OLDMANS TOWNSHIP

Regular Meeting Minutes

April 14, 2021

The regular monthly meeting of the Oldmans Township Committee was held on April 14, 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: March 10, 2021 Regular Meeting

March 10, 2021 Executive Meeting

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

FINANCE OFFICE:

**Ordinance 2021-01** Establishing a Cap Bank for 2021

The Township is allowed to bank up to 3.5% of the previous year’s budget. Funds which are banked can be used in future years. This ordinance is passed annually.

**Resolution 2021-59** Introduction to Ordinance 2021-01

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

**Resolution 2021-58** Introduction of 2021 Municipal Budget

Public hearing will be held at the May regular meeting. There is no increase in the local purpose tax.

Roll Call Vote:

Bradford Yes

Musumeci Yes

Sparks Yes

**Ordinance 2021-02** Amending Chapter 42 of the Oldmans Township Code, Establishing the Salaries and Compensation of Various Officers and Employees of the Township of Oldmans for the Year 2021

The Deputy Tax Collector passed her state exam and moved into the position of Tax Collector.

**Resolution 2021-60** Introduction to Ordinance 2021-02

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

**Resolution 2021-61** Revision to Municipal Alliance Program for Fiscal Year 2022

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

ADMINISTRATIVE:

**Ordinance 2021-03** Prohibiting the Operation of Any Class of Cannabis Businesses within its Geographical Boundaries and Amending the Code of the Township of Oldmans Specifically: 110-7 of the Land Use Code of the Township of Oldmans, Entitled “Right to Farm;” 110-17 of the Land Use Code of the Township of Oldmans, Entitled “Village Residential District and Village Commercial District;” 110-18 of the Land Use Code of the Township of Oldmans, Entitled “Commercial District” and 110-20 of the Land Use Code of the Township of Oldmans, Entitled “Commercial/Industrial District”

Niki Arbittier that this proposed ordinance is similar to the ordinance passed in the fall, 2020 prohibiting cannabis within Oldmans Township. State has instituted six classes of cannabis. Municipalities have 180 days to change their land use laws. If not changed within the 180 days, cannabis entities have permission for five years. This ordinance will prohibit all six licenses. The ordinance can be changed in the future. Industrial hemp is not included in the cannabis legislation as it is listed in a different category.

**Resolution 2021-62** Introduction to Ordinance 2021-03

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

**Resolution 2021-63** Approving the Application for Tax Exemption of Matrix Gateway Business Park East Urban Renewal Lot 66, LLC for the Construction of an Industrial Project Located within the Industrial Park Redevelopment Area (Also Known as Gateway Business Park)

Tax Assessor, Michael Raio, has reviewed the application as well as all the supporting material.

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

**Ordinance 2021-04** Approving the Finance Agreement for Tax Exemption for Matrix Gateway Business Park East Urban Renewal Lot 66, LC for the Construction of an Industrial/Warehouse Project Located Within the Industrial Park Redevelopment Area (Also Known as Gateway Business Park

**Resolution 2021-64** Introduction to Ordinance 2021-04

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

Model Policy Addressing the Protection of and Safe Treatment of Minors – The State Police do not do the background checks themselves but provide a link on their website for background checks. The cost of the background check is covered by the applicant. This policy covers employees of Oldmans Township as well as volunteers such as emergency services.

Renewal of Accident Policy for Emergency Services – Melinda Taylor spoke with our JIF representative, Ilene Laursen, who recommended that Oldmans Township keep the level of coverage as is and not increase.

AUBURN WATER:

**Ordinance 2021-05** Bond Ordinance Authorizing Various Improvements to the Water Utility System – Auburn Water Well #2 – In and For the Township of Oldmans; Appropriating the Sum of $60,000; Authorizing the Issuance of General Obligation Bonds or Bond Anticipation Notes of the Township of Oldmans in the Aggregate Principal Amount of up to $55,000; Making Certain Determinations and Covenants; and Authorizing Certain Related Actions in Connection with the Foregoing.

