Oldmans Township Committee

Meeting Minutes

June 14, 2023

The regular meeting of the Oldmans Township Committee was held on June 14, 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.

Approval of Minutes: May 10, 2023 Regular Meeting

May 10, 2023 Executive Meeting

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

NJ State Trooper Hannoway and Trooper Nighe gave a presentation and responded to questions.

Since April 1st to date they have responded to:

279 traffic stops within Oldmans Township

11 accidents

3 medical assists

7 verbal altercations

3 juvenile incidents

2 brush fires

Melody Reese stated there was an ATV that has been driving up and down Main Street. Residents wanted to know if the State Police continue to monitor social media sites for Oldmans Township. Lieutenant Manzo is currently the barracks commander.

Presentation by Jeff Newman, Emergency Management Coordinator

Oldmans Township is currently working on the Multi Hazard Mitigation Plan. All fifteen Salem County municipalities are working on the same thing with the County the lead agency. This plan will provide FEMA funding in the case of an emergency. The Plan is available on the Township website.

FINANCE OFFICE:

**Resolution 2023-79** Chapter 159 – Water Resources Planning Management – Stormwater Assistance Grant in the Amount of $25,000.00

Was not included in the 2023 municipal budget since the award was granted after budget approval.

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

**Resolution 2023-80** Chapter 159 – TRICO JIF Safety Incentive Program in the amount of $3,000.00

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

**Resolution 2023-81** Chapter 159 – Clean Communities Grant in the amount of $4,827.22

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

ADMINISTRATIVE:

**Ordinance 2023-05** Amending Chapter 150-7 of the Oldmans Township Code Entitled “Streets and Sidewalks”

**Public Hearing**

Matt Cassidy What are the changes?

Dean Sparks How to fix a sidewalk and the condition the sidewalk must be maintained.

Niki Arbittier Normal wear and tear would not trigger the ordinance, but if a hazardous condition were to appear, then either the homeowner or contractor would be responsible to fix.

Matt Cassidy Does this cover if someone is putting in a new sidewalk but there are obstructions?

Niki Arbittier ADA compliance would be adhered to when developments are built. This order is for pre-existing sidewalks.

**Resolution 2023-82** Adoption of Ordinance 2023-05

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

**Ordinance 2023-06** Establish a New Chapter in the Code of the Township of Oldmans, Entitled “Restricted Areas in Buildings Where Municipal Operations are Conducted Limited to Authorized Employees Only to Protect and Safeguard Public Records Containing Personal Identifiable Information”

Ms. Arbittier explained that other municipalities have had self-proclaimed auditors come through their buildings. They have a right to record employees in a public building but do not have access to personal information. Insurance companies are recommending passing this type of ordinance.

**Resolution 2023-83** Introduction to Ordinance 2023-06

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

Solar for Municipal Complex

Mr. Ferrell had spoken to a solar company about the possibility of sharing solar power with Oldmans School. The law changed, so now the service cannot be shared, Oldmans must have their own system. Mr. Sparks would like the solar to be roof top. Due to the anticipated cost, the project would have to go out to bid. It was suggested that a solar company come inspect the municipal complex to see which would be better, roof top solar or ground mounted solar.

New Jersey Dept. of Health – Private Well Outreach Project

Free well testing is available for residents using well water. The test is for radioactivity in the well. Brochures are available that explain the program.

Proposed Changes to Personnel Policies and Procedures Manual

JIF has recommended that municipalities update their policies and procedures manual. The changes were reviewed and approved by the JIF attorneys. Changes are typically based on State law changes.

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

2-4 W. Mill Street – Contents Bid

A bid was published for anyone interested in bidding on the contents of Pickens Corner. Letters were also sent to area reclamation companies. There was no response. Mr. Ferrell toured the building with a woodworking company but they were not interested. Ms. Taylor has reached out to Habitat for Humanity who has expressed an interest. Someone from Habitat will tour the building.

