

**CARNEYS POINT TOWNSHIP MEETING
REGULAR MEETING MINUTES
APRIL 5, 2023**

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 Committee people Bomba, Brown, Dennis, Shaw and Pelura. Also, at the meeting was D. VanNamee Police Chief, T. Pine Administrator, J. Santogrossi Public Works Manager, J. Proffitt-Clerk, K. Snowden, Engineer and D. Avedissian- Solicitor. The meeting was also presented virtually.

Mayor Pelura 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.

Mr. Bomba started the **Departmental Reporting** with saying he had no report for the Tax Office. He said March 31st was the last day to license your dog before the late fee starts. He said a letter went out to people who had licensed a dog in the past to give them time to get a license before the late fee.

Mrs. Shaw mentioned the Emergency Management Official signed an agreement for Radiological Accident Response Act Mission Compliance Acknowledgement. This program has been going on since the Nuclear Generating Station was built. They provide equipment to us with this program. Mrs. Shaw mentioned the Easter Egg hunt in Dunns Park on Saturday. It will be held at 10 am sharp. She said the Dog Park is moving along. And, she has been in touch with the company who is building the Township a new web site.

Mr. Dennis said he had no report for the Fire Department. Mr. Santogrossi said they finished the first round of street sweeping.

Mr. Brown said he attended an EPL meeting with JIF. They went over ay liabilities for the municipalities. He mentioned an email from Judge Witcher stating he will be back the end of April. He said Judge Telsey and our Court Administrator will be attending a class.

16th and 17th. Mrs. motioned to waive the fees, seconded by Mr. Dennis and all were in favor.

Mayor Pelura said the fence and gates are in on the Dog Park. He mentioned the water line and pads for completing this project. The Mayor said our Public Works people did a great job. He said our Code Office will be open to 4:30 starting Monday. Lastly, Mayor Pelura mentioned the Township Budget. He thanked the Finance Office for getting it all together and their hard work. He thanked all the department heads for helping get this together and he thanked the other Committee people. They met for five Saturdays to get this job done. Everyone worked hard and did a great job.

Mayor Pelura mentioned that all properly audited vouchers be paid in the amount of \$179,381.16. Mr. Brown made a motion to approve the bill list, seconded by Mrs. Shaw and all were in favor.

Mr. Bomba motioned to approve the **minutes from the Regular Committee meeting held on March 15, 2023, and Budget meeting held on February 25th**. Seconded by Mr. Dennis and all were in favor with Mrs. Shaw abstaining from the March 15th.

RESOLUTION 2023-60

AUTHORIZE “NO TRUCK PARKING” SIGNS

Motioned by Mr. Brown to approve the Salem County Public Works Committee to place signs on North and South Golfwood Ave, seconded by Mr. Dennis and a unanimous vote was taken.

RESOLUTION 2023-61

**AUTHORIZE THE TRANSFER OF BK 193, LOT 9, 433 SHELL ROAD
TO THE INDUSTRIAL COMMISSION**

Motioned on by Mr. Bomba to approve the transfer of Block 193, Lot 9, 433 Shell Road to the Industrial Commission, seconded by Mrs. Shaw and a unanimous vote was taken.

ORDINANCE 1017

**AN ORDINANCE AMENDING CHAPTER 81 OF THE ORDINANCES OF CARNEYS
POINT TOWNSHIP TO INCLUDE A SECTION FOR THE DOG PARK RULES**

Mayor Pelura opened the ordinance for public question or comments. Martin Cleary of Broad Street asked what does this mean. Mayor Pelura said this will put rules and regulations on for use of the Dog Park. There needs to be rules that can be enforce. Mr. Bomba motioned to approve the ordinance, seconded by Mr. Dennis and a unanimous roll call vote was taken.

ORDINANCE 1018

**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS
AND TO ESTABLISH A CAP BANK (N.J.S.A 40A-45.14)**

Mayor Pelura opened the ordinance for public question or comments with none this portion was closed. Mr. Bomba motioned to approve the ordinance, seconded by Mr. Dennis and a unanimous roll call vote was taken.

Mayoral Appointment of Tajuana Shorter on MAPSA for a one-year term ending 12/31/2023.

At 6:15 Mayor Pelura read aloud RESOLUTION 2023-62, Municipal Budget notice giving when the 2023 Budget will be up for adoption and comments. Motion to introduce the budget was made by Mr. Brown, seconded by Mr. Dennis and a unanimous vote was taken.

Under **Correspondence** Mayor Pelura mentioned a letter from Rukenstein & Associates, LLC on Affordable Housing Trust funds. He said this will be discussed in executive session.

There was a letter from Charles Erhardt on preserving his family’s farm in farmland preservation.

In **Old Business**, Mayor Pelura mentioned a request letter from RG Carneys Point Urban Renewal LLC requesting a conditional approval to allow for the vacation of the Forest Lane municipal right-of-way. Mayor Pelura said this presented at the Planning Board last year. The

road is no longer needed, it will no longer be a through way. Mr. Brown gave his approval, seconded by Mr. Bomba and all were in favor.

