Oldmans Township Committee

Meeting Minutes

November 8, 2023

The regular meeting of the Oldmans Township Committee was held on November 8, 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: Dean W. Sparks, David Murphy and Bill Ferrell III

Approval of Minutes: October 11, 2023 Regular Meeting

October 19, 2023 Budget Meeting

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

Public Hearing for Fair Housing Program and Dept. of Community Affairs Small Cities Block Grant Program – Mark Blauer Presenter

The Township is considering applying for a $200,000 home rehabilitation grant to assist low-moderate income homeowners in repairs to their homes. The average loan is $25,000 - $30,000. The State is also offering a grant for lead-based paint remediation. The lead-based paint grant is a true grant and not a loan; there is no lien/mortgage placed on the home and the Township does not have to match the grant. The Township will also be applying for a $200,000 lead abatement grant.

Public Hearing

Keith Walton Are rental properties allowed to participate?

Mark Blauer Only owner-occupied properties qualify for these two programs. The lead paint remediation will be available for those homes using the rehabilitation program, if lead paint is found. The lead remediation grant allows up to $13,000 for each home.

Keith Walton Can the grant be used for lead water pipes?

Mark Blauer Remediation of lead water pipes is not allowed for this lead grant, only paint remediation.

Keith Walton If lead paint is found on the exterior of the house, does that grant allow cleanup?

Mark Blauer Yes, the exterior of the house can be remediated from lead paint.

Harry Moore Can Auburn Water be covered in the grant?

Mark Blauer Grants are for residential properties. Oldmans Township previously received grant funds to fix Auburn Water wells, the water tank and enclosure and replace the water main.

Jeff Moore Is the lead-based paint grant only for low-moderate households?

Mark Blauer Yes, only for low-moderate income households. Salem County is fortunate to have a higher income level for owner-occupied houses.

Closed to Public

**Resolution 2023-131** 2024 Grant Writing and Project Administration Services – Appointment of Mark Blauer

This resolution allows Mr. Blauer to apply to the DCA for the two grant programs. Mr. Ferrell made a motion to approve, Mr. Murphy seconded and all agreed.

**Resolution 2023-132** Adoption of State Model Citizen Participation Plan for DCA Small Cities Grant Program

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

**Resolution 2023-133** Approval of Housing Rehabilitation Policies and Procedures Manual

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

**Resolution 2023-134** Identifying Small Cities Fair Share Housing Officer – Melinda Taylor

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

**Resolution 2023-135** Application to the NJ Dept. of Community Affairs for up to $200,000 in Fiscal Year 2024 CDBG Funds for Housing Rehabilitation Project

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

**Resolution 2023-136** Approving Housing Rehabilitation Grant Management Program

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

AUBURN WATER

**Resolution 2023-154** Emergency Repair to Auburn Water Well #2

Mr. Ferrell inspected the well and the packing was leaking. The lead was found on Friday, November 10th.

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

FINANCE

**Resolution 2023-130** Transfer Resolution

The municipality is allowed to make budget line transfers in November. No new budget money, only transferring in the amount of $27,800.

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

**Ordinance 2023-16** Amending Chapter42: 2024 Salary Compensation for Officers and Employees

Public hearing will be held at the December meeting.

**Resolution 2023-137** Introduction to Ordinance 2023-16

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

**Resolution 2023-138** Matrix Realty LLC, Block 28.01/Lots 65 & 66: Release of Landscape Buffer Guarantee for i/a/o $15,600.00 and Release of Site Safety &

Stabilization Guarantee i/a/o $32,721.32

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

**Ordinance 2023-19** Capital Expenditures

**Resolution 2023-139** Introduction to Ordinance 2023-19

Ordinance introduction was tabled until the budget meeting later in the month.

PUBLIC WORKS

**Resolution 2023-140** Awarding Contract to WJV Materials i/a/o $10,907.00 for Partial Paving of Public Works Yard

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

**Resolution 2023-141** Awarding Contract to Volpe Fence i/a/o $3,980.00 for Moving Existing Public Works Fencing

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

ADMINISTRATIVE

**Ordinance 2023-15** Amending Chapter 98, Addition of New Section Entitled “Exemption of Municipal Fees” of the Oldmans Township Code Entitled “Games of Chance”

**Public Hearing** No comment.

**Resolution 2023-142** Final Adoption of Ordinance 2023-15

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

**Ordinance 2023-17** Amend Chapter 50: Providing for Dog License and Registration Fees

Public hearing will be held at the December meeting.

**Resolution 2023-143** Introduction to Ordinance 2023-17

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

**Ordinance 2023-18** Amending Chapter 150, Section 150-19 “Permit Fees and Escrow” (Road Opening).

Public hearing will be held at the December meeting.