Replacement Copier Proposal

The copier has been acting up past couple of months. The copies is five years old. Service has been called out four times; replacement parts have been installed twice. There may not be sufficient funds in the budget to cover the cost of a new copier. Will try to make it until November when funds can be transferred within the budget.

NJ Dept. of Agriculture – Spotted Lanternfly Control Treatment Program

A grant is available to help alleviate the spotted lantern fly. The Committee agreed that it would be good idea to apply since the insect is so pervasive in Oldmans Township.

TAX COLLECTOR:

**Resolution 2023-84** Cancellation of 1st and 2nd quarter 2023 taxes for Block 8/Lot 41

Oldmans Township is now the owner of 2-4 W. Mill Street.

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

AUBURN WATER:

Generator Preventative Maintenance Service

Both Auburn Water and the Municipal Building need an annual inspection of the generators. Mr. Ferrell obtained two quotes. Reliable Power Plus was the low bidder for both generators. Tests will be done on the same day. Mr. Ferrell made a motion to approve the annual testing by Reliable Power Plus, Mr. Murphy seconded and all agreed.

Proposal for Lead Service Line Inventory Report

State of New Jersey is requiring lead/galvanized pipe inventory by July 10th. The municipality is responsible for Auburn Water. Jack Lynch of Environmental Technical Services submitted a proposal not to exceed $1,800.00 to complete the survey and report. The water mains that supply Auburn Water are fine. The pipes between the main and the house must be inventoried. If lead or galvanized pipe is found on a property, the homeowner has the choice of replacing the pipe or signing a waiver that they are aware there is lead and/or galvanized piping but they do not wish to change it out. If the house sells later, the buyer would have to acknowledge that there is lead/galvanized pipe and again has the option of replacing the pipe or signing a waiver. Mr. Murphy made a motion to approve the proposal, Mr. Ferrell seconded and all agreed.

Sample bottles for water testing will be distributed shortly to five Auburn residents. Typically, the same five houses are used for testing the tap water.

STREETS & ROADS

**Resolution 2023-85** NJ DOT Grant Application – New Road

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

**Resolution 2023-86** NJ DOT Grant Application – Helen Avenue

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

**Resolution 2023-87** Award of Contract to Asphalt Industries Inc. for Oil/Stone on Tighe Road

In the Amount of $55,750.00

There was only one bidder on the project. Mr. Tedesco had estimated the project would cost $50,000 which is what was inputted into the budget. The Committee agreed that they wish to proceed with the project. The remaining funding will come from the Streets and Roads budget. Mr. Ferrell made a motion to approve, Mr. Murphy seconded and all agreed.

CONSTRUCTION:

**Resolution 2023-88** Refund Permit Fee i/a/o $288.00 to Vision Solar LLC for Block 7/Lot 42

Atlantic Electric turned down an application for a resident’s solar request.

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

EMERGENCY SERVICES:

Pedricktown First Aid & Rescue Squad Junior Membership Application – Jordana Rose Fredo

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

**Ordinance 2023-07** Amending Chapter 15-2 of the Oldmans Township Code Entitled “Rules and Regulations Governing Activities of Junior Firefighters”

Junior membership can now begin at 14 years of age, with limitations on approved activities.

**Resolution 2023-89** Introduction to Ordinance 2023-07

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

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

PUBLIC COMMENTS

Melody Reese Wanted to know who installed the water pipes from the street to the house?

Dean Sparks Don’t know who installed the water lines when Auburn Water was constructed. He will find out.

Keith Walton There are 6-7 wells on the former Musumeci property, as well as asbestos siding on the house. Wants to have the wells capped and concerned about proper disposal of the asbestos.

Melinda Taylor Removal of wells and septic systems is under the jurisdiction of the Salem County Dept. of Health.

