

CORRESPONDENCE PACKET

Banks, Brenda

From: Mills, Kathleen
Sent: Monday, November 20, 2017 10:22 AM
To: Banks, Brenda
Subject: FW: TAC Resignation - Helen Keating

Please see Helen's "letter" of Resignation below
Thank you Kathy

From: Helen KEATING [<mailto:hhkeating@comcast.net>]
Sent: Friday, November 03, 2017 9:33 AM
To: Mills, Kathleen
Subject: Re: Checking in

Hi Kathy

Since we have been unable to attend meetings consistently, I am going to resign from the Tourism Advisory Board. I am very reluctantly

Thanks so much for your kindness and concern for us!

Warm Regards, Helen

November 21, 2017

Clerk of the Board
Board of Chosen Freeholders
County of Salem, State of New Jersey
110 Fifth Street
Salem, NJ 08079

Resolution for Sale of Real Estate
Remainder of 110 Fifth Street (Retail Stores)

Dear Clerk,

I write in opposition the sale of the above mentioned Salem County owned real estate as not being in the best interest of the County or its citizens.

The property will be needed by the County in due time. Just look back 30 or 50 years ago and how much the County facility needs have changed. 30 years from now will come far quicker than we think.

The property is adjacent to and of like qualities to the 5th Street administration building, a building renovated by the County not too long ago and nearing capacity. Passing by the administration building the other day I found the parking also at near capacity.

Our court building goes without saying. However, I'm told the Fenwick building across the street from the courthouse is also at capacity (filing cabinets stored in 2nd floor hallways). Having only visited a portion of its 1st floor once, I found it to be old and inefficient looking. Given the departments located in the building, I suspect any arbitration over the courthouse will most likely include the needs of these departments be addressed simultaneously.

The high bid submitted is not even two times the yearly income of the property and is about 66% less than the appraised value. As a tax payer, I would prefer the yearly income over a one shot price. If the property is sold, the taxpayer will need to make up the lost income in the 2019 budget and each succeeding year and "the County is going to need the property someday."

Given the climate of successful tax appeals, it goes without saying the new owner will successfully appeal the current assessment of \$556,400. With a negotiable disparity of 66% value to assessment, I'm concerned that this property will be a trigger point for other like properties to appeal their assessments to the point that the City of Salem may actually lose money by the property being placed back on the tax roll. As few as three additional appeals could likely see this effect on Salem City. Other towns in the county may also be affected by a successful tax appeal of this property. There sure are a lot of like properties all through Pennsville, Carney's Point, Penns Grove, etc.....

There is no urgency or public need at this time to sell the property. Any repairs or improvements are inconsequential to the income and future value derived by holding the property. The property pays for itself and will be needed by the County at a future time. We are not a landlord county by renting this property. However if the management of the property is burdensome, I would suggest contracting with an outside real estate management company to oversee leasing, maintenance, repairs or improvements as needed to the property and all other necessities of same. Net the taxpayer out a check until such time as the County needs the property.

I strongly urge the Freeholder Board reject all bids submitted in favor of holding on to the property. I encourage the Board, in the New Year; undertake an assessment of County buildings including an energy audit of each, their current capacity use and future needs, along with the life expectancy of wearable rooves, heaters and such. I would be pleased to assist any such assessment committee at their pleasure.

The Roads department facility along with the mosquito control facility and Fenwick building are at and beyond capacity and efficient function. The County has done an excellent job improving its facilities over the years which include the jail, OEM/911 Center, 5th St. Building, the Old Courthouse and the Ware Building. The County should not stop modernizing its facilities.

The building in question (13,900 Sq. Ft.) offers the most efficient use of habitable space for offering the public and employees an efficient and modern facility at far less expense then renovating old historic space of multiple floorsand without convenient accessible parking.

I came prepared to speak at your last meeting, but found the resolution was postponed until your December 6, 2017 meeting. Unfortunately, I have a previously scheduled meeting to attend the County agriculture development board on that evening. However, I would like to be heard on the matter, hence this letter.

