Oldmans Township Committee

Meeting Minutes

August 9, 2023

The regular meeting of the Oldmans Township Committee was held on August 9, 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: July 12, 2023 Regular Meeting

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

FINANCE:

**Resolution 2023-102** Closing and Transfer of Municipal Alliance Account i/a/o $25,387.03 and Small Cities Account i/a/o $432.22 into Current Fund Account

The closure and transfer is for auditing purposes.

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

**Resolution 2023-116** Authorization to Open Tax Collector Account at Pennsville National Bank

This is also for accounting purposes. Taxes will go into a separate account and then transferred to general account.

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

ADMINISTRATIVE:

Solar for Municipal Complex

Mr. Ferrell spoke with a representative from RCL to obtain more information. Leasing solar panels is an option. Typically, it is less expensive to install the panels on the roof rather than ground mounted. Right now, the Finance Department is gathering the electric bills to submit to RCL.A presentation will be scheduled in the future. Mr. Murphy reached out to Trinity Solar and was told that their finance company does not finance leasing to commercial entities. Have the option to purchase the panels.

2-4 W. Mill Street

Quotes have been obtained for the aboveground tank removal. Ms. Taylor has been working with Ms. Vigilante to obtain permission from the neighbor to allow the contractor to part their vehicle on the neighbor’s property.

Additionally, another party has inspected the property and may be interested in purchasing. There is no septic or parking available to the property.

Housing – Flood Determinations for Sale of Property and Rental Units

The State of New Jersey has enacted a new law for properties located in a flood zone. If the house is sold, the seller must disclose to the buyer that the house is in a flood zone. If the house is a rental property, the landlord must disclose to the tenant. Since the Township is responsible for issuing the Certificate of Occupancy, the Housing Application was revised to accommodate the new law. The seller or landlord must sign and indicate if the end user has received the flood disclosure.

Public Works Storage

Mr. Ferrell believes that the municipality will be able to use the space available at the municipal complex, with some changes. Right now, there is insufficient parking space outside. Met with Tom Tedesco and Scott Myers about moving the existing fence by the shed toward the basin to add approximately 1,000 sq. ft. of additional space. An unofficial cost quote was $12,000 which included removing the top soil, install dga, and move the fence.

Mr. Sparks thought the dumpsters for trash and metal could be moved outside the fence to allow more space inside the existing fenced in area. The two dumpsters could be fenced in.

Mr. Murphy asked if the items being stored at Camp Pedricktown had to move right away, were funds available to complete the work? Ms. Elwell stated an ordinance would be need to be approved.

Non-Binding Referenda: “Shall the membership of the township committee of Oldmans Township be increased from three (3) to five (5) members?”  
Mr. Sparks stated that the petition would be tabled since it did not meet the statute. Discussion could be held during the public comment section of the meeting.

STORMWATER MANAGEMENT:

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

**Public Hearing** No comment.

**Resolution 2023-103** Final Adoption of Ordinance 2023-08

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

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

**Public Hearing** No comment.

**Resolution 2023-104** Final Adoption of 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”

**Public Hearing**

Matt Cassidy Asked if the ordinance could be summarized.

Dean Sparks Read to the audience the prohibited acts portion of the ordinance.

Theresa Desanto Wanted to know who was responsible for enforcement.

Melinda Taylor Zoning Officer.

**Resolution 2023-105** Final Adoption of Ordinance 2023-10

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

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

**Public Hearing**

Keith Walton Asked for clarification.

Dean Sparks Read to the audience the prohibited acts portion, as well as the exceptions portion of the ordinance.

**Resolution 2023-106** Final Adoption of Ordinance 2023-11

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

**Ordinance 2023-12** Yard Waste

This ordinance will prohibit leaves, grass and/or debris to be within ten feet of a municipal storm drain.

**Public Hearing** No comment.

**Resolution 2023-107** Final Adoption of Ordinance 2023-12

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

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

**Public Hearing**

Sandy Collom Who pays for retrofitting the storm drain?

