OLDMANS TOWNSHIP

Regular Meeting Minutes

July 14, 2021

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

June 9, 2021 Executive Meeting

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

PRESENTATION: Brad Higginbottom of Solar Landscape – Oldmans Landfill

Solar Landscape is proposing a 1.84 megawatt solar field on the Oldmans Township landfill. The landfill would need to be declared a Redevelopment Area through the Oldmans Planning Board. Brownsfields score well in the State application process. Fifty (50%) percent of the electric generated must go to low to moderate income houses. The other fifty (50%) percent could go to the municipality, school, non-profits and/or emergency services. There is no costs to the Township to sign up. It is anticipated that users would receive 15-20% credit on the electric bills. Application to the State is due February, 2022. The project would not have to go out bid if Solar Landscape was named as the Redeveloper or the Township could go out for a Request for Professional Services. Willing to work with the NJ DEP to obtain approval to place a solar field on the landfill. Mr. Musumeci made a motion to continue with the solar proposal, Mr. Sparks seconded and all agreed. Mr. Higginbottom will send documentation to Ms. Arbittier for her review to continue with the process.

FINANCE OFFICE:

**Resolution 2021-83** Change Order for Fisher Roofing, Building No. 506, Camp Pedricktown in the Amount of $2,085.00

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

ADMINISTRATIVE:

**Ordinance 2021-07** Prohibiting the Operation of Recreational Classes of Cannabis Businesses Within Its Geographical Boundaries and Amending Certain Sections of Chapter 110, Entitled “Land Use” of the Code of the Township of Oldmans

Mr. Bradford would like to consider adding recreational cannabis to the ordinance; not just medical. Currently the ordinance allows medical marijuana but not recreational.

Frank Hoerst Would like a resolution sent to the Planning Board from the Township Committee asking the Planning Board if their proposed uses fit in with the Township’s Master Plan in the Commercial/Industrial zone. Was hoping that the resolution would be ready for the July 19th Planning Board meeting. He requested that the ordinance be amended by to allow recreational use. They are willing to appear at the July 19th Planning Board meeting. At the August 11th Township Committee meeting the amended ordinance could be adopted. The State will be issuing 37 licenses. They wish to build a 100,000 sq. ft. warehouse for growing and manufacturing only.

David Avedissian Planning Board has the power to regulate how the plant will be run. The operation will be closed to the public.

**Resolution 2021-90** By Title Only – Authorizing the Oldmans Township Planning Board to Review the Proposed Amended Ordinance Regarding Cannabis Within Oldmans Township

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

**Resolution 2021-84** Introduction of Ordinance 2021-07

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

**Ordinance 2021-08** Amending the Code of the Township of Oldmans Specifically Chapter 152 of the Code of the Township of Oldmans, Entitled “Taxation”

Oldmans Township would receive a 2.0% tax from any cannabis business based on gross receipts.

**Resolution 2021-85** Introduction of Ordinance 2021-08

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

**Resolution 2021-86** Renew Membership with the Gloucester, Salem, Cumberland Counties Municipal Joint Insurance Fund

This would be for a three (3) year renewal.

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

**Resolution 2021-87** Property Maintenance Lien for Block 44/Lot 2 (333 US Route 130) in the Amount of $321.18

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

Oldmans Township Employee Handbook and Personnel Policies & Procedures Manual

The Committee reviewed a few outstanding items left for the Personnel Manual. One item discussed was whether to include Juneteenth as a municipal holiday which is a State holiday but not mandatory. Mr. Bradford made a motion to include Juneteenth as a municipal holiday, Mr. Musumeci seconded and both agreed. Mr. Sparks voted no.

Salem County Fair – Stormwater Booth – Friday August 6th 4:30 – 6:30 pm

Mr. Sparks agreed to man the stormwater booth. The Township receives credit for the NJ DEP stormwater program.

Salem County Dept of Health Flu Clinic – Thursday November 4, 2021 2:00 – 8:00 pm

The County would like to hold another flu clinic at Oldmans this year. Mr. Sparks made a motion to approve, Mr. Musumeci seconded and all agreed.

Proposal by Community – Software for Meeting Agendas

The Committee discussed whether or not agenda with the support material should be included on the Township website. The cost is $4,000 annually. Ms. Taylor was instructed to contact the current website vendor to see if support material could be easily added.

PLANNING BOARD:

Request for Professional Services – Farmland Preservation Element of the Master Plan – Three proposals were received:

Alaimo Group $35,500 (Mr. Musumeci’s choice)

Firm did Pilesgrove Farmland Preservation element

Clarke Caton Hintz $35,000 (Mr. Sparks’ choice)

Firm has worked with Oldmans Township before – Fair Share Housing Element

Heyer Gruel & Associates $35,000 (Mr. Bradford’s choice)

Firm currently working with Salem County Agriculture Board on updating County Farmland Preservation Element.

All three firms have experience with Farmland Preservation. Ms. Arbittier suggested that the Committee conduct interviews to help determine which firm would be best for the municipality. Ms. Taylor will schedule the interviews.

