Oldmans Township Committee

Meeting Minutes

April 12, 2023

The regular meeting of the Oldmans Township Committee was held on April 12, 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: March 8, 2023 Regular Meeting

March 8, 2023 Executive Meeting

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

FINANCE OFFICE:

**Resolution 2023-61** Introduction of 2023 Municipal Budget

No increase in the local purpose tax, steady at .0168%. Next month will be the public hearing.

Roll Call Vote:

Dean Sparks Yes

David Murphy Yes

William Ferrell Yes

**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 Hearing** No comment.

**Resolution 2023-62** Final Adoption of Ordinance 2023-04

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

ADMINISTRATIVE:

Affordable Housing – Market to Rental Program – 21/23 Cherry Street: This program would afford Oldmans Township credits toward affordable housing. Both units would have to be inspected by the COAH Administrator. If the properties qualify, a resolution will be prepared. The owner wishes to provide housing for low-income.

Possible Shared Services Agreement with Salem County Sheriff’s Office: The Township Committee would like to meet with Sheriff Miller to discuss the possibility of a shared service program for traffic control. Ms. Arbittier cautioned that a shared service agreement would have to be approved by the State Attorney General; she would also have to revie the proposed agreement. The Township would still need the services of the State Police. Ms. Taylor will schedule a meeting.

**Resolution 2023-63** Authorizing Eurofins to Conduct the Annual Ground Water Monitoring Test for the Oldmans Township Landfill

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

**Resolution 2023-64** Authorizing the Disposal/Reclamation of the Contents of Property Located at 2-4 W. Mill Street

The Township is now the owner of the property. Ms. Taylor will prepare a bid package to salvage the contents of the house. The building is safe to enter. Mr. Murphy made a motion to approve, Mr. Ferrell seconded and all agreed.

**Resolution 2023-67** Small Cities Grant Award to CW Services for Block 41/Lot 8

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

EMERGENCY SERVICES:

**Resolution 2023-65** Raffle License for Logan Volunteer Fire Company

Prizes are Lapps freezer packages through Lapps. Tickets will be $5.00. Mr. Murphy made a motion to approve, Mr. Sparks seconded and both agreed. Mr. Ferrell recused himself.

Proposed Ordinance for Junior Fire Members: The State lowered the junior firefighter eligibility age from 16 years old to 14 years old. Junior firefighters at 16 years of age can attend fire school and once they turn 18 can become full firefighters. There are many restrictions regarding junior fire members. Logan Fire has approximately 3-4 potential juniors interested. The Committee agreed to proceed with a formal ordinance.

Proposed Ordinance for Establishment of Bureau of Fire Prevention Agency for Periodic Inspections of Life Hazard Uses Required by the Uniform Fire Code: This proposed ordinance could be beneficial for annual warehouse inspections. The Committee agreed to proceed with a formal ordinance.

PLANNING BOARD

**Resolution 2023-66** Authorizing Release of Various Escrow Funds

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

Proposed Ordinance Amending Chapter 110-19 (Industrial District): It was suggested that the Planner and Tom Tedesco also review the proposed ordinance which was submitted by the residents of Oldmans. Mr. Murphy made a motion to forward to the Planning Board, Mr. Ferrell seconded and all agreed.

Proposed Ordinance Amending Chapter 110-20 (Commercial/Industrial): It was suggested that the Planner and Tom Tedesco also review the proposed ordinance which was submitted by the residents of Oldmans. Mr. Murphy made a motion to forward to the Planning Board, Mr. Ferrell seconded and all agreed.

Proposed Rezoning of Block 37/Lots 6, 7, 8, 9, 10, 11, 13, 14 & 15: It was suggested that the Planner and Tom Tedesco also review the proposed ordinance which was submitted by the residents of Oldmans. Mr. Murphy made a motion to forward to the Planning Board, Mr. Ferrell seconded and all agreed.

Proposed Resolution in Support of Oldmans Airport: It was suggested that the Planner and Tom Tedesco also review the proposed ordinance which was submitted by the residents of Oldmans. Mr. Murphy made a motion to forward to the Planning Board, Mr. Ferrell seconded and all agreed.

