

**CARNEYS POINT TOWNSHIP MEETING
REGULAR MEETING MINUTES
DECEMBER 20, 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 Police Chief D. VanNamee, T. Pine Administrator and J. Proffitt-Township Clerk and Mr. Avedissian Solicitor. This 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.

Mayor Pelura said with new businesses coming to Carneys Point we wanted to honor some of our older businesses. So far, we have honored the Scott's Auto and Family, Massari's businesses and family and the Roman Pantry and DiMarco family. Tonight, we are honoring the Savarese Family and Businesses.

**RESOLUTION 2023-180
HONORING THE SAVARESE FAMILY BUSINESSES**

Motioned on by Mr. Brown to approve the resolution to honor the Savarese family and Businesses. Seconded by Mr. Dennis and a unanimous vote was taken. Mayor Pelura read the resolution out loud. He said their Father is a real gentleman, and Brian is great. After the presentation Brian thanked everyone and the residents.

Departmental Reporting Mr. Bomba mentioned the free Rabies Clinic on January 6th at the firehouse from 9 am to 11am. Licenses will be available for residents. He gave the tax amount for November and the year-to-date amount.

Mrs. Shaw reviewed the 2023 accomplishments. She said the Township got a new phone system at a cost savings. There is a new website that is capable of multi languages and many other new features. She spoke of the Emergency Management Plan being updated for the next five years. The Recreation Commission has a new LED sign, there were six dead trees and many stumps removed from Dunns Park. D2 is having the fountain upgraded from electrical to plumbing. We have hometown hero flags for Spring and we had Santa in December. We are looking forward to next year. Mr. Pelura mentioned the notification on the website. You have to sign up to receive the notifications.

Mr. Dennis said the Township is looking for a part-time/full-time clerk for the Tax and Finance office. He mentioned this is his last meeting so he congratulated Mr. Brown and Ms. Almeda Johnson for winning the election. Mr. Dennis said 12 of the last 15 years he has been involved. He said Politian's never die they just fade away.

Mr. Brown mentioned the Court security is 100% and great. We have everything we need in place. Mr. Brown mentioned the JIF Dividend in the amount of \$39,690.00. There is a release

form that has to be decided on from the Committee. Every year we usually put the money towards the next years payments. This year the money can be placed in the same area.

Mayor Pelura spoke of the Finance Department getting ready for Budge meetings. He said they are held on Saturday's and everyone is welcome. They will also be held on-line. Mr. Pelura said it has been a very busy year. He has been working to accomplish all he set out to do. There is so much more that has to be done.

Mayor Pelura asked for a motion that all properly audited vouchers be paid in the amount of \$299,958.35. Mr. Brown made a motion to approve the bill list, seconded by Mr. Dennis and all were in favor. Mr. Bomba a motion to approve the Committee reports for the month of **November**, seconded by Mr. Brown 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 **December 6, 2023**. Seconded by Mrs. Shaw and all were in favor with Mr. Dennis abstaining.

RESOLUTION 2023-181

TRANSFER OF FUNDS WITHIN THE BUDGET IN THE AMOUNT OF 58,100

Mr. Brown made a motion to approve the transfer of funds within the 2023 Budget in the amount of \$58,100.00, seconded by Mrs. Shaw and a unanimous vote was taken.

RESOLUTION 2023-182

AUTHORIZE CONSENT TO PROPOSED LOWER DELAWARE WATER QUALITY MANAGEMENT PLAN AMENDMENT

Mr. Brown moved to authorize consent to the proposed Lower Delaware Water Quality Management Plan Amendment for CP Land North LLC, seconded by Mrs. Shaw and a unanimous vote was taken.

ORDINANCE 1038

AN ORDINANCE APPROVING THE APPLICATION AND FINANCIAL AGREEMENT FOR A LONG-TERM TAX EXEMPTION WITH 965 HARDING HIGHWAY URBAN RENEWAL LLC (THE "ENTITY") FOR BLOCK 240, LOTS 4 & 5 ON THE OFFICIAL TOWNSHIP TAX MAP.

Mayor Pelura opened the ordinance up for public questions or comments, with none this portion was closed. Mr. Brown motioned to adopt, seconded by Mr. Dennis and a unanimous vote was taken.

ORDINANCE 1039

AN ORDINANCE APPROVING THE APPLICATION AND FINANCIAL AGREEMENT FOR A LONG-TERM TAX EXEMPTION WITH 7 COLLINS DRIVE URBAN RENEWAL LLC (THE "ENTITY") FOR BLOCK 192.01, LOTS 1 ON THE OFFICIAL TOWNSHIP TAX MAP.

Mayor Pelura opened the ordinance up for public questions or comments, with none this portion was closed. Mr. Brown motioned to adopt, seconded by Mr. Bomba and a unanimous vote was taken.

ORDINANCE 1040

AN ORDINANCE APPROVING THE APPLICATION AND FINANCIAL AGREEMENT FOR A LONG-TERM TAX EXEMPTION WITH 3 COLLINS DRIVE URBAN RENEWAL LLC (THE "ENTITY") FOR BLOCK 192.01, LOTS 3 & 4 ON THE OFFICIAL TOWNSHIP TAX MAP.

