

**CARNEYS POINT TOWNSHIP MEETING
REGULAR MEETING MINUTES
AUGUST 17, 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, J. Santogrossi-Public Works Manager, 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.

Mayor Brown said we are starting with a presentation on **Delaware View Apartments** by Ron Rukenstein. Keith Davis Attorney for the project spoke to the committee. He had a display of the new project for view. Dale Boston, Engineer for the project spoke about the project also. Mr. Davis mentioned this is an 88 unit moderate-and low-income apartment building. There will be One-Two-and, three-bedroom apartments on each floor. One apartment will be for the maintenance manager. The building is five stories with plenty of parking some even underground. Also, there will be 18 charging stations. Ms. Kanaplue discussed a letter from Bach Associates, PC dated August 8th that states they are satisfied that the plans are consistent with the Redevelopment Plan. Mr. Cosaboon said it is consistent with the Redevelopment Plan from the Engineers perspective. Someone asked about solar panels on the building. Mr. Rukenstein said if there is enough money, they may put them on the roof but it has not been determined. Mr. Dowe asked about the road? Will it be expanded. Mr. Rukenstein said this will have to be discussed with the Township. He said there will be a traffic study done. Mayor Brown opened the meeting up for public questions or comments.

Martin Cleary of Broad St. said he thought this was voted down in the past. Mr. Rukenstein said it was approved prior but there were other circumstances that kept it from being built.

Patty Bomba of Hawks Bridge Rd. the original project with handicapped accessible is this one. Mr. Rukenstein said yes, it is.

David Lacovy of Lanning & 6th Ave. asked if Lanning Ave. will be expanded. There will be a light put in for traffic.

With no more questions from the public this portion was closed. Mayor Brown thanked them for the presentation and they left the meeting.

RESOLUTION 2022-208

DETERMINING THAT THE DEVELOPMENT PLANS OF DELAWARE VIEW APARTMENTS, LP 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. Dowe made the motion to approve the resolution, seconded by Mr. Dennis and a unanimous vote was taken with Mr. Brown abstaining from the vote.

Committee Departmental Reports; Mr. Dennis said he had no report for this meeting.

Mr. Bomba mentioned the fees collected by the Construction Code Office this past month. He said he had no report for the Fire/Rescue Dept. Lastly, he said there is work going on W. Quillytown Rd. where there was a sink hole.

Mayor Brown said the Township is replacing all playground equipment at the Recreation Complex. A light pole had to be moved.

Mr. Dowe said he has been receiving phone calls from people who reserved the park for personal events, about the playground equipment being gone. He asked is the Clerk's Office could reach out to everyone on the list and let them know the playground is being replaced. He mentioned National Night Out as being a success. The Recreation Commission handed out popcorn and water ice. On September 17th and 18th, the Recreation Commission will be holding the free Community Yard Sale.

Mr. Pelura said he had no reports for tonight's meeting.

Motion was made by Mr. Bomba 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 \$963,123.15**. Motion was made by Mr. Pelura, seconded by Mr. Bomba and all were in favor.

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

Mr. Bomba motioned to approve the regular Committee meeting **minutes from July 20, 2022**, seconded by Mr. Dennis and all were in favor.

RESOLUTION 2022-186

EXCLUDE PARCEL FROM 2022 TAX SALE

Mr. Dennis motioned to approve excluding Block 241, Lot 8 Q-Farm from the 2022 Tax Sale due to the property is pending in State Tax Court Appeal to correct property classification and assessment. Seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2022-187

REFUND OVERPAYMENT OF 2022 TAX BILLING

Motioned by Mr. Dennis to approve the refund of \$310.07 for Block 230, Lot 18 Q-Farm due to overpayment, seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2022-188

EXCLUDE PRIOR YEAR RESIDENTIAL SEWER CHARGES FROM TAX SALE

Mr. Dennis motioned to approve the exclusion of prior year residential sewer charges from the 2022 Tax Sale due to failure to implement a mandatory installment plan for sewerage payments, seconded by Mr. Pelura. Mr. Telsey stated this was a new rule for delinquent accounts and the Sewer Authority is working it out. He said they are going to wait until 2023 to see how this works. A unanimous vote was taken.

