Oldmans Township Committee

Meeting Minutes

February 8 2023

The regular meeting of the Oldmans Township Committee was held on February 8, 2023. 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: William Ferrell, David Murphy and Dean Sparks

Approval of Minutes: January 4, 2023 Reorganization Meeting

January 4, 2023 Regular Meeting

January 4, 2023 Executive Meeting

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

FINANCE OFFICE:

**Resolution 2023-42** Emergency Temporary Budget Appropriations for 2023

Operating on a temporary budget. Some line items had to be increased.

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

**Ordinance 2023-01** Calendar Year 2023 Ordinance to Exceed the Municipal Budget Appropriations Limits and to Establish a Cap Bank

**Resolution 2023-43** Introduction to Ordinance 2023-01

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

ADMINISTRATIVE:

Municipal Property – 78 Perkintown

Per the Tax Assessor, Michael Raio, the market value of the property is $7,500 without septic approval and $37,000 with septic approval. The Committee reviewed the history of the property and decided to again try to sell the property through public auction. Ms. Taylor will prepare a resolution for the next meeting.

Proposed Solar Field at Oldmans Township Landfill, Pedricktown-Woodstown Rd.

The Township Committee had been exploring the possibility of installing solar power on the landfill once the landfill was officially closed. A solar company was working in conjunction with the Township. The NJ Dept. of Environmental Protection is not going to allow solar on the landfill due to the proximity to wetlands.

Proposal for Groundwater Monitoring Services and Oldmans Township Landfill

The NJ DEP is still requiring an annual test of the groundwater at the landfill. SCS Engineers does all the other tests for the landfill. The previous company that conducted the ground water testing was slow to respond and communication was not good. The proposed cost is $9,000. Mr. Ferrell made a motion to approve, Mr. Murphy seconded and all agreed.

Amendment to Oldmans Township Personnel Policies and Procedures Manual – Vacation Leave Policy

Change to Personnel Policy for full-time employees only, who will now be compensated for any unused vacation days upon retirement. The amount is based on the number of years employed. Mr. Murphy made a motion to approve, Mr. Ferrell seconded and all agreed.

NJ Lead Paint Law – Certified Lead Evaluation Contractor Services

If a municipality does not maintain a permanent local agency or qualified staff member to conduct lead paint test, the municipality must hire a lead evaluation contractor to perform inspections for lead-based paint hazards. Currently the Township does have a contractor. Ms. Taylor will obtain quotes and present to the Township Committee for consideration.

Redevelopment Plan for Block 28/Lot 30.01 – Former Truck Stop

The property has already been deemed a redevelopment zone, but there is no redevelopment plan. The Township has three options: Governing Body would write the plan, Planning Board would be given the task of writing the plan or a Redevelopment Agency. The Committee believed that the Planning Board was already fully booked with applications, so they would oversee the redevelopment plan.

Partial Payment for Small Cities Grant Housing Rehabilitation for Block 33/Lot 20 a/k/a 24 Donna Drive

All the work for the Small Cities Grant has been completed and inspected, except for the bathroom tub project. There have numerous delays in getting that portion of the project competed. The contractor requested partial payment in the amount of $12,138.00 for the work that has been done and inspected. Mr. Ferrell made a motion to approve, Mr. Murphy seconded and all agreed.

**Ordinance 2023-02** Amend Chapter 115 Property Maintenance, Section 6 Cost & Charges

This ordinance is necessary when Public Works must clean up an abandoned property; some of the costs are increasing.

**Resolution 2023-44** Introduction to Ordinance 2023-02

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

**Ordinance 2023-03** Amending Chapter 110, Section 21 of Oldmans Township Code, Entitled “Airport Hazard Areas”

The ordinance will be referred to the Planning Board and State for their review.

**Resolution 2023-45** Introduction to Ordinance 2023-03

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

**Resolution 2023-46** Referring the Task of Reviewing Ordinance 2023-03 “Amending Chapter 110, Section 21 of the Oldmans Township Code, Entitled “Airport Hazard Areas”

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

STREETS & ROADS:

Engineering Proposal for Tighe Road Oil and Stone

Estimated cost is $45,000. The oil and stone should last ten years. This project is not funded through a grant, the municipality will be funding. In the meantime, the municipality has to repair a small hole in the underground pipe. Project will go out to bid this spring. Mr. Tedesco will oversee the bidding.

Engineering Proposal for Carolina Drive (NJ DOT Municipal Aid Grant)

Oldmans Township received a grant from the NJ DOT to cover the cost of the road construction which will include repaving, engineering costs, curbs, gutters, sidewalk (ADA rams to be installed). Stormwater was redone about 8 years ago. It is anticipated that both Carolina Drive and New Road will be put out to bid the same time (April) in the hopes that a contractor will want to bid on both projects for a better price. Road construction would commence this summer.

PUBLIC WORKS:

Proposed Pole Barn for Oldmans Township Public Works

The Committee is considering constructing a pole barn for public works since it is anticipate that the leased space at Camp Pedricktown will not be available in the future. One quote has been submitted so far; this project will have to go to bid. The Committee asked that Tom Tedesco submit a proposal for engineering costs to assist in the final cost determination.

EMERGENCY SERVICES:

Membership for Logan Volunteer Fire Company – David Dutton Jr. Mr. Murphy made a motion to approve, Mr. Sparks seconded and both agreed. Mr. Ferrell abstained.

