OLDMANS TOWNSHIP

Regular Meeting Minutes

August 11, 2021

The regular monthly meeting of the Oldmans Township Committee was held on August 11, 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.

Moment of Silence in Memory of Gino Mistichelli was held.

Approval of Minutes: July 14, 2021 Regular Meeting

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

FINANCE OFFICE: American Rescue Plan of 2021 Update

It is anticipated that Oldmans Township will receive $175,639.19 over a two year period. The Township received the first installment in July, 2021 in the amount of $93,573.69 which was placed into a grant fund, unexpended. Ms. Bowman is working with the auditor and fellow CFO’s to find out what would be considered to be eligible expenses by the State. When ready to spend a Chapter 159 will have to be approved to place the funds in the budget. Some allowable expenses include health, broadband infrastructure, water projects, etc.

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 to Permit the Cultivation and Manufacture of Cannabis in Commercial/Industrial Zone

The Township originally did not allow cannabis but due to recent presentations, the Committee agreed to entertain the idea of cannabis in the Commercial/Industrial zone only. Everything else would be prohibited.

**Public Hearing** No comment.

**Resolution 2021-88** Final Adoption of Ordinance 2021-07

Dean Sparks wanted to know if the Transportation Class should be included in the ordinance. Ms. Arbittier stated that exceptions were allowed to transport cannabis out of the facility but not for general deliveries. Mr. Musumeci made a motion to approve, Mr. Bradford 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”

Ms. Arbittier explained that the State allows a 2% tax on a cannabis business.

**Public Hearing**

Robert List Will the cannabis books be audited by the Township?

Niki Arbittier The Ordinance requires the annual submission of financial statements to the Township Committee.

David Murphy Will the financial statements be available to the public for review?

Niki Arbittier The documents will be presented to the Township Committee.

Public Hearing Closed.

**Resolution 2021-89** Final Adoption of Ordinance 2021-08

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

**Resolution 2021-90** Resolution Authorizing the Planning Board to Conduct an “In Need of Redevelopment” Study for Block 13/Lots 7.01, 4.12, 4.15 and 4.16 a/k/a Oldmans Township Landfill Pursuant to Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

This is for future consideration of installing solar on the landfill.

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

**Resolution 2021-96** Expressing the Township of Oldmans Committee’s Support for Terrapin Investments Fund II, LLC’s Operation of Medical and Adult Use Cannabis Cultivation and Manufacture as Defined and Permitted by the Township of Oldmans’ Ordinance Code Within Oldmans Township at 360 Route 130, Pedricktown, New Jersey

This support resolution was requested by the cannabis developer which will be sent to the State. The resolution limits the support to this particular property, for the Commercial/Industrial zone and for this project only. Mr. Musumeci made a motion to approve, Mr. Bradford seconded and both agreed. Mr. Sparks voted no.

Adoption of Oldmans Township Employee Handbook & Personnel Policies & Procedures Manual

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

**Resolution 2021-91** Property Maintenance Lien – 333 US Route 130 a/k/a Block 44/Lot 2 in the amount of $609.61

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

Shared Service Agreement with Salem County Regarding Installation of Flashing Stop Signs and the Intersection of Pedricktown-Woodstown Road and Pennsville-Auburn Road – Each sign cost $1,800.00; they have already been purchased and are ready for installment. Mr. Musumeci made a motion to approve the agreement, Mr. Sparks seconded and all agreed.

PLANNING BOARD:

**Resolution 2021-92** Appointment of ? for Farmland Preservation Element of the Master Plan

The Township Committee held interviews for all three candidate firms. Mr. Bradford nominated Alaimo Group. Mr. Sparks nominated Clarke Caton Hintz. Mr. Bradford made a motion to approve Alaimo Group which was seconded by Mr. Musumeci and agreed to by both. Mr. Sparks voted no.

TAX OFFICE:

**Resolution 2021-93** Authorizing Cancellation of Items Division of Tax Collection for Block 29.04/Lot 10

According to State law a property owned by a 100% disabled veteran is exempt from paying property taxes.

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

**Resolution 2021-94** Authorizing Cancellation of Items Division of Tax Collection for Block 45/Lot 5.04

This lot is owned by the Township and should be exempt from property taxes.

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

CONSTRUCTION DEPT:

**Resolution 2021-95** Resolution to Refund Construction Permit Fee Overage For Byers Industrial Services LLC

Contractor paid $10.00 too much for the permit which needs to be refunded.

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

AFFORDABLE HOUSING: 78 Perkintown Road

The Planning Board Solicitor, Ron Uzdavinis, agreed that the property could be placed up for auction as a COAH property with the proper notification. The Committee discussed a minimum a bid price and agreed on $500.00. Tom Tedesco will review the septic approval and request an extension from the Salem County Dept. of Health. The property will likely need a pump station for the septic.

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

LIAISION REPORTS:

Dean Sparks 1. Oldmans School will be re-opening with masks. School has hired a full-time nurse and additional aides.

2. Recycling – Main will now charge companies that don’t use sustainable packaging for their products.

3. MAPSA – a new coordinator is needed. Looking for volunteers.

4. Thank Joel Rudderow of the Penns Grove FFA for having Mr. Sparks as a produce judge at the Salem County Fair.

George Bradford Oldmans School is trying to get back to normal as much as possible. The school day will be a full day rather than half day like last year. Children will be allowed outside for recess and will eat lunch in the cafeteria. A few grades will rotate classrooms.

Anthony Musumeci 1. Residents have been expressing their concerns about the intersection of Straughns Mill and Perkintown Road and are requesting a flashing stop sign to be installed.

2. There is no speed limit sign on Township line road which needs to be addressed by the County.

3. There is trash and debris in the back of J.E. Berkowitz. Township will contact the owner to get resolved. Building area needs to be secured.

4. Logan Fire Company will be holding a craft show on Pedricktown Day for anyone interested in renting space.

George Bradford 1. Second Saturday in October will be Pedricktown Day.

2. Tax Collection rate is 96.14%.

3. Auburn Water – still not complete. Well #2 is waiting for water test results. Second tank will be removed and lube line replaced. Should be completed in September.

Niki Arbittier Received an e-mail from the Solicitor for Camp Pedricktown outlining changes in ownership names. The request is consistent with the Sales Agreement.

Melinda Taylor New Jersey League of Municipalities will be holding their convention in November in Atlantic City if any Committee member is interested in attending. Early registration closes October 1st.

PUBLIC COMMENT:

Robert List Wanted to know the status of the old elementary school.

George Bradford Waiting for documentation from the buyer.

Niki Arbittier Complications arose with the property with the NJ DEP. Waiting for finalization.

Michelle Pharo Would like the grass cut at 13 Cherry Street.

Melinda Taylor Letter was already send to the property owner. If homeowner doesn’t cut the grass the Township will have it cut.

Michelle Pharo How long will the Amazon vans be allowed to use Mr. Moore’s property?

Melinda Taylor They were supposed to leave August 10th but the property owner told the tenant they had until the end of August.

David Murphy If the Berkowitz parking lot is attached to the basin, who’s responsible if glass and debris get washed down into the basin?

Tom Tedesco Road and basin are the responsibility of the County. It is possible that some contamination could occur.

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 7:45 pm.

Respectfully Submitted,

Melinda Taylor  
Municipal Clerk