OLDMANS TOWNSHIP

Regular Meeting Minutes

December 14, 2022

The regular monthly meeting of the Oldmans Township Committee was held on December 14, 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

Meeting called to order

Sunshine Law Statement

Pledge of Allegiance

Moment of silence was conducted in memory of Earl Graham, former Oldmans Township Committeeman and Mayor.

Cordy Taylor read a citation from the Salem County Commissioners honoring George Bradford’s 35 years as a Committeeman, nineteen of those years as Mayor, as well as Mr. Bradford’s volunteer service to the Salem County community.

Woodstown State Police – a Trooper from the Woodstown State Police asked the audience members if they had any concerns. The following topics were addressed: abandoned cars on Carolina Drive/Donna Drive, speeding, littering and use of jake brakes on Township roads. The abandoned cars can be towed if they are unregistered and left on the street. Cannot tow vehicles off private property.

Approval of Minutes: November 9, 2022 Regular Meeting

November 9, 2022 Executive Meeting

November 29, 2022 Budget Meeting

Mr. Murphy made a motion to approve, Mr. Sparks seconded and both agreed. Mr. Bradford abstained due to last month’s absence.

FINANCE:

**Resolution 2022-127** Transfer of Funds

$2,750 is being transferred from Construction O/E to Construction S/W.

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

**Ordinance 2022-09** Appropriating Funds in the Amount of $85,000 from the General Capital Fund for the Purchase of Emergency Equipment for the First Aid Organization, Fire Companies and Emergency Management

Ms. Elwell explained that the life span of any equipment purchased must be five years or more.

**Public Hearing** No comment.

**Resolution 2022-128** Final Adoption of Ordinance 2022-09

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

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

**Public Hearing** No comment.

**Resolution 2022-129**  Final Adoption of Ordinance 2022-10

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

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

The quarterly rate will increase from $130.00 to $140.00

**Public Hearing** No comment.

**Resolution 2022-130**  Final Adoption of Ordinance 2022-11

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

**Resolution 2022-131** Municipal Alliance Program for Fiscal Year 2024

Same funding amount as last year.

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

ADMINISTRATIVE:

**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

**Public Hearing**

Bill Miller Wanted to know cost of testing

Melinda Taylor Depends on size of house. A three-bedroom house costs approximately $350.0 - $500 depending on the type of test. Two tests available – lead safe and lead free. Lead safe is good for two years, lead free is good for life of house.

**Resolution 2022-132** Final Adoption of Ordinance 2202-12

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

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

**Public Hearing**

**Resolution 2022-133** Final Adoption of Ordinance 2022-13

Mr. Bradford made a motion to approve, Mr. Murphy 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

Oldmans will be purchasing the property for $1.00 and eventually demolish the house using abandoned property funds.

**Public Hearing**

Bill Miller What is the timeline?

Melinda Taylor Closing should take place by the end of the year. Then going out for bids for architectural reclamation to salvage interior woodwork. Once the salvage work is done, then out for bids to demolish. Should be 12-18 months.

Maria Cafelli What would be the future use of the property?

Dean Sparks Have a grass lot and hope to sell to contiguous landowner in the future.

**Resolution 2022-134** Final Adoption of Ordinance 2022-14

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

**Resolution 2022-135** Authorizing 2023 Mid Salem County Municipal Court Memorandum of Understanding

Township’s contribution percentage went down from last year; was at 20% for 2022, now 18% for 2023. Court has two job openings – deputy court administrator and public defender.

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

**Resolution 2022-136** Small Cities Grant – Change Order for 24 Donna Drive i/a/o $2,138

Bathroom joists needed to be replaced. Additional cost will be paid using the grant funds.

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

Appointment of Local Road Safety Plan Study Representative

The South Jersey Transportation Planning Organization is conducting a two-year study. The committee will meet four times/year. The first meeting is to take place January 2023. The representative can be either a municipal official or a resident.

United States Dept. of Agriculture – Rural Home Loans Program and Well/Septic Loans

Federal funds are now available to New Jersey for rural home loans which provides help to low and very-low income applicants to purchase housing in eligible rural areas by providing payment assistance to increase the applicant’s repayment ability. Payment assistance is a type of subsidy that reduces the mortgage payment for a short time. The amount of assistance is determined by the adjusted family income.

Also available are loans up to $15,000 for installation of a new well or septic system, or the repair of an existing well or septic. Interest rate is 1.0%. Loan recipient must own and occupy the property.

EMERGENCY SERVICES:

Auburn Volunteer Fire Company Application for Membership – Kelly Glaze

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

Auburn Volunteer Fire Company Application for Membership – Analise Layton

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

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

PUBLIC COMMENTS

John Hoffbauer Why did the Committee deny the purchase of a new fire truck?

Dean Sparks There is not enough money in the budget to purchase. This would be the third fire truck in four years to be purchased. Need to stagger the timeline to purchase emergency vehicles so that they don’t retire all at the same time.