Dean Sparks If street is owned by the municipality, then Oldmans would be responsible.

Tom Tedesco Some of the storm drains have been retrofitted. Oldmans received a grant to help pay for municipal drains that have not been retrofitted.

Jacci Vigilante Private property is also under consideration.

**Resolution 2023-108** Final Adoption of Ordinance 2023-13

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

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

**Public Hearing**

Dean Sparks Read to the audience the purpose and prohibited acts portion.

Theresa DeSanto Asked for examples of illicit connections.

Tom Tedesco Illegal septic system connection to stormwater system.

Jacci Vigilante Connecting or dumping into the Oldmans stormwater system.

Keith Walton Septic backup could also fall under this ordinance.

Dean Sparks Suggested motor homes that dump waste water.

**Resolution 2023-109** Final Adoption of Ordinance 2023-14

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

Approval of Oldmans Township Stormwater Pollution Prevention Plan

Since Oldmans Township was moved from Tier B to Tier A, additional requirements have been made to the Township, one of which is the submission of the Stormwater Pollution Prevention Plan (SPPP). Tom Tedesco, Scott Myers and Melinda Taylor met a number of times to complete the SPPP. The Plan covers such items as stormwater training requirements, retrofitting of storm drains, street sweeping. The Plan will be submitted to the NJ DEP for their approval.

EMERGENCY SERVICES:

Public Review Period of Draft Multi-Jurisdictional Multi-Hazard Mitigation Plan for Oldmans Township

Jeff Newman, Emergency Management Coordinator, stated that there is a public review period to review a draft of the report. The review period commences August 18, 2023 through September 15, 2023. Ms. Taylor stated that the Plan is county wide and each municipality is responsible for completing their portion.

Knox Box Procedure/Commercial Certificate of Occupancy

In regard to commercial a certificate of occupancy, Mr. Murphy would like to update the ordinance to include additional inspection items such as the knox box and building numbering. The ordinance would need to be modified as to which personnel would be responsible for the inspection and who has access to the knox box keys. Currently the Construction Dept. is responsible for issuing the commercial CO based on the NJ DCA code. The knox box inspection would be an additional requirement for the issuance of a commercial CO.

Jeff Newman stated that Oldmans Elementary School, Berkowitz building and 2 Sorbello all have new knox boxes. It was decided that David Murphy, Jeff Newman and Melinda Taylor would meet to discuss a procedure for a commercial CO. The new guidelines would then be used to amend the current alarm ordinance.

**Resolution 2023-110** Authorizing the Purchase of an Ambulance from VCI Emergency Vehicle Specialists LLC Pursuant to a National Cooperative Contract Agreement with Sourcewell

Mr. Murphy wanted to know if there were any drawings available for the proposed ambulance; he would like to know what is included. Mr. Newman said there are no drawings. Ms. Elwell had sent an e-mail May 13th with a list of all the items that were included in the proposal. Mr. Ferrell said nothing had changes except for a price increase due to safety upgrades.

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

Memo of Understanding Between Oldmans Township and the State of New Jersey under the Federal Emergency Management Agency (FEMA)

Jeff Newman and Melinda Taylor had a Zoom meeting with a FEMA representative to discuss how FEMA could assist Oldmans in the case of an emergency. Part of that discussion included a request from FEMA to update the existing MOU since it was several years old. Mr. Murphy made a motion to approve, Mr. Ferrell seconded and all agreed.

STREETS & ROADS:

**Resolution 2023-111** Award Bid Contract to Paving Plus, LLC for Guard Rail Replacement and Partial Repaving of New Road

Bid opening was held today. Paving Plus was the low bidder at $117,352. Oldmans Township received a NJ DOT grant in the amount of $161,000. The Township is allowed to exceed the bid by 20% without rebidding. Since there will be funds leftover, Mr. Tedesco will prepare a change order so that more of New Road can be paved. Would like to have the paving done this year. Originally wanted 1,000 linear feet of road to be paved but due to the required repair of the guard rail, only 800 feet of road was going to be repaved. Should be closer to the 1,000 linear feet now.

