

**CARNEYS POINT TOWNSHIP MEETING  
REGULAR MEETING MINUTES  
NOVEMBER 13, 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 and Pelura. Mrs. Shaw was not in attendance. Also at the meeting was Police Chief D. VanNamee, T. Pine Administrator and J. Proffitt-Township Clerk. Mr. Avedissian Solicitor was on line virtually. The meeting was also presented via teleconference.

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.

**Departmental Reporting** Mr. Bomba said he had no report for Animal Control. For the Tax Office he read the monthly and year to date totals collected by the Collector.

Mr. Dennis said he had no reports for Public Works or the Fire Department.

Mr. Pine mentioned he completed the training for the new website.

Mr. Brown mentioned the Municipal Court has 3,900 cases down from 5,300. He said they get about 500 calls a month for various reasons. Mr. Brown spoke of a mandatory Judge briefing that will be taking place soon. Mr. Brown mentioned the County run Court and cost associated with joining in, such as Sheriff Officers, rent of space and other fees. He said the County was looking for Grants to help offset the costs. He spoke about one grant that would only last one year. Currently we have an agreement with Pennsville and are not planning on changing. Mr. Brown spoke on Cyber Security through JIF. He reviewed the cost for basic coverage to the advanced level of coverage. This is something that needs to be discussed more.

Mayor Pelura spoke about the Finance Office working on the Budget worksheets from all the Department Heads. He said once the books are together then dates will be given for when the meeting for the Budget will take place. Mayor Pelura mentioned the Home Town Hero banners in Dunns Park. He said there was a Flag raising and small service on Sunday, November 5<sup>th</sup>. They look great and the Recreational Committee did a great job. If anyone is interested, there will be a second round of banners for Dunns Park. They will be \$200 per Banner, contact the Clerks Office for information.

Mayor Pelura asked for a motion that all properly audited vouchers be paid in the amount of \$209,550.92. Mr. Brown made a motion to approve the bill list, seconded by Mr. Dennis and all were in favor. Mr. Brown a motion to approve the Committee reports for the month of **October**, seconded by Mr. Dennis and all were in favor. Mr. Bomba made a motion to approve the **Compensatory Time** report, seconded by Mr. Dennis and all were in favor. Mr. Brown made a motion to approve the **minutes** from the regular Committee meeting held on **November 1, 2023**. Seconded by Mr. Dennis and all were in favor.

**ORDINANCE 1034**

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNDHIP OF CARNEYS POINT, COUNTY OF SALEM, NEW JERSEY REPEALING ORDINANCE 1031 WHICH WAS ADOPTED AN AMENDMENT TO THE TOWNSHIP’S REDEVELOPMENT PLAN ENTITLED ‘965 HARDING HIGHWAY REDEVELOPMENT PLAN”, BLOCK 240 LOTS 4 & 5 PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LSW. N.J.S.A 40A:12-1 ET SEQ.

Motion was made to repeal Ordinance 1032 was made by Mr. Brown, seconded by Mr. Dennis and a unanimous vote was taken.

**ORDINANCE 1035**

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNDHIP OF CARNEYS POINT, COUNTY OF SALEM, NEW JERSEY REPEALING ORDINANCE 1032 WHICH WAS ADOPTED AN AMENDMENT TO THE TOWNSHIP’S REDEVELOPMENT PLAN ENTITLED ‘COLLINS DRIVE REDEVELOPMENT PLAN”, BLOCK 192 LOTS 2, 2.01, 2.02, 3, 3.02 AND 4; BLOCK 192.01, LOTS 1, 2, 3, AND 4 PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LSW. N.J.S.A 40A:12-1 ET SEQ.

Motion was made to approve the introduction of Ordinance 1035 was made by Mr. Brown, seconded by Mr. Dennis and a unanimous vote was taken.

**ORDINANCE 1036**

ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNDHIP OF CARNEYS POINT, COUNTY OF SALEM, NEW JERSEY TO ADOPTED AN AMENDMENT TO THE TOWNSHIP’S REDEVELOPMENT PLAN ENTITLED ‘965 HARDING HIGHWAY REDEVELOPMENT PLAN”, BLOCK 240 LOTS 4 & 5 PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LSW. N.J.S.A 40A:12-1 ET SEQ.

Motion was made to approve the introduction of Ordinance 1035 was made by Mr. Brown, seconded by Mr. Dennis and a unanimous vote was taken.

**ORDINANCE 1037**

ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNDHIP OF CARNEYS POINT, COUNTY OF SALEM, NEW JERSEY TO ADOPTED AN AMENDMENT TO THE TOWNSHIP’S REDEVELOPMENT PLAN ENTITLED ‘COLLINS DRIVE REDEVELOPMENT PLAN”, BLOCK 192 LOTS 2, 2.01, 2.02, 3, 3.02 AND 4; BLOCK 192.01, LOTS 1, 2, 3, AND 4 PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LSW. N.J.S.A 40A:12-1 ET SEQ.

Motion was made to approve the introduction of Ordinance 1037 was made by Mr. Bomba, seconded by Mr. Dennis and a unanimous vote was taken.