**Resolution 2023-144** Introduction to Ordinance 2023-18

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

**Resolution 2023-145** Sale of Real Property, Block 8/Lot 41 a/k/a 2-4 W. Mill Street

House would have to be sold though an auction. The Committee expressed their concern about the viability of any project there due to septic requirements. The Committee would like the property to be maintained on the outside. Ms. Vigilante suggested that a percentage of the bid price should be a condition of the auction. The Committee agreed upon a minimum bid opening of $10,000.

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

**Resolution 2023-146** Municipal Alliance Fiscal Year 2025

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

**Resolution 2023-147** Amending the 2020 Tax Abatement Agreement for Block 29/Lot 6.10 – Conveyance from Gateway Park Associates LLC to 9 Gateway Boulevard, LLC and assignment to NA Logistics Junior Holdings I, LLC

This is a name change only; pilot terms and conditions continue as is.

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

**Resolution 2023-148** Authorizing Award of Contract for the Purchase of Retail Natural Gas Service for the Township of Oldmans and Its Participating Members

This is for the municipal building only. A three-year contract.

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

**Resolution 2023-149** Award of Contract for Planning Services to Clark Caton & Hintz for Reexamination of Oldmans Township Master Plan Not To Exceed $4,500

Mr. Slaugh hopes to present at the December Planning Board meeting.

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

**Resolution 2023-153** Change Order for New Road Paving Project – Paving Plus LLC Contractor

The State allows a change order up to 20%; this change order went to 10%. No taxpayer money was used for the change order, still within the grant. Paved an additional 200’ of road/

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

Proposed Stormwater Control Ordinance – Tree Removal/Replacement. The proposed tree removal ordinance has received pushback by other municipalities. It is anticipated that a revised ordinance will be released by the State. The due date for approving the ordinance was pushed back to May 1, 2024.

Solar for Municipal Building – The Township Committee would like guidance on the feasibility of solar for the municipal complex. Would like to meet with a professional. Prevailing wages would be a factor in the cost. Mr. Ferrell will contact a solar professional to meet with the Committee.

AFFORDABLE HOUSING

**Resolution 2023-150** Authorizing the Execution of Settlement Agreement between Oldmans Township and Fair Share Housing Center

Resolution was tabled. The Township Committee would like to meet with a representative from Surenian’s law office to discuss.

TAX COLLECTOR

**Resolution 2023-151** Refund 4th Quarter Taxes for Block 14/Lot 11 – South Jersey Land & Water Trust

Property is now tax exempt.

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

CONSTRUCTION

**Resolution 2023-152** Refund of Permit Fee for Block 8/Lot 8 (116 N. Railroad Ave.)

i/a/o $52.00

Both the homeowner and contractor paid the permit fee.

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

Justin Adams Requested speed limit in Kay Gardens (no speed limit signs posted)

Dean Sparks Committee will work on.

CLOSED TO PUBLIC

Bill Ferrell Met with Salem County Public Works regarding the traffic study. Township looking for direction to start addressing traffic concerns…paint, signs, etc. County should have a plan ready by the first of the year.

Township Committee attended a Salem County traffic training session. There is federal funding that might be available to help with traffic control.

Now working with the Salem County Mosquito Control Commission regarding the ditch at Pedricktown-Woodstown Road.

Would like the Township Committee to consider signage on Freed Road to deter tractor trailers. Tom Tedesco stated need justification to State for signage. Would need a traffic study. Mr. Tedesco suggested combining Freed Road and current traffic study when meeting with the County. Mr. Ferrell stated that Gloucester County would have to agree to some of the proposed suggestions in the traffic study for Mill Street.

Ambulance Squad holding a fundraiser this Friday night.

David Murphy The Salem County Road Safety meeting is looking for ways to improve safety in Salem County. This is an outside agency working with all the Salem County municipalities.

Dean Sparks The MAPSA 2024 calendar is being prepared for distribution.

Salem County Improvement Authority thanked Harry Moore, Scott Myers and Lacey’s for their efforts in cleaning up the DOD.

Attended a farmland preservation event at the McCouch Farm which is the 250,000 acre to be preserved through the State (SADC) program.

Attended a Rutgers Class: Duties of Elected Officials.

There is a shortage of stone in New Jersey which is used for road paving. Mr. Sparks asked the County to consider fixing a portion of Straughns Mill by the old dump.

South Jersey Gas will be working on Porcupine Road until January installing pipe.

Carolina Road will not be repaved until Spring, 2024. Tom Tedesco will confirm with WJV about the paving.

Attended the Local Government Dinner. Inspira, new owner of Salem County Hospital, presented how they are going to improve the hospital which will cost $15,000,000.

Farmland Preservation – Clarke Caton & Hintz is close to being able to complete the plan. May be able to present at the December Planning Board meeting, with a final adoption in May, 2024. Oldmans Agriculture Advisory Board will be meeting shortly.

There being no further business, on a motion from Mr. Murphy, seconded by Mr. Ferrell, all agreed to adjourn the meeting 8:25 pm.

Melinda Taylor

Municipal Clerk