

**CARNEYS POINT TOWNSHIP MEETING
REGULAR MEETING MINUTES
FEBRUARY 21, 2024**

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 Pelura, Bomba, Johnson and Brown. Mrs. Shaw was not in attendance. Also at the meeting was Police Lt. Joe Racite, S. Cosaboon, Engineer, T. Pine Administrator, J. Proffitt-Township Clerk, and A. Telsey, Solicitor. The meeting was also presented via teleconference.

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.

Departmental Reporting:

Dr. Johnson said safety is all well at the Township. In the Courts they have pending 3,233 cases. This is down by 1,104. They are making progress in getting the cases down. Dr. Johnson then gave the number of traffic tickets given out.

Mr. Bomba said the Industrial Commission meeting was held on February 12th. They discussed extending the lease agreement with the renter of the old Clemente buildings on Rt 130. He mentioned one of the three is done with renovations and they are going to start on the middle building. Mr. Bomba said he had no report on the Construction Code. He mentioned the Sewerage Authority project on Georgetown Road. He said Georgetown Road is slated to be paved by the County this year.

Mr. Pelura spoke of Township Budget meetings Saturday mornings starting at 8 am. They are open to the public and end around noon. Mr. Pelura mentioned in Public Works they are catching up and checking storm drains. The Tax Collector is part-time and here in the evenings and weekends. Mr. Pine is the contact person for the Tax office, Senior Freeze books can be dropped off with him or in the Clerk's office. You will be notified when they are completed.

Mr. Brown mentioned a meeting here in the courtroom on Thursday, February 15th at 8:30 am for the Rt. 140 overpass that has been closed. He said the 3rd Legislative District, Senator John Burzichelli, Assembly Members Heather Simmons and Dave Bailey Jr. were here along with NJDOT project managers. They will have two lanes open and repaired within six months. Mr. Brown mentioned the ditch issue from a few meetings ago. He said NJ American water owns part of the ditch and if there are no easements then the residents own the ditch. Mr. Brown mentioned that he made a mistake on a court case with Amy Secreto. She thanked him for correcting his statement.

Mr. Cosaboon mentioned the application for lighting for Dunns Park. Mayor Brown asked how this is going to work since the light poles are owned by Atlantic Electric. He explained how the application is going to be presented. He then mentioned that the County is going to be repaving Golfwood Ave. The preconstruction meeting will be on March 6th at the County.

Mayor Brown asked for a motion to approve the Committee reports. Motion was made by Mr. Pelura, seconded by Mr. Bomba and a unanimous vote was taken. He asked for a motion to approve the properly audited vouchers in the amount of \$143,514.85. Mr. Pelura motioned to

approve, seconded by Dr. Johnson and all were in favor. Mayor Brown asked for a motion to approve the Committee meeting minutes from February 7, 2024 and Budget meeting held on February 3, 2024. Motion was made to approve minutes by Dr. Johnson, seconded by Mr. Bomba and all were in favor.

Mayor Brown introduced Joe Henry with Hardenbergh Insurance Group to give a Safety Presentation. Mr. Henry said as our Risk Manager it is important to have an active Safety Committee and Carneys Point does. It is unusual to have the Mayor involved but we do. The objective of this presentation is to know when to conduct an investigation, understanding the steps involved, getting to the root and completing the proper forms. Mr. Henry said the main goal is to prevent accidents but when it happens, we need to be prepared.

RESOLUTION 2024-48

**AUTHORIZING AND DIRECTING THE PLANNING BOARD TO CAUSE A
PRELIMINARY INVESTIGATION AS TO WHETHER CERTAIN PROPERTIES
QUALIFY AS A “CONDEMNATION REDEVELOPMENT AREA”**

Mr. Pelura made a motion to direct the Planning Board to investigate for condemnation redevelopment area”, seconded by Dr. Johnson and a unanimous vote was taken.