Should the Board be compelled to sell the property over my objections, I would like to be heard orally at your December 20, 2017 meeting and prior to your vote on the resolution. You may also contact me directly if you wish.

Respectfully Submitted

Edward A. Ramsay
473 Buck Road
Pittsgrove, NJ 08318

OLDMANS TOWNSHIP

PO BOX 416

40 Freed Road, Pedricktown, NJ 08067

Tel: 856-299-0780

Fax: 856-299-4890

Dean W. Sparks, Mayor

Melinda Taylor, Municipal Clerk

George W. Bradford, Deputy Mayor

Anthony Musumeci, Committeeman

November 21, 2017

Board of Chosen Freeholders
Fifth Street Office Complex
110 Fifth Street, Suite 400
Salem, NJ 08079

Re: No Parking Zone on Railroad Avenue

Dear Freeholders:

Enclosed is a resolution that was approved by the Township Committee of Oldmans Township declaring a portion of North and South Railroad Avenue a "no parking" zone on one side of the street. The Township Committee respectfully requests that this resolution be addressed at your next meeting.

Sincerely,



Melinda Taylor
Municipal Clerk

OLDMANS TOWNSHIP

RESOLUTION 2017-175

BE IT RESOLVED that the Oldmans Township Committee is respectfully requesting of the Salem County Board of Freeholders that Railroad Avenue, beginning at the Logan Volunteer Fire Company Fire Hall and ending and including 13 N. Railroad Avenue, be better defined as a "no parking zone" on one side of the street; and

WHEREAS, Railroad Avenue is a county road;

WHEREAS, due to changes in curbing, what curbing was once painted yellow as "no-parking" and is now sporadically painted; and

WHEREAS, it has been observed that with vehicles parked on both sides of Railroad Avenue, that it is difficult for the fire truck to traverse the road without endangering the fire truck and/or parked vehicles; and

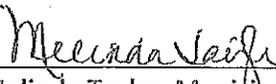
WHEREAS, the Oldmans Township Committee is requesting the following:

1. Curbing that was once painted yellow, commencing at the Logan Volunteer Fire Company Fire Hall to and including 13 N. Railroad Avenue, be painted yellow.
2. Additional "no-parking" signs be erected.

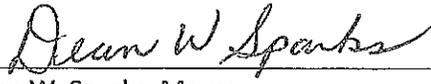
THEREFORE BE IT RESOLVED, the Oldmans Township Committee is requesting the Salem County Board of Freeholders approve the no-parking zone beginning at Logan Volunteer Fire Company Fire Hall to and including 13 N. Railroad Avenue, Pedricktown, NJ.

Adopted: November 8, 2017

OLDMANS TOWNSHIP

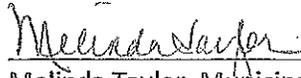


Melinda Taylor, Municipal Clerk



Dean W. Sparks, Mayor

I certify the above to be a true copy of the Resolution adopted by the Oldmans Township Committee at a meeting held on November 8, 2017.



Melinda Taylor, Municipal Clerk



State of New Jersey

DEPARTMENT OF TRANSPORTATION
P.O. Box 600
Trenton, New Jersey 08625-0600

CHRIS CHRISTIE
Governor

RICHARD T. HAMMER
Commissioner

KIM GUADAGNO
Lt. Governor

October 23, 2017

IN THE MATTER OF REVIEW OF THE SURFACE)
FEATURES, RAILROAD WARNING DEVICES &)
RAILROAD CIRCUITRY, AND ROADWAY)
GEOMETRY OF THE HIGHWAY-RAIL AT-)
GRADE CROSSING OF MAPLE AVENUE WITH)
CONSOLIDATED RAIL CORPORATION'S PENNS)
GROVE SECONDARY TRACK LOCATED IN THE)
BOROUGH OF PENNS GROVE, COUNTY OF)
SALEM, USDOT #586003P)

ORDER

Maple Avenue (C.R. 634)
Docket No. DOT 36-2017CM

BY THE COMMISSIONER:

The Commissioner of the New Jersey Department of Transportation (NJDOT) initiated a review of the above captioned grade crossing on his own motion to determine if revisions to the railroad warning devices, roadway approaches, crossing surface and highway traffic control devices would better serve the motoring and pedestrian public.

