

**CARNEYS POINT TOWNSHIP MEETING  
REGULAR MEETING MINUTES  
DECEMBER 6, 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, Shaw and Pelura. Mr. Dennis was not in attendance. Also at the meeting was Police Chief D. VanNamee, J. Proffitt-Township Clerk, and D. Avedissian Solicitor. 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.

Mayor Pelura started the meeting by congratulating Mr. Brown and Ms. Almeda Johnson on winning the Election.

Mayor Pelura went on to say this year he has been recognizing businesses who has been in the Township for a long time. He said we have done Scotts Auto and the Massari family to date. Today we are recognizing the DiMarco Family and the Roman Pantry.

**RESOLUTION 2023-169**

**HONORING THE ROMAN PANTRY FOR ITS CONTRIBUTIONS TO CARNEYS  
POINT TOWNSHIP SINCE 1980**

Mr. Brown motioned to approve the resolution honoring the Roman Pantry for their Service to the Township, seconded by Mrs. Shaw and a unanimous vote was taken. Mayor Pelura read the resolution aloud. He said this business has been here for 43 years and means so much more then this certificate. Businesses like yours mean a lot more to the Township.

Mayor Pelura took a five-minute recess stating if anyone wanted to leave at this point can.

**Departmental Reporting:** Mr. Bomba had no reports for Dogs or for the Tax Office. Mayor Pelura mentioned the free Rabies Clinic on January 6, 2024 at the Firehouse from 9 am to 11am. He said licenses will be sold to Carneys Point Township residents.

Mrs. Shaw mentioned on December 2<sup>nd</sup> was Christmas in Dunns Park at 6 PM. She said it was well attended. She said the website is complete and should be up in a day or two. It will have the same web address. Mayor Pelura asked her to explain the reverse 911 system. Mrs. Shaw said you have to register with an email and that will allow you to receive notices from the Township.

Mr. Brown mentioned he and Mayor Pelura attended the League of Municipalities in Atlantic City. They attended the JIF Elected Official seminar. He commented that the Solicitor has reviewed and forwarded the personal policy hand book to the JIF. He said the JIF does the research so we don't have to and we can then update our policies. They keep us as safe as possible. Mr. Brown mentioned the Municipal Courts. HE said there were some 5,000 pending cases and now it is down to 3,773. There are 90 new warrants and over 440 new traffic tickets.

Mayor Pelura mentioned the Elected Official seminar once completed by all of us Committee people, the Township will receive a \$250 premium. He said every Elected Official and the Administrator takes this seminar and earns the premium. In the Finance Department Mayor Pelura said they are working on the annual budget. Soon we will be holding budget meetings here in this courtroom. Everyone is welcome to come and listen. Mayor Pelura mentioned our CFO has moved money in to an account that makes more money than the standard .2%. We are trying to same money and let our money make more money.

Chief VanNamee said on December 18<sup>th</sup> the NJ Inspection team will be in our front parking lot to do spot inspections.

Mr. Brown made a motion to approve all property audited vouchers in the amount of \$1,284,974.38. Seconded by Mr. Bomba and all were in favor.

Mayor Pelura asked for a motion to approve the minutes from the regular Committee meeting held on November 13, 2023. Mr. Bomba motioned to approve the minutes, seconded by Mr. Brown and all were in favor.

**RESOLUTION 2023-170**

**SHARED SERVICE AGREEMENT FOR QPA WITH THE COUNTY**

Mr. Brown made a motion to approve the Shared Service Agreement for a Qualified Purchasing Agent with the County of Salem, seconded by Mr. Bomba and a unanimous vote was taken.

**RESOLUTION 2023-171**

**AUTHORIZE THE SUBMISSION OF A GRANT WITH THE NJDCA AMERICAN  
RESCUE PLAN FIREFIGHTER GRANT**

Motioned by Mr. Brown to authorize the submission of the NJDCA American Rescue Plan Firefighter Grant, seconded by Mr. Bomba and a unanimous vote was taken.