**RESOLUTION 2023-165**

**AUTHORIZE TO SEND ORDINANCE TO THE PLANNING BOARD**

Mr. Brown made a motion to approve sending Ordinance 1036 to the Planning Board, seconded by Mr. Dennis and a unanimous vote was taken.

**RESOLUTION 2023-166**

**AUTHORIZE TO SEND ORDINANCE TO THE PLANNING BOARD**

Mr. Bomba made a motion to approve sending Ordinance 1037 to the Planning Board, seconded by Mr. Dennis and a unanimous vote was taken.

**Correspondence:** Mayor Pelura mentioned a letter from Yatin Modi of Sassi's Liquor Store requesting to start sales earlier and end later than what is on the books. Mayor Pelura said Mr. Avedissian is looking into cleaning up the ordinance to make it up to date. Mr. Bomba made a motion to approve the change in hours, seconded by Mr. Brown and all were in favor.

**RESOLUTION 2023-167  
EXECUTIVE SESSION**

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

A motion was made by Mr. Bomba to reconvene in regular session, seconded by Mr. Dennis and all were in favor. The regular meeting reconvened at 6:31 pm.

**RESOLUTION 2023-168**

**MAYOR TO SIGN A PROMISSORY NOTE FOR DELAWARE VIEW APARTMENTS**

Motion was made by Mr. Bomba to authorize the Mayor to sign a Promissory Note for the Delaware View Apartments L.P. being the Obligor. Seconded by Mr. Dennis and a unanimous vote was taken.

**New Business** Mayor Pelura asked for a motion to approve the Conditional Designation and Interim Cost Agreement for Route 130, Block 193, Lot 4 (Carneys Shell, LLC). Mr. Dennis made the motion, seconded by Mr. Bomba to authorize the Mayor to sign the Conditional Designation and Interim Cost Agreement. A unanimous vote was taken. Mr. Brown said they are not on the list for Sewerage.

**Old Business:** Mayor Pelura mentioned a referral to adult-use and Medical Cannabis. Mr. Avedissian said he would like to change the ordinance to include a local fee (Cannabis tax) of 2% gross on all sales realized by cannabis. Mr. Avedissian suggested changing the ordinance so perspective owners have to come before the Board for a presentation. He suggested a local permit with a fee of \$3,000 per year along with a Host Benefit Agreement.

Next, Mayor Pelura introduced Akilah Lindler the HOA President for Layton's Lake Estates. She got up and introduced Leon Daniels the Vice President. She started with saying she has been before the Committee in February and again in October to address concerns. She mentioned requesting copies of the as-builts months ago and was told the copies was down, currently requesting again and is being told she cannot have them now because the Engineer has them. They are for lighting, trees, the monument and such. She said now she is being told to contact the Engineer. She mentioned having a "Falcon report" done. It stated the problems now the residents will have to pay for in time. Ms. Lindler said she wrote letters to the Developer for help getting the problems resolved. She said they wanted to have a say in the Performance Bond being released. They were not given that opportunity. She mentioned the problems with the basin not draining and how she pays for the monuments electric and water. Mr. Brown said as the former Mayor, we pay professionals to give us their expertise. Ours said it was time to release the Bond and we did. Mayor Pelura said there is currently a Maintenance Bond in place

until December of 2024. If there are outstanding issues, give us a list on or before October of 2024 and we will let the Engineers know. Mayor Pelura also mentioned that we do not have as-builts, the Engineer has them. So, you will have to get them from them. Ms. Lindler mentioned the AG fence as being in the wrong place. Mayor Pelura said it is where it should be according to the easements. He said it is the home owners along the fence to maintain the easement. He then said the easement going into Laytons Lake is owned by the Development and the HOA has the responsibility to maintain and clear.

Leon Daniels said they don't want to do a TORT Claim. He said the Developer has told stories that are not true. Mr. Brown said their Attorney will have to work with our Attorney. Ms. Lindler said she wants their voices heard, wants this on record.

**Public Participation.**

Darnell Givens of 43 Oak Lane mentioned the AG fence blocks him from using about 5 to 6 feet of his property. He said his neighbors behind him do use this property. Mayor Pelura said that is still your property.

Marc Braddox of 41 Oak Lane spoke about being on the AG fence also. He asked about our Attorney David Avedissian. Mayor Pelura said he is in conflict due to he once being your attorney. It would be our Conflict Attorney Kimbrley Stuart.

Bonnie Watson of 13 Waters Way asked again that our Attorneys David Avedissian is not involved? Mayor Pelura said no he is in conflict.

Jennifere Hasson of 28 Oak Lane asked about the ordinances for the redevelopment plan. Mayor Pelura explained what they are all about.

With no more questions or comments from the public or anyone on line this portion was closed.

With no further business to discuss a motion was made by Mr. Brown to adjourn and seconded by Mr. Bomba. Motion passed with four affirmative votes. Meeting adjourned at 7:11 p.m.

Approved: 12/4/2023

  
June Proffitt, Township Clerk