

CARNEYS POINT TOWNSHIP MEETING
REGULAR MEETING MINUTES
DECEMBER 15, 2021

The Regular Meeting of the Township Committee was held on the above date at the time of 6:00 p.m. Present were Committeemen Dennis, Pelura, Bomba, and Brown. Mr. Dowe was absent. Also in attendance were Police Chief D. VanNamee, K. Mitchell CMFO, J. Proffitt-Clerk and A. Telsey Solicitor. This meeting was also being held via teleconference with S. Cosaboon on-line.

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 spoke of a meeting at Salem Community College with our OEM at 8 am on the 20th. He said he will be unable to attend and asked if someone else could attend.

Mr. Bomba said there is a firetruck down. It was taken to Bay Shore for repair. There are two ambulances out of service also. Mr. Bomba mentioned the emergency generator at the fire house was also not working. Parts have been ordered for the repair. In the Public Works Dept. leaf collection is ongoing. He had no report for the Code Office.

Chief VanNamee mentioned the Carneys Point Fire Department will be riding around with Santa on Saturday night starting around 4 pm. It will be on Sunday if the weather does not cooperate. He said also the Southern NJ Community Services building will be having a Christmas Toy give-away from 12 to 4 pm on Sunday, December 19th. They will also have Santa riding in a horse drawn buggy. Mayor Brown said through an email they asked for use of G Street for the event. Mr. Bomba motioned to allow, seconded by Mr. Dennis and all were in favor.

Mr. Cosaboon Engineer said on December 2nd there was a bid opening for the playground equipment at the Recreation Complex. There were three bids that exceeded the amount of the contract. Mr. Cosaboon said he has been in touch with Ms. Mitchell about the finances for this project. The options are: award the project in January and find money in the budget to cover the extra., 2, Phase 2 money is coming and use some of it to cover the extra or 3, rebid the project after changes to lower the costs.

Mr. Pelura addressed the Free Rabies Clinic for January 22, 2022 at the Firehouse. Dogs are 9 am to 10:30 and cats from 10:30 to 11. Licenses can be obtained by residents at the clinic. Mr. Pelura also mentioned the Christmas in the Park held on Saturday, December 4th. He said the turnout was light but a nice event. The Rec. Commission did a great job.

Motion to accept the Committee reports was moved by Mr. Dennis, 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 \$232,063.57**. 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 November**. All were in favor. Mr. Bomba made a motion to approve the minutes from the regular Committee meeting held on **December 1, 2021**, seconded by Mr. Dennis and all were in favor.

RESOLUTION 2021-258

APPOINT CASEY ENGLISH AS P/T OFFICE HELP IN CONSTRUCTION OFFICE

Mr. Bomba motioned to approve the appointment of Casey English as a part-time office helper in the Construction Code Office, seconded by Mr. Pelura and a unanimous roll vote was taken.

RESOLUTION 2021-259
TRANSFER OVERPAID TAXES FROM 2021 TO 2022

Mr. Dennis made a motion to approve the transfer of overpaid taxes to various Block and Lots in a total amount of \$116,675.51, seconded by Mr. Pelura and a unanimous roll vote was taken.

RESOLUTION 2021-260
REFUND OVERPAYMENT OF PRELIMINARY TAX BILLING

Motioned on by Mr. Dennis to approve the refund to HUD for Block 39, Lot 15 in the amount of \$1,011.24 for overpayment of Preliminary Tax Billing, seconded by Mr. Pelura and a unanimous roll vote was taken.

RESOLUTION 2021-261
TURN OVER PREMIUM BID MONIES TO LIEN HOLDER

Mr. Dennis motioned to approve the Tax Collector to turn over \$6,700 in premium bid monies to Lien Holder due to Tax Sale Certificate 16-00034 has been redeemed through bankruptcy court proceedings. Seconded by Mr. Pelura and a unanimous roll vote was taken.