**RESOLUTION 2023-172**

**RELEASE OF US4 REALTY, LLC MAINTENANCE BOND**

Mr. Bomba motioned to authorize the release of the Maintenance Bond to US4 Realty, LLC (541 Harding Hwy), seconded by Mr. Brown and a unanimous vote was taken.

**RESOLUTION 2023-173**

**AUTHORIZE A REDEVELOPMENT AGREEMENT WITH 965 HARDING  
HIGHWAY URBAN RENEWAL, LLC.**

Mr. Brown motioned to authorize the Redevelopment Agreement with 965 Harding Highway Urban Renewal, LLC. Seconded by Mrs. Shaw and a unanimous vote was taken.

**RESOLUTION 2023-174**

**AUTHORIZE A REDEVELOPMENT AGREEMENT WITH 7 COLLINS DRIVE  
URBAN RENEWAL, LLC.**

Mr. Brown motioned to authorize the Redevelopment Agreement with 7 Collins Drive Urban Renewal, LLC. Seconded by Mr. Bomba and a unanimous vote was taken.

**RESOLUTION 2023-175**

**AUTHORIZE A REDEVELOPMENT AGREEMENT WITH 3 COLLINS DRIVE  
URBAN RENEWAL, LLC.**

Mr. Brown motioned to authorize the Redevelopment Agreement with 3 Collins Drive Urban Renewal, LLC. Seconded by Mrs. Shaw and a unanimous vote was taken.

**RESOLUTION 2023-176**

**AUTHORIZE A REDEVELOPMENT AGREEMENT WITH 4 COLLINS DRIVE  
URBAN RENEWAL, LLC.**

Mr. Brown motioned to authorize the Redevelopment Agreement with 4 Collins Drive Urban Renewal, LLC. Seconded by Mrs. Shaw and a unanimous vote was taken.

**RESOLUTION 2023-177**

**AUTHORIZE THE CANCELLATION AND REFUND OF PROPERTY TAXES FOR  
BLOCK 161, LOT 2.01**

Motion was made by Mr. Brown to authorize the cancellation of \$686.00 and refund of \$686.00 to Block 161, Lot 2.01 due to 100% Total Disabled Veteran Exemption, seconded by Mr. Bomba and a unanimous vote was taken.

**RESOLUTION 2023-178**

**AUTHORIZE THE CANCELLATION AND REFUND OF PROPERTY TAXES FOR  
BLOCK 84, LOT 15**

Motion was made by Mr. Brown to authorize the cancellation of \$1,257.91 and refund of \$1,257.91 to Block 84, Lot 15 due to 100% Total Disabled Veteran Exemption, seconded by Mrs. Shaw and a unanimous vote was taken.

**Final reading and adoption.**

**ORDINANCE 1033**

AN ORDINANCE TO AMEND THE COURSES LANDING REDEVELOPMENT PLAN, APPLICABLE TO LOTS 3 AND 11 IN BLOCK 250 AND LOTS 4 AND 5 IN BLOCK 240, TO PERMIT ROOFTOP SOLAR ENERGY FACILITIES AS A PRINCIPAL PERMITTED USE.

**Introduced on November 1<sup>st</sup>, published on November 8<sup>th</sup>, public hearing and roll call vote**

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

**ORDINANCE 1034**

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

**Introduced on November 13<sup>th</sup>, published on November 21<sup>st</sup> public hearing roll call vote.**

Mayor Pelura opened the ordinance up for public questions or comments. He mentioned this is being repealed due to changes in wording. With none this portion was closed and Mr. Brown made a motion to adopt, seconded by Mrs. Shaw and a unanimous roll call vote was taken.

