OLDMANS TOWNSHIP

Regular Meeting Minutes

March 9, 2022

The regular monthly meeting of the Oldmans Township Committee was held on March 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: February 9, 2022 Regular Meeting

February 9, 2022 Executive Meeting

February 24, 2022 Budget Meeting

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

State Police Report Trooper Campana addressed the Committee and audience on how they are responding to speeding within Oldmans. State Police have increased patrols and summons. The State Police also monitor postings on Facebook. The recent possible child abduction was unfounded. Residents may call the non-emergency phone number (856-769-0775) to express any concerns.

FINANCE OFFICE:

**Ordinance 2022-03** Calendar Year 2022 Ordinance to Exceed the Municipal Budget Appropriations Limits and to Establish a Cap Bank

State allows municipality to raise the budget 2.5% but with the adoption of this ordinance the budget can be raised up to 3.5% ($11,333.86). This ordinance is done on an annual basis which allows the Township to bank unused funds for up to two years.

**Resolution 2022-58** Introduction of Ordinance 2022-03

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

**Resolution 2022-59** PERS Certifying Personnel – Diane Elwell, Certifying Supervisor

Melinda Taylor – Certifying Officer

Due to the retirement of Wendy Williams, Melinda Taylor will be added as the certifying officer. Two signers are required.

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

ADMINISTRATIVE:

Shared Services Agreement Between Salem County and Oldmans Township for Installation of Flashing Stop Signs at the Intersections of Straughns Mill Road and Perkintown Road – The Township will purchase the two signs. Mr. Bradford motioned to approve the Shared Services Agreement, Mr. Murphy seconded and all agreed.

**Resolution 2022-60** Authoring the Auction Sale of Real Property Known as 1 Maple Avenue

Known As Block 11/Lot 14

The vacant lot will be offered to all contiguous land owners for the highest bid.

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

**Resolution 2022-61** Appointment of Christine Pippet as Deputy Registrar of Vital Statistics.

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

**Resolution 2022-62** NJ DOT Grant for New Road – Proposal for Construction Specifications and Inspection Support by Tedesco Engineering

The Township will be responsible for some of the engineering costs for the New Road grant such as engineering, inspection and testing.

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

Auburn Water Billing Block 14/Lot 22. Homeowner does not want to pay water charges owed by previous owner. The new property owner requested late fees be waived but since Gov. Murphy has a moratorium on late charges, no late fees were assessed. Ms. Taylor stated it would be the responsibility of the title company or attorney who oversaw the sale of the property to determine who is responsible for Auburn Water payments at time of settlement. Ms. Taylor will send a letter to the homeowners stating the Township’s position.

South Jersey Power Cooperative for Electric Supply Service – The Township has been in this Cooperative a few years now. It is up for renewal (2 year) in September, 2022. Mr. Murphy made a motion to continue in the Electric Coop, Mr. Bradford seconded and all agreed.

PLANNING BOARD

**Ordinance 2022-04** Amending Chapter 110, Sections 48, 49, 52 and 53 of the Code of The Township of Oldmans Entitled “Land Use”

The Planning Board Solicitor recommended increasing the number of days prior to a Planning Board meeting that an application must be received. Currently it is 21 days prior to the Board meeting. This ordinance will increase the number to 30 days prior to the Planning Board meeting date. Both Tom Tedesco, Planning Board Engineer and Melinda Taylor, Planning Board Secretary believed 30 days was enough time for review.

**Resolution 2022-63** Introduction to Ordinance 2022-04

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

EMERGENCY SERVICES:

Ambulance Squad Membership: Sarah Gallo-Crelin

John Leopari

James Shields

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

Logan Volunteer Fire Company: Joseph Warren

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

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

PUBLIC COMMENTS There were no comments.

David Murphy Attended County Office of Emergency Management meeting to discuss the County emergency disaster procedures.

Dean Sparks No MAPSA meeting.

Salem County will be hosting a document shredding event 3/19

April 16 – Household Hazardous Waste Day

Lower Alloways Creek concerned about rising fuel costs; may need an adjustment to the Trash/Recycling Collection Contract.

Some Pepsi products now have recyclable caps.

Thanked participants for the Rabies Clinic

Mentioned the passing of Tom Collom, local business owner and resident.

A public meeting via webinar will be available for viewing regarding the clean up of the GSA portion of Camp Pedricktown.

**Resolution 2022-64** Executive Session: (7:50 pm)

Contract Negotiations -Affordable Housing Units

Contract Negotiations – 16 Pennsville-Pedricktown Rd.

Attorney-Client Privilege – Housing Office

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

SUMMARY OF EXECUTIVE SESSION (8:10 pm)

Affordable Housing - Future discussions will be taking place.

16 Pennsville-Pedricktown Road - Ms. Taylor will discuss the fair market value with Michael Raio, Tax Assessor.

Housing (15 Lerro) - Ms. Arbittier updated the Committee about recent correspondence. No action was taken. She will discuss with the Housing Officer who was unable to attend tonight’s meeting.

Brian Hall, Esquire, represented Vince Lanno regarding 15 Lerro Road. Questioned the issuance of a Certificate of Occupancy based upon prior permits and now the house is under contract with no Certificate of Occupancy. Buyer needs to move out of his current house. Settlement is scheduled later in March.

Niki Aribttier explained that the previous Certificate of Occupancy application was filed with the homeowners as the contractor of the house. There are still CO issues that need to be addressed.

Brian Hall stated that the rehabilitation work was approved by the Construction inspectors. Does not understand the homeowner versus NJ licensed contractor ruling. Would like the official position of the Housing Officer.

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

Respectfully Submitted,

Melinda Taylor  
Municipal Clerk