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

**Resolution 2023-112** Award Bid Contract to WJV General Contractors, LLC for Repaving of Carolina Drive

Bid opening was held today. WJV General Contractors was the low bidder at $70,897.25. Oldmans Township was awarded a grant from the NJ DOT. Since there will be additional funds leftover, Mr. Tedesco will prepare a change order to fix the curb and gutter. New Jersey American Water wants to repair the water main on Carolina in October, 2023. Mr. Tedesco will reach out to NJ American Water to confirm their timeline. He is recommending that WJV be awarded the contract but the work would be done after NJ American Water has completed the water main.

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

Mr. Tedesco mentioned that Tighe Road should be resurfaced next Wednesday. In preparation of the road work, Public Works had already sprayed the weeds along both sides of the road.

Chapter 150-12 Obstructing or Damaging Roads Prohibited

Based on last month’s meeting, Mr. Murphy would like to revisit the Streets and Roads ordinance regarding basketball nets/hoops. Currently the ordinance reads that basketball nets cannot be left in the street. Ms. Vigilante reminded the Committee to consider safety protocols. Mr. Murphy would like to amend the ordinance.

SMALL CITIES GRANT:

DCA Small Cities Grant Application – The Township Committee would like to pursue another Small Cities Grant for housing rehabilitation when the application period opens this fall. Mark Blauer would submit the application to the State.

**Resolution 2023-113** Approval of Amended 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.

**Resolution 2023-114** Award of Small Cities Grant to Hal Grabar for Block 40, Lot 4, a/k/a 110 Penns Grove- Pedricktown Road

Two contractors submitted bids. Hal Grabar was the low bidder.

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

TAX COLLECTOR:

**Resolution 2023-115** Cancellation of Taxes for Block 13.01/Lot 3.17 a/k/a 34 Katie Drive

Resident qualifies for cancellation as a totally disabled veteran.

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

UTILITIES:

Salem County Office on Aging: Proposed 2024 New Jersey Transit for Senior Citizens and Disabled Residents Public Transportation Public Hearing August 28, 2023. Hearing will be for “Scoot”.

New Jersey American Water: Lead Service Line Replacement. NJ American Water is still in the process of replacing lead water lines. If a resident believes their street water line would qualify for replacement, contact NJ American Water.

US Environmental Protection Agency: National Lead Superfund Site Update. A five year report should be ready August 2023 for review. The report will be available at the Penns Grove Library.

COUNTY UPDATE: Presented by Commissioner Cordy Taylor

Salem County Board of Commissioners: Broadband Grant Opportunity. Mr. Taylor stated that Salem County is considering partnering with Cumberland County for a federal grant in the amount of $23,000,000. The purpose of the grant is to design and implement a cable that will run through Salem to Cumberland to allow better internet access to communities that currently have no or poor internet. Public meeting is scheduled for August 16th. Mr. Murphy wanted to know if the broadband would be leased or sold; would there be a public process. Mr. Taylor stated there would not be a monopoly.

The new cable will also help emergency management. Right now, new 990 megahertz radios are being tested in a few areas October/November. If all goes well, the radios will be distributed county wide to all emergency service groups in Spring, 2025.

Mr. Taylor also gave an update on County road project in Oldmans Township. The contract was awarded to South State for repaving of Straughns Mill and repair of Beaver Creek Bridge. The contract is currently being reviewed by the State. The County has requested an extension from the State to Spring, 2024. Approximately one mile of Perkintown Road will be repaved; bids have been accepted. Approximately 1.5 miles of Porcupine Road will also be repaved.

The Courthouse is not open yet. Looking for more water supply for the fire suppression system; water pressure is too low. Courthouse should be opening in about one month.

