Oldmans Township Committee

Meeting Minutes

March 8, 2023

The regular meeting of the Oldmans Township Committee was held on March 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: February 8, 2023 Regular Meeting

February 8, 2023 Executive Meeting

February 27, 2023 Budget Meeting

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

FINANCE OFFICE:

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

Ordinance done on annually. Can increase budget by 3.5%, if needed.

**Public Hearing** No comment.

**Resolution 2023-48** Final Adoption of Ordinance 2023-01

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

**Resolution 2023-49** Emergency Temporary Budget Appropriation for 2023

2023 Budget will be introduced at the April meeting, with adoption in May. Have to increase certain line items to pay bills till budget is approved.

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

**Ordinance 2023-04** Amending Chapter 42, Section 1 of the Oldmans Township Code Establishing the Salaries and Compensation of Various Officers and Employees of the Township of Oldmans for the Year 2023

Public Works Director is retiring and need a part-time Public Works employee. Salary will be $72,000 and $22/hr. respectively.

**Resolution 2023-59** Introduction to Ordinance 2023-04

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

ADMINISTRATIVE:

**Resolution 2023-50** Authorizing a Shared Services Agreement with and Between Elsinboro Township, Mannington Township, Oldmans Township and Lower Alloways Creek Township for Trash and Recycling Collection Services for 2023

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

**Resolution 2023-51** Award of Contract for Lead Evaluation Contractor for Lead-Based Paint

State law requires a municipality to hire a lead evaluation contractor. A public notice (Request for Proposal) was advertised with only one respondent – Bay Hill Environmental. There is no fee/retainer to hire Bay Hill, only use on an as needed basis.

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

**Public Hearing**

Jack DeFeo What happens if there is trash on the property?

Melinda Taylor There are ordinances available for trash.

Keith Walton Agrees with the ordinance.

Dean Sparks Last time fees were adjusted was in 2017.

**Resolution 2023-52** Final Adoption of Ordinance 2023-02

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

**Resolution 2023-53** Awarding Contract to Clarke Caton Hintz for Farmland Preservation Element to the Master Plan

Former planning firm wasn’t getting the plan done. The Township has applied for a grant from the State Agriculture Development Committee which will pay up to $20,000 towards a comprehensive Farmland Preservation Plan.

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

Municipal Property – 78 Perkintown

The State has not approved the Township’s COAH Spending Plan yet; was submitted September, 2022. The only portion that is allowed to be spent is the Market to Rental program. Ms. Taylor recommended holding off on auctioning 78 Perkintown since COAH funds would not be available to the developer.

Clothing Recycling/Donation Program

Law Enforcement Against Drugs (LEAD) asked if the Township would consider allowing a clothing recycle/donation bin to be installed on the premises. Some of the concerns the Committee brought up included who would be responsible for the maintenance of the box, other items could be placed in and around the box that weren’t clothing and would need a contract to schedule pickup. The Committee agreed to not pursue.

Affordable Housing – Market to Rental Program – 21/23 Cherry Street

The property owner already has one COAH unit and is inquiring if the Township Committee would be interested in allowing the second unit of the duplex to convert to COAH. The Committee would like to schedule a meeting with the property owner to discuss.

Street Signs for Cherry Street

Tractor trailers have been attempting to drive down Cherry Street and are causing property damage since they can’t make the turn. While signs have already been installed on Cherry Street prohibiting trucks, it was suggested that signs be installed on both sides of S. Railroad and W. Mill to stop tractor trailers from turning onto Cherry Street. A quote for four signs was received and reviewed.

TAX OFFICE:

**Resolution 2023-54** Setting Electronic Tax Sale for June 22, 2023 for 2022 Delinquent Taxes

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

**Resolution 2023-55** Refund 1st Quarter, 2023 Taxes for Block 29.04/Lot 10

Totally disabled vet; bank continues to send payment.

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

**Resolution 2023-56** Refund 1st Quarter, 2023 Taxes for Block 13.01/Lot 3.03

Totally disabled vet; owner continues to send payment.

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

PUBLIC WORKS:

**Resolution 2023-57** Appointment of Public Works Superintendent

Mr. Sparks asked to table the resolution so that it could be discussed in Executive Session.

**Resolution 2023-58** Appointment of Part-Time Public Works Employee

Mr. Sparks asked to table the resolution so that it could be discussed in Executive Session.

Proposed Pole Barn for Oldmans Township Public Works

Discussion on this item was tabled.

