

**CARNEYS POINT TOWNSHIP MEETING**  
**REGULAR MEETING MINUTES**  
**JUNE 15, 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, Dowe, Bomba and Brown. Also at the meeting was Police Chief VanNamee, 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 and the Tax Collector held interviews for a Clerk in the Tax Office. This will be discussed later at this meeting. He mentioned there will be a grace period for tax bills of August 1st. This is due to the late mailing. Mr. Dennis mentioned on October 17<sup>th</sup> there will be a Tax Sale for Carneys Point.

Mr. Bomba spoke of 30 notices has been sent for lot clean-ups. He gave the amount for the months permit fees. He said he had no report for the Ambulance. Mr. Bomba said Public Works is hiring summer help if anyone knows someone looking for a job. Mr. Pelura said we are hiring two people tonight for Public Works. Mr. Bomba said we still need additional help.

Mayor Brown asked the Chief if he had any reports. Chief VanNamee said there needs to be communication for the Park Permits and events at the Recreation Complex. Mr. Pelura explained that there was a tournament at the Rec. Complex but no one told the Clerk's Office who issue park permits for individuals. The tournament dates were not blocked off so there were lots of vehicles and people in the park. Mr. Pelura said this tournament holds ball games in five locations in South Jersey, two in Delaware and each park must have at least five fields. He said every hotel, motel for miles was booked due to this event.

Mr. Cosaboon mentioned the 2021 NJDOT Municipal Road program, where we are reconstructing DuPont Road will start on June 20<sup>th</sup>. He said the Municipal Road program Justice and Washington will start on Monday and Wednesday. Mr. Cosaboon said the playground equipment will be ready on July 20<sup>th</sup> but the old equipment will have to be demolished. Mayor Brown said he would like to have a completion date.

Mr. Dowe thanked the Committee members for keeping him in the loop while out.

Mr. Pelura mentioned the Finance Office is fully staffed. He mentioned getting the resignation of Autumn Davis. Motion to accept was made by Mr. Pelura, seconded by Mr. Brown and all were in favor. Motion was made by Mr. Dowe to approve the **Committee Departmental Reports**, seconded by Mr. Dennis and all were in favor.

Mayor Brown asked for a motion to approve **all properly audited vouchers in the amount of \$437,567.18**. Motion was made by Mr. Pelura, seconded by Mr. Dennis and all were in favor.

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

Mr. Bomba motioned to approve the regular Committee meeting **minutes from May 18, 2022**, seconded by Mr. Dennis and all were in favor with Mr. Dowe abstaining.

**RESOLUTION 2022-139**

**HIRE FULL-TIME EMPLOYEE ASSIGNED TO THE POLICE DEPARTMENT**

Mr. Pelura motioned to approve the hiring of Colleen Smalley as a full time Police Clerk effective July 1, 2022, seconded by Mr. Dowe and a unanimous vote was taken.

**RESOLUTION 2022-140**

**DISCHARGE OF MORTGAGE 236 REGIONAL DRIVE**

Mr. Pelura motioned to approve the discharge of mortgage for 236 Regional Drive, seconded by Mr. Bomba and a unanimous vote was taken.

**RESOLUTION 2022-141**

**RENEWAL OF PLENARY RETAIL DISTRIBUTION LICENSES**

Motioned by Mr. Bomba to renew the Plenary Retail Distribution Licenses for the 2022-2023 year. Seconded by Mr. Pelura and a unanimous vote was taken.

**RESOLUTION 2022-142**

**RENEWAL OF CLUB LIQUOR LICENSES**

Mr. Pelura motioned to approve the Renewal of Club Liquor Licenses for the 2022-2023 year, seconded by Mr. Dowe. A unanimous vote was taken.

**RESOLUTION 2022-143**

**RENEWAL OF PLENARY RETAIL CONSUMPTION LICENSES**

Motioned by Mr. Bomba to approve the renewal of the Plenary retail consumption licenses for the 2022-2023 year. Seconded by Mr. Pelura and a unanimous vote was taken.

**RESOLUTION 2022-144**

**APPOINT CHRISTIE EHRET AS THE CHIEF FINANCIAL OFFICER**

Mr. Pelura motioned to approve the appointment of Christie Ehret as the Chief Financial Officer, seconded by Mr. Bomba and a unanimous vote was taken.

**RESOLUTION 2022-145**

**SUPPORTING AN APPROPRIATIONS AND LEVY CAP EXEMPTION FOR A THREE-YEAR PERIOD FOR INCREASES IN LIABILITY, WORKER'S COMPENSATION, CYBER LIABILITY AND PROPERTY INSURANCE**

Mr. Pelura motioned to approve the resolution of support, seconded by Mr. Bomba and a unanimous vote was taken.