PAYMENT OF BILLS

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

PUBLIC COMMENTS

Matthew Cassidy 1. In regard to the repaving of Tighe Road and New Road, would the Committee consider adding a larger shoulder for pedestrians and bicyclists by painting the shoulder lines closer to the center line? Make the roadway 10’ instead of 12’. Would reduce speeding.

2. Requested additional tree planting around the warehouses for additional screening. Have dead trees replaced and plant additional trees. Would like evergreen trees to be planted along the municipal lot in Lennox Run, possibly on a berm to block the light from the warehouses.

3. Requested that 5 Below be asked to replace their lights to a less intense wattage.

4. Would like to endorse the establishment of a citizen advisory board for historic properties to help preserve older homes.

5. Would like a letter to be sent to the County Commissioners requesting that no tractor trailers be allowed on the causeway. Also requested a letter to be sent to Logan Township to assist in the enforcement.

6. Requested a letter be sent to the NJ DEP to commence an environmental study to evaluate the damage done to Beaver Creek due to the warehouses. Concerned about what material is going to the stormwater.

7. Would like careful consideration of the truck stop redevelopment plan.

8. Submitted a petition to the Committee to amend the Oldmans Township Land Use Code 110-19 and 110-20, as well as two ordinances for consideration. Submitted ordinances propose additional setbacks, lower building heights and lower impervious coverage ratio.

Keith Walton 1. Wanted to know why airport hazard area ordinance was presented.

2. Expressed concern about the redevelopment plan at the truck stop. There is a federal lien on the truck stop and pending legal issues.

Don Yonker Expressed opposition to the Knight Owl warehouse. Suggested the Committee invoke eminent domain for the public good.

Ken Manahl Wanted to know what the plan is for truck traffic in regard to Logan Township and Gloucester County. Concerned about the older homes on Mill Street which have foundations that are old and not made for trucks rumbling down the road.

Dean Sparks County Commissioners will be conducting a traffic study in 2023 for the causeway.

Pat Scioli Her property is next door to the proposed D2 warehouse. Concerned about the value of her home. Already has ruts in her yard and replaced her mailbox several times.

Steve Baker Truck traffic has increased on Pedricktown-Pennsville Road due to new warehouse in Carneys Point. Some streets in Carneys Point will not allow truck traffic.

Tom Tedesco Suggested the County Commissioners hold a meeting at Oldmans Township so residents could speak directly to the Commissioners with their concerns.

Steve Baker Suggested the warehouses lower their light lumens to 3,000 k. Could a letter be sent to the warehouses requesting a lower lumen, lower the lights on the light poles and buildings so that the light doesn’t go up so much. Some lights could be on timers or motion detectors.

Olivia James Wanted to know the status of the abandoned cars on Donna Drive.

David Murphy Police were out to the check on the cars; all have insurance and are registered.

Melinda Taylor Court proceedings were held in January. Car owner was given thirty days to removed from the street. Next court date is March 23.

Sandy Collom Read an e-mail she had written expressing her concerns about the legal issues the Planning Board is experiencing. Also wanted to know who authorized the drafting of the ordinance for the airport.

Steve Martorano Will ordinance be sent to the Planning Board and will Master Plan be amended? Also wanted to know if Mr. Tedesco had received the coordinates for the airport safety zone.

Julia Cassidy Concerned about unsafe roads due to traffic for pedestrians and bicyclists. Supported increasing setbacks for commercial/industrial zones, positive for the community.

Roseann Hultsch Concerned about Beaver Creek. Asked if the air quality could be monitored four times/year.

Anthony Carassai Developers asking for variances and not considering the Master Plan. Please consider the petition.

Dennis Mccarron Expressed his support of Matt Cassidy’s ordinances.

Leslie Ritchie Would like the lights at 5 Below to be dimmed. Also loud beeping from forklifts heard throughout the night. A berm behind Lennox Run might help.

John Hultsch Concerned about home value. Dupont contamination has already dropped value.

Christine Cobin Trucks go down Mill Street 24/7. Have a child that gets on the school bus, not safe conditions. Would like an alternate truck route.

Donna Carassai Stated the Committee is responsible for the quality of life of its residents, which includes trucks and lighting.

CLOSED TO PUBLIC

Dean Sparks MAPSA – March meeting will discuss summer camp.

SADC Farmland Preservation Workshop will be held Feb. 14th

Change in LAC Mayor to Paul Collier. LAC also looking for new public works director. Jack Lynch remains the contact.

**Resolution 2023-47** Executive Session: (8:35 pm)

Contract Negotiations – Planning Board

Personnel- Public Works

Litigation – Oldmans Township Airport Authority Inc.

SUMMARY OF EXECUTIVE SESSION: (10:05 pm)

Discussed appointment of Planning Board Solicitor, litigation update was given to the Township Committee by Solicitor Niki Arbittier and Ms. Taylor was asked to readvertise the job opening for the full-time public works position. An offer will be made for the part-time public works position. Additionally, it was decided to not proceed with a redevelopment plan on the truck stop at this time.

There being no further business, on a motion from Mr. Murphy, seconded by Mr. Ferrell and all agreed, to adjourn the meeting 10:05 pm.

Respectfully Submitted,

Melinda Taylor

Municipal Clerk