Mill Street Traffic Study. Pennoni Engineering conducted the study. Results are not yet available.

Matt Cassidy asked if the County was considering bike lanes. Mr. Taylor suggested contact SJTPO. Currently the County designs any road improvements to NJ DOT standards

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

PUBLIC COMMENTS

Keith Walton Wanted to know who the issuing authority is for commercial CO’s.

Melinda Taylor Oldmans Township Construction Dept.

Keith Walton Expressed his concern about basketball nets and the possibility of a lawsuit if the ordinance is amended to allow.

The guard rail in front of the fire station on Pennsville-Auburn Road is bent.

There is a tree in Auburn that is blocking the site line.

Wanted to know status of wells being capped at former Musumeci property which is in the process of being demolished.

Melinda Taylor The Construction Dept. has not signed off on the permit yet.

Dean Sparks Met with the Salem County Dept. of Health who stated that the Township can issue a stop work order. The Health Dept. also stated that the well capping and septic could be conditions of the demolition permit.

David Murphy Would like the Township to issue a stop work order until status of well capping and septic is determined.

Jack DeFeo Wanted to know the status of Camp Pedricktown development.

Melinda Taylor Developer is working the State to obtain State approvals.

Sandy Collom Asked if the demolition permit is a State form.

Melinda Taylor All municipalities in New Jersey use the same form – State form. Will have to amend ordinance for well capping and septic.

Jacci Vigilante Construction Dept. can ask for documentation prior to issuing the demolition permit.

Kevin Norton Roadways are overgrown.

Dean Sparks Many of the roads are county owned.

Cordy Taylor Suggesting contacting the Salem County Road Dept.

Matt Cassidy Would like a bike lane or sidewalk connecting the elementary school to the municipal building, and then maybe Freed Road to the Ambulance Squad. Many residents walk on the street since there is no sidewalk.

Wanted to know if there was any update about the proposed ordinances he had submitted.

Dean Sparks Long delay in between Planning Board meetings.

David Murphy Talked with Lou Cappelli and Brian Slaugh following a Planning Board meeting. Changes would to through a Master Plan amendment. The Township Committee will consider budgeting for a Master Plan review in 2024.

Matt Cassidy Requested that Ms. Vigilante read the proposed ordinances to see if any could be done through an ordinance process rather than the Master Plan.

CLOSED TO PUBLIC

William Ferrell Sample bottles are available for distribution for testing Auburn Water.

The ditch located on the bend of Pedricktown-Woodstown Road is clogged and causing flooding on private property. Would like to schedule an inspection with the County.

Concerned about the truck traffic on Freed Road

Dean Sparks Swedesboro installed speed bumps to help deter speeding.

Tom Tedesco Speed bumps would require signage and paint.

Dean Sparks Participated at the Salem County Fair as a judge for vegetables.

Last day to pay taxes is August 31st. Both the County and school reduced taxes.

The NJ Dept of Agriculture sent out notification that bee keeping cannot be prohibited by a municipality. Oldmans Township did not prohibit.

Attended an active assailant drill with local law enforcement.

Chapter One Farm will be hosting a fundraiser for rescue horses.

The Committee would like to approve another resolution to be sent to the County for the installation of replacement four-way stop signs on Pedricktown-Woodstown and Auburn-Pennsville Road.

**Resolution 2023-117** Executive Session: Personnel

Contract Negotiations

Litigation

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

SUMMARY OF EXECUTIVE SESSION:

There may be a possible job opening for Crossing Guard in the future.

Sale of 78 Perkintown and two properties on Doreen Drive – no decision was made.

There may be a class action lawsuit against the NJ DEP regarding the Solvay settlement.

Resolution of the contract for the Farmland Preservation Element with a former planner was also discussed.

There being no further business, on a motion from Mr. Ferrell, seconded by Mr. Murphy and all agreed, to adjourn the meeting 10:25 pm.

Melinda Taylor

Municipal Clerk