Oldmans Township

Regular Meeting Minutes

December 8, 2021

The regular monthly meeting of the Oldmans Township Committee was held on December 8, 2021. Meeting was called to order by Deputy Mayor Musumeci at 7:00 pm. This meeting was held in compliance with the Sunshine Law. All joined in the Pledge of Allegiance.

Approval of Minutes: November 10, 2021 Regular Meeting

November 10, 2021 Executive Meeting

November 23, 2021 Budget Meeting

November 23, 2021 Executive Meeting

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

FINANCE OFFICE:

**Resolution 2021-120** Chapter 159: JIF Safety Incentive Fund

Adding $750.00 into the 2021 budget from JIF; resolution needs to be approved by the State.

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

**Ordinance 2021-13** Compensation of Township Officers and Employees for 2022

**Public Hearing** No comment.

**Resolution 2021-121** Final Adoption of Ordinance 2021-13

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

ADMINISTRATIVE:

Oldmans Landfill (Pedricktown-Woodstown Road) Preliminary Investigation of a Determination of an Area in Need of Non-Condemnation Redevelopment – Public Hearing will be held at the December 20th Planning Board meeting.

**Resolution 2021-122** 2022 Memorandum of Understanding Mid Salem County Municipal

Court: Woodstown, Mannington, Elmer, Quinton and Oldmans

Percentage of Oldmans responsibility went down from 21% in 2021 to 18% for 2022.

Mr. Sparks made a motion to approve, Mr. Bradford seconded and both agreed.

**Resolution 2021-123** Recommending Appointment of Martin W. Whitcraft as Municipal Judge of the Mid Salem County Municipal Court for Another Three-Year Term (January 1, 2022 through December 31, 2024)

Mr. Bradford made a motion to approve, Mr. Sparks seconded and both agreed.

**Resolution 2021-129** Amending Resolution 2021-96, Adopted on August 11, 2021.

Expressing the Township Committee’s Support for Terrapin Investment Fund II Cultivation, 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, NJ.

Terrapin had a name change, added the word “cultivation”, and now needs to amend their original resolution to show the correct company name.

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

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

Some minor changes to the role of the Municipal Housing Liaison Officer.

**Public Hearing** No comment.

**Resolution 2021-124** Final Adoption of Ordinance 2021-11

Mr. Sparks made a motion to approve, Mr. Bradford 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

Changes made to reflect the new rules regarding the affordable housing program.

**Public Hearing** No comment.

**Resolution 2021-125** Final Adoption of Ordinance 2021-12

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

**Resolution 2021-126** Endorsing Oldmans Township’s Round 3 Housing Element and Fair Share Plan

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

**Resolution 2021-127** Requesting the Court to Review and Approve the Township’s Spending Plan

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

**Resolution 2021-128** Approving the Affirmative Marketing Plan of the Township of Oldmans 2021 Housing Element and Fair Share Plan

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

78 Perkintown Road

Mr. Sparks indicated that John Bibeau was interested in possibly purchasing 78 Perkintown Road. There is also another party that has indicated they are interested who previously sent a Letter of Intent. Mr. Sparks will ask Mr. Bibeau to submit a proposal for the January meeting.

PAYMENT OF BILLS

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

LIAISION REPORTS:

George Bradford Auburn Water – old tank has been removed. Property is in the process of being graded. Tom Tedesco and George Bradford will inspect the grading to make sure the stormwater runoff is correct.

Dean Sparks 1. Board of Education meeting will be taking place Dec. 14th.

2. MAPSA – November meeting was cancelled, not yet rescheduled

3. Mr. Sparks attended the 103rd Farm Bureau convention.

4. Trash Coalition met to discuss the 2022 shared service.

$95,130.00 Oldmans billing for 2022

-2,664.00 Recycle funds received

$92,466.00 Final cost of 2022 trash and recycling collection

This amount is less than what Waste Management would have charged on their five year contract. Some costs went up – LAC raised the hourly rate of their public works personnel $41.33 to $45.83 (which includes benefit costs). Maintenance cost of trucks has also increased. The coalition will be purchasing a new truck in March, 2022. LAC wants to keep the old truck for parts rather than sell it.

Oldmans has been receiving recycle funds from Omni the past four months

Anthony Musumeci Concerned about the number of accidents occurring at the intersection of Gateway Blvd. and Straughns Mill Rd. A prior traffic study determined that any future stop lights was based on the amount of traffic at the intersection. Both roads under owned by the County. Oldmans will prepare a resolution for the County Commissioners to conduct another traffic study.

Discussion was also held about the intersection of Straughns Mill Rd. and Perkintown Road. The site line is compromised; the County may have to trim some trees. The Committee would like a blinking light. Two school buses use that intersection. Tom Tedesco will inspect the site line. The Township Committee can forward a resolution to the County Commissioners requesting the installation of a blinking stop sign.

Tom Tedesco Received a call from CST “Pavestone” and Fralinger Engineering in response to a letter of violation that was sent to CST. They must appear before the Planning Board for an amended site plan.

PUBLIC COMMENT:

Justin Adams South Jersey Gas has repaved quite a few roads in Salem County but hasn’t repaved any in Oldmans yet.

CLOSED TO PUBLIC

EXECUTIVE SESSION:

**Resolution 2021-130** Executive Session (7:30 pm)

Contract Negotiations: 78 Perkintown Road

Doreen Drive: Letter of Intent

Personnel: Housing Office

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

EXECUTIVE SUMMARY:

78 Perkintown – negotiations to be continued with the hope of discussing at the January meeting.

Doreen Drive – A letter of intent was received for the purpose of purchasing two lots in Kay Gardens. Mr. Sparks is going to reach out to another party to see if they are also interested in purchasing the same lots.

Housing Office – Kasey Carmer, Housing Officer, has submitted a letter of resignation effective December 21, 2021. Mr. Bradford made a motion to accept the resignation, with regret, Mr. Sparks seconded and all agreed. Ms. Taylor will post the job opening and reach out to neighboring municipalities.

There being no further business, on a motion from Mr. Musumeci, seconded by Mr. Sparks and agreed to by all, meeting was adjourned at 7:55 pm.

Respectfully Submitted,

Melinda Taylor  
Municipal Clerk