OLDMANS TOWNSHIP

Regular Meeting Minutes

June 9, 2021

The regular monthly meeting of the Oldmans Township Committee was held on June 9, 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: May 12, 2021 Regular Meeting

May 12, 2021 Executive Meeting

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

FINANCE OFFICE:

**Resolution 2021-79** Chapter 159 – Clean Communities Program

Township received $4,072.77 for clean communities which will be added to the 2021 municipal budget.

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

Local Finance Notice: American Rescue Plan of 2021 – Requirements for Grant Funds

Oldmans may receive $175,639.19 from the State which would be used similar to a grant for any losses suffered in revenue due to the Covid-19 pandemic. Half of any approved amount would come this year with the other half being paid next year. There are specific approved uses for the funds:

1. Lost revenue such as court fines or tax collection revenue.

2. Infrastructure such as water, sewer or broadband.

3. Central workers or public health

The municipality would have two year window to spend the money and then return any unused funds. A Chapter 159 resolution would be needed to add the funds to the 2021 municipal budget and from there the funds would be placed into a grant fund. Ms. Bowman has been speaking with our auditor and the State about potential uses. The amount to be potentially given to Oldmans was based on population.

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”

Ms. Arbittier explained that marijuana has been legalized. Municipalities have until August to pass regulations for classes of marijuana otherwise there is a five year moratorium. She is recommending that until more is known from the State regulatory agency, that the Township prohibit the cultivation, sale, manufacturing and/or distribution of cannabis. The proposed Oldmans ordinance can be amended in the future if the Township Committee wishes to change direction.

**Public Hearing**

Steve Wilson If Township passed the “Oldmans” ordinance could cannabis be approved on a case by case basis?

Niki Arbittier The Committee would have to change the ordinance in order to approve any future proposals.

Frank Hoerst, Esquire Last month’s presentation was for medical marijuana only but the proposal has been amended to include recreational marijuana also. David Avedissian, Esquire and former speaker of the NJ Assembly, Jack Collins are consultants for the proposed developer. 63% of voters voted yes for marijuana on the referendum. Licenses will be handed out by the State and not municipalities. The intent for recreational marijuana is to get rid of the black market. Marijuana cannot be moved across state lines. There will be a limited number of applications to be approved by the State. The developer is not proposing a dispensary in Oldmans Township.

Niki Arbittier Had requested of the proposed developer to edit the Oldmans ordinance but the developer submitted their own ordinances: 1. tax ordinance and 2. Separate use ordinance.

Frank Hoerst Planning Board approval would be needed for site plan. Township would receive the following benefits:

1. 2% tax revenue to Township

2. Real estate taxes on 100,000 sq.ft. warehouse. A tax abatement program is not allowed per State law.

3. 100 jobs at a minimum of $17.00/hour with health insurance.

4. Community outreach and support.

Developer likes the location at Oldmans, along US Route 130.

George Bradford Developer plans on a dual license…medical and recreational marijuana?

Frank Hoerst Developer could agree on a percentage with the Planning Board.

Keith Walton Will building be owner occupied?

Frank Hoerst Per State law, the license is not transferable. Yes building would be owner occupied.

Keith Walton Expressed his concerns about future needs of cannabis, the Township should control the drafting of the ordinance and recommended waiting for State to roll out regulations for marijuana industry.

Bob List Thought it was a great opportunity for the Township. Federal government may never legalize marijuana; don’t wait for them.

Jen Bergman She would be neighbor to the proposed marijuana site. Wanted to know if the property was being sold a full price.

Frank Hoerst Yes property being sold a full price. He is requesting that the Township Committee table their ordinance and review the proposed ordinance.

David Avedissian Only 37 licenses will be granted by the State with the anticipation that only one will be allowed in Salem County. The application for a license would need a resolution of support from the municipality stating that the proposed use would be allowed. After application process opens up at the State level, licenses will start to be granted. If license is granted, no other cultivation center would be allowed in Salem County.

Kevin Norton Wanted to know the water source since growing potted plants takes so much water.

George Bradford New Jersey American Water who recently upgraded with pipes along Route 130 and Perkintown Road.

Jen Bergman Name of client?

David Avedissian Terrapin. Was one of the first cannabis businesses in Colorado. Has a large facility near Harrisburg, Pennsylvania. Principal owner/founder is from Lambertville, NJ. Owner is willing to attend an Oldmans meeting.

Jack Collins Works for a lobbyist group in Trenton for cannabis. Citizens voted for marijuana. The State will have to come up with regulations. This is an opportunity for Oldmans to build a facility on 14 acres and receive $1,000,000 annually.

Anthony Musumeci Only one will be allowed in County?

David Avedissian There are 21 counties in NJ with only 37 licenses being granted by the State; unlikely more than one allowed in Salem County.

George Bradford made a motion to table Ordinance 2021-03 and Anthony Musumeci seconded. Both agreed to table the ordinance, Dean Sparks voted no.

**Resolution 2021-80** Appointment of Edmund Houlihan – Elevator Subcode Official

Former elevator inspector retired. Mr. Houlihan has agreed to work for both Oldmans and Woodstown beginning July 1, 2021.

