Oldmans Township

Regular Meeting Minutes

November 10, 2021

The regular monthly meeting of the Oldmans Township Committee was held on November 10, 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: October 13, 2021 Regular Meeting

October 19, 2021 Budget Meeting

Mr. Sparks made a motion to approve, Mr. Bradford seconded and both agreed. Mr. Musumeci abstained as he was not in attendance at the budget meeting.

FINANCE OFFICE:

**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

Ms. Bowman explained that the Township can on an annual basis purchase equipment with a life expectancy of five years or more beginning in November.

**Public Hearing** No comment.

Mr. Sparks questioned spending funds to purchase a dumpster to be used for metal collection. He will follow up with Jim Nipe.

**Resolution 2021-114** Final Adoption of Ordinance 2021-10

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

American Rescue Plan Expansion of County Broadband

Salem County Commissioners reached out to all Salem County municipalities to see if they were interested in joining with the County in pursuing the expansion of broadband services throughout the County. Ms. Bowman explained that it is difficult to find appropriate uses for the funds. If the State is unhappy with the way a municipality used the American Rescue funds, the State can ask the municipality to repay the fund back to the State. Broadband is a qualified expense. The Township Committee indicated that they were willing to meet with the County. Other items that may qualify would be if the Township had a decrease in court revenue. All municipalities have a couple of years to spend the American Rescue funds. For the county-wide broadband, the County would also use their funds in the project. Ms. Arbittier stated that Comcast is working on a plan for broadband in Salem County and is in the process of mapping the County.

ADMINISTRATIVE:

**Resolution 2021-115** Municipal Alliance for Fiscal Year July 1, 2022 to June 30, 2023

Mr. Sparks stated that since the State has been reducing the grant in the past few years that Municipal Alliance will begin using the funds available in a trust fund which currently has about $20,000.

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

Best Practices Survey Both Ms. Taylor and Ms. Bowman reviewed the results of the Best Practice Survey. The survey was similar to the previous years. Based on the results the Township still qualifies for 100% of their state aid.

NJ DOT Municipal Aid for New Road Resurfacing

Oldmans Township was awarded a NJ DOT grant in the amount of $161,000 to resurface half of New Road. The other half had previously been resurfaced. It is anticipated that engineering work will be completed over the winter with the bid to go out in the spring and work to commence the summer of 2022.

NJ DOT Expansion of NJ Turnpike

An engineer working for the NJ DOT contacted Oldmans about the future expansion of the NJ Turnpike as to whether the Township had any concerns about the project. The State is proposing the construction of one more lane on each side of the Turnpike (north and south). This project is many years away from starting. Tom Tedesco had reviewed the easement for the Turnpike. The NJ DOT owns 300’ and Mr. Tedesco does not believe the addition of two lanes will cause a problem. Oldmans does have three overpasses for the Turnpike within its borders.

Abandoned Properties 14 Pennsville-Pedricktown Road and 11 Cherry Street

Ms. Arbittier reviewed with the Committee the two options that the Township could use to handle abandoned properties:

1. Special Tax Sale – Township would not own the property but could auction the property. The bid would be very specific such as how long it would take to rehab the property. The winning bidder would not have to wait two years to foreclose on the property; foreclosure proceedings could begin immediately. The Township would be allowed to vet the bidders for rehab experience. Restrictions could be placed on the bid for rehabilitation. Ms. Arbittier thought this would be the best option.

2. Spot Blight Eminent Domaine – Township would be responsible for the property. The ownership would go through the Superior Court which is backlogged. The Township would then sell to a redeveloper. The down side to this option is that the Township is now listed as a deeded owner.

The Township Committee considered both options and determined that they would like to pursue a Special Tax Sale for 11 Cherry Street, but not pursue anything on 14 Pennsville-Pedricktown Road as it appears that this property is being rehabbed.

Electric Pole Located at 14 Pennsville-Pedricktown Road

The person rehabbing 14 Pennsville-Pedricktown Road has requested the use of the Township’s light pole which is located on 16 Pennsville-Pedricktown Road. The use would only be temporary and would allow Atlantic Electric to place temporary power on the pole to be run to 14 Pennsville-Pedricktown until electric is installed at the house. Mr. Musumeci made a motion to allow temporary use of the light pole, Mr. Sparks seconded and all agreed.

AFFORDABLE HOUSING:

**Ordinance 2021-11** Amending Chapter 30 of the Township of Oldmans Code to Address the Affordable Housing Requirements of the New Jersey Superior Court

The Township’s Affordable Housing attorney recommended a few minor changes to the current code. This code addresses both the Affordable Housing Finance Officer and Housing Liaison Officer. Ms. Bowman is the Finance Officer and Ms. Taylor is the Housing Liaison.

