

**CARNEYS POINT TOWNSHIP MEETING
SPECIAL MEETING MINUTES
JULY 6, 2022**

The Special 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, Dowe, Bomba and Brown. Mr. Dennis was not in attendance. Also at the meeting was Police Chief VanNamee, 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 said he had no report for the Public Works Department for tonight's meeting. He mentioned a ground breaking ceremony at 30 N. Golfwood Ave. Mr. Bomba mentioned the new fire truck is up and running.

Mr. Dowe mentioned National Night Out on August 2nd in Dunns Park.

Mr. Pelura spoke of the Dog Park. He said it is being worked on. There have been some delays due to shipping of items. But some items are here and being held at Public Works.

Motion to accept **Department Reports** was made by Mr. Dowe, 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 \$355, 035.27**. Motion was made by Mr. Pelura, seconded by Mr. Bomba and all were in favor.

RESOLUTION 2022-162

APPOINTING BONNIE KELLY AS HEALTH INSURANCE ADMINISTRATOR

Mr. Pelura motioned to approve the appointment of Bonnie Kelly as Health Insurance Administrator effective July 1st, seconded by Mr. Dowe and a unanimous vote was taken.

RESOLUTION 2022-163

APPOINT JUNE PROFFITT AS SAFETY CLAIMS COORDINATOR

Mr. Pelura motioned to approve appointment of June Proffitt as Safety Claims Coordinator, seconded by Mr. Dowe and a unanimous vote was taken.

RESOLUTION 2022-164

AUTHORIZE PURCHASE OF POSTAGE METER

Motioned by Mr. Bomba to authorize the purchase of a postage meter for 60 months at \$143.47 per month, seconded by Mr. Dowe and a unanimous vote was taken.

RESOLUTION 2022-165

**ONE YEAR EXTENSION OF CONTRACT WITH CANNON SOLUTIONS AMERICA
INC. FOR LEASE OF COPY MACHINES**

Mr. Bomba motioned to approve the one-year extension of the copy machine lease with Cannon Solutions America Inc, seconded by Mr. Dowe. A unanimous vote was taken.

RESOLUTION 2022-166

APPOINT SESAL CONDE, JR. AS A PART-TIME SEASONAL LABORER

Motioned by Mr. Bomba to approve the hire of Sesal Conde, Jr. as a Part-Time Seasonal Laborer in the Public Works Dept. Seconded by Mr. Dowe and a unanimous vote was taken.

RESOLUTION 2022-167

APPOINT COREY ASHTON HILL AS A PART-TIME SEASONAL LABORER

Motioned by Mr. Bomba to approve the hire of Corey Ashton Hill as a Part-Time Seasonal Laborer in the Public Works Dept. Seconded by Mr. Dowe and a unanimous vote was taken.

RESOLUTION 2022-168

AUTHORIZING EXECUTION OF CONDITIONAL DESIGNATION AND INTERIM COST AGREEMENT WITH CP LAND NORTH, LLC FOR KELLY LOGISTICS PARK /CASSADAY

Motioned by Mr. Bomba to approve the execution of the Conditional Designation and Interim Cost Agreement with CP Land North, LLC for Kelly Logistics Park/Cassady. Mr. Brown seconded and a unanimous vote was taken.

RESOLUTION 2022-169

AUTHORIZE CHANGE IN SIGNERS ON ALL BANK ACCOUNTS

Mr. Pelura motioned to approve the change in signers on all Township Bank Accounts. Seconded by Mr. Bomba and a unanimous vote was taken.

Introduction of Ordinance 1007

ORDINANCE 1007

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE 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.

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

Final reading of ordinances 1005 and 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 opened the Ordinance up for questions or comments from the Public, with none this portion was closed and Mr. Bomba motioned to adopt, seconded by Mr. Dowe and a unanimous roll call 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.

Mayor Brown opened the Ordinance up for questions or comments from the Public, with none this portion was closed and Mr. Bomba motioned to adopt, seconded by Mr. Brown and a unanimous roll call vote was taken.

Under **Correspondence**: Mayor Brown mentioned receiving a letter from Bethanne McCarthy Patrick, Assemblywoman 3rd District. It was thanking the Township for supporting Bill S-330/A-3804. Mayor Brown said for years the State took the Energy Tax Receipts from Municipalities. This is requesting to get the money back for municipalities to use.