**RESOLUTION 2022-146**

**FIXING SALARIES FOR OFFICERS AND EMPLOYEES**

Motioned by Mr. Pelura to approve the salaries for certain Officers and Employees of the Township not recognized by the Police Association or the Teamsters Local 676. Seconded by Mr. Dowe and a unanimous vote was taken.

**RESOLUTION 2022-147**

**AUTHORIZATION OF FIRE HYDRANT**

Mr. Bomba motioned to authorize a fire hydrant to be located near Block 230.01, Lot 1 and Block 56, Lots 11 & 11.01. Seconded by Mr. Dennis and a unanimous vote was taken.

**RESOLUTION 2022-148**

**REFUND TAX PAYMENT ON EXEMPT PROPERTY**

Mr. Dennis motioned to approve the refund of \$2,919.36 to Block 41, Lot 10-195 N. Broad St. due to it being an exempt property. Seconded by Mr. Pelura and unanimous vote was taken.

**RESOLUTION 2022-149**

**REFUND TAX BILLING FOR TOTAL DISABLED VETERAN**

Motioned by Mr. Dennis to refund Block 233.01, Lot 12 \$4,439.49 due to 100% total disabled veteran exemption. Seconded by Mr. Pelura and a unanimous vote was taken.

**RESOLUTION 2022-150**

**REFUND SUBSEQUENT TAXES PAID BY LIEN HOLDER**

Mr. Dennis motioned to approve the refund of \$948.75 for Block 35, Lot 5, Certificate #20-00026 Greymorr, LLC. Seconded by Mr. Pelura and a unanimous vote was taken.

**RESOLUTION 2022-151**

**AUTHORIZE A NEW BANK ACCOUNT ROCKEFELLER REDEVELOPMENT**

Mr. Pelura mentioned to approve the new bank account under Rockefeller Redevelopment, seconded by Mr. Bomba and a unanimous vote was taken.

**RESOLUTION 2022-152**

**APPOINT ZACHARY ALLEN MARANZANO AS P/T SEASONAL LABORER**

Mr. Bomba motioned to approve the hiring of Zachary Allen Maranzano as a part-time Seasonal Laborer for Public Works, seconded by Mr. Dennis and a unanimous vote was taken.

**RESOLUTION 2022-153**

**APPOINT ROBERT LEE SAMPLE AS P/T SEASONAL LABORER**

Mr. Bomba motioned to approve the hiring of Robert Lee Sample as a part-time Seasonal Laborer for Public Works, seconded by Mr. Dennis and a unanimous vote was taken.

**RESOLUTION 2022-154**

**URGING SWIFT PASSAGE OF S-330 WHICH RESTORES ENERGY TAX RECEIPTS**

Motioned by Mr. Pelura to approve this resolution and forward it to our Legislators for the swift passage of S330 which restores Energy Tax Receipts to Municipalities, seconded by Mr. Bomba and a unanimous vote was taken.

**RESOLUTION 2022-155**

**EXECUTE CERTIFICATE OF COMPLETION FOR HARDING HWY. URBAN RENEWAL, LLC LOR THE REAL PROPERTY BK 250, LOT 3**

Mr. Bomba motioned to authorize the execution of the Certification of Completion for Harding Hwy Urban Renewal, LLC, seconded by Mr. Dennis and a unanimous vote was taken.

**RESOLUTION 2022-156**

**APPROVE GUARANTEE ESTEMATE DPIF3**

Mr. Bomba made a motion to approve the performance guarantee for DPIF3 NJ6 Game Creek Road Urban Renewal, seconded by Mr. Dennis and a unanimous vote was taken.

**Introduction of Ordinance 1005 1006**

**ORDINANCE 1005**

**AMENDING ORDINANCE 1001 TO CLARIFY THE INCLUSION OF BLOCK 254, LOT 7 AS PART OF THE ADOPTED AMENDED REDEVELOPMENT PLAN FOR THE KELLY FARM REDEVELOPMENT AREA**

Mayor Brown said this ordinance adds a block and lot to the Kelly Farm Redevelopment area. Mayor Brown said this block and lot was in our Redevelopment Plan.

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

**ORDINANCE 1006**

**AN ORDINANCE REVISING CHAPTER 56 OF THE CODE OF THE TOWNSHIP OF CARNEYS POINT WHICH REGULATES BRUSH, GASS AND WEEDS.**

Motioned by Mr. Dowe, seconded by Mr. Bomba to introduce the ordinance.

