Oldmans Township Committee

Meeting Minutes

April 10, 2024

The regular meeting of the Oldmans Township Committee was held on April 10, 2024. Meeting was called to order by Mayor Murphy at 7:00 pm. This meeting was held in compliance with the Sunshine Law. All joined in the Pledge of Allegiance.

Members Present: David Murphy, Dean Sparks and Bill Ferrell

Approval of Minutes: March 13, 2024 Regular Meeting

March 13, 2024 Executive Meeting

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

FINANCE OFFICE:

**Resolution 2024-62** Introduction of 2024 Municipal Budget

Public hearing will be held May 8th. There is no increase in the local purpose tax.

Roll call vote: David Murphy Yes

Dean Sparks Yes

Bill Ferrell Yes

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

ADMINISTRATIVE:

**Ordinance 2024-02** Amending Land Use Code Chapter 110 Authorizing and Encouraging Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready Parking Spaces

**Resolution 2024-63** Introduction to Ordinance 2024-02

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

**Ordinance 2024-03** Stormwater Management - Tree Removal Ordinance

Ordinance was modeled after Lower Alloway Creek’s which the NJ DEP accepted.

**Resolution 2024-64** Introduction to Ordinance 2024-03

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

Use of Municipal Building by First Baptist Church of Pedricktown – Extended Service Hours

The Church would like to hold Sunday School classes following the church service which means they will be using the building until 12:30 pm rather than previously approved 12:00 pm. Mr. Ferrell made a motion to approve, Mr. Sparks seconded and all agreed.

191 N. Railroad – Court Order

The Sheriff’s Office is requiring a Court Order to evict the tenants. The one half- of the duplex has unsafe conditions. There is concern about the danger to the other side of the duplex. Mr. Ferrell made a motion to commence the procedure to obtain a court order, Mr. Sparks seconded and all agreed. Anticipated cost is approximately $1,500. Mr. DiNicola will draw up the paperwork.

2-4 W. Mill Street Bid Results

One bid was received, for both versions of the bid, and the appropriate down payment was given. Some of the conditions of the bid include Planning Board approval must be obtained within one year and construction permits must also commence within one year. The Committee expressed concern about the viability of a septic system and the poor condition of the house. Mr. Ferrell made a motion to decline the bid, Mr. Sparks seconded and all agreed.

**Resolution 2024-65** Adoption of Updated Cyber Incident Response Plan

There was already a plan in place, but this version is an update.

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

EMERGENCY SERVICES:

**Ordinance 2024-04** Amending Chapter 15, Entitled “Fire Department” of the Oldmans Township Code

Mr. Murphy would like to clarify the existing ordinance in regard to timelines for report submissions, types of reports and adding penalties for failure to comply.

**Resolution 2024-66** Introduction to Ordinance 2024-04

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

AUBURN WATER:

**Resolution 2024-59** Authorization for Natural Systems Utilities for the Installation of Chlorine Analyzer Unit

Mr. Ferrell and Mr. Myers are still in discussions with NSU regarding testing equipment. The resolution was tabled.

**Resolution 2024-60** Authorization for Vineland Environmental to Conduct Various Testing of the Auburn Water System

Natural Systems Utilities would like to have Vineland Environmental continue with the required testing.

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

AFFORDABLE HOUSING:

COAH Update A newsletter from the NJ League of Municipalities was handed out which reviews the many changes that will be forthcoming to affordable housing. Two affordable housing parties are interested in meeting with the Township Committee to discuss possible building. The Committee is available the first two weeks of May to meet.

# Ordinance 2024-05 Amending Chapter 110 of the Township of Oldmans Code to Address Affordable Housing Requirements of the New Jersey Superior Court

# Resolution 2024-68 Introduction to Ordinance 2024-05

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

PERSONNEL:

**Ordinance 2024-06** Amending 2024 Salary Ordinance

Amending job title only; no dollar amount changed. Auditor recommended the title change.

**Resolution 2024-69** Introduction to Ordinance 2024-6

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

**Resolution 2024-70** Appointment of Construction Dept. Clerk – Diane Elwell

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

**Resolution 2024-71** Appointment of Dog Clerk – Diane Elwell

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

LANDFILL:

SCS Engineers Proposal for Ground Water Monitoring Petition to NJ DEP

The NJ DEP is requiring the Township to continue to test the ground water another ten years which will cost approximately $100,000. SCS Engineers is proposing to petition the State to conduct the test for less years. They wish to analyze the previous years’ results to find out where the source point is located. The cost of the project is $2,000. SCS Engineers will also report to the NJ DEP the groundwater monitoring results for 2024 at the cost of $200. Mr. Sparks made a motion to approve, Mr. Ferrell seconded and all agreed.

PUBLIC COMMENTS

Keith Walton Wanted to know if the tree removal ordinance was approved by the State.

Melinda Taylor LAC had their version approved by the State which is the same version that Oldmans is proposing. Agriculture use is exempt.

Melissa Bunting Adding an addition to her house and getting a new septic system. Requested that the paper street (Caroline Drive) be vacated so that she could add additional land to her lot. Also expressed her concern about the trees and vines from the neighboring vacant lots and paper street that encroach onto her property. Would like help in cleaning up.

Melinda Taylor Committee will review and get back to her about what can be done.

Keith Walton If the paper street is vacated, will that effect the other property owners of the vacant lots?

Brian Porch What happens next for Pickens Corner if it is not sold?

Melinda Taylor A resolution will be approved at the May meeting authorizing the bid process to demolition the house. The house could be demolished by end of the summer.

CLOSED TO PUBLIC

Dean Sparks School Health Fair will be held April 25th 5:00 – 7:00 pm

A janitor resigned and a replacement has been hired.

Mr. Sparks attended a municipal budget review class which encouraged municipalities to obtain grants to help ease funding of the budget.

Bill Ferrell Commissioner Ed Ramsey is still trying to set up a meeting with the Gloucester County Commissioners to request limiting truck traffic on the causeway and bridge which lead to Mill Street.

Drainage on Pedricktown-Woodstown Road has improved since the County came to fix.

Attended an EMS meeting at the County for a county wide ambulance service. Another meeting is scheduled for May 1st.

A Standard for Operating Procedures will be written for Auburn Water.

Tom Tedesco Thanked Scott Myers for assisting with the mapping of the stormwater intakes and outfalls which is required for the Tier A level. About 75% of the work has been completed.

Melinda Taylor Reminder to Committee to complete the Annual Finance Disclosure Statement as well as the training for the JIF elected officials.

**Resolution 2024-72** Executive Session (7:45 pm)

Litigation and Auburn Water

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

SUMMARY (8:10 pm)

Committee discussed pending litigation, and Auburn Water remediation and compliance regulations.

There being no further business, on a motion from Mr. Ferrell, seconded by Mr. Sparks and all agreed to adjourn the meeting 8:10 pm.

Respectfully Submitted,

Melinda Taylor

Municipal Clerk