OLDMANS TOWNSHIP

Regular Meeting Minutes

August 10, 2022

The regular monthly meeting of the Oldmans Township Committee was held on August 10, 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.

Members Present: Dean Sparks, George Bradford and David Murphy

Approval of Minutes: July 13, 2022 Regular Meeting

July 13, 2022 Executive Meeting

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

NJ State Police Report Trooper Dan Russo gave an update about recent State Police activity:

* Thanked Jim Nipe for lending and installing flashing signs for the Salem County Fair
* Met with Oldmans School personnel to conduct school safety activities
* There has been an increase in vehicle theft lately
* State Police are aware of the increase in tractor trailer traffic
* Recent traffic detail has been in the village of Auburn to catch speeding traffic
* Increased manpower from 4 officers to 5 during day hours; Officers are now assigned to zones so that they are in the area if needed and not across the county.
* Willing to participate in community events if requested

ADMINISTRATIVE:

Presentation by Matt O’Donnell of Bay Hill Environmental - Lead Paint Testing Requirement for Rental Properties Prior to 1978

* “Lead Free” – lifetime of property
* “Lead Safe” – good for two years
* Municipality must hire a lead evaluation contractor; landlord may hire their own
* Lead Safe cost for three bedroom $350 (estimate)
* Lead Free cost for three bedroom $525 (estimate)
* Doesn’t recommend visual inspection; preference is for dust wipe
* Lead Free – 48 hour turnaround for report
* Lead Safe – 72 hour turnaround for lab results. Time will increase due to new NJ law.

Revised Housing Application and Checklist – The Committee reviewed the proposed changes to the two forms to reflect the recent law regarding lead-based paint for rental properties built prior to 1979.

Landlord Annual Registration Form - Currently Oldmans Township does not have a Landlord Registration Form. Two samples were given to the Committee to consider whether or not a landlord registration would benefit Oldmans. It is optional as to whether or not a fee would be assessed for registering a rental property on an annual basis. Ms. Taylor will draft a form in preparation for the next meeting.

**Ordinance 2022-06** Amending Chapter 103 of the Oldmans Township Code Providing for Fees in Connection with Issuance of a Certificate of Re-Occupancy

The State is requiring a fee of $20.00 for lead-based paint testing on rental properties. The Committee agreed to raise the certificate of occupancy fee from $50.00 to $75.00 ($20.00 for the State and $5.00 to cover administrative costs). The second CO inspection would continue to be at no cost, while the third CO inspection would also continue to be a $50.00 fee. This increase is only for rental properties. Non-rental properties would stay at the current $50.00 fee.

**Resolution 2022-95** Introduction to Ordinance 2022-06

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

**Resolution 2022-96** Awarding of Contract to Buggy Construction LLC for Small Cities Grant Housing Rehabilitation i/a/o $24,250 for 275 Pennsville-Pedricktown Rd

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

Stormwater Discharge Permit (Tier A) – Jim Nipe, Tom Tedesco, Dean Sparks and Melinda Taylor will meet to discuss the new requirements for the Tier A designation. It was also suggested that the Salem County municipalities meet with the County to discuss their role in the stormwater management program. Maybe a shared service for the purchase of a street sweeper in order to comply with the new State requirements.

Business and Multi-Family Rental Units Insurance Registry – The State has just issued a new law requiring municipalities to obtain liability insurance certificates from businesses and rental properties. Right now, there is insufficient information available from the State but an ordinance will need to be adopted in the future.

Salem County Dept. of Health Flu Clinic and Covid-19 Vaccines – Thursday, October 20, 2022 at the Municipal Building

TAX OFFICE:

**Resolution 2022-97** Authorizing Cancellation of Property Taxes for Block 3/Lots 2, 5 and 6 – United States of America Property Owner

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

**Resolution 2022-98** Authorizing Cancellation of Property Taxes for Block 13.01/Lot 3.01

NJ law allows property taxes to be cancelled for a totally disabled veteran.

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

**Resolution 2022-99** Authorizing Cancellation of Property Taxes for Block 29.04/Lot 10

NJ law allows property taxes to be cancelled for a totally disabled veteran.

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

**Resolution 2022-100** Authorizing Cancellation of Property Taxes for Block 30/Lot 6

NJ law allows property taxes to be cancelled for a totally disabled veteran.

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

PLANNING BOARD

The Planning Board was asked to review Ordinance 2022-05 Trailers and Portable Storage Containers. Mr. Sparks read their findings:

* Shipping/portable storage containers would be allowed for farmland assessed properties.
* Properties that currently own a shipping/portable storage container prior to the adoption of the ordnance would be allowed to keep the container, but upon a change of ownership and/or occupancy, the property must be brought into compliance and the shipping/storage container must leave and not remain on the property.
* Property owners may apply to the Planning Board for a variance to permanently use a shipping/storage container.

**Ordinance 2022-05** Trailers and Portable Storage Containers

The Committee discussed the three points and appeared to be in agreement with a five-acre minimum, whether it is farmland assessed or not. Ms. Arbittier will change the ordinance to reflect the Planning Board recommendations for the next meeting.

**Resolution 2022-89** Final Adoption of Ordinance 2022-05 (Tabled until next meeting in September)

**Resolution 2022-101** Release of Planning Board Escrow Funds for Paramount TPL LLC

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

EMERGENCY SERIVCES:

Proposed Ordinance for Emergency Services Cost Recovery. Both fire companies had met and are proposing a cost recovery ordinance in case their equipment or gear is damaged during a call. The Township Committee will review.

**Resolution 2022-102** Logan Volunteer Fire Company – American Rescue Plan Firefighter Grant Application

LVFC is applying for a state grant to purchase fifteen sets of PPE gear to be used as a second set of gear for each firefighter. The grant requires the support of the Township via a resolution.

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

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

PUBLIC COMMENTS

Harry Moore Requested to permission to attend the League of Municipalities convention in November. Clean Communities can pay for the registration.

Melinda Taylor The Committee agreed to pay for the registration but the hotel accommodations will be considered by the Township Committee at a later date.

Harry Moore Is information available about the type of shots during the Flu/Covid vaccine clinic?

Melinda Taylor Don’t have details about the brand name.

Justin Adams Do warehouses have to register their contact information with the Township?

Melinda Taylor Not a requirement.

CLOSED TO PUBLIC

David Murphy School Board – PreK open house is August 30th

School starts Sept. 6

College/School wants to put up a scoreboard on soccer field.

Dean Sparks Bulk trash truck is being repaired; it is still anticipated that bulk trash will be picked up August 18th.

Township dump truck out for repair also; waiting for parts.

August 25th last day to pay taxes without interest.

**Resolution 2022-103** Executive Session – Litigation 8:30 pm

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

SUMMARY (9:12 pm)

Committee discussed the litigation and proposed emergency services cost recovery ordinance. A future meeting will be held with Mr. Murphy and the Chiefs from the Fire Companies to discuss.

There being no further business, on a motion from Mr. Bradford, seconded by Mr. Murphy and agreed to by all, meeting was adjourned at 9:13 pm.

Respectfully Submitted,

Melinda Taylor  
Municipal Clerk