**Resolution 2021-116** Introduction to Ordinance 2021-11

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

**Ordinance 2021-12** Amending Chapter 110 of the Township of Oldmans Code to Address Affordable Housing Requirements of the New Jersey Superior Court

This ordinance is also from the Township’s Affordable Housing attorney and addresses the development fee which can be charged for residential and commercial properties.

**Resolution 2021-117** Introduction of Ordinance 2021-12

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

Contract Renewal with CGP&H for Affordable Housing Administrative Services

CGP&H submitted a proposal for 2022 which increases their costs (not to exceed $15,000). An additional change is that the fees that were once assessed to a landlord for the Market to Rental program will now be assessed to the Township. The company found that landlords were defaulting on the fees so now the municipality will be responsible. Oldmans Township will have one rental property in the program in the near future.

PLANNING BOARD: Farmland Preservation Update

The Salem County Ag Board has included a portion of Oldmans Township in the ADA area, up to Route 295. Oldmans Township would like to include additional property, up to Pennsville-Pedricktown Road. A letter was sent to the Salem County Ag Board, Salem County Planning Board, Salem County Commissioners and the State Ag Board requesting consideration for additional farms to be allowed to preserve. Mr. Sparks stated the next Ag Board meeting is scheduled for December 2 at which time the Ag Board will approve the revised Farmland Preservation Plan which will only include Oldmans up to Route 295.

EMERGENCY SERVICES:

Logan Volunteer Fire Company Membership – Anthony Peverelle

Former member now rejoining. Mr. Musumeci made a motion to approve, Mr. Sparks seconded and all agreed.

Pedricktown Ambulance Memberships – Analise Layton and Casey Bray

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 \*Due to Veterans Day holiday, LAC trash pick up will be Friday, Nov. 12th instead of Thurs. Nov. 11th

\*LAC will begin contract negotiations for trash/recycle collection in the future

\*Attended an Emergency Management table top exercise on Oct. 20th; very well attended.

\*Board of Education held an emergency evacuation drill for the middle school. Next time the whole school will be included.

Anthony Musumeci In the process of obtaining bids for salt for use at Auburn Water.

Oldmans Public Works installed the blinking stop sign.

George Bradford \*Auburn Water – old tank being removed on Thursday.

\*Received newsletter from CP/PG/Oldmans Historical Society.

\*Effective May, 2022 plastic bags will no longer be given out in most places; there are some allowable exceptions.

Melinda Taylor Wanted to know if the Township Committee wanted to go out for an RFP for 2022.

The Committee agreed that they are satisfied with their current professionals and are not seeking an RFP for 2022.

PUBLIC COMMENT

Kevin Norton Stop sign at the intersection of Penns Grove-Pedricktown and Route 130 was knocked down again. Can something be done to prevent?

George Bradford State made a bad design at that intersection.

Kevin Norton Install a “jersey” barrier?

George Bradford Will ask Tom Tedesco to request State to evaluate.

Officer Mike Donahue (State Police Rep) There are safety issues if the stop sign is missing. Will check data base to see if multiple accidents have been reported at that site.

CLOSED TO PUBLIC

EXECUTIVE SESSION: **Resolution 2021-118** (8:00 pm)

Camp Pedricktown – Contract Negotiations

78 Perkintown Road – Contract Negotiations

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

SUMMARY:

Camp Pedricktown

1. Township Committee reviewed the offer proposal from the GSA for the 3.7 acres of land in Camp Pedricktown. Mr. Bradford made a motion to accept the proposal and purchase the 3.7 acres of land, Mr. Musumeci seconded and all agreed.

2. The Committee reviewed the Amended Redevelopment Agreement for Camp Pedricktown which was amended to include the sale of the other portion of Camp Pedricktown, across the street from Artillery Avenue. Mr. Bradford made a motion to accept and execute the document, Mr. Musumeci seconded and all agreed.

78 Perkintown

1. Mr. Sparks will reach out to John Bibeau to see if he would be interested in being the redeveloper of the property as an affordable housing unit.

2. If Mr. Bibeau is not interested, the Township would sell the property to another party for redevelopment as a COAH property.

OTHER:

Mr. Sparks asked if the Oldmans landfill on Pedricktown-Woodstown Rd. could be used for hunting. The Township Committee did not agree to that use.

There being no further business, on a motion from Mr. Musumeci, seconded by Mr. Sparks and agreed to by all, meeting was adjourned at 8:45 pm.

Respectfully Submitted,

Melinda Taylor  
Municipal Clerk