

**CARNEYS POINT TOWNSHIP MEETING
REGULAR MEETING MINUTES
APRIL 20, 2022**

The Regular Meeting of the Township Committee was held on the above date at the time of 6:00 p.m. Present at the meeting was Committeemen Pelura, Bomba and Brown. Mr. Dennis and Mr. Dowe were not in attendance. Also at the meeting was D. VanNamee Police Chief, S. Cosaboon-Engineer J. Proffitt-Clerk and A. Telsey- Solicitor. The meeting was also presented virtually.

Mayor Brown called the meeting to order and read the **Open Public Meeting Act**. He led the **Pledge of Allegiance to the Flag**. Roll call was taken.

Committee Departmental Reports;

Mr. Bomba spoke of the permit's payments for the Construction Office. The total collected was \$12,074.00 He had no report on Fire and Rescue and nothing on Public Works.

Chief VanNamee mentioned the legalization of the sale of cannabis. He also mentioned National Police Week is from May 15th to May 21st.

Mr. Cosaboon said the 2021 N DuPont Road preconstruction meeting has not been scheduled yet. Bids were received last Friday for the 2022 Municipal Road project. The base bid was Justice and Washington Dr. Mayor Brown mentioned the Planning Board is close to closing on 25 N. Golfwood, they will be posting escrow soon. Also, DPIF3 NJ6 is active and has equipment on site.

Mr. Pelura asked Mr. Cosaboon if a sinkhole behind the curb line had been taken care of. Mr. Cosaboon said yes it was part of the punch list.

Mr. Pelura mentioned he has no report for tonight's meeting.

Motion was made by Mr. Bomba to approve the **Committee Departmental Reports**, seconded by Mr. Pelura and all were in favor.

Mayor Brown asked for a motion to approve **all properly audited vouchers in the amount of \$211,811.50**. Motion was made by Mr. Pelura, seconded by Mr. Bomba and all were in favor.

Under **Consent Agenda** a motion was made by Mr. Bomba, seconded by Mr. Pelura to accept **Monthly Committee Reports from March 2022**. All were in favor.

Mr. Bomba motioned to approve the regular Committee meeting **minutes from April 6, 2022**, seconded by Mr. Pelura and all were in favor.

**RESOLUTION 2022-103
TRANSFER OF LIQUOR LICENSE**

Mr. Bomba motioned to approve the transfer of Liquor License 1713-33-007-002 held by Richard Wells to Robert Doble, seconded by Mr. Pelura. Mr. Pelura asked if the stipulations will be included in the transfer. Yes, they can be added to the license. A unanimous vote was taken.

RESOLUTION 2022-104

REFUND 2018 HOMESTEAD REBATE CREDIT TO 100% TOTALLY DISABLED VET
Motioned by Mr. Pelura to authorize the refund to Block 178, Lot 14 in the amount of \$437.21 due to 100% totally disabled Veteran. Seconded by Mr. Bomba and a unanimous vote was taken.

RESOLUTION 2022-105

EXTENDING THE EXPIRATION DATE OF CONDITIONAL DESIGNATION AND INTERIM COST AGREEMENT WITH VESPER OPPORTUNITY FUND, L.P.

Mr. Bomba motioned to authorize the extension of the Conditional Designation and Interim Cost Agreement to December 31, 2022. Seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2022-106

NEW BANK ACCOUNT-EXETER OPERATING PARTNERSHIP

Mr. Pelura motioned to approve the new bank account for Exeter Operating Partnership, seconded by Mr. Bomba and a unanimous vote was taken.

RESOLUTION 2022-107

NEW BANK ACCOUNT-RPI CONSTRUCTION EQUIPMENT FACILITY

Mr. Pelura motioned to approve the new bank account for Exeter Operating Partnership, seconded by Mr. Bomba and a unanimous vote was taken.

RESOLUTION 2022-108

DESIGNATING BLOCK 1, LOT 17 AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

Motioned by Mr. Bomba to authorize the non-condemnation area in-need of redevelopment, seconded by Mr. Pelura and a unanimous vote was taken.

Introduction of Ordinance 998

ORDINANCE 998

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF CARNEYS POINT TO REVISE CHAPTER 4, AFFORDABLE HOUSING, TO INCLUDE MANDATORY AFFORDABLE HOUSING SET-ASIDE FOR RESIDENTIAL DEVELOPMENT.

Motion to introduce was made by Mr. Bomba, seconded by Mr. Pelura. Ms. Kanaplue, Planner reviewed the ordinance. A unanimous vote was taken.

Final reading and Public Hearings of Ordinances:

ORDINANCE 993

BOND ORDINANCE AUTHORIZING THE ACQUISITION OF FIRE APPARATUS (RESCUE PUMPER) FOR THE FIRE DEPARTMENT IN AND FOR THE TOWNSHIP OF CARNEYS POINT, COUNTY OF SALEM, NEW JERSEY; APPROPRIATING THE SUM OF \$1,050,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE TOWNSHIP OF CARNEYS POINT, COUNTY OF SALEM, NJ IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$1,000,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING. This Ordinance was opened up for questions or comments to the Public; with none this portion was closed. Mr. Bomba made a motion to adopt the Ordinance, seconded by Mr. Pelura and all were in favor.

