Oldmans Township Committee

Meeting Minutes

September 13, 2023

The regular meeting of the Oldmans Township Committee was held on September 13, 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: August 9, 2023 Regular Meeting

August 9, 2023 Executive Meeting

August 31, 2023 Special Meeting

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

Public Hearing on Small Cities Grant Housing Rehabilitation Program – Mark Blauer

Past DCS Small Cities Grants have been used for water improvements to Auburn Water, new stormdrains in Kay Gardens and now home rehabilitation program for low to moderate income homeowners. Approximately 40 homes have been improved since the home rehabilitation program commenced. Six homes were able to be rehabbed through the most recent grant of $112,000. The average grant is $15,000-$20,000 for each homeowner. The Township is still taking applications for interested homeowners to be placed on a waiting list since the Township might apply for additional funds. One half of the grant is forgiven if the homeowner stays in the house six years and the other half of the loan is paid back when the house is sold.

Public Comment:

Keith Walton Is there a lien place on the house?

Mark Blauer Mortgage is recorded at the County.

Keith Walton Is there a restriction on obtaining other loans?

Mark Blauer If the homeowner refinances, the first mortgage holder will not want to move into second position, which is typically the Township. The Township could approve a mortgage subordination if there is sufficient equity to allow another financial institution to move ahead of the municipality’s lien.

When the home is sold, the funds go back to the Township to fund other rehabilitation projects or to repay matching funds.

Gladys Fields Can the homeowner choose the contractor?

Mark Blauer Municipality must accept the low bidder who must be have a NJ Business license, DCA Home Improvement license, and if lead paint – Lead Renovator Certification. There is a prequalified list of contractors that are notified when homeowner grants are approved. Construction permits may be required based on the scope of work. Contractors are paid by the Township. There are standard specifications “commercial grade” which is what is sold in Lowe’s and Home Depot.

Matthew Cassidy Thanked Mr. Blauer for his efforts.

Closed to Public

FINANCE:

**Resolution 2023-119** Establishment of Inspection Escrow Account for Triple Net Investments LVII, LLC

A separate account must be opened if the balance is greater than $5,000.

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

**Resolution 2023-120** Change Order for Oil and Stone Project at Tighe Road – Asphalt Industries Inc.

Extra oil and stone were necessary to fix Tighe Road. Originally approved for $55,750.00 the project increased to $59,022.00.

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

TAX OFFICE:

**Resolution 2023-121** Overpayment of Taxes on Block 13.01/Lot 3.17 i/a/o $5,104.30

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

ADMINISTRATIVE:

**Resolution 2023-122** 2023 Memorandum of Understanding Mid Salem County Municipal Court Amendment – Prosecutor

Agreement was amended to include the Vigilante Law Firm as the Prosecutor since Niki Arbittier was appointed as a judge. Agreement is to the end of the year.

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

Solar for Municipal Complex

Mr. Ferrell has been in contact with RCL. Ms. Elwell has forwarded 12 months of electric bills to RCL. Ms. Taylor reached out to other Salem County municipalities and a few installed solar on municipal owned buildings, some through grants. All of the municipalities that purchased solar did so through a bid process. Oldmans will need to determine what type of solar is needed for the municipal building in order to prepare the bid package.

2-4 W. Mill Street

An interested party toured the house for a second time but with an engineer this time. She is still interested in pursuing the purchase of the property but requested time to allow a septic company to come out to check the feasibility of putting septic on the lot. The Township Committee agreed to allow her more time for due diligence.

Public Works Storage

Expanding the yard is still under consideration. Location of the current basin is fine, does not need to be adjusted. Moving the fence will allow an additional 1,000 feet of storage space. There are approximately 20 pallets of salt. Need three quotes each (fence/paving).

AUBURN WATER:

Proposal to Update and Complete Operation & Maintenance Plan – Mr. Ferrell reached out to Jack Lynch. This update is for regulatory purposes. The Committee has further questions, no action was taken. Proposal will be discussed again during the October budget meeting when Mr. Lynch is present.