Mayor Pelura opened the ordinance up for public questions or comments, with none this portion was closed. Mr. Brown motioned to adopt, seconded by Mr. Bomba and a unanimous vote was taken.

ORDINANCE 1041

AN ORDINANCE APPROVING THE APPLICATION AND FINANCIAL AGREEMENT FOR A LONG-TERM TAX EXEMPTION WITH 4 COLLINS DRIVE URBAN RENEWAL LLC (THE "ENTITY") FOR BLOCK 192, LOTS 3 & 3.02 ON THE OFFICIAL TOWNSHIP TAX MAP.

Mayor Pelura opened the ordinance up for public questions or comments, with none this portion was closed. Mr. Brown motioned to adopt, seconded by Mr. Dennis and a unanimous vote was taken.

ORDINANCE 1042

AMENDING THE ADOPTED 2009 CARNEYS POINT REDEVELOPMENT PLAN FOR BLOCK 193 LOTS 1, 2, 3, 4, 4.01 AND 5 (PART OF SUB-AREA 2) TO INCLUDE AMENDED USE AND BULK STANDARDS.

Mayor Pelura opened the ordinance up for public questions or comments, with none this portion was closed. Mr. Brown motioned to adopt, seconded by Mrs. Shaw and a unanimous vote was taken.

Correspondence: Mayor Pelura mentioned a resignation letter from Rowland Warfle, Jr. from the Recreation Commission. Mr. Brown made a motion to approve the resignation, seconded by Mr. Dennis and all were in favor.

Mayoral Appointment of Nick Simmens to the Recreation Commission to fill the unexpired term of Rowland Warfle, ending on December 31, 2024.

Mayor Pelura mentioned the JIF Dividend Release fund and the Committee all agreed to authorize the Mayor to credit our 2024 account. Mr. Brown motion to accept, seconded by Mrs. Shaw and all were in favor.

Mayor Pelura mentioned a letter from Salem County Board of Taxation ordering a revaluation for all real property in Carneys Point, to be completed by October 1st of 2024. Mayor Pelura said our rate is at 70% and should be at 100%. He said we will discuss at budget time how we are going to pay for the Revaluation.

Mr. Bomba read a statement on the Sub-Committee for allowing Chickens to be raised in residential areas of Carneys Point. He said some residents requested we evaluate establishing a "Pilot Program". The Sub-Committee reviewed several programs from different boroughs and towns, but found these communities do not reflect Carneys Point's rural nature. Livestock of all types and sizes are addressed in permittee uses while addressing proper lot area requirements. The Sub-Committee does not at this time feel the need to establish a special pilot program for maintaining chickens on limited lot sizes. Mayor Pelura thanked the Sub-Committee for their

hard work. He said they do not have the atmosphere like we do here. Mr. Bomba said they can always go through the Zoning Board.

Under **Old Business**: Mr. Pine addressed the Personnel Policies for Carneys Point Township employees. Mayor Pelura said this is on our Best Practice list to be completed every year. Mr. Brown motion to approve, seconded by Mrs. Shaw and all were in favor. It will be sent out.

Under **New Business**: Mayor Pelura mentioned a Consulting Service in Connection with D2 Redevelopment Projects (Harding Highway and Collins Drive). Mayor Pelura said this is due to there is no escrow for these projects in place yet. Motion was made by Mr. Brown, seconded by Mr. Dennis and all were in favor.

Mayor Pelura congratulated Mrs. Shaw on completing her first year. He said she did a job well done. There are many new events for Dunns Park. He thanked Mr. Avedissian for keeping them all in line. Mayor Pelura thanked Mr. Morris from Phoenix, John Bibeau the Executive Director for the Industrial Commission. He said they did a lot due to a lot hitting at the same time. He thanked the Committee for working together and running smooth. He said in 2007 he ran with Mr. Dennis and said he always fixed every resident's flag along the way. He thanked Mr. Dennis for his years of service to the Community, school board and County.

Public Participation. Mayor Pelura opened the meeting up for public questions and comments. Chad Everwine of 11 E. Mill Street Pedricktown mentioned the conversion application for Cannabis. He handed out copies to the Committee. He thanked everyone for working with him. He said it was over two years and three locations just to get to where he is now.

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

RESOLUTION 2023-183
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 6:40 pm.

A motion was made by Mr. Brown to reconvene in regular session, seconded by Mr. Dennis and all were in favor. The regular meeting reconvened at 7:03 pm.

Mr. Bomba motioned to approve a payment for the Treasures for doing the Finance Clerk work for the past 10 months, as discussed in Executive, seconded by Mrs. Shaw and all were in favor.

With no further business to discuss a motion was made by Mr. Dennis to adjourn and seconded by Mr. Bomba. Motion passed with four affirmative votes. Meeting adjourned at 7:04 p.m.

Approved: 1/17/2024


June Proffitt, Township Clerk