

**CARNEYS POINT TOWNSHIP MEETING**  
**REGULAR MEETING MINUTES**  
**JUNE 16, 2021**

The Regular Meeting of the Township Committee was held on the above date at the time of 6:00 p.m. Present in person were Committeemen Dennis, Pelura, Bomba, Mayor Brown, C. English-Administrator, Police Chief VanNamee and J. Proffitt-Clerk. Present per teleconference were, S. Cosaboon, Engineer and A. Telsey- Solicitor. Committeeman Dowe will not be attending.

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.

Mayor Brown asked for a motion on **Resolution 2021-147** to hire James Strong as a full-time officer in the Carneys Point Police Dept. Motion was made by Mr. Pelura, seconded by Mr. Bomba and a unanimous vote was taken. Mayor Brown preformed the Oath of Office.

**Resolution 2021-148**, to hire Madison Chain as a full-time officer for the Carneys Point Police Dept. Motion was made by Mr. Pelura, seconded by Mr. Bomba and a unanimous vote was taken. Mayor Brown preformed the Oath of Office.

**Resolution 2021-149**, to hire Edward Camp as a full-time officer for the Carneys Point Police Dept. Motion was made by Mr. Pelura, seconded by Mr. Bomba and a unanimous vote was taken. Mayor Brown preformed the Oath of Office.

**Resolution 2021-150**, to hire Brady Locke as a Class II-Special Law Enforcement Officer for the Carneys Point Police Dept. Motion was made by Mr. Pelura, seconded by Mr. Bomba and a unanimous vote was taken. Mayor Brown preformed the Oath of Office.

Chief VanNamee congratulated them all for joining the Department. He said this is the best Officers in the County. Mr. Pelura mentioned all the Law Enforcement Officers in the room are here to support you. He wished them the best of luck.

Mayor Brown introduced Joe Henry from Hardenbergh Insurance Group to put safety on our agenda. He said this is a requirement for our JIF. Mr. Henry discussed how seatbelts save lives. He mentioned the seatbelt law and how it all began. He discussed how over the years many more people are wearing their seatbelts and how wearing a seatbelt can prevent many deaths if an accident should occur. He moved on to discuss our Safety program. He said the leaders are Joe Santogrossi, Linda Jones and Ken Brown. Because of our excellent safety programs, we received a safety incentive award of \$3,950, Optional safety budget in the amount of \$2,500, wellness incentive allowance of \$1,000 and EPL/Cyber Liability Allowance amount in the amount of \$2,000. This money comes directly to the Township from our JIF Insurance. Mr. Henry thanked the Committee for the time to discuss Safety.

**Committee Departmental Reports.** Mr. Dennis said a resolution is being done tonight for an extension of the grace period for the August tax quarter. This is due to the County's budget not being adopted yet. This will be in place just incase we need it.

Mr. Bomba mentioned he will be attending a County wide meeting for Emergency Medical Services. He then mentioned the monthly fees collected in the Construction Code Office for permits. He said there is nothing to report for Public Works.

Mayor Brown mentioned he had nothing to report for this meeting.

Mr. Pelura mentioned a Girls Softball tournament over the weekend at the Recreation Complex. There were 137 teams in this tournament. Sites in Pennsville and Delaware. There were 16 States involved in the tournament. Pennsville hosted this tournament and there will be two more tournaments this year. They had to fly the umpires in. There was no hotel open in the

surrounding area. He said they left the fields in great shape. He thanked Public Works, Vince Gioia and Rowland Warfle for getting the fields ready. They did a great job. Mr. Pelura mentioned the payment for using the fields. Mr. Pelura mentioned a meeting with the Recreation subcommittee to discuss the playground. He said this is coming along. He said Mr. Cosaboon had some questions he was getting answers on and there were some concerns. Another meeting will be scheduled soon.

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 \$1,585,525.02**. Motion was made by Mr. Pelura, seconded by Mr. Bomba and all were in favor.

Under **Consent Agenda** a motion was made by Mr. Dennis, seconded by Mr. Pelura to accept **Monthly Committee Reports from May**. All were in favor.

Mr. Bomba made a motion to approve the **Administrative Compensatory time**, seconded by Mr. Dennis, and all were in favor.

Mr. Bomba made a motion to approve the minutes from the regular Committee meeting held on May 19, 2021 and a Special meeting minutes from June 2, 2021. Seconded by Mr. Pelura and all were in favor.

**RESOLUTION 2021-151  
EXTEND THE GRACE PERIOD**

Mr. Dennis motioned to approve extending the grace period for tax bills distribution due to the County has not adopted their Budget and has no tax rate yet. Seconded by Mr. Pelura and a unanimous vote was taken.