RESOLUTION 2024-49

**AUTHORIZE THE GRANT FROM NJDCA FOR \$100,000 FOR DUNNS PARK
LIGHTING IMPROVEMENT PROJECT**

Motioned by Mr. Bomba to authorize the signing of the grant from NJDCA for the grant no to exceed \$100,000. Seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2024-50

REFUND AND CANCEL TAXES FOR 100% TOTAL DISABLED VETERAN

Mr. Pelura motioned to authorize the refund (\$1,636.51) and cancelation (\$3,430.75) of taxes for Block 35, Lot 9 due to 100% Total Disabled Veteran Exemption, seconded by Mr. Bomba and a unanimous vote was taken.

RESOLUTION 2024-51

REFUND AND CANCEL TAXES FOR 100% TOTAL DISABLED VETERAN

Mr. Pelura motioned to authorize the refund (\$1,704.81) and cancelation (\$2,659.58) of taxes for Block 45, Lot 30 due to 100% Total Disabled Veteran Exemption, seconded by Dr. Johnson and a unanimous vote was taken.

RESOLUTION 2024-52

REFUND AND CANCEL TAXES FOR 100% TOTAL DISABLED VETERAN

Mr. Pelura motioned to authorize the refund (\$184.68) and cancelation (\$2,646.02) of taxes for Block 161, Lot 20 due to 100% Total Disabled Veteran Exemption, seconded by Dr. Johnson and a unanimous vote was taken.

RESOLUTION 2024-53

REFUND DUPLICTE TAX PAYMENTS FOR THREE PROPERTIES

Mr. Pelura motioned to authorize a refund of taxes paid to Corelogic for three properties totaling \$3,132.66 due to overpayments, seconded by Mr. Bomba and a unanimous vote was taken.

RESOLUTION 2024-54
REFUND DUPLICATE TAXES PAID

Motioned by Mr. Pelura to refund Block 186, Lot 2.01 and 3.01 \$1,614.46 for duplicate taxes paid, seconded by Dr. Johnson and a unanimous vote was taken.

RESOLUTION 2024-55
REFUND DUPLICTE TAX PAYMENTS

Mr. Pelura motioned to authorize a refund of taxes paid to Wells Fargo Bank for Block 161, Lot 19 for \$1,270.03 due to overpayment, seconded by Dr. Johnson and a unanimous vote was taken.

RESOLUTION 2024-56
TRANSFER OVERPAID TAXES FROM 2023 TO 2024

Mr. Pelura motioned to authorize the transfer of overpaid taxes from 2023 to 2024 to nine various properties in the amount of \$11,170.46. Seconded by Dr. Johnson and a unanimous vote was taken.

Under **Correspondence**: Mayor Brown mentioned a letter written by Martin Cleary on rallying residents to get involved in discussions by attending Township meetings.

There being no **Old Business** the Committee moved on to **New Business**. Mayor Brown said the item in New Business is being postponed until our professional have time to review the changes requested.

Public Participation. Jerry Holland of East End Rd. He asked if the warehouses hire local people and use local businesses. Mayor Brown said we asked them to consider local people when hiring but we cannot tell them who to hire or who to do business with. Mr. Pelura said they are like the Township and have to go out for bids on certain products and jobs. Mr. Holland then asked about buffers and trees. Mayor Brown said they are on the plans.

Amy Secreto of Pine Street mentioned she emailed the Township Committee members and Mr. Pine a few times and has not received any response. At the last meeting the video conference was down, why was the meeting not postponed or cancelled. Mayor Brown asked Mr. Telsey to answer. He commented the video conference is a convenience, added benefit for the residents, it is not a necessity to hold meetings. Mrs. Secreto asked if the Committee would reconsider the PILOT program if she receives signatures on petitions. Mr. Telsey said the decision has been made by the Township Committee. He said it is nice to hear people express an interest. She said isn't the Committee elected to be the voice of the people. Supposed to be for the people and our voice. She then mentioned the Zoning Officer. She said he is not following the ordinances or his job description. She said he can view residents' property or contact the home owner ahead of time. Also, he is allowed to come onto anyone's property and view the property and use any ordinance to site you on. She asked how to file a complaint against him, what am I to do when no one will answer her calls. Mr. Telsey said he was sorry she is unhappy with him but the Township feels he is doing a good job. Mrs. Secreto said so he has no consequences for his actions. Mr. Secreto said when they do get ahold of him with questions, he says to speak to our Attorney. He mentioned they have received four tickets (2-each). Are we getting fined twice? Mayor Brown said this is in the courts and we cannot speak on this.