After notice, the Diagnostic Team Meeting was held on Wednesday, April 12, 2017 at the Maple Avenue highway-rail at-grade crossing located in the Borough of Penns Grove, County of Salem.

All interested parties were advised of the recommendations proposed for consideration by the Commissioner. Legal notice of the matter and proposals were published.

None of the parties of interest or noticed public filed any objection in the matter.

The railroad tracks are owned, operated and maintained by Consolidated Rail Corporation (CONRAIL).

For the purpose of this ORDER, to the captioned highway-rail at-grade crossing, Maple Avenue is considered to run in an east/west direction and the railroad line is considered to run in a north/south direction. Quadrants mentioned are relative to the highway-rail intersection.

- A. The Commissioner of Transportation, based upon review of the record, HEREBY ACCEPTS and ADOPTS the recommendations of the Diagnostic Team and in consonance with N.J.S.A. 27:1A-62, 48:2-1, 48-2-13, 48:2-29, 48:12-152, 39:4-183.1 and 39:4-191.1, HEREBY ORDERS Consolidated Rail Corporation (CONRAIL) at the above captioned crossing to:

ORDER Maple Avenue-- Borough of Penns Grove, Salem County

Docket No. DOT 36-2017CM

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1. Construct a new crossing surface for the at-grade crossing of Maple Avenue with Consolidated Rail Corporation's (CONRAIL) Penns Grove Secondary Line. The crossing surface shall extend a minimum of three feet (3') beyond the sidewalk on both sides of the crossing surface. The design of the crossing should conform to railroad standards, and provide as uniform as practical vertical profile through the crossing area to minimize any discontinuity and track structure. The Diagnostic Team recommends a concrete crossing surface with asphalt approaches within the railroad right-of-way.
2. Install a post-mounted back-to-back twelve inch (12") light emitting diode (LED) flashing light signals on existing mast in the northeast quadrant.
3. Install post-mounted back-to-back retro-reflective railroad crossbuck (R15-1) signs on existing mast in the northeast quadrants. The crossbuck shall conform to the New Jersey Department of Transportation specifications for retro-reflective sheeting (916.04).
4. Install a mast-mounted electronic pulse bell in the northeast quadrant.
5. Install post-mounted back-to-back twelve inch (12") light emitting diode (LED) flashing light signals on existing mast facing the approaches to the crossing on Maple Avenue in the southwest quadrant.
6. Install two (2) sets of back to back twelve inch (12") light emitting diode (LED) flashing light signals on existing cantilever structure with reveal facing Maple Avenue in the southwest quadrant.
7. Install a post-mounted set of twelve inch (12") light emitting diode (LED) flashing light signals on existing mast facing Plant Road in the southwest quadrant.
8. Install post-mounted and cantilever supported back-to-back retro-reflective railroad crossbuck (R15-1) signs on existing mast and cantilever structure in the southwest quadrant. The crossbuck shall conform to the New Jersey Department of Transportation specifications for retro-reflective sheeting (916.04).
9. Install a new signal house. The location of this signal house will be at the discretion of the railroad, however, shall be at least thirty feet (30') from the roadway, if practical.
10. Install conduit, cables, and circuitry to adequately provide power to railroad warning devices at this crossing.
11. Install mass mounted "DO NOT STOP ON TRACKS" signs in northeast and southwest quadrants.
12. Install "NO TRESPASSING" signage near the crossing. This can be in the form of stickers.
13. Install the Emergency Notification Systems (ENS) sign (I-13) nameplate for both approaches to the crossing with the minimum requirements: identifying reason for sign, USDOT/Crossing number and an emergency telephone number.

