

**CARNEYS POINT TOWNSHIP MEETING  
REGULAR MEETING MINUTES  
MAY 18, 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 Dennis, Pelura, Bomba and Brown. Mr. Dowe were not in attendance. Also at the meeting was Lt. M. Pierson-Police, 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. Dennis said he had no report for tonight's meeting.

Mr. Bomba spoke of an ambulance meeting so they can try to consolidate.

Mayor Brown mentioned being at the Mayor's Conference last week. He said they spoke about energy tax credits, balance of the State budget and PILOT Legislation. He said currently the Township gets 95 % and the County received about 5%, but the school is looking at changing the PILOT. Mayor Brown mentioned cannabis updates such as zoning. Mr. Cosaboon mentioned the widening of the NJ Turnpike. He said a few overpasses will be replaced. Mr. Pelura asked if Zoning approves the site or is there more. The Mayor said just approve the site.

Mr. Pelura mentioned hiring of a Clerk in the Finance Office tonight. He said the Township is still looking for a CMFO.

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

Mayor Brown asked for a motion to approve **all properly audited vouchers in the amount of \$87,552.29**. 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. Dennis to accept **Monthly Committee Reports from April 2022**. All were in favor.

Mr. Bomba motioned to approve the regular Committee meeting **minutes from May 4, 2022**. seconded by Mr. Dennis and all were in favor.

**RESOLUTION 2022-120**

**DETERMINING THAT THE DEVELOPMENT PLANS FOR CP LAND SOUTH, LLC  
ARE CONSISTENT WITH THE REDEVELOPMENT PLAN AND TO SEND TO THE  
PLANNING BOARD**

Mr. Pelura motioned to approve that CP Land South, LLC is materially consistent with the Redevelopment Plan and Redevelopment Agreement Sufficient to proceed to the Planning Board seconded by Mr. Bomba. A unanimous vote was taken.

**RESOLUTION 2022-121**

**REFUND CORELOGIC DUPLICATE TAX PAYMENTS**

Mr. Dennis motioned to approve the refund to CoreLogic \$8,339.02 for seven properties, seconded by Mr. Pelura. A unanimous vote was taken.

**RESOLUTION 2022-122**

**REFUND WELLS FARGO BANK OVERPAID TAXES**

Motioned by Mr. Dennis to approve the refund of \$9,852.07 to Wells Fargo for 23 parcels, seconded by Mr. Pelura. A unanimous vote was taken.

**RESOLUTION 2022-123**

**CANCELLATION OF 2022 TAX BILLED TO BK 30, LOT 13**

Mr. Dennis motioned to approve the cancellation of Block 30, Lot 13 tax billed due to an error was made, seconded by Mr. Pelura. A unanimous vote was taken.

**RESOLUTION 2022-124**

**EXTEND THE GRACEE PERIOD**

Motioned by Mr. Dennis to approve extending the grace period for August tax bills due to the County not finalizing their budget. Seconded by Mr. Pelura. A unanimous vote was taken.

**RESOLUTION 2022-125**

**INSERTION OF AN ITEM OF REVENUE INTO THE BUDGET**

Mr. Pelura motioned to approve the insertion of an item of revenue into the 2022 Budget in the amount of \$3,950 under the caption "Safety Incentive Grant", seconded by Mr. Bomba. A unanimous vote was taken.

**RESOLUTION 2022-126**

**DEDICATION BY RIDER FOR PARKING OFFENSES**

Mr. Bomba motioned to approve the dedication by rider for parking offenses, seconded by Mr. Pelura. A unanimous vote was taken.

**RESOLUTION 2022-127**

**DEDICATION BY RIDER FOR MAPSA**

Motioned by Mr. Bomba to approve the dedication by rider for Municipal Alliance on Alcohol & Drug Abuse, seconded by Mr. Dennis. A unanimous vote was taken.

**RESOLUTION 2022-128**

**DEDICATION BY RIDER FOR OUTSIDE EMPLOYMENT FOR POLICE**

Mr. Pelura motioned to approve the dedication by rider for outside employment for off-duty municipal officers, seconded by Mr. Bomba. A unanimous vote was taken.

**RESOLUTION 2022-129**

**DEDICATION BY RIDER FOR ABANDONED & VACANT PROPERTY**

Motioned on by Mr. Bomba to approve the dedication by rider for Abandoned & Vacant property code enforcement, seconded by Mr. Dennis. A unanimous vote was taken.

**RESOLUTION 2022-130**

**AUTHORIZE THE REFERRAL OF THE AMENDED FRANGIBLE DISK REDEVELOPMENT PLAN TO THE PLANNING BOARD.**

Motioned by Mr. Bomba to authorize the referral of the Amended Frangible Disk Redevelopment Plan to the Carneys Point Planning Board. Seconded by Mr. Pelura and a unanimous vote was taken with Mayor Brown abstaining.

