

**CARNEYS POINT TOWNSHIP MEETING
REGULAR MEETING MINUTES
FEBRUARY 16, 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 led the **Pledge of Allegiance to the Flag**. Roll call was taken.

Committee Departmental Reports; Mr. Dennis mentioned the PD5 Applications were mailed on January 20th and will be due on March 1st. This is for any property owner receiving a senior, disabled person or surviving spouse deduction on their tax bill. He said the Senior freeze forms will be mailed by the State around April 15th and are due by November 1st.

Mr. Bomba said there are multiple vehicles out for repair in the Fire/Rescue Department. A spring was ordered and has not come in yet for an ambulance. Hopefully can get soon and get the vehicles back on the road. Under the Code Office, Mr. Bomba mentioned there is no news on interviews for employees for open positions. Mr. Santogrossi gave an update on the sink hole on Jordan Ave. They had to uncover the catch basin and found a collapsed pipe. The gas company was called. Mr. Santogrossi said they have scheduled the repair to the pump station. Mayor Brown asked Chief VanNamee if he had a report, he mentioned the vehicle that was t-boned is at Bay Shore for repair. He said the two vehicles ordered for 2021 are coming in this week.

Mr. Dowe asked Mr. Cosaboon to discuss the delay in the playground equipment. Mr. Cosaboon said the time to start the playground improvements has been adjusted to late June early July due to Little League. All parties involved have been contacted. Mr. Dowe said the Recreation Commission are looking for volunteers to help with Township events. The meetings are the 2nd Wednesday of each month at 6:30 pm.

Mr. Pelura spoke on the Finance Budget meetings starting this Saturday at 8 am in the courtroom. He said they are open to the public and also virtual. There will be Budget meetings for the next four Saturdays; 19th, 26th in February and 5th and 12th of March.

Motion was made by Mr. Dowe to approve the **Committee Departmental Reports**, 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 \$1,647,322.58**. Motion was made by Mr. Pelura, seconded by Mr. Bomba 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 January 2022**. All were in favor.

Motion was made after the review of the **Administrative Compensatory time** to approve by Mr. Dowe, seconded by Mr. Bomba. All were in favor.

Mr. Bomba motioned to approve the regular Committee meeting **minutes from February 2, 2022**, seconded by Mr. Dennis and all were in favor.

**RESOLUTION 2022-63
TAX IDENTIFICATION STATEMENT**

Mr. Dowe motioned to approve the tax identification statement for the recycling tax of \$3.00, seconded by Mr. Dennis and a unanimous vote was taken.

**RESOLUTION 2022-64
TONNAGE GRANT APPLICATION**

Motioned by Mr. Bomba to authorize Public Works to send in the Tonnage Grant Application. Seconded by Mr. Dennis and a unanimous vote was taken.

**RESOLUTION 2022-65
CANCEL VESPER OPPORTUNITY FUND ESCROW BL 455, LOTS 22 & 24**

Mr. Pelura motioned to authorize the cancelling of Vesper Opportunity Fund Escrow account for Block 255, Lots 22 & 24, seconded by Mr. Bomba and a unanimous vote was taken.

**RESOLUTION 2022-66
REFUNDING VESPER OPPORTUNITY FUND ESCROW**

Mr. Pelura motioned to approve the refunding of \$306.00 from the Planning Board Escrow account for Vesper Opportunity Fund Block 255, Lots 22 & 24, seconded by Mr. Dowe and a unanimous roll vote was taken.

**RESOLUTION 2022-67
CANCELING VESPER OPPORTUNITY FUND USE VARIANCE BK 55, LOT 14**

Motioned by Mr. Pelura to approve the canceling of the Planning Board Escrow account for Vesper Opportunity Fund Use Variance, seconded by Mr. Bomba and a unanimous vote was taken.

**RESOLUTION 2022-68
CANCEL PRELIMINARY TAX BILLED FOR 100% TOTAL DISABLED VETERAN**

Mr. Dennis motioned to cancel the preliminary tax billed for Kareem A. Pitts due to 100% disabled veteran status. Seconded by Mr. Dowe and a unanimous vote was taken.

**RESOLUTION 2022-69
REFUND TAX BILLING PAID FOR A TOTAL DISABLED VETERAN**

Motion was made by Mr. Dennis to refund \$1,869.27 to Block 66, lot 11 due to 100% disabled veteran exemption, seconded by Mr. Bomba and a unanimous vote was taken

**RESOLUTION 2022-70
TRANSFER APPROPRIATION RESERVES**

Mr. Pelura motioned to approve the transfer of appropriation reserves in the amount of \$25,375, seconded by Mr. Dowe and a unanimous vote was taken.