**ORDINANCE 1035**

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CARNEYS POINT, COUNTY OF SALEM, NEW JERSEY REPEALING ORDINANCE 1032, WHICH ADOPTED AN AMENDMENT TO THE TOWNSHIPS REDEVELOPMENT PLAN ENTITLED "COLLINS DRIVE REDEVELOPMENT PLAN", BLOCK 192, LOTS 2, 2.01, 2.02, 3, 3.02, 3.03, AND 4; BLOCK 192.01, LOTS 1,2,3 AND 4; BLOCK 192.01, LOTS 1,2,3 AND 4 PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A 40A:12A- 1 ET SEQ.

Introduced on November 13<sup>th</sup>, published on November 21<sup>st</sup> public hearing roll call vote

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

#### **ORDINANCE 1036**

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CARNEYS POINT, COUNTY OF SALEM, NEW JERSEY TO ADOPT AN AMENDMENT TO THE TOWNSHIPS REDEVELOPMENT ENTITLED "965 HARDING HIGHWAY REDEVELOPMENT PLAN, BLOCK 240, LOTS 4 & 5" PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A 40A:12A- 1 ET SEQ. **Introduced on November 13<sup>th</sup>, published on November 21<sup>st</sup> public hearing roll call vote.** Mayor Pelura opened the ordinance up for public questions or comments. Charles Erhardt of Harding Highway mentioned in the Master Plan there was green space. He does not want the Committee to rubber stamp this property for another warehouse. He said with more warehouses there is more traffic and more noise. He said his house shakes with the trucks going by all day and night. He said his neighbors feel the same way. The decision you all make today affects our future. With no more question or comments this portion was closed and Mr. Brown made a motion to adopt, seconded by Mrs. Shaw and a unanimous roll call vote was taken.

#### **ORDINANCE 1037**

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CARNEYS POINT, COUNTY OF SALEM, NEW JERSEY TO ADOPT AN AMENDMENT TO THE TOWNSHIPS REDEVELOPMENT ENTITLED "COLLINS DRIVE REDEVELOPMENT PLAN, BLOCK 192, LOTS 2, 2.01, 2.02, 3, 3.02, 3.03 AND 4" PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A 40A:12A- 1 ET SEQ. **Introduced on November 13<sup>th</sup>, published on November 21<sup>st</sup> public hearing roll call vote.** Mayor Pelura opened the ordinance up for public questions or comments. With none this portion was closed and Mr. Brown made a motion to adopt, seconded by Mrs. Shaw and a unanimous roll call vote was taken.

#### **Introduction of Ordinances**

#### **ORDINANCE 1038**

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 TAX MAP

Mr. Brown made a motion to introduce ordinance 1038, seconded by Mr. Bomba and a unanimous vote was taken.

#### **ORDINANCE 1039**

ORDINANCE APPROVING THE APPLICATION AND FINANCIAL AGREEMENT FOR A LONG-TERM TAX EXEMPTION WITH 7 COLLINS DRIVE URBAN RENEWAL, LLC FOR BLOCK 192.01, LOT 1 ON THE OFFICIAL TAX MAP. Mr. Brown made a motion to introduce ordinance 1039, seconded by Mrs. Shaw and a unanimous vote was taken.

#### **ORDINANCE 1040**

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

Mr. Brown made a motion to introduce ordinance 1038, seconded by Mr. Bomba and a unanimous vote was taken.

#### **ORDINANCE 1041**

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

Mr. Brown made a motion to introduce ordinance 1038, seconded by Mrs. Shaw 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 & 5 (PART OF SUB-AREA 2) TO INCLUDE AMENDED USE AND BULK STANDARDS. Mr. Brown made a motion to introduce ordinance 1038, seconded by Mrs. Shaw and a unanimous vote was taken.

Under **Correspondence**: Mayor Pelura mentioned a letter from the State Agricultural Department Committee with approval for the development at Route 40 and Pointers Auburn Road. This is for the proposed road improvements. Mr. Avedissian said they are waiting on the Governor to Sign. This will assist the traffic, make the roadway safer. Mr. Brown spoke of many accidents at this location. This will certainly help.

