

CARNEYS POINT TOWNSHIP MEETING
AGENDA REGULAR MEETING
JUNE 19, 2024
6:00 P.M.

To Join the Meeting: <https://xtel.accessionmeeting.com/j/11612154779> Meeting ID: 116 1215 4779
Dial by your location
+1 8568070288 US or +1 4696460381 US Meeting ID: 116 1215 4779

1. Meeting called to order by the Mayor

pen Public Meeting Act. Advanced notice of this meeting was given by way of annual notice which was filed with the Carneys Point Township Clerk, forwarded to South Jersey Times and the Elmer Times and posted on the bulletin board located in the lobby of the Carneys Point Township Municipal Building.

This meeting is also being held via teleconference.

3. Pledge to the Flag

4. Roll Call

5. R-2024-96, Hire Carly M. DiDonna as a full time Police Officer. Oath of Office will be administered by Mayor Ken Brown.

6. R-2023-97, Hire John W. Irvin, 3rd as a full time Police Officer. Oath of Office will be administered by Mayor Ken Brown.

7. Committee Department's Reporting

8. Motion that all properly audited vouchers be paid in the amount of \$ 479,487.23

9. Committee Reports for month of May.

Clerk	Construction
Engineer's Status Report	Police Report
Registrar of Vital Statistics	

10. Review and approve the Compensation Time Report.

11. Approve the minutes from the regular Committee meetings held on May 15, 2024.

12. Resolutions:

2024-98, Authorize the appointment of Ashley M. Vanaman as a Part-Time as needed Booking Clerk in the Police Department.

2024-99, Establishing a stipend for the Municipal Tax Assessor in connection with the revaluation.

2024-100, Approving the 3rd Amendment to the Redevelopment Agreement for RG Carneys Point Urban Renewal, LLC, Bk 254, Lots 2,3,4,4.01,4.02,4.03,5,6 7, Block 255, Lots 5,5.01 & 5.02

2024-101, Approving the Lieutenants Collective Bargaining Agreement.

2024-102, Determining that the Development Plans of Carneys Shell, LLC Described herein are materially consistent with the Redevelopment Plan and Redevelopment Agreement sufficient to proceed to the Planning Board. Bk 193, Lot 4-505 Shell Road.

2024-103, Approving the amendment to the Redevelopment Agreement Block 255, Lots 10 & 11, for AAC2CP Property Urban Renewal, LLC.

2024-104, Approve the Assignment and Assumption of Redevelopment Agreement for AAC2CP

2024-105, Approve the Plenary Distribution Liquor License for 2024-2025 year. (Liquor Store)

2024-106, Approve the Plenary Consumption Liquor License for 24-25 year (Bar License)

2024-107, Approve the Liquor License for Club Licenses for the 2024-2025 year.

2024-108, Request the approval of the Director of the Division of Local Government Services to Establish a Trust by Rider for Donations for the Carneys Point Police Department.

2024-109, Requesting the insertion of an item of revenue in the amount of \$26,416.34 into the 2024 Budget under the caption "Clean Communities Grant"

2024-110, Authorizing Carneys Point Township to enter into a Cooperative Pricing Agreement with the Educational Services Commission of NJ.

2024-111, Authorize the purchase of a Laminated wood gable shelter from MRC Gametime under a Cooperative Purchasing Agreement.

2024-112, Authorizing the purchase of Recreational Equipment from MRC Gametime by the Township under State Contract. Also, authorize the Solicitor to sign the Local Public Contracts Law Memorandums.

2024-113, Award a Contract to Landberg Construction LLC for Recreation Complex Playground Improvements-Phase II in the amount of \$422,949.00

2024-114, Authorize the release of Bond for 30 N. Game Creek Road Bk 247, Lots 12 & 12.02

2024-115, Approve the 3rd Amendment to the Redevelopment Agreement for CP Land South, LLC Block 255, Lot 12.

2024-116, Approve a refund of subsequent Funds Collected by the Tax Collector in the amount of \$2.99 Bk 67, Lot 3 Certificate #22-00012.

2024-117, Authorize release of the funds paid prior to Tax Sale Collected by the Tax Office in the amount of \$186.06 Bk 50, Lot 2.

2024-118, Approve a refund of over paid taxes for \$2,053.92 to Lereta LLC for Bk1, Lot 10

2024-119, Authorizing the release of the Lien Redemption Funds collected by the Tax Office – multiple certificates with varying amounts.

2024-120, Releasing of the Lien Redemption Funds collected by the Tax Office-multiple certificates with varying amounts.

2024-121, Authorize the Planning Board to review the Municipal Zoning Map for the Master Plan Consistency.

2024-122, Authorize a contract with Professional Property Appraisers, Inc. to conduct a Revaluation of Real Property within Carneys Point Township.

2024-123, Authorize a contract with Martin Appraisal Associates, Inc. to conduct a Revaluation of certain Apartments, Commercial and Industrial Properties within Carneys Point Township.

2024-124, Authorize the referral of the Kelly Farm Second Amended Redevelopment Plan to the Carneys Point Planning Board.