EMERGENCY SERVICES:

Pedricktown First Aid & Rescue Squad – Membership Application for Kaitlin Passaro

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

Pedricktown First Aid & Rescue Squad – Membership Application for Cassady Chatten

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

Auburn Volunteer Fire Company – Membership Application for John Loveland IV

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

AGRICULTURE ADVISORY BOARD

Mayoral Appointments to the Agriculture Advisory Board:

Steve Wilson (3 Year Term)

Jay M. Perry (3 Year Term)

PAYMENT OF BILLS

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

PUBLIC COMMENTS

Rae Walzer If residents wish to donate clothing, ARC on Route 40 has a bin.

Expressed concern about the Ohio train derailment and is the Township prepared for a similar scenario? Do we know what chemicals are coming in.

Jeff Moore Fire company have conducted preparedness drills for that scenario.

Keith Walton There has been a decline in railroad incidents through the years, as well as the amount of railroad tack being used has also decreased.

Steve Baker Why are trucks turning onto Cherry Street? Can contact trucking company and ask them to adjust their GPS.

Keith Walton Can GPS company, Google Earth be contacted to amend database?

David Murphy Should be able to contact most companies but cell phones assume you are driving a car and not a truck so don’t take into account local road conditions.

Don Yonker Has the Township Committee considered eminent domain on Knight Owl property?

Melinda Taylor Market value of property is one segment of the criteria for eminent domain.

Keith Walton States cracked down on eminent domain; costly to residents.

Niki Arbittier Township Planning Board is governed by the MULA. Eminent domain is used for health and safety.

Don Yonker Suggested the Township Committee petition the State to close down exit 7.

Jack DeFeo Questioned the new development that was brought up by Matt Cassidy at the last meeting.

Dean Sparks There is no proposed housing development. Property is owned and operated by a farmer.

Tony Carassai Complimented the Planner on his farmland preservation presentation. Wanted to know if the Committee had considered the proposed ordinances which were submitted by Matt Cassidy at the last meeting.

Dean Sparks Will take a look at the ordinances.

Keith Walton The Master Plan is in line with the County and State.

Dean Sparks Met with SADC (State Agriculture Development Committee), along with Brian Slaugh, Professional Planner and Brian Portch, Chair of Oldmans Ag Board to discuss how to proceed with a more comprehensive farmland preservation plan.

Frank Mongiello Wanted to know what was happening at the campsite along Route 130.

MelindaTaylor Property owner has been contacted numerous times and states that its her own personal use and that no one stays overnight.

Keith Walton Suggested calling the police. Also suggested that houses on the Knight Owl property be declared abandoned.

CLOSED TO PUBLIC

Bill Ferrell Attended the County Public Works meeting to discuss the status of various road projects that Oldmans has requested of the County. The traffic study is anticipated to begin in July for East and West Mill; going out to bid now.

David Murphy Spoke with the Lieutenant at the Woodstown State Police Barracks about the abandoned cars on Donna Drive. Police are checking on the jeep; other cars are insured and registered.

Dean Sparks March is National Red Cross Month, blood donations needed.

March is 50th anniversary of National Nutrition.

Recycling – 2/3 of beverage containers don’t get recycled.

March 18, 2023 Document Shredding Event at County landfill.

Walmart is reducing their workforce at 2 Gateway by 201 employees effective 6/2/2023.

County dug out ditch on Straughns Mill but still fills with water due to private ditches that haven’t been maintained.

Thanked the Planning Board for the Farmland Preservation Element.

Saw a State truck pick up trash along Route 130.

Clean Communities event scheduled for April, see Harry Moore.

Phil Caton, principal of Clarke Caton Hintz, passed away recently.

Melinda Taylor Pedricktown Day Committee will be hosting an Easter Egg Hunt in April. Requesting permission to use the elementary school property, but in case not allowed, can the Pedricktown Day Committee use the municipal property?

Dean Sparks Yes, can be used.

EXECUTIVE SESSION:

**Resolution 2023-60** Litigation – Oldmans Township Airport Authority, Inc.

(8:05 pm) Contract Negotiations – Emergency Services

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

SUMMARY OF EXECUTIVE SESSION: (9:20 pm)

Discussed collaborative efforts by both fire companies to work together.

Ms. Arbittier gave an update on the Oldmans Airport litigation.

**Resolution 2023-57** Appointment of Public Works Superintendent – Scotty Myers

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

**Resolution 2023-58** Appointment of Part-Time Public Works Employee – Ralph Caputto

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

American Rescue Plan

Mr. Ferrell met with the Ambulance Squad members who have indicated that a generator is not their first choice. They e-mailed a list of alternatives. Future discussion will be held on how much of the ARP funds will be used for the purchase of a new ambulance and how much will be used by the squad for their purposes.

There being no further business, on a motion from Mr. Ferrell, seconded by Mr. Murphy and all agreed, to adjourn the meeting 9:30 pm.

Respectfully Submitted,

Melinda Taylor

Municipal Clerk