*Mayor Brown received a letter from the Board of County Commissioners on new Lead Based Paint Inspection Laws.

Under **Old Business** Mayor Brown spoke on a Performance Bond Release for 826 Harding Highway Block 250, Lot 3. Mr. Bomba motioned to release the Bond, seconded by Mr. Brown and all were in favor.

New Business, Mayor Brown mentioned a request from Mr. Santogrossi to paint the Municipal Building using remaining Capital money. Mr. Bomba agreed to painting, seconded by Mr. Pelura and all were in favor.

*Redevelopment Presentation by CP Land North, LLC. Clint Allen of Archer Greiner mentioned this property will house 4 separate warehouses called Kelly Logistic Park North. He discussed the improvement to the intersection by moving Quillytown Road 45 degrees. Mr.

Bomba asked if they were going to be built all at once. Mr. Allen said first the big one by Route 40 then work back to the other three heading towards Pointers Auburn Road. There was discussion on the roads and the development taking custody of them eventually.

*Next, Mr. Allen discussed RG Carneys Point, LLC at Forest Lane. There will be two warehouses on this property. He said they are 1.1 million square feet. He mentioned reconstruction and redesign of traffic at Route 40 and Route 48. The discussion continued with the Committee. When all was satisfied the presentation ended.

*Lastly, A few Gentlemen came forward to discuss a conceptual Plan for a warehouse on Soders Raod Block 246, Lot 16.01. They handed out a print showing what they are looking at putting in. Mayor Brown said this is their beginning and instructed them to exchange cards with Mr. Carney our Redevelopment Attorney. They said this is across from the Comfort Inn.

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

Chad Everwine of E. Mill St. Pedricktown presented his approved Cannabis licensae form the State to the Mayor. He said this is a Conditional license and they are looking for a place to work from. Mr. Everwine said they have 165 days to find a location.

Angel Ramos of Fenton Drive discussed the upkeep of the basin. He said there are trees growing and weeds. Mayor Brown said he spoke to the Engineer and not to remove the trees. Mayor Brown said they only cut the grass only twice a year. Mr. Ramos said they are not cutting all of the grass only part and less each year. Mr. Pelura said it is supposed to be all within the fence. Also, the grass should be cut more often. Mr. Bomba said he will speak to Public Works tomorrow.

Eleanor Washington Sandy Ridge Apts. again thanked Mr. Allen for choosing Carneys Point to build. This will help with jobs in this area.

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 2022-170

EXECUTIVE SESSION

A motion was made by Mr. Dowe and seconded by Mr. Bomba to convene into Executive Session. A unanimous vote was taken. The regular meeting ended at 6:40 pm.

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 7:33 pm with the following action taking place.

RESOLUTION 2022-171

AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE TOWNSHIP OF CARNEYS POINT AND CP LAND NORTH, LLC. Before the vote Ms. Kanaplue, Planner discussed the package she received form Archer on this property. She said the property is located within the Redevelopment Area and consistent with the Redevelopment Plan. Motioned on by Mr. Bomba, seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2022-172

RESOLUTION DETERMINING THAT THE DEVELOPMENT PLANS OF CP LAND NORTH, LLC AS DESCRIBED HEREIN ARE MATERIALLY ONSISTENT 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.

RESOLUTION 2022-173

AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE TOWNSHIP OF CARNEYS POINT AND RG CARNEYS POINT, LLC.

Motioned on by Mr. Bomba, seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2022-174

RESOLUTION DETERMINING THAT THE DEVELOPMENT PLANS OF RG CARNEYS POINT, LLC AS DESCRIBED HEREIN ARE MATERIALLY CONSISTENT WITH THE REDEVELOPMENT PLAN, THE KELLY FARM AMENDED REDEVELOPMENT PLAN, AND REDEVELOPMENT AGREEMENT SUFFICIENT TO PROCEED TO THE PLANNING BOARD SUBJECT TO FULL EXECUTION OF THE REDEVELOPMENT AGREEMENT. Ms. Kanaplue discussed a letter sent today on the subject property which is located within Redevelopment Area. She said revised plans updated recreational, landscaping improvements. This too is consistent with the Redevelopment Plan. Mr. Bomba made the motion, seconded by Mr. Dowe 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. Dowe. Motion passed with four affirmative votes. Meeting adjourned at 7:40 p.m.

Approved: 7-20-2022



June Proffitt, Municipal Clerk