OLDMANS TOWNSHIP

Regular Meeting Minutes

February 10, 2021

The regular monthly meeting of the Oldmans Township Committee was held on February 10, 2021. 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: January 6, 2021 Reorganization Meeting

January 6, 2021 Regular Meeting

January 28, 2021 Special Meeting

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

PRESENTATION: Bradlaugh Higginbottom/Nexamp

Oldmans Township Landfill – Solar

Nexamp is a Boston based company which is currently working on solar projects in 14 states. The proposed solar program would be “community solar.” The solar company would own and maintain the solar system, and pay rental fees to the municipality. This program is in its third year of a pilot program for New Jersey. Nexamp would be responsible for the design of the solar system. It is a “grid” project with the electric generated sold to Atlantic City Electric for residential use. The landfill could be declared a Redevelopment Zone. Mr. Higginbottom was unable to tour the landfill due to the recent snow storms but will do so. Nexamp would also apply to the NJ DEP for any needed environmental permits.

Another option for the municipality would be a Power Purchase Agreement for the municipal building and school. There would be no cost to the municipality; just a reduction in the electric bill.

FINANCE OFFICE:

**Resolution 2021-41** Appropriation Reserve Transfer

Additional funds were needed for payment of the electric bill for street lighting. This transfer is through the 2020 budget.

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

**Resolution 2021-43** Change Order for Auburn Water Works for South Jersey Water Conditioning for Installation of New Water Storage Tank

South Jersey Water Conditioning had offered an alternate bid in the original bid package; this change order will allow the Township to use the alternate bid in the amount of $3,010.00 in order to continue work with the Small Cities Grant and improvements to Auburn Water.

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

TAX OFFICE:

**Resolution 2021-44** Appointment of Kathy Diorio as Tax Collector

Ms. Diorio passed her test and received her Tax Collector certification.

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

ADMINISTRATIVE:

**Resolution 2021-45** Refund Trash Container Replacement Fee For Block 7/Lot 41

Trash container was lost so property owner purchased another but the original trash container was later found so the recently purchased can was returned to the municipality.

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

Abandoned Property Rehabilitation List

The Committee reviewed the Abandoned Property List to determine if another property should be made to rehabilitate. The Truck Stop, which was on the list, complied and tore down all their buildings and is now in compliance and off the Abandoned Property List. Ms. Taylor continues to try to contact the property owner of 14 Pennsville-Pedricktown Road in order to have her comply with the Rehabilitation Program. Following discussion with the Committee, Ms. Taylor was instructed to begin working on 11 Cherry Street to bring into compliance.

Draft of Model Policy Addressing the Protection of and Safe Treatment of Minors

JIF is requiring that the Township adopt this policy and provided a draft policy. Both Ms. Arbittier and Ms. Taylor reviewed the policy and made changes that would reflect Oldmans Township as we do not have our own police department or recreation department. The Committee was tasked with reading the draft policy and recommend any changes. The final policy will be presented at the March Township meeting.

Tire Recycling

Mr. Sparks had spoken with Lewis Fogg of Lower Alloways Creek regarding their tire recycling program. LAC takes resident tires throughout the year. Oldmans is considering a tire amnesty program for one or two weeks. Residents would be allowed to bring up to four car, pickup truck or garden style tractor tires. Jim Nipe, Public Works Director, said he would wait to see how many tires were dropped off before renting a container. Per the Salem County Improvement Authority the cost to drop off a tire at the landfill is $6.00 for up to 5 tires and then pay $325.00 per ton. Currently the Committee is waiting for feedback from the public.

PUBLIC COMMENTS

Arthur Maurizio Wanted to know what was happening at Heiken’s farm. There are trucks going past his house all hours, day and night, causing his windows to rattle.

Dean Sparks ZRH Farm was hired to repack surplus food for food banks so trucks bring in the vegetables and fruits.

Arthur Maurizio What is the Zone for Heiken Farm?