**RESOLUTION 2021-152  
APPROVE DISTRIBUTION LIQUOR LICENSE**

Motioned by Mr. Pelura to approve the Plenary Retail Distribution Liquor License (Sassi's Liquor Store) for one year. Seconded by Mr. Bomba and a unanimous vote was taken.

**RESOLUTION 2021-153  
APPROVE THE CONSUMPTION LIQUOR LICENSE**

Mr. Pelura approved the renewal of the Plenary Retail Consumption License (Turnpike Inn only), seconded by Mr. Bomba and a unanimous roll vote was taken. There will be a Special meeting held on June 29<sup>th</sup> at 6 pm for the discussion and renewal of Stubini's and People Tavern's liquor license. Mr. Bomba motion to approve the meeting, seconded by Mr. Pelura and all were in favor.

**RESOLUTION 2021-154  
APPROVE THE RENEWAL OF CLUB LIQUOR LICENSES**

Motion was made by Mr. Bomba to authorize the renewal of all Club Liquor Licenses for one year, seconded by Mr. Dennis and a unanimous roll vote was taken.

**RESOLUTION 2021-155  
REAPPOINT JOHN W. PALUMBO AS CONSTRUCTION CODE OFFICIAL, SUB  
CODE OFFICIAL AND BUILDING INSPECTOR**

Mr. Bomba motioned to reappoint John W. Palumbo as Construction Code Official, Sub Code Official and Building Inspector. This reappointment will give Mr. Palumbo tenure in his department. Seconded by Mr. Brown and a unanimous roll vote was taken.

**RESOLUTION 2021-156  
TURN OVER PREMIUM BID MONIES**

Motion was made by Mr. Pelura to authorize the Tax Collector to turn over \$6,700 in Bid Monies for Certificate #16-00034. Seconded by Mr. Dennis and unanimous roll vote was taken.

**RESOLUTION 2021-157  
APPOINTING AUTUMN DAVIS AS TREASURER**

Mr. Pelura motioned to authorize the appointment of Autumn Davis as Treasurer effective July 1, 2021. Seconded by Mr. Dennis and a unanimous vote was taken.

**RESOLUTION 2021-158  
INSERTION OF AN ITEM OF REVENUE INTO THE BUDGET**

Motioned by Mr. Pelura to authorize the insertion of an item of revenue into the 2021 Budget under the caption "Body Worn Camera Grant" in the amount of \$24,456.00. Seconded by Mr. Dennis and a unanimous vote was taken.

**RESOLUTION 2021-159  
AUTHORIZING PARTICIPATION IN THE CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS, ESTABLISHED BY THE AMERICAN RESCUE PLAN**

Motion was made to accept the participation in this program, seconded by Mr. Dennis and a unanimous vote was taken. Mayor Brown mentioned the amount is \$803,226.49. This is to be used half this year and half next year. There are requirements for the use of this money.

**Introduction**

**ORDINANCE 983**

AN ORDINANCE SUPPLEMENTING AND AMENDING CHAPTER 212, ARTICLE II 212-2 ENTITLED "DEFINITIONS", ARTICLE IV, 212-12 ENTITLED "LC LIGHT COMMERCIAL DISTRICT USES", 212-13 ENTITLED "GC GENERAL COMMERCIAL DISTRICT USES", 212-15 LI LIGHT INDUSTRIAL DISTRICT USES', 212-17 ENTITLED IC INTERCHANGE COMMERCIAL DISTRICT USES' AND AMENDING CHAPTER 212 ARTICLE IV BY ADDING 212-48.6 PERTAINING TO MEDICAL CANNABIS AND ADULT USE CANNABIS. Motion to introduce was made by Mr. Bomba, seconded by Mr. Pelura. Mayor Brown asked Ms. Kanaplue to go over the proposed ordinance. Ms. Kanaplue said this ordinance was sent to the Planning Board for review. She mentioned buffers for the properties were addressed. She mentioned the Police Chief requested an increase in fines from 1,000 to 10,000. Mr. Telsey said the limit for fines is only \$2,000. The Chief explained his point of view and agreed \$2,000 was a good number. Ms. Kanaplue said this ordinance is consistent with our Master Plan. She said this will opt in on all classes. Mr. Dennis said he would like to opt out of the retail. Ms. Kanaplue said this puts a cap at only two retail licenses and two medical licenses. The vote was: Mr. Dennis voted no, Mr. Pelura, Mr. Bomba and Mayor Brown voting yes.

