OLDMANS TOWNSHIP

Regular Meeting Minutes

March 10, 2021

The regular monthly meeting of the Oldmans Township Committee was held on March 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: February 10, 2021 Regular Meeting

February 10, 2021 Executive Meeting

February 26, 2021 Special Meeting

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

FINANCE OFFICE:

**Resolution 2021-51** Emergency Temporary Appropriation – Amendment of the 2021 Temporary Budget

Temporary budget is set up as 26.25% of the previous year’s budget. The municipality is allowed to increase lines items as needed. This increase totals the operating budget to $125,780.

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

TAX OFFICE:

**Resolution 2021-52** Electronic Tax Sale – June 29, 2021

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

ADMINISTRATIVE:

Model Policy Addressing the Protection of and Safe Treatment of Minors

Ms. Arbitier stated JIF is requiring municipalities to adopt a policy. Mr. Bradford questioned the need for background checks for employees being hired going forward. Ms. Arbitier stated that background checks would need to be done, regardless of the employee’s position and whether or not they come into contact with children. The State Police can do the actual background check. Ms. Arbitier will find out from the State Police what the minimum background check would include, probably basic criminal history. The proposed policy states that background checks would need to be retained by the municipality in perpetuity. Ms. Arbitier stated that was the preference of JIF. There was also discussion on who is responsible for paying for the background check – employer or employee. Ms. Aribitier will find out if the State Police would charge a municipality.

Mr. Musumeci made a motion to approve the policy, with the condition that the policy could be amended at a future date, Mr. Sparks seconded and all agreed.

Tire Recycling

The Township Committee would like to offer residents the opportunity to get rid of tires at no cost to the resident. The following conditions were agreed to:

* Tire Amnesty would be for one week (Week of April 12th – 16th) during normal business hours
* Mr. Sparks volunteered to work on Saturday, April 17th 8:00 am -12:00 pm to take tires
* Auto, pickup trucks and garden tractor tires only. No farm or large truck tires allowed.
* Up to six (6) tires can be brought to the municipal building.
* Proof of residency will be required.

Camp Pedricktown Photography Request

A photographer has requested permission to take historical photos of Camp Pedricktown. Ms. Arbitier stated that the photographer would have to sign a Hold Harmless Agreement and sign a waiver before being allowed onto the property. The municipality would not grant access until the photographer has obtained the Hold Harmless and waivers from the other two owners of Camp Pedricktown. Ms. Taylor will notify the requestor.

Renewal of Accident Policy for Emergency Services

The Committee reviewed the offerings but there were some questions about what the differences in plans would be. Ms. Taylor will obtain more information for discussion at the April meeting.

Affordable Housing Element – Clarke Caton Hintz Court Filing Costs

CCH has submitted a proposal in the amount of $12,000. The previous $30,000 was for revising the Township’s Affordable Housing Element. The new amount is to cover the costs of presenting the element to the State for approval and working with the Township’s Affordable Housing solicitor.

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

West Mill Street Causeway Bridge Commissioner’s Response

In January the Township Committee passed a resolution requesting the assistance of the County Commissioners in deterring tractor trailer traffic on the Mill Street Bridge. The municipality received a response from the County today stating they would be unable to help, but maybe Gloucester County could help. Mr. Bradford suggested a meeting should be held at the Bridge with both Salem County representatives as well as Gloucester County so they could see that trucks cannot make safe crossing on the bridge.

**Resolution 2021-53** Award Contract to Gibson & Stattel for Oversight of Aboveground Storage Tank Remediation for Property Located at 1 Maple Ave.

This company was formerly known as Brinkerhoff which the municipality had hired to assist in the paperwork with the NJ DEP regarding the remediation. The new company is now Gibson & Stattel. The cost of the work is $8,200.

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

**Resolution 2021-54** Expansion of Agricultural Development Area Within the Township of Oldmans

The Agriculture Advisory Committee met last week. They discussed which properties to be included in the three different tiers for priority in farmland preservation as well as the Agricultural Development Area which is much broader. The Township needs to request the County Ag Board to expand the ADA within Oldmans Township. This resolution along with supporting documentation will be sent to the County for their March 24th meeting.

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

**Resolution 2021-55** Revised 2021 Memorandum of Understanding for Mid-Salem County Municipal Court

The MOU needed to be revised due to health benefits being given to the Administrator as well as a change in hours for the new hire of a Deputy Administrator.

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

PLANNING BOARD:

**Resolution 2021-56** Refund Escrow Accounts (Scripko and Atlantic Utility Trailers)

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

LIAISION REPORTS:

Dean Sparks Storage building for the school is almost complete.

School is working on sending the budget to the County for review.

A survey was sent to parents for the possibility of extending in person schooling from half day to a longer day.

Woodstown will hold in-person learning 4 days/week.

Votech will also be extending their in-person learning.

MAPS summer camp is undecided – in person outside or virtual?

Gov. Murphy legalized recreational marijuana.

Gov. Murphy introduced the State budget.

Senator Cory Booker was appointed to the Senate Agriculture Committee.

Anthony Musumeci Ambulance Squad will be holding a Flower Sale April 2nd & 3rd.

George Bradford Tax Office: Collection Rate was 89.90% for February.

Pickens Property is under new ownership.

Rabies Clinic was held; smaller attendance than previous years.

March 15th is last day to obtain dog license without a late fee.

Township newsletter was sent to residents.

Auburn Water had a leak that damaged an electrical outlet.

Mid Salem Court is looking for a Deputy Administrator

PAYMENT OF BILLS: Mr. Sparks made a motion, Mr. Musumeci seconded and all agreed.

PUBLIC COMMENTS:

Robert List Wanted to know if background checks were previously done.

George Bradford Township has not run any background checks.

Angelo DeFeo Woodstown High School runs background checks and fingerprinting. Job candidates might not apply if they know background checks are required. He paid for his background check

Jennifer Dohner Wanted to know what was happening at Berkowitz.

George Bradford Company is no longer in business; doors closed.

**Resolution 2021-57** Executive Session: (8:00 pm)

Contract Negotiations – PILOT for Matrix (Lot 66)

Contract Negotiations – Camp Pedricktown

Contract Negotiations – Springer’s Alley

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

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

LAISON REPORTS CONT.

Tom Tedesco Al Costa development selling quickly. Front side all sold out and hopes to begin second phase at the end of summer.

Niki Arbitier Per Gov. Murphy Executive Order regarding legalization of marijuana, Township will have to redo the marijuana ordinance. Township has 180 days to approve an ordinance. Will introduce at the April meeting.

SUMMARY OF EXECUTIVE SESSION: (9:50 pm)

Contract Negotiations – PILOT for Matrix (Lot 66) – Still in negotiations.

Contract Negotiations – Camp Pedricktown – Still in negotiations. Ms. Arbitier will work with Mr. Kaushik’s attorney.

Contract Negotiations – Springer’s Alley – Still in negotiations. Ms. Taylor will send Ms. Arbitier additional information.

Contract Negotiations – Old Elementary School, 15 S. Railroad Ave. Buyer has signed the Agreement of Sale agreeing to the conditions of the municipality. Mr. Musumeci made a motion to authorize the Mayor and Clerk to sign the Agreement of Sale, Mr. Bradford seconded and both agreed. Mr. Sparks voted no.

There being no further business, on a motion from Mr. Sparks, seconded by Mr. Musumeci and agreed to by all, meeting was adjourned at 10:00 pm.

Respectfully Submitted,

Melinda Taylor  
Municipal Clerk