Keith Walton With the pending Alcohol Law allowing more liquor licenses, suggested that the Township consider obtaining a liquor license to auction off to bring development to Oldmans, other than warehouses, maybe commercial strip or hotel with a lounge. Would bring revenue to Oldmans.

Mike Tuturice Expressed his concern about the basketball rule which does not allow nets on the street, right of way or sidewalk. Lennox Run is used by locals only. Moved the basketball net to the top of the driveway and now the ball rolls into the street. Cars parked on the street limit site visibility for the kids retrieving the ball. Requested that the ordinance be revised.

Cory Tanyer Requested that the ordinance be amended to allow the basketball nets in the right of way (grass area). Kids already play in the roadways. It’s unsafe for the kids to ride their bikes to the courts by the school. Would like to allow basketball nets in “developments.”

David Murphy Can amend the ordinance. Basketball nets can’t be left in the street.

Dean Sparks Will consider amendment.

Justin Adams Wanted to know if the Township would allow the fire company to take over the know box procedure?

David Murphy Can add the Knox Box to the CCO checklist for the Construction Dept.

Melinda Taylor Will check the ordinance to see who the responsible party is for Knox box installation.

Frank Mongiello Wanted a status on the illegal campsite at Route 130. Was a demo permit submitted for the Musumeci property?

Melinda Taylor Scheduled for court June 22nd and yes demo permit was obtained.

Nancy Bond Wanted to know if the building official can inspect the building to be demolished prior to the issuance of a permit.

David Murphy Inspector should go out prior to the demolition.

Steve Baker Township should check on all paperwork at the end of the process.

Matthew Cassidy Wanted to know status of correspondence that was sent to the Planning Board for their consideration of amending the Master Plan.

Melinda Taylor The Planning Board does not have the authority to write ordinances so referred the matter back to the Township Committee.

David Murphy The Township may have to consider a Master Plan revision.

Matthew Cassidy Asked that the revision happed as soon as possible. Also stated there is a REAP grant available that might pay 50% of solar costs.

Steve Wilson Master Plan is due for review.

CLOSED TO PUBLIC

Bill Ferrell Township Committee needs to address the Army Base storage situation.

Dean Sparks Have to see what can be stored inside or outside. He doesn’t want to build a new building.

David Murphy Does the Township need to go out to bid or use our Planner, Brian Slaugh, for the Master Plan revision?

Niki Arbittier Based on the scope of work and anticipated cost, should go out to bid.

David Murphy School Board Meeting – Mr. Hoopes, Interim Superintendent, retiring. John Ogden will be the Chief School Administrator beginning fall, 2023, with a four year contract.

Bill Ferrell Spoke with Sheriff Chuck Miller. There are more patrols in town. Working on routes and times/day of most traffic. Patrolling Oldmans at no cost to the municipality, Monday through Friday, till 8:00 pm when off duty.

Bill Ferrell Attended the County Public Works meeting. Straughns Mill Grant – all County issues have been addressed and are awaiting State approval. Road work may not start until 2024.

Traffic Study for Mill Street has already started. One month of studying the traffic patterns. Will take 12-18 months for the report. The Township should be able to see the result of the traffic study this fall.

Dean Sparks MAPSA meeting was May 16th. Summer Camp is June 26-30.

Woodstown High School will be hosting a law enforcement exercise drill on June 20th.

The Mid-Salem Court worked out a settlement with the Court Deputy Clerk.

Mailboxes were installed at the Costa development.

Wanted to know the process for closing the Oldmans Airport.

Niki Arbittier The process to close the airport is very short and controlled by the State. The municipality cannot appeal the closure. Prior owner must file paperwork, as well as the existing owner.

Dean Sparks Salem County is the number 1 county in farmland preservation of 16 counties reviewed.

There being no further business, on a motion from Mr. Ferrell, seconded by Mr. Murphy and all agreed, to adjourn the meeting 9:10 pm.

Respectfully Submitted,

Melinda Taylor

Municipal Clerk