Updated GIS Zoning Map to Include Airport Hazard Area: Tom Tedesco reported that the Zoning Map was recently updated using GIS coordinates and added the Airport Safety Zone. No zoning changes were made, just added the Airport Hazard Area. This map can be used in the future with applicants/developers. Will be the official Zoning Map. Mr. Murphy made a motion to approve, Mr. Ferrell seconded and all agreed.

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

PUBLIC COMMENTS

Olivia James Wanted to know status of abandoned cars in her neighborhood. Unhappy that it’s taking so long to address.

Melinda Taylor Defendant was granted an extension until May 11th for court appearance.

David Murphy Police came out to check. All vehicles are insured and registered. Cars don’t need an inspection sticker, only applies to cars that are being driven on the road.

Jack DeFeo Interested in being on the Agriculture Advisory Board

Melinda Taylor Terms are for three years which are staggered.

Jack DeFeo Wanted to know size of lots at Oldmans Creek Estates and Lennox Run.

Melinda Taylor Estates at one plus acres, Lennox Run smaller lots.

Steve Baker Questioned the terminology of rezoning in the proposed changes.

Dean Sparks Proposed rezoning is close to Porcupine Road. Proposed rezone from Commercial/Industrial to Residential or Village Residential.

Niki Arbittier Proposed rezoning would go before the Planning Board. Residents will be able to ask questions during the public hearing.

Jack DeFeo Anymore rezoning proposed?

Melinda Taylor No more rezoning.

Matthew Cassidy Thanked the Committee for moving forward with the three proposed land use suggestions.

Steve Baker Wanted to know if it’s better to rezone or grant a variance. Example given of solar farm application on former Musumeci property.

Niki Arbittier The Planning Board is not allowed to spot zone; has to consider rezoning based on the Master Plan.

Frank Mongiello Wanted to know status of campsite on Route 130.

Melinda Taylor Have contacted the State Police twice to go out in the evening and investigate if anyone is living there. Haven’t heard back from Police yet.

Niki Arbittier Need testimonial proof that someone is living there in order to appear in court.

David Murphy One suggestion for dealing with abandoned cars would be to make the street no-parking. Would apply to all residents. When the State Police were out at Kay Gardens they matched the licenses, vin numbers and registration for each car.

Frank Mongiello Wanted to know if abandoned cars were for business or personal use.

Niki Arbittier Judge will have record if repeat issue. Fines would increase each time defendant appeared before the judge for the same issue. Woodstown does not allow overnight parking. Resident would have to call State Police if there is violation.

CLOSED TO PUBLIC

Dean Sparks 1. MAPSA is working to put together their summer camp.

2. Ag Advisory Board will be meeting with Brian Slaugh, Planner tomorrow.

3. SCIA sponsoring Household Hazardous Waste on Sat. April 15th – Landfill.

4. Tire Recycling will be April 17 – April 22.

5. Rabies Clinic – one dog was attacked in the lobby while getting the dog license. Next year, no dogs will be allowed in the lobby.

6. Philadelphia Inquirer had an article about warehouses in Oldmans Township.

Tom Tedesco The Annual Stormwater Survey was completed. The model ordinance for Tier A municipalities should be ready soon.

EXECUTIVE SESSION: (8:07 pm)

**Resolution 2023-68** Litigation – Oldmans Township Airport Authority, Inc.

Contract Negotiations – Public Works

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

SUMMARY OF EXECUTIVE SESSION: (9:10 pm)

Public Works Health Insurance will be provided by Horizon Omnia Silver

Airport Litigation Ms. Arbittier working on the order to send to the Court. Ms. Taylor was authorized to contact Fralinger Engineering regarding the height survey for the cell tower and truck stop billboard. A letter will be sent to each property owner requesting the submission to the NJ DOT Bureau of Aeronautics for the height variance.

There being no further business, on a motion from Mr. Ferrell, seconded by Mr. Murphy and all agreed, to adjourn the meeting 9:15 pm.

Respectfully Submitted,

Melinda Taylor

Municipal Clerk