

**CARNEYS POINT TOWNSHIP MEETING  
REGULAR MEETING MINUTES  
JANUARY 19, 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 K. Mitchell CMFO, J. Santogrossi, Public Works, D. VanNamee Police Chief, J. Proffitt-Clerk, S. Cosaboon, Engineer 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 asked for the Carneys Point-Penns Grove U13 Soccer Team to come forward. They led the **Pledge of Allegiance to the Flag. Roll.**

Mayor Brown asked for the Boys to stay and he read Resolution 2022-36 Honoring the Carneys Point-Penns Grove U13 Soccer Team for winning their Flight 7 Championship. Mr. Pelura motioned to approve the resolution, seconded by Mr. Dowe and a unanimous vote was taken. Mayor Brown handed a copy to each boy and to the Coaches.

**Committee Departmental Reports;** Mr. Dennis said he had no report for this meeting but to say the resignation of the Tax Clerk is on the agenda for later in the meeting. Mr. Dennis motioned to approve the resignation and to advertise for this position, seconded by Mr. Pelura and all were in favor.

Mr. Bomba asked if Mr. Santogrossi had any reports for Public Works. Mr. Santogrossi said the LED lights have been changed both indoor and out for all buildings. He said they are waiting for the new HVAC system. Mr. Santogrossi said leaf collection season is complete. Leaves can now be bagged. Mr. Bomba mentioned a grant application for the Fire Department for a fire truck and ambulance. He said there is another application for funding the training of firemen. Mr. Bomba spoke on the Construction Code Office and the amounts they received this month.

Mayor Brown said he too had no reports for this meeting.

Mr. Dowe mentioned the Municipal Courts. He said there are still 5,000 cases pending due to COVID. There were 3 virtual court sessions in which almost 200 cases were seen. Mr. Dowe said also almost 300 tickets were written this month. As for the Recreation Commission they have not held a meeting yet this year. Their Reorganization meeting will be in February.

Mr. Pelura spoke on the Free Rabies Clinic this Saturday, January 22<sup>nd</sup> at the Fire House. The time will be from 9 am to 11 am with dogs going first and cats in the last half hour. Mr. Pelura said licenses can be purchased by residents only. Last year's licenses will expire on March 31<sup>st</sup> then there is a \$15.00 late fee.

Chief VanNamee said they received their two new police vehicles from 2021.

Mr. Cosaboon Engineer commented they will be advertising for repair of N. DuPont Road soon. He mentioned the contact all utilities to make sure no work needs to be done prior to repaving. He said the Electric Company wants to be invited to the preconstruction meeting. Mr. Cosaboon then addressed the playground at the Recreational Complex. A letter of award was issued to the lowest bidder.

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

Mayor Brown asked for a motion to approve **all properly audited vouchers in the amount of \$1,143,372.88**. 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. Dennis to accept **Monthly Committee Reports from December 2021**. All were in favor.

Mr. Pelura motioned to approve the regular Committee meeting **minutes from December 19, 2021**, seconded by Mr. Dennis and all were in favor with Mr. Dowe abstaining. Mr. Pelura motioned to approve the **Minutes from the Reorganization meeting held on January 6, 2022**, seconded by Mr. Dowe and all were in favor.

#### **RESOLUTION 2022-37**

##### **NEW BANK ACCOUNT FOR CP LAND NORTH MAJOR SITE PLAN**

Mr. Pelura motioned to approve the new bank account under “CP Land North-Major Site Plan”, seconded by Mr. Dennis and a unanimous vote was taken.

#### **RESOLUTION 2022-38**

##### **TRANSFER OVERPAID TAXES FROM 2021 TO 2022**

Motioned by Mr. Dennis to authorize the transfer of overpaid taxes due to an approved 2021 tax deduction for Block 45, Lot 6 in the amount of \$250.00. Seconded by Mr. Pelura and a unanimous vote was taken.

#### **RESOLUTION 2022-39**

##### **ADOPTING TECHNOLOGY RISK MANAGEMENT STANDARDS-TIER ONE**

Motioned by Mr. Bomba to adopt Technology Risk Management Standards in compliance with the NJ Municipal Excess Liability Joint Insurance Fund’s Cyber Risk Mgt Plan’s Tier One Requirements. Seconded by Mr. Dowe and a unanimous vote was taken.

#### **RESOLUTION 2022-40**

##### **ADOPTING TECHNOLOGY RISK MANAGEMENT STANDARDS-TIER TWO**

Mr. Bomba motioned to approve the adoption of Technology Risk Management Standards in compliance with the NJ Municipal Excess Liability Joint Insurance Fund’s Tier-Two Cyber Risk Mgt Plan’s. Seconded by Mr. Dowe and a unanimous roll vote was taken.

#### **RESOLUTION 2022-41**

##### **ADOPTING TECHNOLOGY RISK MANAGEMENT STANDARDS-TIER THREE**

Mr. Bomba motioned to approve the adoption of Technology Risk Management Standards in compliance with the NJ Municipal Excess Liability Joint Insurance Fund’s Tier-Three, seconded by Mr. Dowe and a unanimous vote was taken.

