OLDMANS TOWNSHIP

Regular Meeting Minutes

September 8, 2021

The regular monthly meeting of the Oldmans Township Committee was held on September 8, 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 US soldiers killed recently in Afghan was held.

Approval of Minutes: August 11, 2021 Regular Meeting

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

FINANCE OFFICE:

**Resolution 2021-97** Cancelling Various Receivables and Reserves from the Federal and State Grant Fund

After the last audit there were still old grants listed on the financial statements that need to be cancelled.

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

ADMINISTRATIVE:

**Resolution 2021-98** Authorizing Pedricktown Ambulance and Rescue Squad to Hold a Coin Drop

Ambulance Squad will be holding a coin drop on Pedricktown Day at the intersection of Mill Street and Railroad Avenue.

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

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

**Resolution 2021-73** Introduction to Ordinance 2021-06

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

Oldmans Landfill – Proposal from SCS Engineers for Air Permitting Services – Permit Modification to Reduce Landfill Gas Sampling Requirement. The landfill has been tested four times in the past two years and all four tests have results below the State minimum. The semi-annual testing costs $25,000 per year. The environmental engineer would like to petition the NJ DEP to allow the discontinuance of the testing beginning 2022. The cost of the proposal is not to exceed $4,000.

TAX OFFICE:

**Resolution 2021-99** Authorizing Assignment of Tax Sale Certificate 08-00010 to Railroad Realty, LLC in Regard to Property Known as Block 35/Lot 2 (101 Perkintown Road)

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

**Resolution 2021-100** Authorizing Assignment of Tax Sale Certificate 97-238 to Railroad Realty, LLC in Regard to Property Known as Block 5/Lot 7 (57 Porcupine Road)

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

**Resolution 2021-101** Authorizing Assignment of Tax Sale Certificate 15-00005 to Railroad Realty, LLC in Regard to Property Known as Block 11/Lot 10 (33 S. Railroad Avenue)

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

**Resolution 2021-102** Amending Resolution 2021-93 for Block 29.04/Lot 10 – Totally Disabled Veteran Tax Assessment

Resolution was amended to include the August tax payment. Mr. Musumeci made a motion to approve, Mr. Sparks seconded and all agreed.

**Resolution 2021-103** Overpayment of Taxes for Block 8/Lot 32 i/a/o $874.55

Both the homeowner and the mortgage company paid the third quarter taxes. Refund will be made to the homeowner.

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

**Resolution 2021-104** Approving the Application for Triple Net Investments LVII, LLC for Five Year Tax Abatement for Block 29/Lot 6.09

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

**Ordinance 2021-09** Approving the Financial Agreement for Tax Exemption for Triple Net Investments LVII, LLC for the Construction of an Industrial Warehouse Projected Located Within the Industrial Park Redevelopment Area (Also Known as Gateway Business Park)

**Resolution 2021-105** Introduction to Ordinance 2021-09

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

AFFORDABLE HOUSING:

**Resolution 2021-106** Authorizing Sale of Real Property Known as Block 43/Lot 10 (78 Perkintown Road) as a Deed Restricted Affordable Housing Unit.

The auction will take place in-house on Wednesday, October 6, 2021. The Committee agreed upon a minimum bid price of $500. 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 \*No update from school as the board meeting has not taken place.

\*Salem Community College waiving student debt from spring 2020 to spring 2021

\*MAPSA – Christine Mistichelli resigned as coordinator. Replacement may be hard to find.

\*Thank you to Mario Fuci from the Salem County Sheriff’s Dept. for his assistance with MAPSA. He is moving on to a new position.

\*Cannabis – Commission met to approve rules. 37 licenses will be available. Mr. Sparks wanted to know about micro licenses within Oldmans Township.

Niki Trunk Micro licenses are allowed in the State but not allowed in Oldmans Township according to the ordinance.

Dean Sparks \*Plastic bags in recycling continue to be a problem.

\*2020 Census shows NJ gained in population while Salem County had a slight decrease.

\*Senator Sweeney continues to work on legislation for warehouse development restrictions.

\*As of October 1st, the NJ gas tax will decrease.

\*Berkowitz is in the process of getting cleaned up; could take 2 months.

\*Concerned about condition of detention basin by Sorbello Road.

\*Manfredi – grass needs to be cut in the back.

\*Costa Development – school bus having a difficult time in navigating in the development. Streets are narrow and are being used for storage for construction equipment.

Tom Tedesco Street width met the minimum requirements per the NJ Land Use Law. He will work with Niki Arbittier to draft a letter to Mr. Costa about obstructing the roadways.

Anthony Musumeci Has left messages with the Salem County Public Works requesting help in the installation of the new blinking stop signs; has had no response.

George Bradford \*Auburn Water shut down tonight to switch over to the new tank for testing. Water should be back on tomorrow.

\*Tax Collection Rate – 94.68%.

\*Free Flu Clinic will take place at Oldmans November 4th 4:00-7:00.

PUBLIC COMMENT:

Art Maurizio Concerned about another warehouse being built in Gateway Business Park.

Melinda Taylor Site already has Planning Board approval. If the owner wishes to deviate from what is already approved, would have to appear before the Planning Board again.

Art Maurizio How many more trucks will be added once warehouse is built?

Melinda Taylor Don’t recall the number but it is available.

George Bradford The County approved the site plan and it’s their road.

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