Dean Sparks Agricultural/Residential. Mr. Heiken is working with companies like Philabundance. The food gets shipped all over the east coast.

Arthur Maurizio Tractor-trailers drive by seven days/week. Concerned about traffic flow and safety at the intersection of Perkintown Road and Straughns Mill.

Robert List Wanted to know the status of the Agricultural Board/Farmland Preservation.

Melinda Taylor Ag Board met in February with another meeting scheduled for March. The Board made selections for the three Tiers of farmland preservation and worked on the Ranking Criteria. Each member was tasked with reading both Pilesgrove and Alloway Township’s Farmland Preservation Elements to be discussed at the March meeting.

Dean Sparks Believes that Farmland Preservation should be a collaborative effort between the County and the Township. The County Farmland Preservation Element is from 2008 and is currently being updated.

Matthew Cassidy What amount do other municipalities compensate property owners for farmland preservation?

Niki Arbittier Two to three appraisals are needed to determine the value of the farm.

Matthew Cassidy Who pays for the appraisal?

Dean Sparks Appraisal costs can be negotiated between the property owner and municipality; sometimes 50/50.

Matthew Cassidy What is the minimum lot size?

Dean Sparks County does not have a minimum lot size; some County preserved farms were under 22 acres. If the State preserves the farm the minimum acreage is 92 acres.

Bill Golt Wanted to know the status of the violation for dumping material at 245 Pennsville-Pedricktown Rd.

Niki Arbittier If a person fails to appear in Court, due to Covid, the State has mandated that warrants cannot be issued for failure to appear. All cases are dismissed without prejudice. If the person violates again, he/she can be brought back to court.

Jennifer Dohner Wanted to know if 333 US Route 130 was on the Abandoned Property List.

Melinda Taylor Yes.

Kevin Norton Would like clarification about Farmland Preservation…rights of property owner, how property owner is paid, etc.

Dean Sparks Property owner paid once for selling the farming rights. The property owner still owns the land. Federal farmland preservation is also available.

Frank Mongiello Wanted to know who the members of the Ag Board are.

Melinda Taylor Sandy Collom – Planning Board

Melinda Taylor – Planning Board

Kevin Sickler

Brian Porch

Anthony Musumeci – Township Committee

Zak Heiken

Kevin Norton

LIAISION REPORTS:

Dean Sparks Read the letter from Magnum Recycling regarding the recent changes to recycling loose batteries – no longer accepted.

MAPSA will be meeting on March 2.

Oldmans School has entered into a Shared Services Agreement with the Woodstown/Pilesgrove District for IT Services

Teacher contract has been settled.

School budget to be introduced in March.

School basketball season was cancelled

Anthony Musumeci Obtained quotes for salt for Auburn Water. Lowest quote was $3.25 for a fifty pound bag.

County Commissioners will consider the Township’s resolution regarding the Causeway Bridge at their next meeting.

School enrollment is down 17%. State cut funding so now the school is using their reserve fund.

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

EXECUTIVE: **Resolution 2021-46** (8:10 pm)

Contract Negotiations – Camp Pedricktown

Contract Negotiations – Old Elementary School, 15 S. Railroad Ave.

Contract Negotiations – Auditor

Contract Negotiations – Tax Collector

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

SUMMARY OF EXECUTIVE SESSION: (9:00 pm)

Auditor – Ms. Bowman will speak with Ball, Buckley & Seher

Tax Collector – Salary Ordinance will be amended to reflect a pay increase for Kathy Diorio and Susan DeFrancesco will be paid for the full month of February.

Old Elementary School – Sales Agreement was reviewed.

Camp Pedricktown – Reviewed Letter of Intent from PLDCF Redevelopment Agency, Inc.

There being no further business, on a motion from Mr. Musumeci, seconded by Mr. Sparks and agreed to by all, meeting was adjourned at 9:01 pm.

Respectfully Submitted,

Melinda Taylor  
Municipal Clerk