Oldmans Township Committee

Special Meeting Minutes

February 8, 2024

The regular meeting of the Oldmans Township Committee was held on February 8, 2024. Meeting was called to order by Deputy Mayor Sparks at 5:00 pm. This meeting was held in compliance with the Sunshine Law. All joined in the Pledge of Allegiance.

Members Present: William Ferrell, David Murphy and Dean Sparks

Professionals: Joseph DiNicola Jr.

Possible Solar for Municipal Complex – Presentation by Terry Biro, RCL Solar

Solar panels would have a 25 year warranty. It might be beneficial to replace the roof on the municipal building prior to the installation of solar panels. Roof mounted solar is less expensive than ground mount. The panels are designed for local air speed. A commercial building would utilize a Power Purchase Agreement “PPA” with a third party. The third party would own, insure and warranty the equipment. The PPA would sell the municipality power at a reduced rate (below the ACE rate of $.05/kw/hr), maybe $.07 kw/hr.

It doesn’t matter if the municipality owns the solar or leases, prevailing wage would still have to be used. Oldmans would not be paying the prevailing wage, the installed would have to pay at that rate. The Township could use the bid method or request for professional services (RFP). The contractor needs to be approved by the State Treasury and State Energy Dept. System could cost approximately $90,000 to install but the Township would not be required to pay, but could effect the cost of the electricity being charged to the municipality. It was suggested that if the Township wished to proceed, that they hire a solar consultant to help with the bid/RFP process.

Housing Office – 191 N. Railroad Ave.

The owners of the property are both deceased and the current owner is unknown. The property is in very poor condition, the septic tank has overflowed and the house is being heated using portable heaters which is in violation of the Oldmans Township Housing Code. Mr. DiNicola suggested running a title search and reaching out to the surrogates office to find an owner. In the meantime, the Housing Officer could site the tenant. Both the Housing and Construction Official could declare that part of the house uninhabitable and have the police remove the tenant from the property. Ms. Taylor was asked to find out if the septic is shared by both duplexes or each one has their own septic.

Auburn Water Update and Testing Procedure

Per the DEP sampling of iron must be done 7 days/week, beginning January 1, 2024. Currently Bill Ferrell and Scott Myers are doing the testing, which includes weekends. NSU has contacted the DEP to obtain permission to install an automatic testing system, waiting for a response. It takes 15-20 minutes to test the water and record results in log book. Both David Murphy and Dean Sparks indicated that they would be willing to learn the testing methods to assist on the weekends. There is no specific time that the test is done if it is done daily. Mr. Ferrell recommended giving Mr. Myers a weekend stipend of $25.00/day. Mr. Sparks made the motion, Mr. Ferrell seconded and all agreed to the weekend rate of $25.00/day for Mr. Myers.

Auburn Water Well Drilling

The Township Committee would like to consider installing wells for each property in Auburn. The installation would be staggered in certain areas for testing proficiency. Each well would be turned over to the property owner with all the necessary treatment needs such as testing for PFA’s so that the homeowner would not incur any expense for the well. Treasurer Diane Elwell is working on financing which is thought to be around $1,000,000.

**Resolution 2024-35** Opposing Assembly Bill No. 4/Senate Bill No. 50, Which Proposes to Overhaul the Fair Housing Act “FHA” in a Way That Imposes Unrealistic Obligations with Unrealistic Deadlines Based Upon Onerous Standards

Mr. Ferrell made a motion to approve, Mr. Sparks seconded and all agreed. There is concern that with the proposed bill, municipalities will be unable to meet their COAH obligations, or the deadline.

Streets and Roads

Mr. Ferrell will schedule a meeting with Ed Ramsey, Commissioner. The Township would like the County to install the proposed 4-way stop signs and work on an alternate truck route. The Committee believes an in-person meeting would be best to discuss what each entity would be willing to do to alleviate traffic concerns. Based on the 2023 traffic study, the Township Committee will make a “priority” list of items that they would like to see accomplished.

**Resolution 2024-36** Executive Session – Personnel (6:10 pm)

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

Snow Removal

The Committee would like to consider an ordinance for snow removal for sidewalks.

PUBLIC COMMENTS None.

There being no further business, on a motion from Mr. Ferrell, seconded by Mr. Sparks and all agreed to adjourn the meeting 7:15 pm.

Respectfully Submitted,

Melinda Taylor

Municipal Clerk