#### **RESOLUTION 2022-42**

##### **APPLICATION FOR COMMUNITY FACILITY GRANT PROGRAM FUNDING**

Motioned by Mr. Bomba to approve the filing of an application for Community Facility Grant Program Funding to the US Dept of Agriculture-Rural Development for a fire apparatus. Seconded by Mr. Dennis and a unanimous vote was taken.

#### **RESOLUTION 2022-43**

##### **DESIGNATING BLOCKS AND LOTS FOR THE COMMERCIAL CORRIDOR**

Mr. Pelura said he does not agree with this resolution as written. On October 20<sup>th</sup>, 2021 the Township approved to have Block 240, Lots 4 & 5 added to the list of properties in the redevelopment study. Mr. Pelura made a motion to not accept the resolution as written, seconded by Mr. Dennis. Roll call was as follows to not accept this resolution. Mr. Dennis, Pelura and Dowe voted yes while Mr. Bomba and Brown voted no. Mr. Pelura made the recommendation to add the two parcels to the resolution. Brad Carneys Redevelopment Attorney read a statute where the Committee can remove a property but cannot add a property.

He said the resolution will have to be amended with a different Planner to add the two properties. He also suggested to approve this resolution as is and then bring back the two parcels. Mayor Brown gave his opinion on the situation. He does not want all the work to go by the way side. He said businesses are coming here and this may derail them. It was stated to send this back to the Planning Board or adopt as it is. Mr. Pelura said he wants the two parcels to be added. Ms. Kanaplue, Township Planner said the Township could look at the Master Plan and rezone that area. She said the Planning Board did look at those two parcels and chose to not put them in. Mr. Pelura explained this property is surrounded by warehouses. Mr. Bomba said it would be costly to the Township to add. Mr. Pelura said this property makes sense for the location and financial advantage. Mayor Brown said this could jeopardize what we have and this would be a waste of a year of planning. Mr. Carney said this was active farmland where none of the other 140 properties were active farmland. Mr. Dowe commented he wants the properties to go before the Planning Board but does not want to delay this resolution any further. Mr. Dowe made a motion to send the two properties (Block 240 Lots 4 & 5) back to the Planning Board with a new Planner for re-evaluation. Seconded by Mr. Bomba and the vote was as follows: Mr. Dennis and Pelura voting no. Mr. Dowe, Mr. Bomba and Mr. Brown voted yes. There was a motion to rescind the prior vote on **Resolution 2022-43**. Motion was made by Mr. Bomba, seconded by Mr. Dowe and roll call vote was as follows: Mr. Dennis and Pleura voting no, while Mr. Dowe, Mr. Bomba and Mr. Brown voting yes.

**RESOLUTION 2021-44**

**HIRE TEVIN J. SHAW AS PART-TIME SEASONAL LABORER**

Mr. Bomba motioned to approve the hiring of Tevin Shaw as a part-time Seasonal Laborer in Public Works, seconded by Mr. Dennis and a unanimous vote was taken.

**RESOLUTION 2021-45**

**HIRE STEVEN W. GOULD AS PART-TIME SEASONAL LABORER**

Mr. Bomba motioned to approve the hiring of Steven Gould as a part-time Seasonal Laborer in Public Works, seconded by Mr. Dennis and a unanimous vote was taken.

**RESOLUTION 2021-46**

**HIRE ANDREW G. MILLIS AS PART-TIME SEASONAL LABORER**

Mr. Bomba motioned to approve the hiring of Andrew Millis as a part-time Seasonal Laborer in Public Works, seconded by Mr. Dennis and a unanimous vote was taken.

**First reading of Ordinances:**

**ORDINANCE 990**

**AN ORDINANCE REVISING ZONING MAP.** Mr. Bomba made a motion to approve the introduction of Ordinance 990, seconded by Mr. Dowe and all were in favor.

**ORDINANCE 991**

**AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A.40A: 4-45.14).** Motion to introduce was made by Mr. Dowe, seconded by Mr. Bomba and unanimous vote was taken.

Under **Correspondence** Mayor Brown mentioned the Police Lieutenants request to start contract negotiations. Their contract expired on December 31, 2021. Mayor Brown said he has asked for dates to get together.

Under **Old Business** Mr. Cosaboon discussed the award of the Playground project at the Recreation Complex. He said the low bidder was \$330,000. This will clear the site and purchase

and put up the new equipment. The time frame for this work is about 10 to 12 weeks. Mr. Dowe motioned to authorize the award, seconded by Mr. Bomba and all were in favor.

Mr. Cosaboon mentioned an authorization that the Solicitor has to sign for the Green Acres Grant. Mr. Bomba motioned for Mr. Telsey to sign the letter, seconded by Mr. Dowe and all were in favor. And lastly, Mr. Cosaboon requested to go out for bid for the N. DuPont reconstruction project. Mayor Brown motioned, seconded by Mr. Bomba and all were in favor.