First reading of Ordinances:

ORDINANCE 990

AN ORDINANCE REVISING ZONING MAP. Ms. Kanaplue, Planner explained the ordinance. She said this is for a small parcel adjacent to the highway where the owner would like to place a sign. The sign is in the same area as before. Also, DOT now requires a GC Zone. She mentioned they will still have to go before the Planning Board for review. Lisa Melnick asked if she will get a notice when it goes before the Planning Board. Ms. Kanaplue said yes, they will have to show what size it will be and how it will be lit. Mr. Telsey mentioned this was advertised and a 200-foot list was sent letters. Ms. Kanaplue said the Planning Board did review the ordinance. Mr. Bomba made a motion to adopt the Ordinance, seconded by Mr. Pelura 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). Ms. Mitchell explained the ordinance and that this allows for a Cap Bank. Mr. Pelura mentioned it is for appropriations increase only, if needed. The Ordinance was open for public question and comments. With none this portion was closed and a motion to adopt was made by Mr. Pelura, seconded by Mr. Bomba and unanimous vote was taken.

With no **Correspondence** Mayor Brown moved on to **Old Business**. Mayor Brown mentioned a proposal for Commercial Corridor Redevelopment Plan from Bach Associates. He said the cost is at their 2022 rate schedule. Ms. Kanaplue said the proposal in two phases, one is the Kelly farm and two is all the rest. She said she spoke to Ms. Mitchell and the money was not in the temporary budget so this can be done in phases. Mr. Brad Carneys said the DCA has not approved this yet. Mr. Dowe made a motion to do phase #1, seconded by Mr. Bomba and a unanimous vote was taken.

Mr. Telsey discussed the sale of Township property at 411 South Pennsville-Auburn Road. He said there was one bid for \$1,250,000.00. He said title work will have to be done.

RESOLUTION 2022-71

A RESOLUTION AUTHORIZING THE SALE OF TWP PROPERTY

Motion was made by Mr. Pelura, seconded by Mr. Dowe to approve the sale of Block 246, Lot 8, 411 S. PV-Auburn Rd. for \$1,250,000.00 to H&T Capital Corporation. A unanimous vote was taken.

Mr. Bomba mentioned the meeting for County Run Ambulance Service that he and Mr. Dennis attended. He said they were going over By-Laws. They are trying to incorporate the concerns of the members. He said their finances are dire but they want to progress with a Shared Service Agreement. The reports will be forwarded to the Municipal Clerk. The next meeting will be Thursday, February 24th.

Under **New Business** Clint Allen of Archer Law presented the Redevelopment presentation from D2 Harding Highway, LLC. This is Block 191, Lots 1, 2, 3, 4, and 5. He said a plan has been submitted to the Township which is consistent with the Redevelopment Plan. Mr. Allen mentioned a few people from Marathon Engineering who were in attendance. Mr. Allen said this property will have a walking path for the employees and seating area. He mentioned sewer improvements along with a redevelopment agreement. He said they have a very aggressive schedule to build. There will be a demolition Bond put in place. Mr. Dowe asked what type of trucks will be going to this facility. Mr. Allen said 18 wheelers. Mr. Dennis commented he is not to crazy about the trucks going past his house in order to avoid the weight station on Rt 295. Mr. Allen said this will be discussed at the Planning Board. He mentioned buffering being put in place.

Mayor Brown asked for the authorization to adopt a Cyber Incident Response Plan, Version 2.1 through our JIF. Mr. Pelura made a motion to authorize the Mayor to sign, seconded by Mr. Dowe and all were in favor.

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

Martin Cleary of Broad St. said this warehouse is too close to the school also the road is not big enough for the big trucks. He also mentioned that land holds water (wet lands). Mayor Brown said this will have to be asked at the Planning Board. Mr. Cleary discussed the direction of water

and that it cannot be changed. Mr. Cleary brought up the members of the Planning Board who resigned last year. Mayor Brown said that has been discussed and is over.

Elanor Washington of Sandy Ridge Apts. said thank you to Mr. Allen for bring businesses to Carneys Point. She stated she was a DuPont kid and today's businesses help the young people.

With no public questions or comments this portion was closed.

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

RESOLUTION 2022-74

EXECUTIVE SESSION

A motion was made by Mr. Bomba and seconded by Mr. Dennis to reconvene into Executive Session. A unanimous vote was taken. The regular meeting ended at 6:50 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 7:18 pm.

RESOLUTION 2022-72

AUTHORIZE THE EXECUTION OF A REDEVELOPMENT AGREEMENT BY AND BETWEEN CARNEYS POINT TOWNSHIP AND D2 HARDING HIGHWAY, LLC.

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

RESOLUTION 2022-73

DETERMINING THAT THE DEVELOPMENT PLANS OF D2 HARDING HIGHWAY, 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

Motioned on by Mr. Dowe, seconded by Mr. Bomba to approve the forementioned preliminary site plan of D2 Harding Highway, LLC in order for them to proceed to the Planning Board and for the Mayor to execute tonight. A unanimous roll call vote was taken.

Motion to go back into Executive Session was made by Mr. Dennis, seconded by Mr. Dowe and all were in favor at 7:25 Pm.

A motion was made by Mr. Dowe to reconvene in regular session, seconded by Mr. Dennis and all were in favor. The regular meeting reconvened at 7:44 pm.

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 7:45 p.m.

Approved: 3-2-2022


June Proffitt, Municipal Clerk