RESOLUTION 2022-189

CANCEL FINAL 2022 TAX BILLED FOR 100% TOTAL DISABLED VETERAN

Mr. Dennis motioned to approve the cancelation of 2022 tax bill for Bk 66, Lot 11 due to 100% Total Disabled Veteran Exemption as of Feb. 2, 22. Seconded by Mr. Pelura and a unanimous vote was taken.

Ms. Kanaplu discussed the property in question. She stated our Redevelopment Plan would have to be amended to include warehouses in Sub Area 3. She discussed two options. One amends the 2009 Redevelopment Plan to allow for this warehouse. Two prepare an amendment to the 2009 Redevelopment Plan to allow warehouses as a permittee use in Sub Area 3 in its entirety. Mr. Dennis said this is a residential area and he will not support this warehouse. Mr. Pelura mentioned the many problems with Soders Road including drainage.

RESOLUTION 2022-190

AUTHORIZE EXECUTION OF CONDITIONAL DESIGNATION AND INTERIM COST AGREEMENT WITH CARNEYS POINT DEVELOPMENT ASSOCIATES, LLC

Motioned by Mr. Brown to approve the Conditional Designation and Interim Cost Agreement with Carneys Point Development Associates, LLC. Seconded by Mr. Bomba and roll call was as

follows: Mr. Dennis, Mr. Pelura and Mr. Dowe voting no while Mr. Bomba and Mr. Brown voting yes. The resolution fails.

RESOLUTION 2022-191

GRANTING CONSENT TO THE SEWERAGE AUTHORITY FOR ISSUANCE OF DEBIT TO FINANCE THE COSTS OF A REFUNDING PROJECT

Mr. Pelura made a motion to grant consent to the Sewerage Authority for the Issuance of Debit to Finance the Cost of a Refunding project, seconded by Mr. Bomba and a unanimous vote was taken.

RESOLUTION 2022-192

AUTHORIZE AN EMERGENCY PURCHASE

Mr. Bomba made a motion to authorize the emergency purchase to WJV General Contractors, LLC for the repair of W. Quillytown Road sink hole. Seconded by Mr. Dowe and a unanimous vote was taken with Mr. Pelura abstaining from the vote.

RESOLUTION 2022-193

INSERTION OF A SPECIAL ITEM OF REVENUE INTO THE 2022 BUDGET

Mr. Pelura made a motion to insert a special item of revenue into the 2022 budget under the caption of "Municipal Alliance Grant" in the amount of \$3,953.00. Seconded by Mr. Bomba and a unanimous vote was taken.

RESOLUTION 2022-194

INSERTION OF AN ITEM OF REVENUE INTO THE 2022 BUDGET

Motion was made by Mr. Pelura to authorize the insertion of an item of revenue into the 2022 budget under the caption, "Recycling Tonnage Grant" in the amount of \$22,456.94, seconded by Mr. Dowe and a unanimous vote was taken.

RESOLUTION 2022-195

REFUNDING POLICE EXPLORER PROGRAM FEES

Mr. Dowe made a motion to authorize a refund of \$20.00 for each child who signed up for the Police Explorer's program. Seconded by Mr. Bomba and a unanimous vote was taken.

RESOLUTION 2022-196

CANCEL 2022 TAX BILLED FOR 100% TOTAL DISABLED VETERAN

Motion made by Mr. Dennis, seconded by Mr. Pelura to approve the cancelation of Block 92, Lot 4 billed taxes in the amount of \$1,818.06 due to 100% total disabled veteran Exemption as of July 11, 2022. A unanimous vote was taken.

