Oldmans Township Committee

Meeting Minutes

July 12, 2023

The regular meeting of the Oldmans Township Committee was held on July 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.

Approval of Minutes: June 14, 2023 Regular Meeting

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

ADMINISTRATIVE:

**Resolution 2023-90** Appointment of Jacqueline Vigilante and Vigilante Law Firm as Solicitor for the Oldmans Township Committee

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”

Ordinance is for security measures.

**Public Hearing** No comment

**Resolution 2023-91** Final Adoption of Ordinance 2023-06

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

Solar for Municipal Complex The Municipality will not be allowed to have a shared service agreement with the school. If the Township were to purchase the solar panels, prevailing wage would be triggered. A solar company will be able to determine the best location for the placement of the panels. Mr. Murphy is waiting on a proposal from a solar company. Mr. Sparks would like to have a presentation by a solar company.

2-4 W. Mill Street Habitat for Humanity is not interested any of the interior woodwork; will proceed with the demolition process.

STORMWATER MANAGEMENT:

The following ordinances have been mandated by the State in order to Oldmans Township to comply with the Tier A standards. The Township was moved to Tier A from Tier B based on the local water quality. Tier A has more requirements that must be met to protect the stormwater system which then flows out to area creeks and rivers.

**Ordinance 2023-08** Amending Chapter 114 Entitled “Littering” to Include a New Subsection Entitled ‘Pet Waste’

**Resolution 2023-92** Introduction to Ordinance 2023-08

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

**Ordinance 2023-09** Prohibit the Feeding of Unconfined Wildlife on Oldmans Township Property

**Resolution 2023-93** Introduction to Ordinance 2023-09

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

**Ordinance 2023-10** Amending Chapter 114 of the Oldmans Township Code Entitled “Littering”

**Resolution 2023-94** Introduction to Ordinance 2023-10

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

**Ordinance 2023-11** Improper Disposal of Waste

Exceptions are allowed: sump pump, pool water, car washing, et al.

**Resolution 2023-95** Introduction to Ordinance 2023-11

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

**Ordinance 2023-12** Yard Waste

Leaves and grass clippings must be kept 10’ away from the storm drain.

**Resolution 2023-96** Introduction to Ordinance 2023-12

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

**Ordinance 2023-13** Private Storm Drain Inlet Retrofitting

**Resolution 2023-97** Introduction to Ordinance 2023-13

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

**Ordinance 2023-14** Illicit Connections to Municipal Storm Sewer System Operated by Oldmans Township

**Resolution 2023-98** Introduction to Ordinance 2023-14

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

CONSTRUCTION:

**Resolution 2023-99** Refund Permit Fees i/a/o $604.00 and $256.00 to Vision Solar LLC for Block 3/Lot 13

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

EMERGENCY SERVICES:

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

Junior members can now join the fire companies at 14 years of age. Limited duties are allowed.

**Public Hearing** No public comment.

**Resolution 2023-100** Final Adoption of Ordinance 2023-07

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

SMALL CITIES GRANT:

**Resolution 2023-101** Approval of Small Cities Grant for Block 42.01/Lot 1.01 a/k/a 182 Perkintown Road

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

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

PUBLIC COMMENTS

Keith Walton Expressed his concern about the neighbor’s property across the street:

* Abandoned wells not capped
* Who is the custodian of well record keeping
* House was remodeled
* Proper removal of asbestos during demolition
* Potential risk of contamination of neighbors’ wells.

Dean Sparks Met with Pete Voros, Construction Official, who stated the County is responsible for wells.

Tom Tedesco County is responsible for both commissioning and decommissioning wells. Maybe the municipality could make a checklist similar to construction of homes, but for demolition.

Liz Stevenson Agreed that a checklist for demolition would be a good idea.

Suggested that the municipality consider other word choices for some of the ordinances, specifically the words “proper and improper.”

Steve Baker Read the memo from the Salem County Engineer’s Office regarding the procedure to conduct traffic studies. Questioned the status of the current road study.

