OLDMANS TOWNSHIP

Regular Meeting Minutes

December 9, 2020

The regular monthly meeting of the Oldmans Township Committee was held on December 9, 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.

Approval of Minutes: November 11, 2020 Regular Meeting

November 11, 2020 Executive Meeting

November 19, 2020 Budget Meeting

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

FINANCE:

**Resolution 2020-126** Transfer of 2020 Budget Line Items

The proposed transfers do not change the budget; just a transfer of funds from one line item to another.

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

**Ordinance 2020-12** Capital Ordinance Appropriating Funds in the Amount of $52,000.00 from the General Capital Fund for the Purchase of Capital Equipment for Public Works and for Purchase of Emergency Equipment for the First Aid Organization and Fire Companies of Oldmans Township

Ordinance allows funds that have already been budgeted in capital to be used to purchase equipment.

**Public Hearing** No comment.

**Resolution 2020-127** Final Adoption of Ordinance 2020-12

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

**Ordinance 2020-14** Amending Chapter 42 of the Oldmans Township Code and Providing for the Compensation of Officers and Employees for 2021

Public hearing will be December 29, 2020.

**Resolution 2020-128** Introduction of Ordinance 2020-14

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

ADMINISTRATIVE:

**Resolution 2020-121** Requesting of Both the Salem County Board of Chosen Freeholders and Gloucester County Board of Chosen Freeholders to Prohibit Tractor Trailer Traffic Over the Mill Street Bridge

Tom Tedesco met with Jim McElvey and John Crawford, Salem County Engineer’s Office. They are willing to work with the Township for possible signage on both sides of the bridge. Salem County would like the consent of Gloucester County since the bridge is shared by both counties. The resolution was tabled to allow time to address the issue of the type of trucks that would be considered to be dangerous on the bridge.

**Ordinance 2020-13** Amending Chapter 4, Section 7 “Duties” of the Code for the Agricultural Advisory Committee

Instead of a minimum of four meetings per year, this ordinance would allow a minimum of two meetings per year.

**Public Hearing** No comment.

**Resolution 2020-129** Final Adoption of Ordinance 2020-13

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

**Resolution 2020-130** Authorizing a Shared Services Agreement with and Between Elsinboro Twp., Mannington Twp., Lower Alloways Creek Twp. and Oldmans Twp. for Trash and Recycling Collection Services in 2021

Mr. Sparks met with the Trash and Recycling Coalition. Due to lower fuel costs and health insurance negotiations for LAC employees, the cost of trash and recycling removal will be less in 2021 than what was charged for 2020. The end cost for 2021 will be $86,439 (after receiving the recycling tonnage funds from the State).

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

Abandoned Property Rehabilitation – 14 Pennsville-Pedricktown Road

Ms. Taylor suggested that the Committee consider utilizing the Abandoned Property Rehabilitation Ordinance that was passed this fall on 14 Pennsville-Pedricktown Road as the house has been abandoned for a very long time. A letter would have to be sent to the property owner telling her she must develop the property or the Township would go to Court to seek permission to redevelop the property itself. The Committee agreed to pursue the rehabilitation of 14 Pennsville-Pedricktown Road and to also begin the same proceedings against the truck stop on Straughns Mill Road.

TAX ASSESSOR:

**Ordinance 2020-15** Authorizing a Tax Abatement Agreement Between The Township of Oldmans and Gateway Park Associates II, LLC

For a warehouse located in the Gateway Business Park I. A five (5) year pilot.

**Resolution 2020-132** Introduction to Ordinance 2020-15

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

CONSTRUCTION:

Permit Fees Adjustment – Following discussion with Diane Bowman, CFO, and Melinda Taylor, Construction Assistant, it was recommended that the Township not consider approving a minimum permit fee as the Construction Dept. is already self-sufficient.

PAYMENT OF BILLS:

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

LIAISON REPORTS:

Anthony Musumeci He is working in the possibility of police coverage for Oldmans Township and the potential cost.

Dean Sparks Was a delegate to the NJ Farm Bureau Convention

MAPSA calendars for 2021 are in the process of being printed. As of Sept. 2020 the MAPSA trust fund has $25,870 available. The County MAPSA office is encouraging the Oldmans MAPSA to spend funds from the trust account. In the future there will be an audit trail of the trust fund.

Diane Bowman She spoke with the Township Auditor and Jim Hackett, former CFO, regarding the trust fund. An audit is in process.