ORDER Maple Avenue– Borough of Penns Grove, Salem County

Docket No. DOT 36-2017CM

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14. Provide and submit to the NJDOT Structural and Railroad Engineering Services Unit a detour plan which is to be in place during the duration of the surface removal and installation.
15. Provide a plan/diagram for the work herein to the Department's Railroad Engineering and Safety Unit for review and/or comments before construction begins. This plan shall reflect the recommendations described.
16. Notify the New Jersey Department of Transportation's Structural and Engineering Services Unit when work will begin and has been completed so that inspections can be conducted and final approval issued.

B. The County of Salem

1. Maintain railroad advance warning signs in accordance with the MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES on both approaches to the crossing.
2. Maintain railroad advance pavement markings and stop bars in accordance with the MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

C. The Borough of Penns Grove

1. Install railroad advance warning signage (W10-4) in accordance with the MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES on Plant Road prior to the intersection with Maple Avenue and the highway-rail at-grade crossing.
2. Maintain railroad advance warning signage in accordance with the MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES on Plant Road prior to the intersection with Maple Avenue and the highway-rail at-grade crossing.
3. Trim the vegetation / trees in the northeast quadrant to give better visibility for the railroad warning devices at the Maple Avenue crossing.

D. Inclusive:

1. ALL devices controlling roadway vehicles shall be installed in accordance with the MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. Appropriate traffic control devices should be established before work begins for trains and vehicles affected by this work at this crossing.
3. The surface replacement of the captioned highway-rail crossing will require a total roadway closure. There will need to be communication and collaboration between the Railroad, the Borough of Penns Grove, and New Jersey Department of Transportation Railroad Engineering Services as to the date of the surface replacement and road closure.
4. All work associated with this matter SHALL be subject to final acceptance by New Jersey's Department of Transportation Structural and Railroad Engineering Services Unit.

5. Upon approval of the appropriate documents and associated funding the State of New Jersey shall reimburse Consolidated Rail Corporation (CONRAIL) for costs incurred to implement the recommendation to the railroad warning devices and surface.
6. The work described above should be completed within two (2) years upon the issuance of an ORDER signed by the Commissioner.

NEW JERSEY
DEPARTMENT OF TRANSPORTATION

Recommended by: Eli D. Lambert III
Eli Lambert III, P.E.
STATE TRANSPORTATION ENGINEER

Approved by: Eli D. Lambert III
Eli Lambert III, P.E.
Assistant Commissioner
Capital Program Management

ATTESTED/WITNESS/AFFIX SEAL:

Anika James
Anika James
Secretary, New Jersey Department of Transportation

Date: 11/8/17

November 14, 2017

Bruce W. Johnston
705 Courses Landing Road
Carneys Point, NJ 08069

Salem County Board of Chosen Freeholders
Attn: Brenda Banks
Fifth Street Office Complex
110 Fifth Street, Suite 400
Salem, NJ 08079

Ms. Banks,

I am writing to inform Salem County Board of Chosen Freeholders of my applications to the Federal Aviation Administration and the New Jersey Department of Transportation, Bureau of Aeronautics seeking permission to establish an aeronautical landing facility in Salem County. My intent is to license a private, special use, grass strip to operate my personal airplane to/from my farm property at 62 North Game Creek Road, Carneys Point Township. If approved, the facility license would limit operations to pilot/aircraft combinations designated by the New Jersey Department of Transportation, Bureau of Aeronautics. Flight activity at the facility would be limited to my aircraft operated for pleasure flights averaging a couple of times (or less) per week. Aircraft operations would be conducted from the rather remote area of Carneys Point Township with the traffic pattern clear of residences. I notified Carneys Point Township officials of my application and presented the subject at the Carneys Point Township Committee meeting on November 13, 2017.

I am providing this notification as required by the New Jersey Department of Transportation, Bureau of Aeronautics application process detailed in N.J.A.C. 16:54 "Licensing of Aeronautical Facilities". If you have any questions or comments regarding my application, you are welcome to contact me or the New Jersey Department of Transportation, Bureau of Aeronautics, 1035 Parkway Avenue, PO Box 600, Trenton, NJ 08625, phone (609) 530-2915.

Sincerely,



Bruce W. Johnston

Home phone: (856) 299-9478

Cell phone: (856) 371-1487