RESOLUTION 2022-197

CANCEL 2022 TAX BILLED FOR 100% TOTAL DISABLED VETERAN

Motion made by Mr. Dennis, seconded by Mr. Pelura to approve the cancelation of Block 132, Lot 6 billed taxes in the amount of \$1,625.18 due to 100% total disabled veteran Exemption as of July 1, 2022. A unanimous vote was taken.

RESOLUTION 2022-198

REFUND TAXES PAID TO TOTAL DISABLED VETERAN

Mr. Dennis motioned to refund Wells Fargo \$862.58 for Bk 92, Lot 4 due to 100% Totally Disabled Veteran Exemption, seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2022-199

RESCINDING SALEM SPIRIT SHOPPERS, LLC FROM RESOLUTION 22-143

Motioned was made by Mr. Bomba to rescind the approval of Salem Spirit Shoppers from the resolution 2022-143 due to not completing the State process, seconded by Mr. Dennis and a unanimous vote was taken.

RESOLUTION 2022-200

AUTHORIZE CHANGE ORDER #1 FOR 2021 ROAD MAINTENANCE PROGRAM

Mr. Bomba made a motion to approve the Change Order #1 in the decreased amount of \$49,867.24 to Landberg Construction, LLC, seconded by Mr. Dennis and a unanimous vote was taken.

RESOLUTION 2022-201

PARTIAL PAYMENT #2 TO LANDBERG CONSTRUCTION, LLC

Motioned by Mr. Bomba to approve the partial payment #2 to Landberg Construction, LLC in the amount of \$278,407.68 for the 2021 Road Maintenance program, seconded by Mr. Dennis and a unanimous vote was taken.

RESOLUTION 2022-202

PARTIAL PAYMENT TO THINK PAVERS HARDSCAPING, LLC

Motion made by Mr. Bomba to authorize partial payment #1 in the amount of \$113,141.00 to Think Pavers Hardscaping, LLC for work on the playground at the Recreation Complex. Seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2022-203

CHANGE ORDER #1 FOR N DUPONT ROAD PHASE II ROADWAY IMPROVEMENT

Mr. Bomba made a motion to approve Change Order #1 in a decreased amount of \$6,497.17 to Paving Plus, LLC, seconded by Mr. Dennis and a unanimous vote was taken.

RESOLUTION 2022-204

PARTIAL PAYMENT #1 PAVING PLUS, LLC

Motioned by Mr. Bomba to authorize partial payment #1 to Paving Plus, LLC for N. Dupont Rd, Phase II Roadway Improvement in the amount of \$230,406.78, seconded by Mr. Dowe and a unanimous vote was taken.

RESOLUTION 2022-205

CONDITIONALLY AUTHORIZING EXECUTION OF A CERTIFICATE OF COMPLETION WITH COURSES LANDING URBAN RENEWAL, LLC

Mr. Bomba motioned to approve the conditional execution of a certificate of completion with Courses Landing Urban Renewal, LLC, seconded by Mr. Dowe and a unanimous vote was taken.

RESOLUTION 2022-206

APPROVING PERFORMANCE BOND (Safety and Stabilization)

Motion made by Mr. Bomba to approve the Performance Bond for CT Clean-Carneys Point, LLC, seconded by Mr. Dowe and a unanimous vote was taken.

Mayor Brown made a **Mayoral Appointment** of John Ashcraft as the Deputy Emergency Management Coordinator for Carneys Point Township.

Introduction of Ordinance

ORDINANCE 1008

AN ORDINANCE AMENDING THE 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

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

Correspondence: Mayor Brown mentioned the resignation letter from Alex Moore from Public Works Dept effective August 15th. Motion to approve the resignation was made by Mr. Bomba, seconded by Mr. Dennis and all were in favor.

Resignation letter from Teresa L. Walker as Secretary to the Recreation Commission. Motion to accept the resignation was made by Mr. Dowe, seconded by Mr. Pelura and a unanimous vote was taken.

Erykah Walker-Gross also sent in a resignation letter from the Recreation Commission as Alternate. Motion was accepted by Mr. Dowe, seconded by Mr. Pelura and a unanimous vote was taken. Mayor Brown said Ms. Erykah Walker will be taking the Secretary position until 12/31/2022 on the Recreation Commission.