RESOLUTION 2021-262
APPROVE AN INSERTION OF REVENUE INTO THE 2021 BUDGET

Mr. Bomba motioned to approve the insertion of \$5,000 into the 2021 Budget under the caption "1st Responder Grant", seconded by Mr. Pelura and a unanimous roll vote was taken.

RESOLUTION 2021-263
TRANSFER OF FUNDS IN THE AMOUNT OF \$28,186.83

Mr. Pelura made a motion to approve the transfer of \$28,186.83 within the 2021 Budget, seconded by Mr. Bomba and a unanimous roll vote was taken.

RESOLUTION 2021-264
**APPROVE THE ADDENDUM TO SHARED SERVICE AGREEMENT
FOR TAX COLLECTION WITH PENNS GROVE**

Motioned by Mr. Dennis to approve the five-year Addendum to the Shared Service Agreement for Tax Collection with Penns Grove. Seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2021-265
**APPROVE A FIVE-YEAR SHARED SERVICE AGREEMENT
FOR PUBLIC WORKS SERVICES WITH PENNS GROVE**

Mr. Bomba motioned to approve the five-year Shared Service Agreement with Penns Grove Borough for Public Works Services, seconded by Mr. Pelura and a unanimous vote was taken.

Mayor Brown asked for a motion to Table the final reading of Ordinance 990 due to noticing not being done. Mr. Bomba made the motion, seconded by Mr. Dennis and all were in favor.

Under **Correspondence**, Mayor Brown mentioned a letter from Penns Grove-Carneys Point Regional School District's Reorganization meeting. The date is Tuesday, January 4th at 5:30 pm in the District Administrative Offices.

Martha Arrizon with P.W. Carleton School has requested to place handmade by her class mittens and snowflakes with positive sayings on them for residents to take. Mr. Pelura motioned to give approval, seconded by Mr. Dennis and all were in favor.

Mayor Brown mentioned a letter of retirement from Kasey Carmer as our Vacant Property Registration Official. Mr. Bomba motioned to accept, seconded by Mr. Dennis and all were in favor.

Old Business; Mayor Brown mentioned our next meeting will be the Annual Reorganization Meeting being held on January 3, 3022 at 6 pm in the courtroom. There will be no other business conducted.

Under **New Business**; The Mayor mentioned the 2022 Holiday List for Non-Contractual employees. Mrs. Proffitt said if a holiday falls on Saturday the employees usually get Friday off. New Years Day is a scheduled holiday which falls on Saturday. When does the Committee wish the employees to have off. After deliberation they agreed to the Friday off. Mr. Pelura made a motion to approve the Holiday List with Friday, seconded by Mr. Bomba and all were in favor.

Mayor Brown introduced Clint Allen with Archer Attorneys at Law to discuss a proposed truck parking facility off Courses Landing Road & Rt. 40. Mr. Allen said this is informal to see what the Committee feels for this project. The project is over 896, 898 and 900 Courses Landing Rd. Mr. Allen said the client, Sitar Realty Company identified a need to provide commercial off-road parking for various trucks in the area. This would provide up to 149 parking spaces. Mr. Allen said the Barnyard Saloon may be spared in order to create restrooms, lounge, and such. He said this is not a permitted use for this area but would pursue through the Planning Board. The Committee was allowed to ask various questions which were all answered to the best of their knowledge. The Committee said they like the idea. Mr. Allen then asked about putting food trucks on the Red Barn property. Mr. Telsey said he would have to look into the ordinance.

Next, Mr. Allen mentioned working with Brent Carney for a Redevelopment Agreement for D2 Harding Hwy, LLC. Mr. Allen said he would like to see this done at the next Committee meeting or at a Special meeting before the Planning Board meeting. Mr. Carney was online and stated what would be needed to bring this before the Planning Board. Mr. Pelura asked if we needed this information for the last two warehouses. Mr. Carney said no but felt it should be required going forward. After discussion the Committee said they could hold a special meeting on January 10, 2022 at 6 pm in the courtroom.

