

**CARNEYS POINT TOWNSHIP MEETING
REGULAR MEETING MINUTES
SEPTEMBER 7, 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 was not in attendance. Also at the meeting was Police Chief D. VanNamee, Clerk J. Proffitt, and A. Telsey- Solicitor. The meeting was also presented virtually. S. Cosaboon, Engineer and B. Carney were online.

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.

Departmental Reporting Mr. Dennis said he had no report for this meeting.

Mr. Bomba mentioned no reports for the Fire Department and Construction Office. He mentioned the work on W. Quillytown Road was continuing from the sink hole in the road.

Mr. Pelura mentioned that the Finance Office is running well with all new people.

Mayor Brown read a report from Mr. Dowe. It stated that the Court Administrator writting there is a need for the Township to have bi-lingual forms made and interpretation for non-court departments. The letter read she could get a quote on how much is would cost to translate our forms to Spanish. The Chief of Police had no reports to give.

Mr. Cosaboon mentioned the installer for the playground should be out on Monday. Mr. Pelura asked about the payment #2. What have they done, they have not been on site for three weeks. Mr. Cosaboon said moving a light pole and staging the site.

Mr. Bomba motioned to approve the reports, seconded by Mr. Dennis and all were in favor.

Mayor Brown mentioned that all properly audited vouchers are being paid in the amount of \$259,444.34. Mr. Pelura made a motion to approve the bill list, seconded by Mr. Bomba and all were in favor.

RESOLUTION 2022-210

APPOINT ASHLEY CRIST AS PETTY CASH CUSTODIAN

Mr. Pelura made a motion to approve the appointment of Ashley Crist as the Petty Cash Custodian, seconded by Mr. Dennis and a unanimous vote was taken.

RESOLUTION 2022-211

HIRE CASEY ENGLISH AS PRINCIPAL TECHNICAL ASSISTANT, MUNICIPAL HOUSING LIAISON, ASSISTANT PLANNING BOARD SECRETARY

Motioned was made by Mr. Bomba to hire Casey English as Principal Technical Assistant, Municipal Housing Liaison and Assistant Planning Board Secretary. Seconded by Mr. Dennis and a unanimous vote was taken.

RESOLUTION 2022-212

APPROVING JANITORIAL SERVICES CONTRACT

Mr. Dennis made a motion to approve the contract with Allie’s Heaven Scent Cleaning Services, LLC. Seconded by Mr. Bomba and a unanimous vote was taken.

RESOLUTION 2022-213

APPOINT CASEY ENGLISH AS MUNICIPAL HOUSING LIAISON FOR COAH

Mr. Bomba motioned to approve the appointment of Casey English as MLH for COAH. Seconded by Mr. Dennis and a unanimous vote was taken.

RESOLUTION 2022-214

REFUND BK 132, LOT 6 TAX BILL FOR TOTAL DISABLED VETERAN

Motion was made by Mr. Dennis to authorize a refund to Corelogic for \$812.59, due to Total Disabled Veteran Exemption. Seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2022-215

REFUND 8 VARIOUS PROPERTIES DUE TO DUPLICATE PAYMENTS

Mr. Dennis motioned to refund Corelogic in the amount of \$9,484.50 for the 8 properties that had duplicate payments. Seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2022-216

WELLS FARGO REFUND FOR DUPLICATE TAX PAYMENT

Mr. Dennis motioned to refund Wells Fargo Bank \$860.72 due to duplicate payment for Bk 42, Lot 15. Seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2022-217

REFUND TAX BILLING DUE TO PROPERTY BEING SOLD

Motioned by Mr. Dennis to refund \$48,360.13 to Vesper Opportunity Fund due to Bk 55, Lot 14 being sold. Seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2022-218

SUPPORT DESIGNATED HOME OF WIND INSTITUTE

Mr. Bomba made a motion to approve the supporting resolution for the City of Salem being the location of the Wind Institute. Seconded by Mr. Dennis and a unanimous vote was taken.

RESOLUTION 2022-219

HIRE ZACHARY MARANZANO AS FULL-TIME IN PUBLIC WORKS

Motioned on by Mr. Bomba to authorize the hiring of Zachary Maranzano as full-time in the Public Works Department. Seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2022-220

HIRE SESAL CONDE AS FULL-TIME IN PUBLIC WORKS

Motioned on by Mr. Bomba to authorize the hiring of Sesal Conde as full-time in the Public Works Department. Seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2022-221

AUTHORIZE PMT #2 TO THINK PAVERS HARDSCAPING, LLC

Mr. Bomba motioned to approve the payment #2 to Think Pavers Hardscaping, LLC for the Recreation Complex Playground improvements in the amount of \$28,150.50. Seconded by Mr. Dennis and a unanimous vote was taken.