AFFORDABLE HOUSING: 78 Perkintown Road

This property has been deemed as an affordable housing unit. Habitat for Humanity and JPB Properties both declined to rehabilitate 78 Perkintown Road. Ms. Taylor suggested that the Township go out to bid for a builder to rehab the property. Mr. Sparks suggested that the Township auction off the property, with the COAH deed restrictions in place. Ms. Taylor will follow up with Mr. Uzdavinis to see if the property can be auctioned.

OLDMANS LANDFILL: Proposal to Modify Oldmans Twp Air Permit with NJ DEP for Methane

SEC Engineering, the environmental firm that conducts the tests for the landfill, believes that the NJ DEP air quality permit has a miscalculation regarding the level of methane that is allowed to come off the landfill. If the calculalation was corrected, the methane at the landfill would fall within acceptable levels. SEC submitted a proposal i/a/o $2,900 to work with the DEP to ask them to reassess the air quality permit. The Township currently pays over $30,000 annually for landfill testing so it is hoped that if the DEP agrees to the adjusted testing level, some of the tests would be allowed to be discontinued. The landfill is scheduled for closing 2024.

EMERGENCY SERVICES:

**Resolution 2021-88** Appointment of Phyllis Moore as Deputy Emergency Management Coordinator

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

AFFORDABLE HOUSING

**Resolution 2021-89** Appointment of Melinda Taylor as Municipal Housing Liaison

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

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

LIAISION REPORTS

Dean Sparks Oldmans School Update:

$1,000.00 Scholarship was awarded to Arianna Robinson

Extracurricular activities will be held next year

Full-time music teacher has been hired

Looking for 2 aides, school bus driver and nurse

Students will be returning to school full-time

State has passed state budget

Senior Salem County Art Show is open to those over 60 years of age. Event is run by Oldmans resident Annette Devitt. Helen Paxton, a Pedricktown resident, was last year’s winner.

Farmland Assessment forms are due by August 1st.

Earl Lindle passed away; a lifelong resident of Pedricktown.

Anthony Musumeci Salem County passed their budget

The County is considering a railroad project between Salem and Swedesboro which would more event oriented than commuter. Possible cost would be $9,000,000.

Logan Fire is holding a sub sale

County Sheriff’s office has been monitoring speeders

George Bradford Tax Sale started with 21 properties listed and only 4 went to tax sale.

Tax Collection rate is 96.74%

Annual Auburn Water test results were distributed to residents

Still working on well #2

Atlantic Electric received permission from the BPU to install smart meters. There will be a rate increase in 2022.

State will be replacing guardrails on Route 295 in the future.

Tom Tedesco He will be holding stormwater training for the Planning Board on July 19th – “Green Infrastructure”

PUBLIC COMMENTS:

Steve Wilson Thought the software for expanded agendas would be beneficial to the public.

Would like to have Planning Board meeting open to the public at the end of each Planning Board meeting.

George Bradford Planning Board controls the agenda, but he will speak with the Chairperson.

Matthew Cassidy Would the proposed solar at the landfill need a right-of-way for the lines?

Tom Tedesco That item would be addressed by the applicant when they appear before the Planning Board for site plan approval.

Matthew Cassidy Wetlands pass through the landfill.

Tom Tedesco Applicant is aware of the wetlands.

Matthew Cassidy Expressed his concern about the storm drains on S. Railroad in front of the old elementary school and Heartfelt Design. The storm drain doesn’t flow well and the street floods. How can this be addressed?

Anthony Musumeci The storm drain is maintained by the County.

Tom Tedesco The Township has been in contact with the County engineer on a regular basis to discuss traffic and storm water runoff. He encouraged residents to address their concerns to the County Commissioners.

Matthew Cassidy Safety Concerns about parking on both sides of the street along Railroad Avenue.

Anthony Musumeci Had requested that the curb be painted two years ago. Will follow up with the County.

Justin Adams The gas company did a poor job patching Pennsville-Pedricktown Road. Can they fix it?

Anthony Musumeci He spoke to the County about repairing the road.

Justin Adams Is there an ordinance for grass cuttings being placed out on the road?

Melinda Taylor Yes, an ordinance is in place.

Jennifer Dohner Requested an explanation of what the Township was looking for in regard to choosing a firm for Farmland Preservation. Didn’t the Township already choose a firm?

Anthony Musumeci Township would like to know their availability and level of expertise.

Dean Sparks Clarke Caton Hintz is the current municipal planner.

George Bradford Would like the opportunity to speak with each firm.

Jennifer Dohner Is the Township dissatisfied with Clarke Caton Hintz?

George Bradford The contact expired.

CLOSED TO PUBLIC

There being no further business, on a motion from Mr. Musumeci, seconded by Mr. Sparks and agreed to by all, meeting was adjourned at 8:55 pm.

Respectfully Submitted,

Melinda Taylor  
Municipal Clerk