**RESOLUTION 2022-131**

**A LETTER OF SUPPORT FOR RECREATIONAL CANNABIS DISPENSARY**

Mayor Brown introduced Chad Everwine of 11 E. Mill Street Pedricktown to give a brief presentation of Cloud 9 Cannabis, LLC. Mr. Everwine handed out booklets to all the Committee. He reviewed items from the Booklet including they applied for a Conditional License. He said they are looking to be safe and responsible with 15 to 20 jobs. Mr. Bomba motioned to authorize the letter of support, seconded by Mr. Pelura and a unanimous vote was taken with Mr. Dennis voting no.

**RESOLUTION 2022-132**

**HIRE BONNIE A. KELLY AS FINANCE CLERK**

Mr. Pelura mentioned to approve the hiring of Bonnie Kelly as the full-time Finance Clerk, seconded by Mr. Bomba and a unanimous vote was taken.

**RESOLUTION 2022-133**

**MEMBERSHIP IN SALEM COUNTY MUTUAL AID & ASSISTANCE AGREEMENT**

Mr. Bomba motioned to approve the membership in the Salem County Mutual Aid & Assistance Agreement, seconded by Mr. Dennis and a unanimous vote was taken.

**RESOLUTION 2022-134**

**NEW BANK ACCOUNT FOR CP LAND SOUTH, LLC/KELLY LOGISTICS PARK**

Motioned by Mr. Bomba to authorize the new bank account for CP Land South, LLC/ Kelly logistics park, seconded by Mr. Pelura and a unanimous vote was taken.

**RESOLUTION 2022-135**

**AUTHORIZING THE SALE OF PROPERTY 160 DELAWARE AVE.**

Motioned by Mr. Bomba to authorize the sale of Township property Block 20. Lot 7, 160 Delaware Ave for \$7,500, seconded by Mr. Dennis and a unanimous vote was taken.

**RESOLUTION 2022-136**

**AUTHORIZING THE SALE OF PROPERTY 170 DELAWARE AVE.**

Motioned by Mr. Bomba to authorize the sale of Township property Block 20. Lot 3.02, 170 Delaware Ave for \$4,500, seconded by Mr. Dennis and a unanimous vote was taken.

**Introduction of Ordinance 1002**

**ORDINANCE 1002**

**AMENDING THE ADOPTED REDEVELOPMENT PLAN FOR THE FRANGIBLE**

**DISK REDEVELOPMENT AREA.** Motion to introduce was made by Mr. Pelura, seconded by Mr. Dennis and a unanimous vote was taken, with Mayor Brown abstaining.

**ORDINANCE 1003**

**AN ORDINANCE FIXING SALARY RANGES FOR CERTAIN OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF CARNEYS POINT IN THE COUNTY OF SALEM NOT RECOGNIZED BY THE CARNEYS POINT POLICE ASSOCIATION OR**

**THE TERMS LOCAL 676.** Motion to introduce was made by Mr. Pelura, seconded by Mr. Bomba and a unanimous vote was taken.

**Final reading and public hearing:**

**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.**

Mayor Brown opened the Ordinance up for public questions or comments. With none this portion was closed and a Motion to adopt was made by Mr. Bomba, seconded by Mr. Dennis. A unanimous vote was taken.

**ORDINANCE 999**

**AN ORDINANCE AMENDING SECTION 147-2.01 OF THE CODE OF THE TOWNSHIP OF CARNEYS POINT. (Unlawful to drive or park except where designated)**

This Ordinance was opened up for questions or comments to the Public; Eleanor Washington of Sandy Ridge Apts. commented she likes to park close so she does not have to walk as far. With no more questions or comments, this portion was closed. Mr. Bomba made a motion to adopt the Ordinance, seconded by Mr. Pelura and all were in favor.

**ORDINANCE 1001**

**AMENDING THE ADOPTED REDEVELOPMENT PLAN FOR THE KELLY FARM REDEVELOPMENT AREA.** 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. Dennis and all were in favor.

Under **Correspondence:** Mayor Brown mentioned an application form Penns Grove High School for the Homecoming parade on Friday, October 7, 2022. Mr. Pelura motioned to approve the parade, seconded by Mr. Bomba and all were in favor.

Under **Old Business** Mayor Brown mentioned the Capital Area Bowhunters who wish to lease 33 acres of Township land for \$1,650. Mr. Telsey said in order for the Township to consider this we would have to put it out for bid. He said he does not feel this is in the best interest of the Township. Mayor Brown said no thanks seconded by Mr. Dennis and all were in favor. Mayor Brown asked that a note be sent to them stating the Township was not interested.

