OLDMANS TOWNSHIP

Regular Meeting Minutes

November 9, 2022

The regular monthly meeting of the Oldmans Township Committee was held on November 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.

Members Present: Dean Sparks and David Murphy

Approval of Minutes: October 12, 2022 Regular Meeting

October 12, 2022 Executive Meeting

October 25, 2022 Budget Meeting

October 25, 2022 Executive Meeting

Mr. Murphy made a motion to approve the minutes, Mr. Sparks seconded and both agreed.

Atlantic Electric Update- Presentation by Austin Middleton of United Energy Services

UES is a NJ licensed contractor to work with municipalities and businesses to lower their electric bills by utilizing State certified suppliers. Typically, rates are 10-17 cents but with a co-op rate could decrease to 10-12 cents.

FINANCE:

**Resolution 2022-116** Transfer of Funds

Total of $20,000 needs to be transferred from one line item to another.

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

**Ordinance 2022-09** Capital Improvements for Emergency Services

A total of $85,000 will be used to purchase equipment for Public Works and Emergency Services for items with a life span over five (5) years.

**Resolution 2022-117** Introduction to Ordinance 2022-09

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

**Ordinance 2022-10** Amending Salary Ordinance for 2023

**Resolution 2022-118** Introduction to Ordinance 2022-10

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

**Ordinance 2022-11** Auburn Water Rate Increase Commencing 2023

Increasing the quarterly water bill from $130.00/quarter to $140.00/quarter for residential and commercial properties.

**Resolution 2022-119** Introduction to Ordinance 2021-11

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

ADMINISTRATIVE:

**Ordinance 2022-08** Amending Township Code 115 “Maintenance of Property” – Revised Abandoned Properties

State made changes to the abandoned property law which necessitated Oldmans revising its ordinance – change in fees and only allows properties in foreclosure. There is still some question as to whether properties not in foreclosure can be included.

**Public Hearing**

Vince Baraccui Which property is the ordinance referring?

Niki Arbittier The current ordinance is being amended for all abandoned properties, not for a specific one.

Olivia James Does the ordinance cover abandoned vehicles?

Niki Arbittier Just real property, not autos.

**Resolution 2022-120** Final Adoption of Ordinance 2022-08

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

**Ordinance 2022-12** Amending and Supplementing Chapter 103 “Housing Standards” of Township Code 103 Regarding the Requirement for Inspections of Lead-Based Paint in Certain Residential Dwellings

State mandated ordinance requiring rental units built prior to 1979 must have lead paint inspections. The municipality is the enforcing agent.

**Resolution 2022-121** Introduction of Ordinance 2202-12

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

**Ordinance 2022-13** Amending Township Code 115 “Maintenance of Property” – Business Insurance Registry

Another State mandated ordinance requiring business and rental units to submit copies of their liability insurance ($500,000 or $300,000) to the municipality. The municipality is the enforcing agency. While allowed per State statute, the Committee did not wish to charge a fee for submission of the insurance policy at this time.

**Resolution 2022-122** Introduction of Ordinance 2022-11

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

**Ordinance 2022-14** Authorization to Purchase Block 8/Lot 41 Also Known as 2-4 W. Mill Street, Pursuant to N.J.S.A. 40A:12-4

Current owner is willing to sell the property to Oldmans Township for $1.00. The property is non-conforming with insufficient room for a septic system. Using funds from the abandoned property trust fund, the house will be torn down due to its deteriorating condition.

**Resolution 2022-123** Introduction to Ordinance 2022-13

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

**Resolution 2022-124** Refund of CCO Fee i/a/o $168.00 for Block 10/Lot 11

Permit and permit fee were submitted for a Commercial Certificate of Occupancy but before the permit could be processed, the real estate transaction fell through.

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

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

PUBLIC COMMENTS

Carll Kong Questioned about the recent purchase of land by a warehouse developer.

Melinda Taylor Application has been submitted to the Planning Board who is responsible for approving and/or disapproving.

Maria Ciffeli Is the Master Plan available to the public?

Melinda Taylor Yes, available for review at the municipal building.

Genieve Sarlo Concerned about Knight Owl Holdings application. Wants to know if public has any say in the application process.

Melinda Taylor There will be a public hearing on the application at a future date.

Dean Sparks Salem County has approved farmland preservation up to Route 295 which should help the municipality.

Nancy Bond Location of Planning Board meeting has changed to Salem Community College.

Syril Tentla-Rudolph Expressed her concern about the abandoned cars in Kay Gardens and the time it has been taking to resolve.

Olivia James Would like the abandoned cars to be addressed faster.

Melissa Fine Was waiting to hear from the Committee regarding last month’s request and subsequent letter requesting assistance with her property value.

Dean Sparks Met with Michael Raio. Mr. Sparks recommended Ms. Fine apply to the County for an appeal.

Niki Arbittier Reiterated that the correct process to appeal your assessment is to appeal at the County.

CLOSED TO PUBLIC

David Murphy Attended meetings for Auburn Fire and Logan Fire.

Attended School Board meeting.

Dean Sparks Trash pick up will be Wed. instead of Thursday Thanksgiving week.

Meeting in next month to renew Trash Contract with LAC.

Local Govt. Dinner is December 1st

County is unwilling to purchase brine as it damages their trucks. Will continue to offer calcium chloride.

Lantern Fly Grant – County does not wish to participate

Woodstown Street Sweeping – unknown if Woodstown can continue street sweeping for Oldmans; additional employees needed.

Sponsored bill in front of State Legislature to allow Christmas tree burning.

Woolwich Planning Board meeting Dec. 1st – warehouse public hearing

**Resolution 2022-125** Executive Session – Litigation (8:15 pm)

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

SUMMARY (8:50 pm) Ms. Arbittier updated the Committee on the status of the litigation with Oldmans Airport.

There being no further business, on a motion from Mr. Murphy, seconded by Mr. Sparks and agreed to by all, meeting was adjourned at 8:50 pm.

Respectfully Submitted,

Melinda Taylor  
Municipal Clerk