?

Mark Blauer Yes, the program covers many options to bring a home to ADA compliance such as new plumbing, install handrails or convert a bathroom.

CLOSED TO PUBLC

Approval of Minutes: July 8, 2020 Regular Meeting

July 8, 2020 Executive Meeting

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

ADMINISTRATIVE:

**Ordinance 2020-10** Amending Chapter 115 Entitled “Maintenance of Property” of the Township of Oldmans Code Adding a New Section, Article III, Entitled “Rehabilitation of Abandoned Property”

Ms. Trunk stated that the ordinance language follows the State ordinance. Township can be designated as the Redeveloper on abandoned property if the owner cannot or will not take care of it. Township can also foreclose on the property through the Court system.

**Resolution 2020-105** Introduction of Ordinance 2020-10

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

**Ordinance 2020-11** Amending Chapter 150-12 Streets and Sidewalks

Per Ms. Trunk sidewalks are considered to be a municipal liability. She is highly recommending section “a” of the proposed ordinance in order to protect the Township and its residents. If someone is injured on a sidewalk or street, a tort claim would most likely be filed. Mr. Sparks stated he was not in favor of the ordinance; believed parents should be responsible for their children. Mr. Bradford believed that the proposed ordinance was a safety factor for the residents. Ms. Trunk stated that the ordinance could be altered but again, wants to protect the Township from lawsuits if someone is hurt. The Township is responsible for maintaining the safety of the roads from known conditions.

**Resolution 2020-106** Introduction of Ordinance 2020-11

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

**Resolution 2020-107** Property Maintenance Lien on 333 US Route 130 i/a/o $517.33

Public Works had to go to the property and cut the grass. Whereabouts of owner are unknown as both Ms. Taylor and State Police were unable to find an acceptable mailing address.

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

Affordable Housing Rental Program Agreement for 21/23 Cherry Street, Pedricktown

The owner of 23 Cherry Street has qualified for the Affordable Housing Rental Program. The Agreement is for 23 Cherry Street only which is currently vacant. Mr. Bradford expressed his concerns such as the Township has no control over whether or not the funds are used on 23 Cherry Street or elsewhere. He is also concerned that the tenant on 21 Cherry Street not be evicted in order for the landlord to apply for funds for that particular unit. Ms. Taylor believes that the Township’s Housing Officer will be very thorough in his inspection of 23 Cherry Street so that the unit can be brought up to code. Mr. Sparks stated that the Township cannot micro manage the landlord/tenant relations. Ms. Trunk is comfortable with the Township’s Housing Officer and his assessment of the need for any improvements to the property. This Agreement is only for the one vacant unit. The Zoning Officer would be responsible if the property fell into disrepair at a later date. Mr. Sparks made a motion to approve the Agreement for 23 Cherry Street, Mr. Bradford seconded and both agreed. Mr. Musumeci voted no.

NJ Dept. of Transportation – Transportation Alternatives Set-Aside Program (Grant)

The New Jersey Dept. of Transportation is offering grant opportunities for items such as trails, historic preservation of buildings and/or land and stormwater runoff. The application due date is November 24, 2020.

JIF – Driver’s License Abstract

JIF is requiring the Township to conduct a DMV driver’s license abstract history on all personnel who drive Township owned vehicles. The emergency services have been notified. Ms. Taylor will need a copy of the driver’s license.

Camp Pedricktown/GSA

The GSA anticipates placing their property up for sale in Spring/Summer 2021. They would be interested in meeting with the Township Committee. Ms. Taylor will schedule a conference call with the Committee, including Ms. Trunk and the GSA.

Stumpy Road Repair

Due to the recent storms about 200 linear feet of Stumpy Road was damaged. Between 12” – 24” of the banked side of the road dropped, as well as some damage to the actual paving on the road. Mr. Tedesco is recommending that the road shoulder be stabilized, filter fabric be installed, larger rocks used and replace some pavement. Three contractors have been contacted to submit quotes, two of which have submitted:

Gary Homan $8,700

Ricky Slade $7,500

The Township has worked with both contractors in the past. Mr. Tedesco will reach out to the third contractor for a quote. Ms. Bowman stated there is approximately $8,000 currently available in the Streets and Roads budget line item. Safety cones have been placed by the damaged areas. Mr. Bradford made a motion to allow Mr. Tedesco to proceed with the repair of Stumpy Road in an amount not to exceed $7,500.00, which is currently the lowest quote, pending the third quote. Mr. Musumeci seconded the motion and all agreed.

PLANNING BOARD:

Appointment of Alternate #3- Postponed until the September meeting.

EMERGENCY SERVICES:

Application for Membership to the Pedricktown First Aid and Rescue Squad – Alexandria Hernandez.

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

TAX COLLECTOR:

Assignment of Tax Sale Certificate 12-00005 for Property Located at 189 Straughns Mill Road.