Diane Elwell Purchased two fire trucks in 2019 for a cost of $1.2 million.

George Bradford Need additional funds to be budgeted for future purchases.

John Hoffbauer Wanted to know if warehouse funds could be used to purchase fire truck.

Diane Elwell Municipality doesn’t have the funds to purchase a new truck now. Currently purchasing an ambulance. Would have to obtain a bond anticipation note (loan) which charges interest. Committee does not want to raise the local purpose tax.

Jack Defeo Any update on the proposed solar project at the landfill?

George Bradford No update.

Pam Holmes Gave the Committee an estimate to fix the engine on the older ambulance which is being replaced, approximately $6,000 to remain road worthy. Parts are now obsolete. Expressed her frustration on the lack of communication.

Anthony Bennett Expressed his concern about warehousing. Where does the tax money go?

Dean Sparks 7% goes to the municipality, approximately 46% goes to the school and 47% goes to the county.

Alyssa Fine Askes that the warehouse projects be described.

Melinda Taylor Two applications are being heard by the Planning Board.

Alyssa Fine Wanted to know what the Committee is doing about her tax increase?

Michael Raio Prepared a timeline from 2006 to today showing what transpired regarding the taxes on the property. (Gave a copy to Ms. Fine and the Township Committee).

Justin Adams Requested that the Committee allow residents to call into the meetings for conference calls.

Donna Carassai Wanted an explanation for the Planning Board expiration dates.

Melinda Taylor Some members of the Planning Board only have a one year term – Township Committee, Secretary and School Board member. Others have four year terms.

Pat Iverson Expressed his concern about the proposed warehouse projects.

Tony Carassai Wanted to know status of land preservation.

Dean Sparks The ADA area has been extended to Route 295. The Farmland Preservation Element Plan is being reviewed by the State. County preservation has been in existence since 1987. There is a small portion of Oldmans that is currently preserved.

Alyssa Fine Has the Planning Board ever approved a warehouse outside of the designated zone?

Melinda No.

Alyssa Fine Since the Planning Board members are appointed by the Mayor, have any members been asked to be removed?

George Bradford Only if there is an attendance problem.

Anthony Bennett Wanted to know what the commitment would be like to be on the Planning Board.

Dean Sparks Need to attend a class. Meetings are monthly.

Anthony Bennett Expressed his interest in joining the Planning Board.

Arthur Maurizio Concerned about the warehouse in Carneys Point on Pennsville-Pedricktown Road. Was the Township contacted about the traffic patterns?

Dean Sparks He attended two meetings about Carneys Point warehousing on Route 40. Former Senator Sweeney was trying to pass a bill to allow neighboring municipalities to express any concerns they might have.

Alyssa Fine Can she see where the warehouse money was spent?

Diane Elwell Every revenue and every appropriation is available for review in the budget. There is an anticipated budget versus what was actually done. The user-friendly budget is available at the Township’s website.

CLOSED TO PUBLIC

George Bradford Reviewed with the audience the Mid Salem Court percentages from 2022 and 2023.

David Murphy School Board – December 21st winter concert.

Planning Board – next meeting will be the Elementary School gym.

Dean Sparks Congressman VanDrew has a broadband survey available for residents

to complete. Ms. Taylor will put the survey on the Township’s website.

Met with the trash coalition about the cost of trash/recycling collection for 2023. There will be a $19,000 increase in 2023 for Oldmans due to labor rates, fuel costs, maintenance costs and the additional number of houses which adds trips more trips to the landfill and additional overtime.

Assemblywoman Beth Sawyer opened an office in Woodstown.

The County Emergency Management office held a training session for municipal officials regarding disaster recovery and contingency plans.

Wants to work with County and State regarding the intersection of Route 130 and Penns Grove-Pedricktown Road.

Attended the NJ Farm Convention. All the county delegates were concerned about number of warehouses in New Jersey.

Thanked all the different volunteer organizations for hosting the Christmas Tree Lighting ceremony.

Thomas Tedesco Matrix stormwater basin will be pumped out and scoured this week.

Working with Ms. Taylor on the NJ DOT website regarding preparing the bid for road reconstruction on New Road.

Township is a grant recipient from the NJ DOT for another road to repave – Carolina Drive which will include milling, repaving, curbs and sidewalks.

The County grant for repaving Straughns Mill is close to approval from the NJ DOT. The County has agreed to consider obtaining another Freight Grant to continue the work to be done on Straughns Mill to Porcupine Road

EXECUTIVE SESSION

**Resolution 2022-137** Litigation Update (8:35 pm)

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

Summary: (8:50 pm) Ms. Arbitier stated that the Committee discussed the Oldmans Airport lawsuit in preparation for the upcoming court case. No action was taken.

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

Respectfully Submitted,

Melinda Taylor  
Municipal Clerk