Mayor Pelura addressed a resignation letter from Vince Gioia from the Recreation Commission after 24 years of service. He will be missed. Mrs. Shaw motioned to approve the resignation, seconded by Mr. Brown and all were in favor.

Mayor Pelura mentioned at our last meeting the Committee accepted a retirement letter from our Tax Collector Michelle Allen. She has rescinded the date on the letter from November 30, 2023 to December 29, 2023. Mr. Brown motioned to approve the change of date, seconded by Mrs. Shaw and all were in favor. Mayor Pelura said this is a Statute Position so they are trying to work something out for our Tax Office.

Mayor Pelura made a Mayoral Appointment of Madisyn Shaw to fill the unexpired term left open by Mr. Gioia. This will end on December 31, 2026.

**Old Business**, Mayor Pelura mentioned a proposal for engineering services from Alaimo Group for Stormwater Discharge Permit Tier A, not to exceed \$44,000. Mr. Pelura also mentioned we recieved a grant for \$25,000 to aid in preparing the required map. Mr. Snowden said they will locate all inlets and coverts along with doing the map. Mr. Bomba motioned to authorize the proposed service, seconded by Mr. Brown and all were in favor.

Under **New Business**; Mayor Pelura mentioned there were five requests from Archer & Greiner for CP Land South Urban Renewal, LLC and CP Land North Urban Renewal, LLC, Route 40 development and Shell Road. Clint Allen with Archer & Greiner addresses the Committee and explained what each set of papers were for. He said changes in the name but this will help to front load the payments to the Township. Mayor Pelura said we have PILOT Agreements so we get payments up front from the Developers. Mr. Brown made a motion to authorize the approval of all five requests, seconded by Mrs. Shaw and all were in favor.

### **Public Participation.**

Chad Everwine of E. Mill St. Pedricktown mentioned to the Committee that Twisted Hat is almost up and running. HE said they have met all conditions and will start pulling permits. \

Mr. Allen with Archer & Griner requested that Ordinance 1042 be sent to the Planning Board for their next meeting. The Committee all agreed that it can be sent.

Chief VanNamee addressed Charles Erhardt about the speeding trucks and vehicles in front of his house. He said an Officer can sit a monitor the traffic but if something comes up they will

have to leave. A speed sign can be put up for a while also. Mayor Pelura mentioned the bridge that is out by the truck stops as adding to the problem. The trucks are finding other ways around that the normally would not be doing. Mr. Brown said the warehouses do try to buffer their buildings with trees and such. He suggested going to the Planning Board meeting to voice your opinion. Lastly, Mayor Pelura said we can ask the State to reduce the speed limit on that section of road.

With no questions or comments from the public this portion was closed. Mayor Pelura asked for a motion to go into Executive Session.

**RESOLUTION 2023-179**  
**EXECUTIVE SESSION**

A motion was made by Mr. Brown and seconded by Mrs. Shaw to convene into Executive Session. A unanimous vote was taken. The regular meeting ended at 7:00 pm.

A motion was made by Mr. Brown to reconvene in regular session, seconded by Mr. Bomba and all was in favor. The regular meeting reconvened at 8:36 pm.

Mr. Brown motioned to authorize the Administrator to advertise for a full-time clerk to work in the Finance Office and the Tax Office. Seconded by Mr. Bomba and all were in favor.

Mrs. Shaw mentioned that the Township needs to advertise for a Recreation Person now that Mr. Gioia has resigned. Mayor Pelura said this needs to be addressed at our Budge meetings.

Chickens was brought up and discussed. The Committee reviewed the proposal and were not in favor. They all mentioned that the proposals they received were not in places like our township. This is not suitable for Carneys Point.

With no further business to discuss a motion was made by Mrs. Shaw to adjourn and seconded by Mr. Brown. Motion passed with four affirmative votes. Meeting adjourned at 8:50 p.m.

Approved: 12/20/2023

  
June Proffitt, Township Clerk