2024-125, Hire Kenneth Black Jr. As a Laborer in the Public Works Dept. effective July 1st.

2024-126, Authorize the transfer of Township Owned Properties to the Carneys Point Industrial Commission.

FINAL READING AND ADOPTION OF ORDINANCES

ORDINANCE 1052

AN ORDINANCE PROHIBITING COMMERCIAL TRAILERS FROM PARKING ON TOWNSHIP STREETS.

Introduced on May 1st, Published on May 8th, Public hearing and roll call vote.

ORDINANCE 1053

AN ORDINANCE AMENDING THE CARNEYS POINT TOWNSHIP CODE, CHAPTER 37, AND FIXING SALARIES AND COMPENSATION FOR OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF CARNEYS POINT.

Introduced on May 15th, Published on May 22nd. Public hearing and roll call vote.

ORDINANCE 1054

AN ORDINANCE AMENDING CHAPTER 92 OF THE CARNEYS POINT TOWNSHIP CODE AND PROVIDING FOR INCREASED FEES FOR CERTIFIED COPIES OF RECORDS

Introduced on May 15th, Published on May 22nd. Public hearing and roll call vote.

ORDINANCE 1055

AN ORDINANCE APPROVING ASSIGNMENT OF FINANCIAL AGREEMENT WHEREAS CP LAND SOUTH IS TRANSFERRING TO KELLY FARMS

Introduced on May 15th, Published on May 22nd. Public hearing and roll call vote.

ORDINANCE 1056

AN ORDINANCE AMENDING SECTION 212-48.6(R) OF THE CODE OF THE TOWNSHIP OF CARNEYS POINT WHICH REQUIRES A COMMUNITY HOST AGREEMENT FOR CANNABIS MEDICAL AND OR ADULT FACILITY.

Introduced on May 15th, Published on May 22nd. Public hearing and roll call vote.

INTRODUCTION OF ORDINANCES

ORDINANCE 2024-1057

BOND ORDINANCE AUTHORIZING THRE ACQUISITION OF VARIOUS EQUIPMENT AND COMPLETION OF VARIUS CAPITAL IMPROVEMENTS IN AND FOR THE TOWNSHIP OF CARNEYS POINT, COUNTY OF SALEM, NJ: APPROPRIATING THE SUM OF \$591,090 THEREFOR: AUTHORIZXING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE TOWNSHIP OF CARNEYS POINT, COUNTY OF SALEM, NJ, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$561,535; MAKING CERTAIN DETERMINATIONS AND COVENANTS: AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING.

ORDINANCE 2024-1058

AN ORDINANCE OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF CARNEYS POINT, COUNTY OF SALEM, STATE OF NEW JERSEY ADOPTING MAP ENTITLED "MUNICIPAL ZONING" OF THE CODE OF THE TOWNSHIP OF CARNEYS POINT.

ORDINANCE 1059

AMENDING THE ADOPTED KELLY FARM AMENDED REDEVELOPMENT PLAN FOR THE KELLY FARM REDEVELOPMENT AREA.

13. Correspondence:

- Letter from TRIAD with congratulations on receiving an award of \$76,000 on our Local Recreation & Improvement Grant.
- Memo from TRIAD with an award of \$700,000 from NJ Green Acres Program for the Recreation Complex Phase III.
- NJDOT letter with a tentative start date for Rt. 40 & Rt 48 Roadway widening will begin around July 8, 2024
- Letter from NJ Courts on Community Service Site with the Salem County Probation Dept for people doing community service.
- Senator Burzichelli, Assembly Members Simmons & Bailey announce upcoming Senior Resource Fair on July 18th at Salem Community College.

14. Old Business:

- ✓ Alaimo Group proposal for Bus Shelters & Drainage Improvements at a cost of \$294,110.40

15. New Business:

- Proposal from Brian Davis Remodeling LLC to repair the Annex ramp
- Clint Allen, Consistency Review for Carneys Shell, LLC 505 Shell Road, Bk 193, Lot 4.
- TRIAD Professional Service Agreement for Affordable Housing Administrative Agent Services at a cost as documented in the agreement.
- Proposal for Professional Service from Sickels & Associates to update the Flood Damage Prevention Ordinance at a cost of \$2,440.00
- Proposal for Professional Service from Sickels & Assoc. for the 2024 NJDOT Municipal Aid program, North Miller Ave. Roadway Improvement at a cost of \$58,080.00.
- Proposal for Professional Service from Sickels & Assoc. for the 2024 Road Maintenance program at a cost of \$46,500.00 for Central Schoolhouse Road & West Quilleytown Road.
- Proposal from LFB Land Planning for Professional Services for Redevelopment Planning Services for 896, 898 900 Courses Landing Road Commercial Corridor Redevelopment Area not to exceed \$5,800.

16. Public Participation:

17. Executive Session: Resolution 2024-127

18. Adjournment

Prepared by June Proffitt, Township Clerk

The next Carneys Point Township Committee meeting will be held on July 17, 2024 @ 6 PM.