OLDMANS TOWNSHIP

Regular Meeting Minutes

February 9, 2022

The regular monthly meeting of the Oldmans Township Committee was held on February 9, 2022. Meeting was called to order by Mayor Sparks at 7:00 pm. This meeting was held in compliance with the Sunshine Law. All joined in the Pledge of Allegiance.

Approval of Minutes: January 5, 2022 Reorganization Meeting

January 5, 2022 Regular Meeting

January 25, 2022 Budget Meeting

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

FINANCE OFFICE:

**Resolution 2022-50** Emergency Temporary Budget Appropriations for 2022

The Township is working under a temporary budget until the municipal budget is approved. Additional funds are needed for the Oldmans landfill, animal control and water operating expenses.

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

**Ordinance 2022-01** Amending Chapter 42, Section 1 of the Oldmans Township Code Establishing Salaries and Compensation of the Chief Financial Officer and Housing Officer for 2022

The Assistant Treasurer has retired as well as the Housing Officer. Replacements for both positions have been acquired.

**Public Hearing** No comment.

**Resolution 2022-51** Final Adoption of Ordinance 2022-01

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

**Resolution 2022-52** Refund Certificate of Occupancy Fee for Block 36/Lot 53 in the amount of $50.00.

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

ADMINISTRATIVE:

**Resolution 2022-53** Approving Continuation of Tax Abatement Following Conveyance of Real Property Known as Bock 45, Lots 5.01, 5.06, 5.07, 5.08 and 5.09

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

**Ordinance 2022-02** Approving the Financial Agreement for Tax Exemption for PLDCF Redevelopment Agency, Inc. for the Construction of an Industrial Warehouse Project Located Within Property Formerly Known as Camp Pedricktown, Block 45, Lots 5.03 and 5.04

**Public Hearing** No comment.

**Resolution 2022-54** Final Adoption of Ordinance 2022-02

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

**Resolution 2022-55** Oldmans Landfill – Acceptance of Finding in Need of Redevelopment

Clarke Caton Hintz competed a study recommending the landfill be declared an area in need of redevelopment. The Township would like to install solar panels in the future. Planning Board approval would need to be obtained.

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

Oldmans Landfill Perimeter Methane Monitoring – The quarterly methane test results have come back below the State standard. It is hoped that the NJ DEP will allow the Township to cease testing.

1 Maple Avenue – The NJ DEP issued a “No Further Action” letter so now the property can be sold. A letter will be sent to the adjoining property owners asking for the highest bidder. The property can only be offered to actual real property owners, not an entity under Agreement of Sale. The fair market value of the property must be determined in conjunction with the Tax Assessor.

**Resolution 2022-57** Old Elementary School – In Support Letter of No Interest.

King Company, the purchaser of the old elementary school, have requested that the Township support the application to the NJ DEP in regard to the State tidal claim which is delaying the settlement of the property.

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

Mayoral Appointment of DER (Designated Employer Representative) for NJ DOT – Dean Sparks will be the DER representative for Oldmans Township and will enroll in the training class.

PLANNING BOARD:

**Resolution 2022-56** Refund Various Planning Board Escrow Accounts

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

Appointments: Mayor or Designee (Class I) (One Year) – Dean Sparks

Member of Township Committee (Class III) (One Year) – David Murphy

New Jersey Planning Officials Training – David Murphy will need to take the mandatory training class for Planning Board members.

Farmland Preservation Update – Dean Sparks, George Bradford and Melinda Taylor, along with the Township’s Farmland Preservation Planner, the Alaimo Goup, met with the County Farmland Preservation Planner as well as the Salem County Ag Board Secretary and Solicitor and Matt Goff from the Salem County Planning Board to discuss Oldmans Township’s proposal to increase the Agriculture Development Area. At this time the County is unwilling to add farmland preservation past Route 295. The Oldmans Ag Board will meet on February 17th to discuss how to proceed.

EMERGENCY SERVICES:

Pedricktown First Aid & Rescue Squad Membership Application – Giavanna Kelly. Mr. Bradford made a motion to approve, Mr. Murphy seconded and all agreed.

PAYMENT OF BILLS Mr. Murphy made a motion to approve, Mr. Bradford seconded and all agreed.

PUBLIC COMMENTS

Angelo “Jack” Defeo Are flood maps available to review?

Melinda Taylor Available on-line and hard copy.

Angelo Defeo How many acres would be solar on the landfill? Leased to Township?

George Bradford The municipality and school would benefit from the solar.

David Murphy The solar company would be responsible for the construction of the solar site. There will be guidelines in place for sharing the power. The Township would not have to pay for the solar construction.

Robin Walton The solar field would be landlocked; is that a problem?

Melinda Taylor The Township has a road easement to the landfill.

Tom Tedesco Planning Board approval would be needed when the project is ready. Items that would be discussed include traffic, access and landscaping.

CLOSED TO PUBLIC

George Bradford Auburn Water still progressing toward finishing the work paid through the grant.

David Murphy Met with both fire companies. Logan Fire expressed their concern about the number of false alarm calls.

School Board – mask mandate is under discussion. County-wide Consolidated School Feasibility Study was also discussed. The school would like to hold a question and answer session meeting with the Township Committee, and public.

Dean Sparks Handout for Inspira research health needs assessment.

No MAPSA. NJ Poison Control center newsletter stated there has been an increase in children getting sick from edible marijuana.

Auburn Road warehouse project in Pilesgrove, application has been withdrawn.

Spoke with Bill Ferrell regarding County’s response to the recent snow storm. There was a lack of communication at the County end so Ferrell’s was not dispatched.

Melinda Taylor Budget Meeting – February 24, 2022 at 5:30 pm.

**Resolution 2022-58** Executive Session: (7:35 pm)

Contract Negotiations – 78 Perkintown Road

Personnel – Deputy Clerk Position

Contract Negotiations – Camp Pedricktown – Declaration and Restrictions for Camp Pedricktown Redevelopment Area

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

Executive Summary:

78 Perkintown The buyer agreed to the sales price, the COAH contribution from Oldmans Township and timelines. Mr. Bradford made a motion to proceed with an Agreement of Sale, Mr. Sparks seconded and both agreed. Mr. Murphy abstained.

**Resolution 2022-59** Appointment of Christine Pippet as part-time Deputy Clerk with an hourly salary of $24.

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

Camp Pedricktown Mr. Bradford made a motion to allow the Mayor and Municipal Clerk to execute the revised Redevelopment Agreement, Mr. Sparks seconded and both agreed. Mr. Murphy abstained.

George Bradford Mentioned his disappointment about the farmland preservation meeting with the County and their lack of willingness to work with Oldmans in preserving additional farmland.

Dean Sparks John Bibeau is interested in building 6 townhouses (12 units) in the Kay Gardens area. The townhouses would be deed restricted as COAH for a total of 24 credits. He would like to purchase the two lots that Oldmans currently owns in Kay Gardens. Mr. Bibeau has already been established as a Redevelopment Agency and the lots could be sold directly to the agency. He is requesting that the Township provide him funds from the COAH account to finish the road. Tri-County Real Estate would oversee the management of the COAH townhome units. The Committee agreed that a future meeting with Mr. Bibeau could be scheduled.

There being no further business, on a motion from Mr. Bradford, seconded by Mr. Murphy and agreed to by all, meeting was adjourned at 8:20 pm.

Respectfully Submitted,

Melinda Taylor  
Municipal Clerk