Mayor Brown mentioned receiving a letter from Kathy Smalley with Friends of the Pennsville Public Library discussing the officer to service residents in Carneys Point for a fee of \$43,920.00 per year. The letter also states they could go as low as \$27,845 per year with the residents paying more for a membership. The Mayor will respond back to her.

Mayor Brown mentioned a letter from the Salem County Board of County Commissioners regarding Wind Institute support. After discussion the Committee decided to support this with a resolution at the next meeting.

Under **Old Business** Mayor Brown mentioned this was heard earlier in the meeting. Under **New Business**, Mr. Santogrossi asked permission to change the trash collection ordinance. He mentioned the cost of tires being taken to the landfill. He requested to increase all tires to \$5.00 from \$2.00. Mr. Bomba motioned to authorize the Ordinance, seconded by Mr. Dennis and all were in favor.

Ms. Kanaplue discussed with the Committee the need to increase the amount of money by \$5,000 for planning services related to Fair Share Affordable Housing efforts. She mentioned this round for COAH ending in 2025, then will start the next round. Mr. Dowe motioned to approve the request, seconded by Mr. Bomba and a unanimous vote was taken.

Chief VanNamee mentioned the contracts with Dispatch for 911 will be up soon. The Chief also mentioned problems with internet due to downloading body cameras. He said he spoke to our Computer Company and was told the Police Department should separate the internet so they have their own line.

Mayor Brown mentioned the Salem Courthouse will be closing until February of 2023 for remodeling.

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

Martin Cleary of Broad St. thanked Mr. Dennis for not voting for another warehouse on Soders Road. He feels the Committee should have considered not putting one on Golfwood Ave.

Eleanor Washington Sandy Ridge Apts. thanked Mr. Santogrossi for removing the chair on Virginia Ave. even though it was in Pennsgrove.

Patty Bomba of Hawks Bridge Rd. mentioned the play ground equipment is down. She did not realize the swing set would be taken down also. If she had known she would have asked for the handicapped swing to give to someplace else. She was not happy that there was no community input with doing the playground. She asked about the memorial pavers. She was told they are supposed to be staying.

Andrew Ramos mentioned the overgrowth around Fenton Drive retention pond. Mr. Bomba said he dropped the ball. He was supposed to address this to the Public Works Dept and did not get around to doing it. Mr. Ramos said since 2005 he has been complaining about the retention pond. Mr. Ramos said in the past the grass was cut and the trees removed but it has been getting worse every year with upkeep. Mr. Santogrossi said he is short men and is doing the best he can. Mr. Ramos mentioned only having two aerators not three. Mr. Santogrossi said one burned out so the engineer said two is plenty.

Larry Bryant of Oak Lane asked about how long can trash be put out ahead of collection. Mr. Santogrossi said the day before and put back away by the day after.

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 2022-209
EXECUTIVE SESSION

A motion was made by Mr. Pelura and seconded by Mr. Dowe to convene into Executive Session. A unanimous vote was taken. The regular meeting ended at 7:19 pm.

A motion was made by Mr. Bomba reconvene in regular session, seconded by Mr. Dowe and all was in favor. The regular meeting reconvened at 8:35 pm with the following action taking place.

Mr. Dowe made a motion to authorize the Solicitor to draw up a contract for Heaven Scent is Made for You for janitorial services, seconded by Mr. Bomba and all were in favor with Mr. Dennis abstaining.

Mayor Brown said he is going to speak to the CFO to get the salary ordinance updated to include the Assistant to the Planning Board. Also, to let Casey English know she will be hired at the next meeting.

With no further business to discuss, a motion was made by Mr. Bomba to adjourn and seconded by Mr. Dennis. Motion passed with five affirmative votes. Meeting adjourned at 8:38 p.m.

Approved: 9-21-2022


June Proffitt, Municipal Clerk