**ORDINANCE 984**

**ORDINANCE ADOPTING REDEVELOPMENT PLAN FOR BLOCK 191, LOTS 1, 2, 3, 4 & 5.** Ms. Kanaplue discussed this ordinance. She said it is in line with the other ordinances the Township has done for warehousing. She said there is additional buffering. Motion was made to introduce by Mr. Dennis, seconded by Mr. Bomba and a unanimous vote was taken.

**RESOLUTION 2021-160  
REFERRAL OF REDEVELOPMENT PLAN FOR BK 191, LOTS 1, 2, 3, 4, & 5  
TO THE PLANNING BOARD**

Motion was made by Mr. Bomba to refer the ordinance to the Planning Board for their review, seconded by Mr. Dennis and a unanimous vote was taken.

**ORDINANCE 985**

ORDINANCE ADOPTING REDEVELOPMENT PLAN FOR BLOCK 239, LOTS 14, 15, 16, 17, 17.01, 17.02 & 19; BLOCK 241, LOTS 29 & 30; AND BLOCK 255, LOTS 10, 11 & 12. Ms. Kanaplue said this is considered the Kelly farm. Additional item is a produce stand and height of a building to 90 feet. This is for the refrigeration units. Motion to introduce was made by Mr. Bomba, seconded by Mr. Dennis and a unanimous roll call vote was taken.

**RESOLUTION 2021-161**

**REFERRAL OF REDEVELOPMENT PLAN FOR BLOCK 239, LOTS 14, 15, 16, 17, 17.01, 17.02 & 19: BLOCK 241, LOTS 29 & 30: AND BLOCK 255, LOTS 10, 11 & 12.  
TO THE PLANNING BOARD**

Motion was made by Mr. Bomba to refer the ordinance to the Planning Board for their review, seconded by Mr. Dennis and a unanimous vote was taken.

**Correspondence,** Mayor Brown mentioned receiving a letter of resignation from Brian Hogan from the Police Department. He also requested to be paid for unused vacation time. Mr. Pelura made the motion to approve the resignation letter and to approve him being paid for unused vacation time. Seconded by Mr. Bomba and all were in favor.

Mayor Brown mentioned the resignation letter from Linda Jones Township Treasurer with 22 years of service. Mrs. Jones requested to be paid for her unused vacation time. Mr. Pelura agreed to accept the resignation and to pay her for the unused vacation time. Seconded by Mr. Bomba and all were in favor.

Accept the resignation of Jenny Caltabiano as a part-time Finance Clerk. She had gotten another job said Mayor Brown. Motion to accept the resignation was made by Mr. Pelura, seconded by Mr. Dennis and all were in favor. The Committee allowed for the Finance Office to advertise.

Accept the resignation of Jane Gallagher as a part-time Construction Code Technical Assistant and to advertise for this position. Motion was made by Mr. Bomba, seconded by Mr. Dennis to accept the resignation and to advertise the position.

Mayor Brown mentioned a thank you note to the Committee and Employees from Vince Gioia for the fruit basket on the passing of his mother.

Mayor Brown mentioned receiving a \$200 donation from Linwood Tozour Jr. of Carneys Point for the Police Department. The Mayor said a letter to thank Mr. Tozour should be written. Chief VanNamee said he was going to write a thank you note to Mr. Tozour.

Mayor Brown mentioned the DOT will be replacing guardrails on Rt 295 MP 4.45 to MP 13.96. Lastly, Mayor Brown mentioned receiving NJ Senior Olympics in Woodbridge Township on Sept. 10, 11 & 12. Register by August 27<sup>th</sup> at [njseniorolympics.com](http://njseniorolympics.com).

**Under Old Business,** Mayor Brown brought up a proposal for upgrading the lighting and HVAC systems at all Municipal facilities. Mr. Edward Andricola with Tri-State Light & Energy discussed the upgrades. NJ Direct Install will be used for both the lighting and HVAC. He said the State pays up to 80% and the Township will pay the rest. He discussed the fire house, public works building, and the Municipal Building. He said they can have the project completed in about 4 months. We would have three years to pay back all three projects. Ms. Mitchell said there was money put aside for this project. With questions answered by Mr. Andricola by the Committee, Mr. Andricola left the meeting.

**RESOLUTION 2021-162**

**AUTHORIZING A CONTRACT WITH TRI-STATE LIGHT & ENERGY, INC. FOR  
HVAC AND LIGHTING UPGRADES UNDER THE DIRECT INSTALL PROGRAM  
SPONSORED BY THE NJ BOARD OF PUBLIC UTILITIES THROUGH THE OFFICE  
OF CLEAN ENERGY.**

Mr. Bomba made a motion to authorize the Mayor to sign the contract, seconded by Mr. Dennis with a unanimous vote taken.