Under **New Business** Ms. Mitchell addressed an addendum to the Phoenix Advisors, LLC contract. She said this is for them to review redevelopment projects, PILOTS and such. Mr. Pelura asked if they did this before. She said no, but this is an additional service. Mr. Carney added this was our Auditors recommendation. Motion to approve the Mayor sign was made by Mr. Bomba, seconded by Mr. Dowe and all were in favor.

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

Martin Cleary of Broad St. asked why was resolution 43 discussed. The Committee voted on it and it should stand. Mayor Brown said the resolution was approved as is and the two parcels will go to the Planning Board separately. Mr. Cleary asked why did the few members resign from the Planning Board only to have you put them back on. Mayor Brown said they were in the wrong spots. Mr. Cleary said all the cases they saw should be voided.

Fred DePalma of Harding Highway mentioned Bk 240, Lots 4 & 5 as being the owner of the properties. He said he appreciates the work Ms. Kanaplue did for his properties. He said he drove past some of the 140 other properties and some are agriculture. He said this property should have been included, you made a mistake. He said you are wasting an advantage. Mr. Pelura commented Amazon and the warehouse on Rt 48 use to be active farmland.

With no public questions or comments this portion was closed.

Mayor Brown asked for a motion to go into Executive Session.

#### **RESOLUTION 2022-47**

#### **EXECUTIVE SESSION**

A motion was made by Mr. Dowe and seconded by Mr. Bomba to reconvene into Executive Session. A unanimous vote was taken. The regular meeting ended at 7:14 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 9:45 pm.

Emily Gibbons of DPIF2 NJ6 Game Creek Road presented their plan for two warehouses. They reviewed with the Committee the primary drawings. Ms. Kanaplue said it is consistent with the Redevelopment Plan. The Block is 247, Lots 12 & 12.02. They are developing about 50 % of the property. It was asked about how long it will take to do both. They replied that they will be built at the same time in approximately 9 months to build.

#### **RESOLUTION 2022-48**

#### **AUTHORIZE THE EXECUTION OF A REDEVELOPMENT AGREEMENT BY AND BETWEEN CARNEYS POINT TOWNSHIP AND DPIF3 NJ6 GAME CREEK ROAD URBAN RENEWAL, LLC AND RELATED FINANCIAL GUARANTY AGREEMENT.**

Mr. Bomba made a motion to authorize the Mayor to execute the redevelopment Agreement, seconded by Mr. Dennis and a unanimous roll call vote was taken.

**RESOLUTION 2022-49**

**DETERMINING THAT THE PRELIMINARY SITE PLAN OF DPIF3 NJ6 GAME CREEK ROAD URBAN RENEWAL, LLC IS MATERIALLY CONSISTENT WITH THE REDEVELOPMENT PLAN AND REDEVELOPMENT AGREEMENT SUFFICIENT TO PROCEED TO THE PLANNING BOARD SUBJECT TO FULL EXECUTION OF THE REDEVELOPMENT AGREEMENT**

Motioned on by Mr. Bomba, seconded by Mr. Dowe to approve the forementioned preliminary site plan of DPIF3 NJ6 Game Creek Road in order for them to proceed to the Planning Board. A unanimous roll call vote was taken.

Mayor Brown left the meeting due to a conflict with the next discussion. Time was 9:58 PM.

Motion to go back into Executive Session was made by Mr. Bomba, seconded by Mr. Dennis and all were in favor at 9:59 Pm.

A motion was made by Mr. Dennis to reconvene in regular session, seconded by Mr. Pelura and all four were in favor. The regular meeting reconvened at 10:33 pm.

**RESOLUTION 2022-50  
RESOLUTION OF NEED**

Mr. Pelura made the motion to approve the resolution of need for 88 unites of affordable family rental housing project, seconded by Mr. Dennis and a unanimous vote was taken.

**RESOLUTION 2022-51  
WAIVING THE CONSTRUCTION FEES FOR AN AFFORDABLE HOUSING DEVELOPMENT BY DELAWARE VIEW APARTMENTS, LP**

Motioned by Mr. Dennis to approve waving the construction fees for an affordable housing development, seconded by Mr. Dowe and a unanimous vote was taken.

**RESOLUTION 2022-52  
APPROVE A PILOT AGREEMENT FOR DELAWARE VIEW APARTMENTS, LP**  
Motioned by Mr. Dowe, seconded by Mr. Dennis to approve the PILOT Agreement for Delaware View Apartments, LP for its Construction of an 88-unit Affordable Family Rental Project pursuant to HMFA requirements. A unanimous vote was taken.

Mr. Pelura made a motion to authorize Ms. Holm to put together the Ordinance for the Mandatory Fair Share Housing, seconded by Mr. Dowe and all were in favor.

Motion made by Mr. Dowe to have Ms. Kanaplue put together a cost proposal for amending the Housing Element as part of the Master Plan and Redevelopment Plan, seconded by Mr. Pelura and all were in favor.

With no further business to discuss, a motion was made by Mr. Dowe to adjourn and seconded by Mr. Pelura. Motion passed with four affirmative votes. Meeting adjourned at 10:40 p.m.

Approved: 2-2-2022

  
*June Proffitt, Municipal Clerk*