OLDMANS TOWNSHIP

Regular Meeting Minutes

July 13, 2022

The regular monthly meeting of the Oldmans Township Committee was held on July 13, 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 via teleconference)

Approval of Minutes: June 8, 2022 Regular Meeting

June 8, 2022 Executive Meeting

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

ADMINISTRATIVE:

**Resolution 2022-93** Endorsement of Support of the NJ DOT Regarding Route 295 and the Perkintown Road Overpass

Tom Tedesco and Dean Sparks had a conference call with the NJ DOT on June 14th to discuss the renovations of the Route 295 Perkintown overpass. The overpass will be raised to a higher height. The NJ DOT is not anticipating a complete road closure – one lane will be open for traffic. Temporary easements will be submitted to the Township. Construction is scheduled to begin February 2024 with completion to be February 2025.

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

Oldmans Landfill – Post Closure Report Supplemental Reporting

The five year post closure report was submitted to the NJJ DEP for approval. They wanted additional explanations regarding the groundwater. SCS Engineers proposed that they could comply with the NJ DEP’s request with a cost not to exceed $2,560.00. Mr. Bradford made a motion to approve, Mr. Murphy seconded and all agreed.

Book Collection by the Women’s Club of PG-CP, Inc.

The Women’s Club inquired as to whether or not the Township would be willing to donate a trash container to collect used/new books for their reading program. Additionally, they appear to be looking for a collection place. Ms. Taylor offered the municipal building as a collection site. The Township Committee instructed Ms. Taylor to obtain more information about the program and report back.

164 N. Railroad – Flooding Issues

Tom Tedesco and Dean Sparks visited the site. The homeowner is concerned about flooding to her home from the pond. There is the possibility that the County would be able to assist her as there may be a broken check valve or sluis gate problem. Tom Tedesco will reach out to the County on the homeowner’s behalf.

Lead Paint Testing Requirement for Rental Properties

NJ Legislature passed a new law for rental properties built before 1978 which must now be inspected for lead based paint. The lead test must be done on change of occupancy or within two years. The State made the municipality responsible for enforcement of the law. The inspections must be completed by a NJ licensed lead contractor. The landlord will be given a lead-safe certificate which will be good for two years and then the rental unit has to be inspected again. The State is working on a model ordinance for municipalities to adopt. Oldmans will have to modify the CO application and increase the fee for the CO inspections as the State is mandating a $20.00 inspection fee that will go toward a State lead abatement fund. Letters will be sent to the landlords advising them of the new law. The law goes into effect July 22, 2022 at which time Oldmans will have to make landlords comply.

Tighe Road

The cost to maintain Tighe Road by paving with oil and stone is anticipated to cost $60,000 (2022 prices). The temperature needs to be above 65-70 degrees for oil/stone. The repaving should last ten years. Contractor stated that Tighe Road is a good candidate for oil and stone since its not too badly worn. Due to time constraints with the warm weather, the Township Committee agreed to go out to bid in April, 2023 and award the contract in May so that the contractor would have all summer to pave.

PLANNING BOARD

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

David Murphy had contacted Niki Arbittier about the possibility of amending the ordinance to allow shipping containers in certain areas known as a conditional use by district. There could be restrictions placed such as buffering and setbacks. Since this ordinance could be considered a land use Ordinance, the Planning Board might be a good choice to review the proposed ordinance.

**Resolution 2022-89** Final Adoption of Ordinance 2022-05

Mr. Bradford made a motion to table the ordinance and send the proposed ordinance to the Planning Board for their review; Mr. Murphy seconded and all agreed.

PAYMENT OF BILLS

Mr. Bradford made a motion to approve, Mr. Sparks seconded and both agreed. Mr. Murphy abstained as he did not have the bills list.

PUBLIC COMMENT

Jack DeFeo Wanted to know more about the history of Oldmans Township. Thought it would be a good idea to have pictures and history on display at Pedricktown Day.

Harry Moore Thought it was a good idea to have the municipal building be a collection site for books.

Wanted to make sure that residents in the new development on Pedricktown-Woodstown Rd. know how to treat a septic system.

CLOSED TO PUBLIC

George Bradford Working with Jack Lynch on landscaping of Auburn Water and removal of concrete debris.

David Murphy Would like to entertain the possibility of installing a sidewalk in front of the municipal building.

Dean Sparks MAPSA held the summer camp June 20th – 24th.

County Planning Board reviewed the County Farmland Preservation Element in June.

Farmland Assessment forms are due to the Tax Assessor by August 1st.

Salem County Fair is the second week of August.

Attended Carneys Point Planning Board meeting regarding a warehouse application known as Kelly Logistics Park South. Will be approximately 1,700,000 sq. ft with 250 truck parking and 1,400 car parking.

Melinda Taylor Oldmans submitted an application to a CO-OP for reduced electric bills. The current Co-op contract ends September, 2022. No bids were received so the billing will go back to Atlantic Electric.

Tom Tedesco Tom Tedesco mentioned that there are grants available for safe sidewalk programs.

Regarding Stormwater, NJ DEP has upgraded Oldmans Township from Tier B to Tier A which will require more work to stay in compliance with the increased requirements for Tier A. He will meet with Melinda Taylor to review the additional requirements.

**Resolution 2022-94** Executive Session – Personnel (Construction Dept). 7 :50 pm

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

SUMMARY (8:10 pm)

Personnel – Construction Dept. Dean Sparks and Melinda Taylor had met with representatives from Woodstown. No action was taken.

Dean Sparks heard back from Brian Slaugh of CCH regarding the proposed Bibeau redevelopment in Kay Gardens. He stated that the Township can only declare their own lots as a redevelopment area. Mr. Slaugh also stated that if the municipality wished to use COAH funds for the proposed Kay Garden affordable housing, the funds would need to be included in the Affordable Housing Spending Plan which would need to be modified because it is currently being reviewed by the State for approval.

There being no further business, on a motion from Mr. Bradford, seconded by Mr. Murphy and agreed to by all, meeting was adjourned at 8:15 pm.

Respectfully Submitted,

Melinda Taylor  
Municipal Clerk