Regular Meeting Minutes

October 13, 2021

The regular monthly meeting of the Oldmans Township Committee was held on October 13, 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: September 8, 2021 Regular Meeting

September 28, 2021 Budget Meeting

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

FINANCE OFFICE:

**Resolution 2021-107** Appointment of Substitute Subcode Officials as Employees

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

**Resolution 2021-108** Authorizing WEX to Allow Pedricktown Ambulance to Purchase Gas for Use in the Oldmans Township Ambulance

Typically the ambulance uses the County to purchase gas; this will allow the ambulance to gas up the vehicle after hours when the County is closed. The bill will be sent to Oldmans but the Squad will reimburse.

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

**Resolution 2021-109** Accepting 2020 Audit Report for Oldmans Township

There were no findings. All departments were reviewed.

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

**Ordinance 2021-10** Appropriating Funds in the Amount of $73,000.00 from the General Capital Fund for the Purchase of Capital Equipment for Streets and Roads and Sealing of Municipal Parking Lot, and for the Purchase of Emergency Equipment for the First Aid Organization, Fire Companies and Emergency Management

This is for items that have a life expectancy of five years or more. Funds have already been saved and are part of this year’s budget. No borrowing is needed.

**Resolution 2021-110** Introduction to Ordinance 2021-10

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

ADMINISTRATIVE:

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

This is to fund the Farmland Preservation Element to the Master Plan.

**Public Hearing** No comment.

**Resolution 2021-111** Final adoption of Ordinance 2021-06

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

**Resolution 2021-112** Property Maintenance Lien on Block 10/Lot 4 a/k/a/ 11 Cherry Street

Property owner did not cut the grass when requested and then did not pay when asked. The property is pending filing with the NJ Superior Court as an abandoned property.

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

78 Perkintown Road Update

The property was advertised for auction, with the COAH deed restriction; no one showed up at the auction to bid on the property. Since the date of the auction a person has expressed interest in looking at the house. Ms. Arbittier stated that the Township could now sell the property to an interested party based on the fair market value.

TAX OFFICE:

**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

Five year pilot for a 99,000 square foot warehouse.

**Public Hearing** No comment.

**Resolution 2021-113** Final Adoption of Ordinance 2021-09

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

PLANNING BOARD:

Farmland Preservation Update:

1. The County Ag Board submitted a proposal for farmland preservation in Oldmans which stopped at Route 295. The Oldmans Ag Board did not agree with the proposal and would like to offer farmland preservation to all farmers in Oldmans on both sides of Route 295.

2. The farmland preservation planner, Alaimo Group, proposed that the Township Committee and Planning Board consider narrowing the scope of the proposed sewer area to facilitate future farmland preservation. The proposed sewer service areas are Auburn Village, Kay Gardens, Lennox Run, Railroad Avenue and Mill Street. It is highly unlikely that the proposed sewer service will happen. The Committee agreed that they would consider a smaller proposed sewer service area.

3. County Ag Board is holding a meeting on Wed., October 27th.

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

LIAISON REPORTS:

Dean Sparks 1. Election handouts are available to residents detailing the new voting procedures. Early voting is available in three locations in Salem County.

2. Bulk trash is being put out to the curb too early.

3. School is hiring personnel due to support staff resignations.

4. School will be holding an emergency evacuation drill for middle school students only on October 22.

5. School will be hosting a trunk or treat Sat. October 23rd in school parking lot.

6. MAPSA – new coordinator was appointed. Next meeting Nov. 2 at school.

7. State should begin issuing cannabis licenses October 15h.

8. Thank you to Tom Tedesco for his assistance at the Costa development in getting the site cleaned.

9. Flu Clinic to be held at Oldmans Town Hall November 4th.

10. Brought up parking issues at the Gateway Business Park. Tom Tedesco said that the County would be responsible for installing no parking signs.

Anthony Musumeci 1. Public works attended annual stormwater training.

2. PFOA’s are back in the news. Chemours is in the process of replacing water treatment systems that are five years old.

George Bradford 1. Thank you to Pedricktown Day members for a successful event.

2. Collection rate for tax office is 95.83%.

3. Received a thank you from the PG-CP-OLD Historical Society for the donation that was given to them by the Township.

4. Auburn Water is now on-line with new water tank system. Some small jobs still need to be done such as replace a lube line and fix a leaking valve. The removal of the old water storage tank needs to be completed.

5. Mid Salem Court continues with virtual court. Will begin working on the 2022 budget shortly.

Niki Arbittier Stated Mid Salem’s Barb Garozzo is the best court administrator; very good balancing court presentations.

PUBLIC COMMENT:

Matthew Cassidy Wanted an explanation of the proposed sewer line.

George Bradford Plan was drawn up before 2000 between the State, County and river municipalities for a regional sewer system with Dupont taking the wastewater. Very unlikely to be built.

Niki Arbittier Counties have to plan ahead but doesn’t mean its going to happen. The plan is similar to mapping out a conceptual plan.

Frank Mongiello Wanted more information on farmland preservation and funding.

Melinda Taylor Oldmans is responsible for writing an element to the Master Plan which needs approval by the County and State. Township is currently in the process of developing the element.

George Bradford The Township would like to offer farmland preservation to all farmers within Oldmans, not just those on the one side of Route 295. The farmland preservation funds collected by the Township are in a designated line item and are slowly growing.

Niki Arbittier The farmland preservation element protects the Township from building if land is preserved.

Dean Sparks Explained to the audience the State preservation program guidelines.

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 7:40 pm.

Respectfully Submitted,

Melinda Taylor  
Municipal Clerk