OLDMANS TOWNSHIP

Regular Meeting Minutes

October 12, 2022

The regular monthly meeting of the Oldmans Township Committee was held on October 12, 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, David Murphy and George Bradford

Approval of Minutes: September 14, 2022 Regular Meeting

September 14 2022 Executive Meeting

September 27, 2022 Budget Meeting

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

ADMINISTRATIVE:

Lead Paint Testing

The Committee discussed the three levels of lead paint testing and agreed to dust wipe sampling and the lead free test. Visual inspections will not be accepted. Ms. Arbittier will begin working on the ordinance.

EJIF – Amendment to Pollution Legal Liability Policy

JIF is amending their environmental coverage to disallow PFOA’s. They will continue to insure funds for legal defense.

Spotted Lanternfly Chemical Control Treatment Grant Program

State is offering a grant to counties up to $15,000 to assist in the eradication of the spotted lantern fly. The County must apply for the grant but the municipality can use the money to hire a licensed pest control company. Mr. Sparks will contact the County to express Oldmans interest in the program.

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

Five acre minimum to allow trailers to be used as storage containers. If the ownership changes on a five acre parcel, the container must leave with the seller or the buyer must request a variance from the Planning Board.

**Public Hearing**

Robin Walton If property is five acres or less, have to get rid of container?

Niki Arbittier Yes once property is sold; can keep container if over five acres.

Robin Walton Are moving pods allowed?

Niki Arbittier Yes, but there is a timeline as to how long allowed to stay on property.

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

Mr. Bradford made a motion, Mr. Murphy seconded and both agreed. Mr. Sparks voted no.

Proposed Ordinance for Liability Insurance Registry for Businesses and Multi-Family Rental Units

New law from the State that now requires municipalities to annually register businesses and multi-family rental units which must have liability insurance in the amount of $300,000 to $500,000. The municipality will send letters to business and landlords notifying them of the new statute. Ms. Arbittier will prepare an ordinance which may allow a small fee to be charged for the cost of processing all the insurance requests.

**Resolution 2022-113** Exemption of Public Works Manager

The municipality must request an exemption of a public works manager from the State every five years.

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

**Ordinance 2022-08** Amending Township Code 115 “Maintenance of Property”

Ms. Arbittier explained that the State amended the abandoned property statute to allow only properties that are in foreclosure to be included and also reduced the allowable fees.

**Resolution 2022-114** Introduction to Ordinance 2022-08

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

**Resolution 2022-115** Resolution in Opposition to the Reassignment by the New Jersey Dept. of Environmental Protection of all Municipalities Currently Designated Tier B Under the Municipal Separate Storm Sewer System Permit Program to Tier A Designation and Expansion of Tier A Permit Conditions

Dean Sparks, Tom Tedesco, Jim Nipe and Melinda Taylor met to discuss the new requirements and which department is responsible for completing each task. It is anticipated that the initial start up cost for the implementation of Tier A is $1,500 - $2,000 which does not include the cost of street sweeping. Ms. Arbittier suggested the Township consider joining other municipalities and retaining the services of a law firm to contest the Tier A designation.

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

NJ DOT transportation Grant for 2023 “Local Freight Impact Fund”

A few years back Oldmans Township and the County worked together to obtain a grant to fix Straughns Mill Road and the bridge. The grant was awarded to the County. Mr. Tedesco will reach out to the County to obtain a set of plans to review the scope of work. The Township Committee may consider requesting the County to apply again to continue the work onto Porcupine Road.

Salem County Engineer’s Office – Truck Traffic Study

Mr. Sparks read the letter from the County Engineer’s office which stated that the County was awarded a grant to conduct a truck traffic study in the area of Mill Street. The study will look at all the roads feeding Mill Street. The County anticipates awarding the bid the end of 2022 with work to commence in 2023.

PAYMENT OF BILLS

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

PUBLIC COMMENTS

Olivia James Expressed her concern about the number of abandoned cars left on the street in Kay Gardens.

Melinda Taylor Letters have been sent to the auto owners. One car is scheduled to leave in November.

Cordy Taylor Regarding the new stormwater rules, Salem County Improvement Authority has been fighting the NJ DEP pollution versus animal fecal at the landfill. The animal fecal count is skewing the numbers (deer, geese, etc) which is making their numbers higher. Hired a solicitor, Mike Amino, to represent SCIA against the NJ DEP.

Harry Moore Truck drivers continue to use GPS when navigating which is causing more trucks to go through town rather than established truck routes.

Dean Sparks If the trucking company pays for GPS, then the trucks can be told not to use residential streets but if the driver uses their phone GPS, there is no control over which roads they drive.

Tom Tedesco The municipality has been trying to get Porcupine Road as an alternate truck route.

Harry Moore He received correspondence from Summit Risk/JIF regarding the lawsuit between the Oldmans Airport and Oldmans Township.

Niki Arbittier Will keep Township Committee informed. No action was taken at the court hearing.

Jeff Moore Would like the municipality to reach out to the County regarding the condition of Pedricktown-Woodstown Road and the poor paving job.

Alyssa Fine Read a letter expressing her concern about her property tax assessment. She asked that the Township Committee assist her in working with the Tax Assessor.

Niki Arbittier Committee can’t comment on dialog. Per State statute, procedures are in place to appeal taxes through the County, and if unsatisfied with the County, at the Superior Court level. Township Committee does not have the authority to change a resident’s tax.

CLOSED TO PUBLIC

David Murphy School Board – Alicia Smith leaving Oldmans and going to Salem County Vo Tech December, 2022. Letters were sent to the students and support staff. An interim superintendent will be saught.

School will be hosting a Trunk or Treat on October 28th in the parking lot.

Dean Sparks MAPSA has begun to meet.

Rev. Dorn Community Center holding their 15th anniversary with an Open House with vendors. Free to attend.

Arts In Bloom will be this weekend.

Flu Clinic will be held at Oldmans Thursday, Oct. 31st.

Cordy Taylor Household Hazardous Waste Day will be this Saturday, Oct. 15th 8-12

**Resolution 2022-110** Executive Session – Litigation & Personnel (8:15 pm)

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

SUMMARY (9:40 pm)

Jim Nipe, Manager of Public Works, will be retiring April, 2023. Job postings for his position as well as part-time public works employee will be posted.

Committee considered acquiring 2-4 W. Mill Street.

Ms. Arbittier gave an update to the Committee regarding the Oldmans Airport lawsuit.

Personnel matters were discussed regarding Municipal Clerk and Chief Financial 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 9:41 pm.

Respectfully Submitted,

Melinda Taylor  
Municipal Clerk