Second reading and public hearing of 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. Mayor Brown opened this ordinance up for public comments and questions. With none this portion was closed. No motion or second was given so the Ordinance failed.

Introduction of Ordinances ORDINANCE 1009

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. Mayor Brown mentioned this amendment corrects the salaries. Motion to introduce was made by Mr. Pelura, seconded by Mr. Bomba and all were in favor.

ORDINANCE 1010

AN ORDINANCE OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF CARNEYS POINT, COUNTY OF SALEM, STATE OF NEW JERSEY, AMENDING CHAPTER 212 ENTITLED 'ZONING' OF THE CODE OF THE TOWNSHIP OF CARNEYS POINT. Mr. Bomba motioned to introduce, seconded by Mr. Dennis and a unanimous vote was taken.

Under **Correspondence:** Mayor Brown mentioned a letter from the Salem County Engineer's Office stating they will no longer have a booth at the Salem County Fair for its stormwater permit requirements, each municipality is responsible for their own permits.

Mayor Brown mentioned a letter of resignation from Cody Johnson in Public Works. Mr. Pelura motioned to accept the resignation, seconded by Mr. Bomba and all were in favor. Mr. Pelura mentioned he also would like to be paid for his unused vacation time. He motioned to authorize the payment once verified by the Finance Office, seconded by Mr. Brown and all were in favor.

Mayor Brown mentioned a letter from Linda Jones Clerk in the Finance Office will be taking a leave of absence Starting October to April 2023. Mr. Bomba motioned to accept, seconded by Mr. Dennis and all were in favor.

Under **Old Business:** Chief VanNamee addressed a proposal for Internet Service. He said he spoke to our IT person who recommends the Internet being split due to the demand on the system from our body cameras. Currently the Township has one system, this proposal is for two systems and will save the Township \$6,500 over the three-year contract. The Committee all agreed and thanked the Chief for a job well done.

New Business: Mayor Brown mentioned a Construction Agreement through TRIAD for 113 Lupine Lane for the Housing Rehabilitation program in the amount of \$21,760.00. Mr. Pelura said he will approve this once the Finance Office verifies how much money is in this grant and it can be paid. Seconded by Mr. Bomba and all were in favor.

Mayor Brown introduced Clint Allen Esquire for CP Land North, Kelly Logistics Park Cassady. He said this is the farm stand on Rt. 40 and Quillytown Rd. Mr. Allen said this will help with many safety concerns in that area. The road will be reconstructed to a light on Rt. 40. Also, he

mentioned the parking lot will be paved with parking spaces and spaced in the back for trucks to unload. Mr. Pelura asked where will Quillytown be relocated. Mr. Allen said to the East and will end at a traffic light. This is all under DOT review. Ms. Kanaplue who was in attendance said she had questions but revisions were made. She mentioned Jones Lane as being protected due to it being someone's driveway. She said she feels it is consistent with Redevelopment Plan. Mr. Cosaboon said they feel it is consistent with the Redevelopment Plan.

Public Participations:

James nephew of Mary Boysen of 637 Soders Road mentioned at the last meeting a ware house off Soders Road was turned down by the Township Committee. Mr. Dennis said he mentioned the traffic on the road was his reason. Soders Road is a very narrow road and he did not feel the truck traffic would be a good thing. Mayor Brown said they are still moving forward and going to the Planning Board. Mr. Pelura clarified that they turned down the study to put this property in the Redevelopment Area. Mr. Bomba said the Township did not want to incur the cost of road upgrades. He also mentioned the apartment building and a handicapped housing center is located on Soders Road.

Eleanor Washington of Sandy Ridge Apartments said she is looking forward to seeing all the changes being made by the fruit stand.

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

**RESOLUTION 2022-224
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 6.34 pm.

A motion was made by Mr. Bomba to reconvene in regular session, seconded by Mr. Pelura and all was in favor. The regular meeting reconvened at 7:53 pm.

RESOLUTION 2022-222

DETERMINING THAT THE DEVELOPMENT PLANS OF CP LAND NORTH, LLC. / KELLY LOGISTICS PARK-CASSADAY AS DESCRIBED HEREIN ARE MATERIALLY CONSISTENT WITH THE REDEVLEOPMENT 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. Motion to approve was made by Mr. Pelura, seconded by Mr. Bomba and a unanimous vote was taken.


RESOLUTION 2022-223

AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH CP LAND NORTH, LLC FOR KELLY LOGISTICS PARK CASSADAY

Mr. Bomba made a motion to approve the execution of the Redevelopment Agreement, seconded by Mr. Pelura 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. Pelura. Motion passed with three affirmative votes. Meeting adjourned at 7:55 p.m.

Approved: 9-21-2022


June Proffitt, Township Clerk