Bill Ferrell Traffic study should be done. Waiting for unofficial results which should be available in the fall. The results will then be sent to the State for their review.

Steve Baker Now the Township is experiencing more truck traffic due to warehouses in neighboring municipalities.

Bill Ferrell Majority of roads are county owned. If Mill Street were permitted to be closed to truck traffic, GPS will eventually steer trucks in a different direction, away from Mill Street.

Theresa DeSanto Suggested that residents attend county meetings to discuss traffic concerns.

Keith Walton While boating under the Route 295 overpass at Oldmans Creek he noticed that some erosion had occurred. Wanted to know who to send the pictures to.

Bill Ferrell Okay to send to him and he will forward to the State.

Tony Carassai Why the change in stormwater category for Oldmans?

Tom Tedesco It was based on the water quality test results, so the Township had to move up to Tier A.

Tony Carassai Will the new rules effect the warehouses?

Tom Tedesco No, new rules won’t affect warehouses. There are other rules for stormwater management in place for warehouses.

Tony Carassai Suggested that the Township conduct a cost analysis in order to decide about solar panels – purchasing versus leasing.

Bill Ferrell It’s possible that the municipality may not qualify for tax credits.

Liz Stevenson SREC credits fluctuate and are only good for 15 years.

Theresa DeSanto Recommended the Township lease solar panels.

Matthew Cassidy There is a grant program (REAP) that is available to businesses and community centers for purchase of solar.

Follow up to proposed land use ordinances submitted by him on behalf of Oldmans petitioners and status of Master Plan reexamination?

Dean Sparks Haven’t met with the Township Planner yet but will speak with him soon.

Keith Walton Doesn’t believe pending litigation should influence a Master Plan Reexamination.

Frank Mongiello Concerned that the septic tanks on neighbor’s property across the street have not been addressed.

Justin Adams Ditch located by 34 Pedricktown-Woodstown Road floods by the woodland off Darlington property.

Dean Sparks Private property ditch.

Justin Adams Mosquito Control cleaned up some ditches in Pennsville Township.

Melody Reese Accident occurred last week at Pointers-Auburn Rd and Pedricktown- Woodstown Road. The flashing stop sign was taken out in the accident. Will the Township purchase a replacement? Of the four stop signs, only one flashing sign is left; other three stop signs are not lit. She called the County to see if they would replace the signs with flashing lights.

Bill Ferrell The County was notified of the accident.

Justin Adams The County installs unlit signs because it’s cheaper. Is there an ordinance in place to recover the cost of the flashing stop signs in case they are damaged in an accident?

Melinda Taylor No ordinance in place.

Donna Carassai Wanted to know status of Knight Owl and D2 Penny Run litigation.

Ekaterine Eleftheriou Township cannot disclose information about litigation at this time.

CLOSED TO PUBLIC

Bill Ferrell Wanted to know if the Township Committee had given any thought to allowing the fire company to take over the knox boxes?

Melinda Taylor No one has spoken with Jeff Newman about the topic.

David Murphy He will try to meet with Jeff on Monday.

Dean Sparks 1. Mosquito Control has conducted several sprayings in Oldmans.

2. Notified of rabies in racoons in Salem County.

3. Atlantic City Electric to begin installing new smart meters.

4. Jeff Newman has been working updating the Hazard Mitigation Plan.

5. Will attend the brownfields workshop.

6. State budget recently passed at $54.3 billion.

7. Attended dedication of Gino Mistichelli Soccer Field which was sponsored by Salem Community College.

8. Congratulations to Niki Arbittier on her appointment as a Superior Court Judge. Assigned to Cumberland County.

Bill Ferrell Asked for confirmation of duties as the Construction Dept. Liaison.

Melinda Taylor Oversee the Construction Dept.

There being no further business, on a motion from Mr. Ferrell, seconded by Mr. Murphy and all agreed, to adjourn the meeting 8:30 pm.

Melinda Taylor

Municipal Clerk