ORDINANCE 994

BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS IMPROVEMENTS TO THE CARNEYS POINT RECREATION COMPLEX IN THE TOWNSHIP OF CARNEYS POINT, COUNTY OF SALEM, NEW JERSEY; APPROPRIATING THE SUM OF \$600,000 THEREFORE: AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE TOWNSHIP OF CARNEYS POINT, COUNTY OF SALEM, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$600,000: MAKING CERTAIN DETERMINATIONS AND COVENANTS: AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING. This Ordinance was opened up for questions or comments to the Public; with none this portion was closed. Mr. Bomba made a motion to adopt the Ordinance, seconded by Mr. Pelura and all were in favor.

ORDINANCE 995

AN ORDINANCE READOPTING ORDINANCE NO 643 AND PROVIDING FOR REAL ESTATE TAX EXEMPTIONS FOR IMPROVEMENTS TO COMMERCIAL AND INDUSTRIAL STRUCTURES AND FOR ABATEMENT OF REAL ESTATE TAXES FOR COMMERCIAL AND INDUSTRIAL STRUCTURES IN THE TOWNSHIP OF CARNEYS POINT. This Ordinance was opened up for questions or comments to the Public; with none this portion was closed. Mr. Pelura mentioned this is done every ten years. Mr. Bomba made a motion to adopt the Ordinance, seconded by Mr. Pelura and all were in favor.

ORDINANCE 996

ORDINANCE AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT FOR PAYMENT IN LIEU OF TAXES WITH DPIF3 NJ6 GAME CREEK ROAD URBAN RENEWAL, LLC PURSUANT TO THE LONG-TERM TAX EXEMPTION LAW, N.J.S.A. 40A:20 ET SEQ. This Ordinance was opened up for questions or comments to the Public; with none this portion was closed. Mr. Bomba made a motion to adopt the Ordinance, seconded by Mr. Pelura and all were in favor.

Under Correspondence: The Mayor read a resignation letter from Rosemary (Missy) Yetneck as our Municipal Custodian. Mr. Pelura motioned to accept the resignation, seconded by Mr. Bomba and all were in favor.

Under **New Business**, Mr. Cosaboon addressed the Performance Guarantees and Escrow Fee for 25 North Golfwood Ave., Exeter.

Mayor Brown mentioned a change Order for Wintergreen Lane in the amount of \$2,500. Mr. Pelura motioned to approve, seconded by Mr. Bomba and all were in favor.

Mayor Brown then opened the meeting up for **Public Participation**.

Elanor Washington of Sandy Ridge Apts. said she tried to read Ordinance 994 for the Park/Recreation Complex. She wants to know what is this going to be used for. Mayor Brown said it has to do with the Grant we received for the Recreation Complex. This puts the money in place so we can draw from it. She would like more information. Mayor Brown said Mr. Cosaboon can explain after the meeting.

Mayor Brown asked for a motion to go into Executive Session.

RESOLUTION 2022-109

EXECUTIVE SESSION

A motion was made by Mr. Pelura and seconded by Mr. Bomba to convene into Executive Session. A unanimous vote was taken. The regular meeting ended at 6:23 pm.

A motion was made by Mr. Pelura to reconvene in regular session, seconded by Mr. Bomba and all was in favor. The regular meeting reconvened at 6:34 pm with the following action taking place.

Ms. Kanaplue reviewed the amended agreement at Kelly Farm to include Block and Lots. Amend to include parcels into the redevelopment plan-open space fund to read, contribution to open space fund at a historical average. May 4th it will be introduced.

Mr. Brown motioned to approve, seconded by Mr. Bomba and all were in favor.

Mayor Brown asked for a motion to go back into Executive Session.

RESOLUTION 2022-109
EXECUTIVE SESSION

A motion was made by Mr. Pelura and seconded by Mr. Bomba to return into Executive Session. A unanimous vote was taken. The regular meeting ended at 7:17 pm.

A motion was made by Mr. Pelura to reconvene in regular session, seconded by Mr. Bomba and all was in favor. The regular meeting reconvened at 8:53 pm with the following action taking place.

Mr. Pelura mentioned a problem with vehicles parking where they are not supposed to at the Recreation Complex. He said the ordinance only states Dunns Park. It needs to expand to include the Rec. Complex. This was discussed and Mr. Telsey said he will put an amendment to the Ordinance to include the Rec. Complex.

With no further business to discuss, a motion was made by Mr. Bomba to adjourn and seconded by Mr. Pelura. Motion passed with three affirmative votes. Meeting adjourned at 8:55 p.m.

Approved: 5/4/2022


June Proffitt, Municipal Clerk