Mayor Brown moved on to **Public Participation**. Martin Cleary of Broad Street Rd. said the Township keeps building all the warehouses and the roads are not fit to carry the big trucks. Mr. Pelura mentioned this is for the Planning Board. Any discussion on warehouses building and transportation is for the public participation at the Planning Board. Mr. Cleary mentioned the idling of trucks. He was told this would be a Police matter. Mr. Cleary said our township is dark. We need more lights. The township is dirty, the worst he has ever seen. Lastly, the phone system at the Township does not work. He called today and it rang then hung up on him.

Lawanda Reid of Southern NJ Community Services mentioned a Christmas Toy Give Away on Saturday, December 19th from 12 to 4 pm. She mentioned sleigh rides with Santa. Ms. Reid thanked Ms. Mitchell for the invite and said everyone is invited.

Mary Perry of Shell Road asked if it is a rumor that Stubini's is going to reopen in January. Mr. Pelura said he has spoken to the owner and it will not be reopening. Chief VanNamee said he has spoken to the owner and he is looking at selling the business.

John Bibeau of Delaware Ave. discussed the Planning Board meeting from the night before. He said the Township Committee voted in a 3 to 1 to include the DePalma property in the redevelopment zone. Mr. Telsey said it was out of the Township Committees jurisdiction to direct the Planning Board to include. Mr. Bibeau asked Mr. Telsey if he notified anyone from the Planning Board of the decision of the Township Committee. Mr. Telsey said he sent an email to the Solicitor and told him of the vote and what the Twp Committee wanted. Mr. Bibeau spoke of Ms. Kanaplue, Planner. He said it was asked what would happen if it was included. She said she was not sure. It could go through; it could be pulled or it could destroy the whole plan. Mr. Bibeau said what harm could have come by trying to include this Block and Lot. Mr. Bibeau asked she worked for the Township and she should have included the property.

Mr. Bibeau then asked why did the Planning Board members change. Mayor Brown said the people and positions had been overlooked by himself. They were put in the wrong places. Mr. Bibeau asked if the decisions were legal. Mr. Pelura asked for them to resign but the Mayor put them back on in different positions. Mr. Telsey said the Township Committee will receive the recommendation from the Planning Board. The Committee could approve or reject at that point.

Eleanor Washington of Sandy Ridge Apt. said the park needs to be more creative, better ideas. Disappointed in what she sees. Mr. Pelura told her the Recreation Commission takes care of all events in the parks. Mr. Dowe is the Liaison to the Rec. Committee. Ms. Washington said half of the lights are out on the displays.

Patty Bomba of Hawks Bridge Rd. said she is tired of all the warehouses. She mentioned the playground which has been in the works for three years. Why taking so long and is the play set ADA compliant. Mr. Cosaboon said yes it will be ADA compliant. He continued that the finding was applied for in 2019. The finding was received around March of 2020. In July or August he received and worked on the environmental report which took longer then expected. Mr. Pelura was Chairperson in 1998 of the Rec. Commission. He said this has been strung out due to bureaucracy. This costs twice as much as is half as big as the old one.

Tony Valtri of 95 Johnson Ave. wanted an update on the Howard Street issue. He said it has been almost two months and has seen no change. Mr. Telsey said he is going to address this issue with the Committee in Executive Session and when they come out it can be reported on. He mentioned retaining and attorney.

With no more public questions or comments this portion was closed.

RESOLUTION 2021-266

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 7:37 pm.

Mr. Bomba motioned to reconvene in regular session, seconded by Mr. Dennis and all was in favor. The regular meeting reconvened at 8:28 pm. With the following action taking place.

Mr. Bomba motioned to suspend all fees related to the vacant property registration for the unforeseen future, seconded by Mr. Dennis and all were in favor.

After a thru review in executive Mayor Brown motioned that the Township Committee voted to take no action on the Howard Street/Johnson Ave. property dispute. Seconded by Mr. Dennis and all were in favor.

With no further business to discuss, a motion was made by Mr. Bomba to adjourn and seconded by Mr. Dennis. Motion passed with four affirmative votes. Meeting adjourned at 8:32 p.m.

Approved: 1-19-2022


June Proffitt, Municipal Clerk