Mr. Cosaboon mentioned the Performance Bond Release for Tri-State Distribution Center (Amazon). He said they have to put a Maintenance bond in place first. Mr. Bomba motioned to release the bond, seconded by Mr. Dennis and all were in favor.

**New Business,** Mr. Telsey brought up a request for Chapter 56-3 Brush, Grass and Weeds to be amended by our Housing/Zoning Officer. He said he goes directly to Public Works to cut and clean up properties. The Ordinance states this has to come before the Committee first which takes extra time. After discussion Mr. Bomba recommended an updated ordinance, seconded by Mr. Dennis and all were in favor.

Mr. Cosaboon spoke of the Professional Service proposal for the 2023 NJDOT Municipal Roadway State Aid Application in the amount of \$2,850.00. Mr. Bomba motioned to authorize the Mayor to sign, seconded by Mr. Dennis and all were in favor.

Lastly, Mayor Brown mentioned a buffer for the cannabis. Mr. Cosaboon said he looked at a few different ordinances and the buffer zone is from 50 feet to 1000 feet. Ms. Kanaplue said the same thing. She said it could be removed altogether. The businesses still have to go before the Planning Board and they could require a buffer. She said 25 to 50 feet with a vegetation buffering. The revised Ordinance was introduced at tonight's meeting.

**ORDINANCE 1004**

**AN ORDINANCE SUPPLEMENTING AND AMENDING CHAPTER 212, ARTICLE II 212-2 ENTITLED 'DEFINITIONS', ARTICLE IV, 212-12 ENTITLED 'LC LIGHT COMMERCIAL DISTRICT USES', 212-13 ENTITLED 'GC GENERAL COMMERCIAL DISTRICT USES', 212-15 LI LIGHT INDUSTRIAL DISTRICT USES', 212-17 ENTITLED 'IC INTERCHANGE COMMERCIAL DISTRICT USES'S AND AMENDING CHAPTER 212, ARTICLE IV BY ADDING 212-48.6 PERTAINING TO MEDICAL CANNABIS AND ADULT USE CANNABIS.**

Mr. Bomba motioned to introduce, seconded by Mr. Dennis and a unanimous vote was taken.

Mr. Bomba made a motion to send Ordinance 1004 to the Planning Board for their review, seconded by Mr. Pelura and a unanimous vote was taken.

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

Martin Cleary of Broad St. mentioned a letter a friend received about the warehouse behind Roman Pantry about property lines. He said he does not feel it is right the owner of the house has to care for and pay taxes for property that is being taken away for road widening. The Committee was not sure of what the letter contained and who sent the letter. Mr. Pelura did say

he felt there would be a lot line adjustment if this does happen. Mr. Cleary said this town needs to stop building warehouses and spend money and time cleaning up the township.

Casey Stesanski of 15 Central Schoolhouse Lane said there are three or four really big potholes on the street. He asked if there is money to repave this road. Mayor Brown said that is one on our list to be fixed. He said it will not be done fast but it will be done.

With no more questions or comments from the Public this portion was closed and Mayor Brown asked for a motion to go into Executive Session.

**RESOLUTION 2022-137  
EXECUTIVE SESSION**

A motion was made by Mr. Bomba and seconded by Mr. Dennis to convene into Executive Session. A unanimous vote was taken. The regular meeting ended at 7:32 pm.

A motion was made by Mr. Bomba to reconvene in regular session, seconded by Mr. Dennis and all was in favor. The regular meeting reconvened at 9:22 pm with the following action taking place.

**RESOLUTION 2022-138  
AUTHORIZING EXECUTION OF CONDITIONAL DESIGNATION AND INTERIM  
COST AGREEMENT BY AND BETWEEN THE TOWNSHIP OF CARNEYS POINT  
AND ROCKEFELLER DEVELOPMENT GROUP CORPORATION.**

Motion was made by Mr. Bomba to authorize the execution of the Conditional Designation with Rockefeller Development Group Corporation, seconded by Mr. Dennis and a unanimous vote was taken.

Mr. Pelura made a mention to hire Christie Ehret as Certified Municipal Finance Officer for three Fridays a month. He said she will have to be called to discuss her salary requirements. Seconded by Mr. Bomba and a unanimous vote was taken.

With no further business to discuss, a motion was made by Mr. Bomba to adjourn and seconded by Mr. Dennis. Motion passed with four affirmative votes. Meeting adjourned at 9:40 p.m.

Approved: 6-15-2022

  
June Proffitt, Municipal Clerk