PLANNING BOARD:

**Resolution 2023-123** Release of Escrow for New Tax Ratable i/a/o $750.00

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

EMERGENCY SERVICES:

Junior Membership to Logan Volunteer Fire Company – Christopher Moore

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

Junior Membership to Logan Volunteer Fire Company – Aiden Bobo

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

Junior Membership to Logan Volunteer Fire Company – Clinton Bobo

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

Full Membership to Logan Volunteer Fire Company – William Black Jr.

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

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

PUBLIC COMMENTS

Steve Baker Wanted to know what’s going on with Pennsville-Pedricktown Road.

Dean Sparks New Jersey American Water will be installing water lines.

Tammi Holstead Vacant lot next to her mother’s house is now for sale as a buildable lot. When the lot was offered to her mother through the Tax Office, she was told the lot was not buildable.

Melinda Taylor When the tax sale certificate was offered through the Tax Office, the lot was not considered to be buildable. The current property owner has researched the land use ordinance and it has been determined that when the lot was first created it was considered a buildable lot. It met the lot configuration exactly. I went back as far as 1955. Half acre lots in a Residential District were considered conforming lots. Under today’s standard the lot is now considered to be unconforming since lot size was increased to one acre. There is a section of the Oldmans Township land use code for non-conforming lots that states if the lot was considered conforming at one time, the lot can be considered buildable, but still has to meet certain conditions. The material is available for review at the Clerk’s office.

Gladys Fields Wanted to know if Carolina Drive was going to be repaved before New Jersey American Water completed their pipeline work there.

Dean Sparks New Jersey American Water will work on Carolina first and then the municipality will have the road repaved.

Tom Tedesco The Township has two years to complete the roadwork based on the grant specifications from the NJDOT.

Phyllis Moore Requested that the Committee consider amending the Games of Chance Ordinance to repeal municipal fees for emergency services.

Melinda Taylor If the Committee wishes to repeal the municipal fee, the ordinance can be amended. The applicant would still be required to pay the State fees. (It appears that the Township Committee is in agreement to include all non-profit organizations on the repeal of the municipal fee for Games of Chance).

Frank Mongiello Expressed his concern that the cost to restone Tighe Road exceeded the bid. Thought the contractor should have been kept to the bid price.

Diane Elwell The increase was approximately $3,000 over the bid price.

Tom Tedesco The bid package had an estimated quantity of oil and stone. Once work commenced it was found that several areas needed two-three coats of stone and oil, rather than just one coat. Mr. Tedesco authorized the increased expenditure.

CLOSED TO PUBLIC

Bill Ferrell \*Auburn Water sample bottles will be distributed to six homes.

\*Pedricktown-Woodstown Rd – water in yards on one side of road. County inspected and determined that the pipe underneath the road is clogged. County will work on unclogging pipe.

\*County is still reviewing the traffic study for Mill Street.

David Murphy \*School Board – Back to School Night is tonight.

\*Oldmans School Trunk or Treat will be held Oct. 27th 6:15-7:00

Dean Sparks \*Salem County Engineer held a preconstruction meeting for Porcupine Road: Route 130 to First Baptist Church. Perkintown Road is being considered for partial repaving by the overpass.

\*Proclamation for the month of September “Prostate Cancer Awareness Month”

\*Atlantic County Commission asked for support for off shore wind; Mr. Sparks did not commit as he had additional questions to be answered.

\*Water main leak in front of post office was fixed by NJ American Water

\*Chapter One Horse Farm will be holding a fundraiser October 21st.

\*Requested citizens who walk their dogs to clean up pet waste left on streets/sidewalks

\*All Star Dance will be holding an open house on September 16th at their new location.

\*Pedricktown Day will be Saturday, Oct. 14th.

Tom Tedesco New Road Preconstruction meeting will be held next week for New Road paving project. Should be paved in October.

**Resolution 2023-124** Executive Session: Litigation (8:00 pm)

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

SUMMARY: (8:55 pm)

Solvay: proposed class action suit against the NJ DEP. No action was taken regarding joining the suit. Ms. Vigilante was given approval to write a letter to the NJ legislature expressing the Township’s concerns about NJ DEP settlement.

D2 Proposed Settlement – no action was taken regarding settlement negotiations.

There being no further business, on a motion from Mr. Murphy, seconded by Mr. Ferrell and all agreed, to adjourn the meeting 8:57 pm.

Melinda Taylor

Municipal Clerk