Well #2 will be fixed as there is air in the line. This repair is not covered by the Small Cities Grant. The municipality will not have to go for a bond/loan. Currently there is $5,000 on hand and the remainder will be paid back from future budgets.

**Resolution 2021-65** Introduction of Ordinance 2021-05

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

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

LIAISION REPORTS:

Dean Sparks School budget has been approved by the County and will be published in May.

8th Grade Graduation will be held outside June 14th

Students will be attending school half days 5 days/week till end of year.

Gov. Murphy is requesting all schools be held in person next year.

MAPSA summer camp will be 1 day virtual camp for grades 4-8.

Gov. Murphy has changed marijuana law so that parents can be notified for underage drinking or drug use.

State revenue is up more than anticipated.

The County unclogged the ditch by Two Penny Run (Penns Grove-Auburn Road).

Anthony Musumeci He called Verizon about the branches leaning onto the wires. Verizon said that until the wire breaks they will not cut the branches. Mr. Musumeci then called the County Road Dept. who said they would consider removing the branches.

Testing wells have been installed at Auburn Water by Chemours.

A meeting that was supposed to be held with Salem County, Gloucester County and Oldmans Township regarding the Bridge at Mill Street; the meeting was postponed with no new date yet.

George Bradford Auburn Water-still waiting for NJ DEP approval; applied Jan. 2021.

Need to apply for an extension for the Small Cities grant until the end of the year.

Mid-Salem Court – Troopers are back writing tickets. There is a job opening for an assistant clerk.

Niki Aribittier Judiciary is not issuing penalties if defendants do not show up for virtual court.

Dean Sparks Read to the public correspondence from both Gloucester County and Salem County regarding the proposed Mill Street Bridge meeting.

PUBLIC COMMENTS:

Steve Wilson Can the public review the documents regarding the Matrix Pilot?

Where is Springer’s Alley.

Melinda Taylor Documents are available for review at the Clerk’s office.

George Bradford Springer’s Alley is between Cherry Street and S. Railroad, behind Country Store.

Zak Heiken Owns farm on Perkintown Road. Knew he was a topic of conversation the past few meetings – ready to answer questions about farm operation.

Arthur Maurizio What does Zak do in the warehouse?

Zak Heiken There are coolers in the warehouse. Warehouse is used for packing and sending out food. During the winter he assembles food packets for charity. Some of the products are grown on his farm such as sweet potatoes and potatoes.

Arthur Maurizio Perkintown/Straughns Mill intersection was not designed for tractor trailers.

Anthony Musumeci Both roads are County owned roads.

George Bradford Municipality cannot stop “commerce”. Salem County has a lack of funds right now; maybe they could apply for a grant to fix the intersection.

Jennifer Dohner Questioned the W. Mill Bridge status.

George Bradford Salem County has to reschedule the meeting.

Angelo DeFeo Suggested that the Agricultural Advisory Committee be listed on the website. He is interested in joining the Ag Committee.

CLOSED TO PUBLIC:

EXECUTIVE: **Resolution 2021-66** (7:45 pm)

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

Contract Negotiations – Camp Pedricktown

Contract Negotiations – Springer’s Alley

SUMMARY OF EXECUTIVE SESSION: (8:40 pm)

Contract Negotiations: Camp Pedricktown – Continued negotiations. Ms. Arbittier will work with Mr. Kaushik’s attorney. Letter of Intent was submitted for the purchase of the remaining Township portion. Mr. Sparks made a motion to authorize the signing of the Letter, Mr. Musumeci seconded and all agreed.

Contract Negotiations: Springer’s Alley – Township Committee considered the Letter of Intent but cannot sell Springer’s Alley. Will advise requestor of other options.

There being no further business, on a motion from Mr. Sparks, seconded by Mr. Musumeci and agreed to by all, meeting was adjourned at 8:41 pm.

Respectfully Submitted,

Melinda Taylor  
Municipal Clerk