TOWNSHIP OF OLDMANS TOWNSHIP COMMITTEE
Regular Meeting Minutes
August 12, 2026
7:00 PM

The regular meeting of the Oldmans Township Committee was held on August 12, 2026. Meeting was called to order by Mayor Newman. This meeting was held in compliance with 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.

APPROVAL OF MINUTES

Motion by Mr. Porch and Seconded by Mr. Pomponi to approve the minutes of the July 8, 2026, Executive Session and July 8, 2026, Regular Meeting. Motion carried unanimously.

FINANCE — PAYMENT OF BILLS

Motion to approve payment of bills was made by Mr. Porch and Seconded by Mr. Ferrell. Motion carried unanimously.

TAX COLLECTOR'S REPORT — JULY 2026

Motion to accept the July 2026 Tax Collector's Report was made by Mr. Ferrell and Seconded by Mr. Porch. Motion carried unanimously.

ORDINANCES

ORDINANCE 2026-11 (Public Hearing and Adoption)

An ordinance amending Chapter 155 of the Township Code to allow a cargo/shipping container to be used by nonprofit emergency services providers serving Oldmans Township and updating related provisions.

Discussion noted the container is intended for use by the Auburn Fire Company as a storage shed (20-foot container).

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

No public comments were received.

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

A motion was made by Mr Porch and seconded by Mr. Pomponi to adopt Ordinance 2026-11. A Roll Call Vote: All in favor except for Mr. Sparks who voted no.

RESOLUTIONS

A motion was made by Mr. Porch and seconded by Mr. Ferrell to adopt resolution 2026-96 RESOLUTION 2026-96 A Resolution authorizing an extended grace period for third quarter 2026 property taxes. Roll Call Vote: All voted yes.

A motion was made by Mr. Ferrell and Seconded by Mr. Porch to adopt resolution 2026-97 A Resolution appointing Michelle Rambo as Zoning Officer. Roll Call Vote: All voted yes except for Mr. Pomponi who abstained

A motion was made by Mr. Porch and Seconded by Mr. Ferrell to adopt resolution 2026-98 Resolution consenting to submission of a Treatment Works Approval (TWA) application to NJDEP for Manfredi Cold Storage for expansion of an existing septic system (like the precedent set for the First Baptist Church application). Roll Call Vote: All voted yes

A motion was made by Mr. Ferrell and Seconded by Mr. Pomponi to adopt RESOLUTION 2026-99 Resolution honoring the life of Harry A. Moore. Roll Call Vote: All voted yes

A motion was made by Mr. Porch and Seconded by Mr. Ferrell to adopt RESOLUTION 2026-100 a Resolution authorizing Change Order No. 1 for the Small Cities Grant project, Block 7, Lot 19. Roll Call vote: All voted yes

EMERGENCY SERVICES APPLICATIONS — Pedricktown Volunteer Fire Company

1. Gabrielle Olevsky application to transition from junior member to regular member.

- Motion made by Mr. Porch and seconded by Mr. Pomponi. Vote: All voted Yes. Approved unanimously.

2. Jacob Kendall regular member of Auburn Fire, applying for membership in Pedricktown

- Motion made by Mr. Porch and seconded by Mr. Pomponi. Vote: All voted Yes. Approved unanimously.

3. Brett Reardon junior member of the fire company and the ambulance squad, is applying to join a third organization.

- Motion made by Mr. Porch and seconded by Mr. Pomponi. Vote: All voted Yes. Approved unanimously.

PUBLIC COMMENT

The floor was opened to public comment.

- Brian Bialecki Oldmans Creek Estates raised two items:
    1. Requested the developer provides stormwater management documentation initial permits and testing records the Township/HOA is required to keep on file.
    2. Asked about the status of township roads, given the upcoming winter season, and requested clarity on snow removal responsibilities before the issue becomes urgent again.
- Mr. Kennedy Benjamin Green Road reported that water runoff/pumping from a neighboring property (neighbor identified as Charlie Harrison) affecting her property, and requested the Township look into it.
- Cory followed up on a prior item referenced a June 20 email/committee discussion; the Committee agreed to assist and follow up.

Hearing no further comments, public comment was closed.

COMMITTEE REPORTS

Committeeman Ferrell- No report.

Committeeman Pomponi- No report.

Committeeman Porch- Reported the fire company ticket sale has been extended two additional weeks (through the 31st) to allow continued sales; possible new equipment may be on display by Pedricktown Day.

Committeeman Sparks - Read the Zoning Officer's July 2026 report on behalf of Michelle Rambo: 6 applications received, 5 approved, 1 denied. Year-to-date totals: 45 approved, 2 denied, 47 total. A full copy of the report is available. Also noted Mrs. Paxton received notice from the State Agriculture Development Committee (SADC) confirming her farm is officially preserved.

Acting Clerk, Mrs. Pippet Requested that any items for future agendas be submitted no later than one week prior to the meeting, noting several last-minute additions to this month's agenda. This cutoff will apply going forward.

Executive Session

A motion was made by Mr. Ferrell and Seconded by Mr. Pomponi to adopt Resolution 2026-95 authorizing the Township Committee to enter Executive Session Motion carried by unanimous voice vote.

The Committee advised that Executive Session would last approximately thirty (30) minutes and that any formal action resulting from the Executive Session would be taken upon return to open session.

Executive Session Summary

The Committee returned to open (public) session.

The Committee discussed redevelopment and affordable housing matters, including attorney-client privileged matters, with the Township's redevelopment attorney and planner. The redevelopment attorney and planner are expected to present to the full Committee at the September meeting. No formal action was taken during executive session.

Golden Guys Construction — Affordable Housing Proposal (26 West Mill Street, Pedricktown, NJ)

Golden Guys Construction submitted a proposal requesting Township participation in the acquisition of the property at 26 West Mill Street for the purpose of constructing a deed-restricted affordable housing duplex and requested assistance through the Township's Affordable Housing Trust Fund (up to approximately $100,000 for land acquisition, with potential additional support toward construction). The proposal cites the property's potential to contribute toward the Township's Fourth Round (2025–2035) Fair Share Housing obligation.

Motion was made by Mr. Ferrell and seconded by Mr. Porch to refer the proposal to counsel (affordable housing attorney and Township attorney) for review and comment. Motion carried unanimously.

Professional Services RFPs (2027)

The Committee briefly discussed the need to begin preparing Requests for Proposals for 2027 professional service appointments given the compressed timeline (RFPs typically issued in October/November, following the November election, with only one meeting per month). No formal action taken; to be revisited.

Zoning / Code Enforcement Updates

Ongoing zoning review of a residential property believed to be operating an unpermitted home daycare and an unpermitted swimming pool installation; property owner has been directed to obtain a zoning permit. Matter remains open pending survey/permit submission.

Update on trespassing/encampment reported at the softball fields; county sheriff and state police were contacted; situation was resolved as of the date of this report.

Update on Certificate of Occupancy review for a local winery property sale, including outstanding zoning classification (M-use vs. A-use) and life-safety code compliance items (occupancy load, bathroom count, sprinklers, parking) being worked through with construction, fire, and plumbing officials prior to issuance of a CO.

ADJOURNMENT

There being no further business, a motion to adjourn by Mr. Porch and was seconded by Mr. Ferrell. All voted Yes to adjourn.

Respectfully submitted,

Christine Pippet
Acting Municipal Clerk