Under **New Business** Mayor Pelura mentioned approving the bylaws for MAPSA. The MAPSA Coordinator Mrs. Kelly said this just updated them to meet the State standards. Mr. Dennis approved the Bylaws, seconded by Mrs. Shaw and all were in favor.

Public Participations: Mayor Pelura opened the meeting up for questions or comments from the Public. Leon Daniels of Waters Way mentioned he requested copies of permits from the Code Office and a lot are not closed out. He said they would like help with this. He said they could go before the HOA first before the permits are issued. He said he feels like their Bylaws are being ignored. Mayor Pelura told him the Code Office are looking into the open permits. He commented the Township Ordinances is the laws and your Bylaws are your rules. Your rules cannot be enforced by our offices. Mr. Avedissian said if there are issues your HOA has mechanisms to enforce them. He said to have the President of the HOA give him a call. He will assist her. Mr. Daniels commented the Police and Public Works are doing a great job.

Martin Cleary of Broad St. asked the Mayor if he could tell him what his agenda is for his term. He said people were discussing what is going on here with all the warehouses and they don't like it. He said he asked for a count of how many Carneys Point, Pedricktown, Penns Grove and Pennsville people work at our big warehouse. They called me to say only 18% of local people work there. The Mayor said we cannot force any place to hire just local people but the ones who get hired hopefully shop here. Mayor Pelura said we are looking for "Smart Growth". Our Planning Board is working on updating our Master Plan. This will allow us to say where we want businesses. The Economic Development is working with the Planning Board to look for a smart way. He said we are looking for fixing up existing houses. He said he would like to have a public meeting to explain PILOTS and Tax Abatements.

Mr. Cleary mentioned the ditch across the street from his house. He said it needs cleaning. Mayor Pelura said he will have someone look at that for him.

Almeda Johnson of 44 S. Dupont St. asked if anyone had any luck with State for the sign on Shell Rd., Bianca Ave. Mayor Pelura said he has called a few times and still have not received a return call. Chief VanNamee said he sent photos and he has not heard anything.

Jerry Holland of East End Ave. asked about a grant from the State for Police officers. Mayor Pelura said the Township does not apply for all grants. The Chief said their overtime is more than the grant allows. He said what money is not spent goes back to the State.

Patty Bomba of Broad St. said Habitat for Humanity is doing a Womens Build on May 8th through 10th at 308 Monroe Ave. She said this is from the ground up.

Akilah Lindler HOA President Layton's Lake Estates asked if someone could attend their next meeting to go over rules and answer questions. Mayor Pelura said he will have to see when it is first. She mentioned there are no basketball courts at the Recreation Complex. The Mayor said when the Recreation Complex was designed in 2000, the school was supposed to be putting in some courts so we did not. After we finished, we found that the school never put in the courts.

Mayor Pelura said there is a lot of open space but also a lot of unbuildable space due to wetlands. He did say there are basketball courts on the Barber Ave Park in Penns Grove. With no more questions or comments, this portion was closed.

**EXECUTIVE SESSION
RESOLUTION 2023-63**

Mr. Brown made the motion to convene into Executive Session, seconded by Mr. Bomba. A unanimous vote was taken and the regular meeting ended at 6:50 pm. A motion was made by Mr. Brown to reconvene in regular session, seconded by Mr. Dennis and all was in favor. The regular meeting reconvened at 9:04 pm with the following action taking place.

RESOLUTION 2023-64

AUTHORIZING A DISTRIBUTION FROM THE AFFORDABLE HOUSING TRUST FUND TO DELAWARE VIEW APARTMENTS, LP AS REQUIRED BY SECTION 4.5 OF THE 7/22/22 REDEVELOPER'S AGREEMENT IN THE AMOUNT OF \$300,000.00

Mr. Bomba made the motion to authorize the money, seconded by Mr. Dennis with a unanimous vote taken with Mr. Brown abstaining from the vote.

Mayor Pelura said he and Mr. Dennis met with the County Ambulance Service representative and he said we have a good deal with our contract for ambulance service. He said they would still like to have us on the Board for discussions of County wide service. We can attend but will abstain from voting.

Mayor Pelura said the CoGen approached then with a meeting saying the stack will remain up. The buildings will all come down. They are looking to place a 450-million-dollar battery storage farm. He said they will seal and waterproof containers for the batteries. Each container will have water suppression if needed. They buy from Atlantic Electric at 1 or 2 in the morning and sell back at peak times. They were told they would need a PILOT and Redevelopers Agreement.

Mayor Pelura said he asked Mr. Avedissian to review and update the Liquor License ordinance.

With no further business to discuss a motion was made by Mr. Brown to adjourn and seconded by Mr. Bomba. Five affirmative votes were taken and the meeting adjourned at 9:16 p.m.

April 19, 2023


June Proffitt, Township Clerk