**Adoption of Ordinances**

**ORDINANCE 1000**

**BOND ORDINANCE AUTHORIZING THE ACQUISITION OF VARIOUS EQUIPMENT AND COMPLETION OF VARIOUS CAPITAL IMPROVEMENS IN AND FOR THE TOWNSHIP OF CARNEYS POINT, COUNTY OF SALEM, NEW JERSEY: APPROPRIATING THE SUM OF \$2,815,000 THEREFOR; 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 \$2,674,250; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING.**

Mayor Brown opened the Ordinance up for questions or comments from the Public. With none this portion was closed and a Motion to adopt was made by Mr. Pelura, seconded by Mr. Dowe and a unanimous vote was taken.

### **ORDINANCE 1002**

**AMENDING THE ADOPTED REDEVELOPMENT PLAN FOR THE FRANGIBLE DISK REDEVELOPMENT AREA.** Mayor Brown opened the ordinance up for Public questions or comments, with none this portion was closed. Motion to adopt was made by Mr. Bomba, 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 TEAMSTERS LOCAL 676.** Mayor Brown opened the ordinance up for Public questions or comments, with none this portion was closed. Motion to adopt was made by Mr. Pelura, seconded by Mr. Dowe and a unanimous vote was taken.

### **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.** Mayor Brown opened the ordinance up for Public questions or comments, with none this portion was closed. Motion to adopt was made by Mr. Bomba, seconded by Mr. Dowe and a unanimous vote was taken

Under **Correspondence**: Mr. Cosaboon mentioned a letter to Bruce Bechtloff with NJDEP-Green Acres Program. The Township has to amend the Recreation and Open Space Inventory list. The old YMCA building is being removed from the list. The Committee give their approval. \*There was a resignation from Autumn Davis as Treasurer in the Finance Office. The Committee motioned and seconded to approve the resignation.

\*Mayor Brown spoke of a letter from the Police Chief requesting the promoting of Matthew Eller to rank of Corporal at the July 20<sup>th</sup> meeting. The Committee all agreed.

\*Mayor Brown mentioned a Townhall Meeting with the 3<sup>rd</sup> Legislature District at Woodstown School on June 22<sup>nd</sup> from 6 to 8 pm.

\*Mayor Brown spoke of a letter from the Weaver Group LLC looking to purchase the cellular leases on the Township's Tower at 344 Penns Grove-Auburn Road. The Committee said this was discussed before and declined the request.

\*Mr. Cosaboon said the next round of funding for the 2023 State Aid Program for Municipal roadways is due on July 1<sup>st</sup>. He said if anyone has a road, they would like looked at to let him know. Walker Ave and Schoolhouse Lane both were mentioned.

\*Mr. Cosaboon mentioned the DOT Funding for Transportation Alternative Set-Aside program. The Committee mentioned a bike path to the Recreation Complex from the apartment building. Mr. Cosaboon also mentioned flooding issues. The Committee came up with a few areas to look at for this grant.

Under **Old Business** Mayor Brown introduced Clint Allen, Esq. with Archer & Greiner to present Shell Road Urban Renewal, LLC. this is three warehouse buildings on 119 acres. He mentioned he has been working with Mr. Carney on the Redevelopment Agreement. The first building will be the largest, building 2 and then 3 smaller. Mr. Dowe asked if there will be three different tenants? Mr. Allen said yes, it could be up to four tenants. Mr. Bomba asked about drainage/basins. They are working with the DEP on an infrastructure plan. Mr. Carney said they have no use of Lot 9 for access. The timeline to build all three buildings is 2023-2024. Resolutions will be done after executive session.

\*Mayor Brown mentioned a Change Order for Housing Rehabilitation Program at 336 Jackson with the price going from \$152,200 to \$190,250. That is a \$38,050.00 increase. The house at 340 Ives Ave is going from \$164,790 to \$205,987. Increase of \$41,197.00. This is due to the higher cost of construction material and such. Mr. Pelura has concerns with both properties. He said we need to be responsible with the grant money we received. He feels the Township will never be able to sell these two houses for the increased cost. Mr. Bomba said this exceeds our amounts and grant monies. Mr. Pelura said builders put in bids, he thought they were high already. Mayor Brown said to speak to TRIAD first, so we will hold off for now.

\*Mayor Brown mentioned TRIAD Housing Rehabilitation Program-Change Order for 229 Wintergreen Lane of \$2,000. Mr. Pelura made a motion to accept the increase in Change Order, seconded by Mr. Dowe and all were in favor.

\*Mr. Dowe mentioned that Penns Grove has a Wall of Fame and Chief VanNamee is being honored by being put on the Wall of Fame.

