TOWNSHIP OF OLDMANS
Regular Township Committee Meeting
June 10, 2026

The regular meeting of the Oldmans Township Committee was held on June 10, 2026. Meeting was called to order by Mayor Newman. This meeting was held in compliance with the Sunshine Law. All joined in the Pledge of Allegiance.

Present: Mayor Jeffrey Newman, Dean Sparks, William Ferrell III, Brian Porch, John Pomponi

Also Present: Diane Elwell, Chief Financial Officer, Christine Pippet, Acting Municipal Clerk and Linwood Donelson, Township Solicitor

Public Comment Statement

The Mayor advised that public comments should be reserved for the designated public comment portions of the meeting and that speakers would be limited to three (3) minutes.

ORDINANCES

Ordinance 2026-09

An Ordinance Prohibiting Data Centers and Related Facilities in All Zoning Districts

A motion was made by Mr. Ferrell and seconded by Mr. Porch to open the public hearing.

Motion carried.

No public comments were received.

A motion was made by Mr. Porch and seconded by Mr, Ferrell to close the public hearing.

Motion carried.

A motion was made by Mr Porch and seconded by Mr. Pomponi to adopt Ordinance 2026-09. A Roll Call Vote: All in favor

Ordinance 2026-10

An Ordinance Amending Chapter 129 of the Township Code, "Peddling and Soliciting"

A motion was made by Mr. Porch and seconded by Mr. Pomponi to introduce Ordinance 2026-10.

Committee discussion:

- The ordinance was explained as revising the permitted hours for canvassing, hawking, peddling, and soliciting.
- Activities would be permitted Monday through Saturday between 12:00 p.m. and 7:30 p.m., or dusk, whichever occurs first.
- No solicitation would be permitted on Sundays or legal holidays.
- A "Do Not Solicit" registry would be maintained by the Municipal Clerk for residents wishing to prohibit solicitation at their homes.
- The Township Attorney explained that violations would be handled through Municipal Court, with penalties consistent with the ordinance.
- Administration noted the ordinance was prompted by resident complaints regarding soliciting activities.

Roll Call Vote: All voted yes for introduction

The public hearing is scheduled for the next regular meeting July 8, 2026.

RESOLUTIONS

A Motion made by Mr. Pomponi and seconded by Mr Porch to adopt Resolution 2026-83 Requesting Approval of Items of Revenue and Appropriation (N.J.S.A. 40A:4-87). Roll Call Vote: All voted yes

A motion was made by Mr. Porch and Seconded by Mr. Ferrell to adopt Resolution 2026-84 NJDOT Grant Application – Helen Avenue Resurfacing Project Roll Call Vote: All voted yes

A motion was made by Mr. Porch and Seconded by Mr. Pomponi to adopt Resolution 2026-85 NJDOT Grant Application – Benjamin Green Resurfacing Project Roll Call Vote: All voted yes

A motion was made by Mr. Ferrell and Seconded by Mr. Porch to adopt Resolution 2026-86 Municipal Alliance Program – FY2027 Grant Agreement. Roll Call Vote: All voted yes

A motion was made by Mr. Porch and Seconded by Mr. Pomponi to adopt Resolution 2026-87 Authorizing Change Order No. 1 – Small Cities Housing Rehabilitation Grant Program Roll Call Vote: All voted yes

A motion was made by Mr. Pomponi and seconded by Mr. Porch to adopt Resolution 2026-88 Authorizing Raffle License – Logan Township Fire Company Roll Call Vote: All voted yes.

PUBLIC COMMENT

The Mayor opened the meeting for public comment.

Frank Mongiello- 167 Pedricktown Woodstown Rd.

Mr. Mongiello raised concerns regarding:

- Missing speed limit signs on Pedricktown-Woodstown Road.
- Speeding vehicles and unsafe passing.
- A juvenile operating a bicycle recklessly by performing wheelies through intersections.
- Requested increased enforcement and communication with the child's parents.

The Mayor responded that:

- The Sheriff's Office has increased patrols.
- The State Police have also been present in the Township.
- He would contact Salem County regarding missing speed limit signs and continue working with law enforcement.

Tony Carassi – 37 Clara Drive

Asked whether Township Committee members had met privately with warehouse developers in Delaware without public notice.

The Mayor stated unequivocally that no such meeting occurred.

Donna Carassi 37 Clara Drive

A resident requested an update regarding redevelopment and recent ordinances.

The Mayor stated:

- No meetings or discussions regarding redevelopment has.
- There were no updates to report at this time.

Skyler Matthews-88 North Railroad Avenue

Mr. Matthews reported roofing nails scattered near the public walking ramp in the center of town, creating a safety hazard after stepping on one himself.

The Mayor indicated Township personnel would inspect the area and ensure it was cleaned.

Kenny Manahl 57 W. Mill St.

Mr. Kenny requested an update regarding truck traffic through town.

Discussion included:

- Continued truck traffic despite posted restrictions.

- Sheriff's enforcement efforts.
- Possibility of notifying trucking companies directly.
- Suggestion that trucking GPS routing information be updated to remove restricted roads.

Public comment was closed.

PAYMENT OF BILLS

A motion was made by Mr. Porch and seconded by Mr. Pomponi approving payment of bills. Roll call vote: All voted yes

COMMITTEE REPORTS

Committeeman Ferrell

Reported attending a meeting with the Municipal Alliance Coordinator.

Committeeman Pomponi

Reported Salem County Mosquito Commission treated drainage areas near Patrick Lane, Pedricktown-Woodstown Road, and K Gardens.

Committeeman Porch

Reported Logan Township Fire Company continues selling Roman Pantry sub fundraiser tickets for $10 through August 31. Tickets are available through Fire Company members and the Municipal Clerk's Office.

Committeeman Sparks

Reported:

- Farmland Assessment applications will transition to an online portal beginning with pilot counties before statewide implementation. Suggested Township assistance may be needed for residents unfamiliar with computers.
- Summer camp scheduled for June 22–25.
- Commended Salem County Public Works for roadside guide rail maintenance.
- Recognized the passing of longtime Planning Board member Sam Guy, noting his years of dedicated service.
- Extended retirement wishes to school employees Jeff Peel and Dan Benevento.

EXECUTIVE SESSION

Resolution 2026-90

A motion was made by Mr. Porch and seconded by Mr. Pomponi to enter Executive Session to discuss:

- Contract negotiations/Attorney-client privilege- Legal services
- Personnel matters - Terms and conditions of employment

Motion carried unanimously.

EXECUTIVE SESSION-SUMMARY

A motion was made by Mr. Pomponi and Seconded by Mr. Sparks to adopt Resolution 2026-90 Resolution Appointing a Redevelopment Attorney. Roll Call Vote: All voted yes

The Committee also discussed personnel matters, including job responsibilities, compensation, and future staffing considerations. Discussions focused on office operations and staffing needs, as well as opportunities to improve administrative efficiency.

The Committee reviewed a property maintenance matter involving a vacant structure and discussed potential future options.

The Committee also discussed animal control services and related budget considerations.

Committee reviewed the status of the Township's lead service line compliance program, including outstanding inspections and surveys, and discussed available legal and administrative options for addressing noncompliance.

ADJOURNMENT

There being no further business, a motion was made by Mr. Porch and Seconded by Mr. Pomponi to adjourn the meeting. All Voted yes.

Respectfully submitted,

Christine Pippet
Acting Municipal Clerk