The Township is the owner of the tax sale certificate. The party interested in developing the Truck Stop has expressed interest in having the tax sale certificate assigned to them as the property is contiguous to the Truck Stop and they are looking to add to the property. Currently over $30,000 taxes are owing; the assessed land value is $27,300. The municipality is still responsible for paying school and county taxes on this abandoned property so it would be in the best interest of the Township to have the property back on the tax rolls with a new owner. The Committee agreed to authorize the Tax Collector to negotiate with the interested party in the range of $27,600 down to $20,000.

PAYMENT OF BILLS:

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

PUBLIC COMMENTS

No comment.

Dean Sparks 1. School has commenced working on the projects that were approved with the new bond. Alicia Smith was re-appointed as School Superintendent with a three year contract. The Restart Committee met to determine how school will open for the fall. Parents are being encouraged to self-transport their students to the school. The County has approved the opening plan. The State is allowing each school district to decide how to conduct school. Oldmans is anticipating half days on Monday and Tuesday, closed for cleaning Wednesday (virtual school), and half days on Thursday and Friday. The afternoon half days will be available for teachers to conduct remote learning for those students who do not wish to physically attend school.

2. MAPSA – Since not all funds were used during the last school year due to COVID, the amount being given to MAPSA has been reduced from approximately $4,000 down to $1,180. There is still the MAPSA trust fund available in case there is a shortfall.

3. At the State level, Gov. Murphy wishes to borrow $9.9 billion. Republicans have sued and the lawsuit is being heard by the NJ Supreme Court.

4. Mr. Sparks has conducted quite a few trash/recycle inspections. Requested a list of residents who have obtained additional containers.

5. Primary election results were made official on July 24th. Voter turnout was 45% at the County level, 34.5% for District 1 and 36% for District 2.

6. The State is increasing the tax on health care plans by 2.75%.

George Bradford 1. Received a Thank You card from the PG-CP-PD Historical Society for the Township’s donation to their organization.

2. Received a letter from the County Engineer’s office stating that a traffic study was conducted at the intersection of Perkintown Road and Straughns Mill Road. The intersection is currently a two-way stop. Based on the traffic study, the traffic volume does not warrant a 4-way stop. The County did state that they would include the intersection in their next professional services list for road work.

3. Clean Communities will not be holding any cleanup activities until virus liability issues have been resolved.

4. Thanked Jim Nipe, Public Works, for the submission of the speeding vehicle reports generated by the Township speed signs.

5. Mr. Bradford met with the Army Corp of Engineers regarding some overflowing ditches along Route 130. A beaver dam was blocking one ditch which has been removed and the torrential rains caused a washout of another section. Additionally there was a drain issue by the Rescue Squad which is owned by the County.

Dean Sparks Wanted to know if runoff from the Gateway stormwater basin is causing the flooding on the Lemke property.

Tom Tedesco The property is located in a Flood Zone. He will reach out to the County to reconsider fixing/upgrading the basin when the County fixes the building that collapsed into the basin from the storm.

1. Met with South Jersey Gas which will be replacing an 8” gas main from Carneys Point into Oldmans Township via Pennsville-Pedricktown Road to Porcupine to Route 130. It is anticipated that the work will begin Summer 2021. He is recommending that Emergency Services attend the next meeting in the fall to discuss possible road closures/lane changes.

2. The County stated that they would consider a reduction on the speed limit on Perkintown Road once the Committee passes a resolution. Mr. Tedesco will drive the route and recommend a speed limit to the Committee at the next meeting.

3. In regard to a possible traffic circle at Straughns Mill and W. Mill, the NJ DOT must approve all traffic circles. Mr. Bradford recommended a 4-way stop in lieu of a traffic circle. Mr. Tedesco said that might be able to be included in the Freight Grant which the County was awarded for Straughns Mill Road.

4. The Freight Grant was awarded approximately two years ago for work to be done at the 295 Interchange to include the Beaver Creek bridge and Straughns Mill Road. The preliminary design is being revieed by the NJ DOT.

5. The stormwater basin at Gateway Business Park II needs to be maintained. There is an ordinance for the maintenance.

EXECUTIVE SESSION:

**Resolution 2020-108** Negotiations – Affordable Housing Requirements (8:40 pm)

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

SUMMARY OF EXECUTIVE: (8:15 pm)

Affordable Housing Plan and Litigation – A motion was made by Mr. Bradford to allow Clarke, Caton & Hintz to continue working on the Fair Share Housing Element, Plan B, which would include the general area of the sewer service area in the Affordable Housing Plan rather than choosing specific sites. Mr. Musumeci seconded and all agreed.

There being no further business, on a motion from Mr. Sparks, seconded by Mr. Musumeci and agreed to by all, meeting was adjourned at 9:50 pm.

Respectfully Submitted,

Melinda Taylor  
Municipal Clerk