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

Public Park(s) within Oldmans Township

Mr. Bradford suggested that the Township does need to purchase land to build another park as there are already parks available to residents at the school and County park. Both parks offer sports playing fields as well as playground equipment. Concerned about cost of maintaining a municipal owned park…land purchase, insurance coverage and maintenance.

Oldmans Township Employee Handbook and Personnel Policies & Procedures Manual

JIF is requiring that the Township update their personnel policy. There are significant changes to be made. Ms. Taylor suggested a workshop session to review each element of the prosposed personnel manual. Committee members were recommended to take the time to read the proposed manual in its entirety. Some sections are required and some are optional. A workshop was scheduled for June 23, 2021 at 9:00 a.m.

PLANNING BOARD:

**Ordinance 2021-06** Authorizing a Special Emergency Appropriation for the Preparation of a Master Plan

Ms. Arbitier reviewed the contract. Professional service contracts are usually for one year so she is recommending a rebidding of the contract which would be the safest path for the municipality. Current contract was vague. Mr. Sparks stated that the project has not yet been completed and would prefer not to rebid the contract. Professional services are different than construction contracts; professional services being for a year at a time. The Township was informed of the increased cost of the contract last fall. Discussion ensued about the role of the County in regard to Oldmans obtaining Farmland Preservation approval.

**Resolution 2021-73** Introduction of Ordinance 2020-06

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

STREETS & ROADS:

**Resolution 2021-81** Proposed Flashing Stop Signs at the Intersection of Pedricktown-Woodstown Road and Pennsville-Auburn Road to County Commissioners

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 A few residents are not using Oldmans Township containers for trash removal. LAC should not be picking up containers other than those labeled for Oldmans.

Oldmans School Graduation is set for June 14th outside venue.

The school is offering a summer school program.

Salem Community College has reached out to Oldmans School for use of the soccer field for the men’s soccer team. No determination has been made by Oldmans School.

MAPSA will be holding a virtual camp – June 23.

Anthony Musumeci Signs have been ordered for Lennox Run “Children at Play.”

Has been in contact with the County Sheriff Dept. to help with speeding within Oldmans Township.

George Bradford Auburn Water-Tank repair has been approved by the DCA. It is anticipated that the tank installation will take place June 21st. Need to pull well #2 in order to clean and repair (a hold in the shaft was causing the air problem).

The open position at Mid-Salem Court has been filled.

Tax Office -94.47% tax collection percentage.

June 14th – County will be holding a flag retirement ceremony.

State will be widening the NJ Turnpike (exits 1-4) in the future.

American Legion Ambulance sent Pedricktown residents a donation request letter. Mr. Bradford encouraged residents to donate to Pedricktown Ambulance since Oldmans does not use the services of American Legion Ambulance.

Atlantic Electric will begin installing smart meters upon BPU approval.

Tom Tedesco, Engineer Ginger Beckett of the DEP will not be holding an in-person audit of the stormwater permit this year. The Oldmans Planning Board will have to schedule another training session regarding stormwater. Mr. Tedesco is willing to be the instructor.

Working on grant application to the NJ DOT for Helen & New Road.

Dean Sparks Thanked Logan Volunteer Fire Company for handing out stickers at their recent chicken barbeque fundraiser. More stickers are available.

PUBLIC COMMENTS:

Steve Wilson Would like to have general public comments at Planning Board meetings.

CLOSED TO PUBLIC

**Resolution 2021-82** Executive Session (8:50 pm)

Contract Negotiations – Camp Pedricktown

Contract Negotiations – Old Elementary School

Contract Negotiations – 78 Perkintown Road

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

EXECUTIVE SUMMARY: (9:05 PM)

Contract Negotiations – Camp Pedricktown: Reviewed revised Agreement of Sale for the remainder of Camp Pedricktown. Engineer did not have any comments. Waiting for comments from Ron Uzdavinis, Planning Board Solicitor. Mr. Musumeci made a motion to grant the Agreement of Sale conditional approval, subject to Mr. Uzdavnis not having any substitutive changes. Mr. Sparks seconded the motion and all agreed.

Contract Negotiations – Old Elementary School: The Township would be willing to split the cost associated with the application to the State DEP for the tidal water claim (50%/50%). The Township Committee also discussed the possibility of offering the buyer a lease/purchase for the part of the school that is not affected by the tidal claim. Mr. Musumeci made a motion to approve the continuation of the negotiations with the buyer, with the 50/50 costs and lease/purchase agreement. Mr. Sparks seconded and all agreed.

Contract Negotiations – 78 Perkintown Road: No action was taken in Executive Session. Ms. Taylor will reach out to Habitat for Humanity to see if they are still interested in rehabbing the property. Ms. Taylor will also reach out to Matthew Cassidy and let him know that the property has been designated as an affordable housing unit and would have to be sold as such.

Dean Sparks The Salem County Agriculture Board received an OPRA request from Marla Gagliardi regarding Oldmans Township and the former Schultz farm. There is a conflict of interest since both Ms. Gagliardi and Oldmans Planning Board Solicitor, Ron Uzdavinis, both work for the same firm.

There being no further business, on a motion from Mr. Musumeci, seconded by Mr. Sparks and agreed to by all, meeting was adjourned at 9:10 pm.

Respectfully Submitted,

Melinda Taylor  
Municipal Clerk