**New Business**, Mayor Brown mentioned a program on Edmunds for escrow accounting and maintenance. Mr. Pelura motioned to accept the proposal if the information is acceptable to the Finance Department. Seconded by Mayor Brown and all were in favor.

\*Mayor Brown mentioned a proposal from Pitney Bowes for a new postage machine. The cost is \$430.41 for five years. Mr. Bomba motioned to accept the proposal, seconded by Mr. Dennis and all were in favor.

\*The Construction Official is requesting to place a fire lane alongside the Roman Pantry building for safety reasons. Mr. Bomba motioned to approve, seconded by Mr. Dowe and all were in favor. Mr. Telsey was directed to send a letter.

\*Mr. Cosaboon discussed flooding at Laurel St & Erie Ave. He discussed putting in a small basin to contain some of the flood water. Mayor Brown said the storm drains and lines have been cleared already. He said the Township is looking for mitigation. Mr. Pelura said the corner is not large enough for the basin and all the water. He suggested having Mr. Cosaboon look into the basin behind the pizza shop.

\*Mr. Dowe said he has received many complaints about the gas station across from Sassi's Liquor Store. He said there has been at least 30 complaints of water in the gas. Mayor Brown said the State – weights and measures.

\*Mr. Telsey said he received a call from Republican Candidate Michelle Shaw about a “No Conflict with her business”. Usually, the Committee person abstains from voting if anything would come up with their business, so there in no conflict. He said he can issue a letter.

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

Martin Cleary of Broad St. said if is a conflict of interest to be a committee member and do work for the Township. He said he is following the ethics committee. Mr. Cleary commented the flooding is due to the fact we don't clean the pipes out. Once again, he mentioned the Police not patrolling on dark streets. The Chief said he can do a ride along if he would like.

Jerry Holland of East End Ave and Highland Ave. requested to have a speed sign put up. Chief VanNamee said he will look into helping.

Martin Cleary of Broad St. mentioned investigating DuPont chemicals on land.

Eleanor Washington Sandy Ridge Apts. asked if there is going to be a Recreation meeting soon. Mr. Dowe said they are short on volunteers. Mr. Pelura also mentioned there are no events planned in the summer. She said she is also confused on the path from Sandy Ridge to the Rec. Complex. Mr. Dowe said he would explain it to her.

Don Redfield of Erie Ave. mentioned the traffic sign stating left onto Bianca is missing. The sign “No Left” needs to be larger. Mr. Redfield also asked about junk vehicles. Can they be parked in the yard and how many can a person have. Mayor Brown said the housing office should know.

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 2022-159**

**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 7:37 pm.

A motion was made by Mr. Dowe to reconvene in regular session, seconded by Mr. Dennis and all was in favor. The regular meeting reconvened at 7:49 pm with the following action taking place.

**RESOLUTION 2022-157**

**AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE TOWNSHIP OF CARNEYS POINT AND SHELL ROAD URBAN RENEWAL, LLC.** Motioned on by Mr. Pelura, seconded by Mr. Bomba and a unanimous vote was taken.

**RESOLUTION 2022-158**

**RESOLUTION DETERMINING THAT THE DEVELOPMENT PLANS OF SHELL ROAD URBAN RENEWAL, LLC AS DESCRIBED HEREIN ARE MATERIALLY CONSISTENT WITH THE REDEVELOPMENT PLAN AND REDEVELOPMENT AGREEMENT SUFFICIENT TO PROCEED TO THE PLANNING BOARD SUBJECT TO FULL EXECUTION OF THE REDEVELOPMENT AGREEMENT.** Mr. Pelura made the motion, seconded by Mr. Bomba and a unanimous vote was taken.

Motion was made by Mr. Bomba to return to Executive session, seconded by Mr. Dennis and a unanimous vote was taken.

A motion was made by Mr. Dowe to reconvene in regular session, seconded by Mr. Bomba and all was in favor. The regular meeting reconvened at 9:04 pm with the following action taking place.

**RESOLUTION 2022-160**

**APPOINT ASHLEY CRIST AS TREASURER**

Mr. Pelura made the motion to appoint Ashley Crist as the Treasurer in the Finance Office, seconded by Mr. Bomba and a unanimous vote was taken.

**RESOLUTION 2022-161**

**APPOINT COURTNEY FOSS AS TAX COLLECTOR CLERK**

Mr. Bomba motioned to appoint Courtney Foss as Tax Collector Clerk, seconded by Mr. Dennis and a unanimous vote was taken.

With no further business to discuss, a motion was made by Mr. Dennis to adjourn and seconded by Mr. Dowe. Motion passed with four affirmative votes. Meeting adjourned at 9:05 p.m.

Approved:

7-20-2022

  
*June Proffitt, Municipal Clerk*