Dean Sparks The State will allow 37 licenses to be granted for the purpose of selling marijuana.

The State worked on the drainage ditch at the Perkintown Road overpass.

Salem County certified the election results from the General Election. 69.48% of registered County voters voted and 62.82% of registered Oldmans residents voted.

The storage building at Oldmans School is waiting for roof material and doors. The Guidance Counselor, Mrs. Catalano, is retiring in February, 2021.

The Salem County Freeholders will be conducting a feasibility study to determine whether or not schools should be merged.

Acknowledged the passing of former Oldmans Mayor Rich Tighe.

George Bradford Wanted to know if there was any progress with meetings of the Agricultural Advisory Board for Farmland Preservation.

Dean Sparks Hopes to schedule a meeting this month.

Niki Trunk JIF is requiring municipalities to adopt a Model Policy Protecting Children and Domestic Violence. She gave a copy of the policy to the State Police for their review. The Township does not have their own police department or any youth sanctioned activities that the Township is responsible for. Pilesgrove is also reviewing the policy and reaching out to JIF for guidance.

George Bradford Tax Collection Rate for November, 2020 was 95.35%.

Mid-Salem Court is still working on their budget; need another meeting to work on health benefits.

The NJ DOT denied the Township’s grant request for repaving of New Road and Helen Avenue.

Signs are being ordered for Seminole Lane so that trucks know the lane is not a through street.

Tom Tedesco The NJ Turnpike Authority send an e-mail regarding erosion on Stumpy Lane. The e-mail stated that the Township was responsible for the repairs. Mr. Tedesco responded that there was a 300’ right of way that the State has which means the State is responsible for the repairs.

PUBLIC COMMENTS:

Steve Wilson What is the status of affordable housing in Oldmans Township?

Niki Trunk The affordable housing issue is in limbo with the State. The Township continues to try to meet their obligations through partnering with Habitat for Humanity. The State rules keep changing.

George Bradford At first the Legislature was overseeing affordable housing; then the judicial system took over, now there is momentum building for the Legislative Branch to take back the oversight of affordable housing. Originally the municipality was responsible for approximately 121 affordable housing units; now the figure is calculated to over 300.

Niki Trunk Exceptions can be made to the required number of affordable housing units since the Township does not have infrastructure such as sewer and public water.

George Bradford COAH funds are generated from construction permits; not tax dollars.

Melinda Taylor The Township Planner is working on a draft plan of the Housing Plan which will address affordable housing. The Planning Board will need to review the draft plan.

Jennifer Dohner How many COAH properties does the Township have currently?

Melinda Taylor One (1) House and one (1) Rental property.

Jennifer Dohner How can the money be spent in the MAPSA trust fund?

Dean Sparks Some ideas are summer camp, Red Ribbon Week or assembly programs. Right now due to the Covid pandemic, it’s hard to schedule activities. MAPSA must use funds from the grant first before using the trust fund. The grant money cannot be “saved” and transferred to the trust fund.

Jennifer Dohner What is the compensation of officers, what percentage increase?

Niki Trunk Township is required by the State to pass a salary ordinance on an annual basis, even if there is no pay increase.

Robert List Is there a listing of Township salaries?

Melinda Taylor The ordinances are available at Town Hall. Salaries are not listed on the website.

Kevin Norton Concerned about tractor trailer traffic at the intersection of US Route 130 and Penns Grove-Pedricktown Road. Tractor trailers cannot make the turn and are blocking the road. Can the median be design be changed?

George Bradford Requested Tom Tedesco, Engineer, to contact the State to express the concerns of the residents and municipality about the intersection.

Tom Tedesco The Township could pass a resolution and send to the State requesting a change in the median. He will try to schedule a meeting with the NJ DOT.

CLOSED TO PUBLIC

EXECUTIVE SESSION:

**Resolution 2020-131** Contract Negotiations – 1 Maple Ave. (8:15 pm)

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

Summary of Executive Session (8:30 pm)

The Township Committee accepted the resignation of Frank Doherty, Elevator Inspector.

Sometime in the future the Township will hold an auction of 1 Maple Avenue to the contiguous property owners.

There being no further business, on a motion from Mr. Sparks, seconded by Mr. Musumeci and agreed to by all, meeting was adjourned at 8:33 pm.

Respectfully Submitted,

Melinda Taylor  
Municipal Clerk