Mr. Cosaboon spoke of a proposal from Sickels & Assoc. for the 2022 NJDOT Municipal Roadway State Aid Application. Mr. Coasboon said the road they are looking at getting money for is Ives Ave. He said they will apply for the whole road and hope for full funding. Mr. Bomba motioned to authorize the application, seconded by Mr. Dennis and all were in favor.

Mr. Cosaboon addressed the subdivision of parking spaces on Block 99, Lot 11 for the proposed dog park. He said the cost for the work from the Engineer is \$6,660.00. Mayor Brown asked how long this will take because he has someone to purchase this lot once done. Mr. Cosaboon said a few weeks but he will do it as fast as possible. Mr. Pelura made a motion to authorize the Mayor to sign the proposal, seconded by Mr. Bomba and all were in favor.

Mr. Cosaboon mentioned the Broadway Street Roadway project. He said they were supposed to start work in this project but there were some issues. They are scheduled to begin next Monday now. Mayor Brown asked that the residents and Public Works be notified.

Lastly, Mr. Cosaboon said the Performance Guarantee and escrow fee for Verizon Wireless at 2 Collins Drive will start on July 1<sup>st</sup>.

Mr. Telsey spoke of bid results for Emergency Medical Service. He said the lower bid is from American Legion. RFP's were received and we had two bidders. One was over 200 thousand and the other was over 400 thousand. Both lowered their prices.

Mr. Pelura was asked to give an update on the TRIAD-Home Rehabilitation program. He said the foreclosure process has been completed. He and Mr. Bomba will take a ride around to see the properties and come back to the Committee with a report.

Mr. Cosaboon mentioned the Green Acre Recreation Complex Infrastructure Improvement. He said they have to tackle the environmental reports. They contacted Excel who performed the report in the beginning. There has been no response yet. He said he hopes to be done with this first stage of the project by Thanksgiving. Mr. Pelura mentioned the playground equipment. He said the Recreation subcommittee will need one more meeting. Mr. Cosaboon said a letter for the second and third phase is being handled by TRIAD.

Under **New Business** Mayor Brown asked Chief VanNamee to discuss the locks on the Recreation Complex bathroom doors. The Chief said Missy the Cleaning lady has had issues at the complex while cleaning the bathrooms such as finding drugs, bathrooms being flooded and fecal material on the walls and in the urinal. He mentioned a proposal from Krise Electric to install magnetic locks on the doors. They will have a timing system that can be set by our office. He also mentioned our key fobs will unlock the doors. Motion was made to have the Mayor sign the proposal for mag locks was made by Mr. Bomba, seconded by Mr. Pelura and all were in favor.

Next, Chief VanNamee requested to advertise for promotions for two Lieutenants. He said the SOP's require a Sergeant being on the job for years before promotion. He wants to post the job for August meeting. The Union is ok with the promotion process being changed. Motion to allow for the posting was made by Mr. Pelura, seconded by Mr. Dennis and all were in favor.

Mayor Brown said on July 8<sup>th</sup> at 6 pm the County Engineer's Office will be holding a meeting in our Courtroom for the possible closure of Courses Landing Road. Mr. Pelura motioned to approve the meeting, seconded by Mr. Dennis and all were in favor.

Debby Schiffer with our JIF and the Salem County Health Department would like to offer a COVID-19 vaccination clinic at our municipality. The mega sites are closed so they are trying to move to smaller popup locations. The Committee all agreed to allow for this to happen.

Mayor Brown said before he opens up to the public portion, he stated that the Township meetings will be in-person next meeting. We will also be on-line for anyone who is not comfortable attending.

Mayor Brown moved on to **Public Participation**. Marilyn Waring of Lupine Lane asked how many people in Carneys Point have been vaccinated for COVID. Mayor Brown said the number is not accurate due to people getting the shots outside of the area. Mr. Pelura said our Insurance Company and the Health Department will be doing the COVID shots here and this will probably not be the last in this area.

With no public questions or comments this portion was closed.

**RESOLUTION 2021-163  
EXECUTIVE SESSION**

A motion was made by Mr. Bomba and seconded by Mr. Brown to reconvene into Executive Session. A unanimous vote was taken. The regular meeting ended at 8:03 pm.

A motion was made by Mr. Dennis to reconvene in regular session, seconded by Mr. Pelura and all was in favor. The regular meeting reconvened at 9:55 pm.

With no further business to discuss, a motion was made by Mr. Pelura to adjourn and seconded by Mr. Dennis. Motion passed with three affirmative votes. Mayor Brown left the meeting due to conflict. Meeting adjourned at 9:56 p.m.

Approved: 7.21.2021

  
June Proffitt, Municipal Clerk