Mrs. Secreto gave the statute for the job duties of the Zoning Officer and read of making an appointment. She said he has never made an appointment. Mr. Pelura said he spoke to her last year on this. He does not have to make an appointment if he can do his investigation without entering the property. Mrs. Secreto commented but he did enter the neighbor's property. Mr. Pelura said that is your word against his, he said he had permission. Mr. Pelura said this is not going to be debated here, he does not have to make an appointment unless he has to enter a residence. Mr. Secreto asked what if he hurts his hand on the fence while looking over. Mr. Telsey said that is for the courts to decide not here. Mrs. Secreto said she knew she would get no answers.

Martin Cleary of Broad St. mentioned three structures that need fixing and cleaning up. The first is across from the YMCA. The house and property are in bad shape. Another is the gas station on Del-a-Vue. And the last is a house by PT's Bar on Harding Highway. Mr. Cleary mentioned how C Street floods. He asked who owns the lot that the storm drain is located. It is set back and he said how it could be fixed. Mr. Cleary said the township looks bad. Lastly, he mentioned speeding on Shell Road.

Joe Wright of Grandview Court asked what is the status of 23 Grandview Court. Mr. Pelura said Public Works will clean up the roadway but not the property yet. The plan is to start when things start to grow. Mr. Wright mentioned how his neighbor put branches in the roadway 2 ½ weeks ago (379 Georgetown Rd.) Can someone pick this pile up.

Eleanor Washington of Sandy Ridge Apts. Said she is glad the overpass is being looked at. She thanked Pat & Patty Bomba who attended and stayed to the services for her brother.

Greg Martin of N. Cedarwood said he noticed the Cannabis business in Deepwater at the light. Mayor Brown said it will be Twisted Hat a Dispensary. Mr. Martin mentioned the Adult Day Care by Roman Pantry. Is that also going to be for Cannabis. Mayor Brown said dual use; one side is for cannabis dispensary the other is a wellness center. Mr. Martin asked how many can we have. Mr. Pelura commented the Ordinance has the information on how many, where they can be located and hours of operation.

Amy Tighe of Harding Highway asked how is the Mayor appointed. Mayor Brown said the Committee appoints the Mayor. She said she appreciates how Mr. Pelura treats people. She said there is no reason for disrespect, everyone deserves respect when being addressed. She also mentioned the lighting in the courtroom is poor.

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

**RESOLUTION 2024-58
EXECUTIVE SESSION**

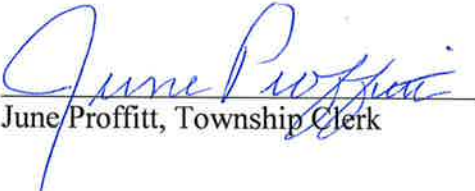
A motion was made by Mr. Bomba and seconded by Dr. Johnson to convene into Executive Session. A unanimous vote was taken. The regular meeting ended at 6:52 pm.

A motion was made by Mr. Bomba to reconvene in regular session, seconded by Mr. Pelura and all was in favor. The regular meeting reconvened at 7:20 pm. With the following action taking place.

Mr. Telsey said he will update the CBDG money with Triad for housing rehabilitation, 340 Ives Ave and 346 Jackson Ave. need a structural Engineer. There is also a Project Manager needed. He said Engineer Mr. Cosaboon will address this with Triad also. Mr. Pelura said he spoke to Carolyn Zumpino last year about knocking the two houses down and putting up a brand-new modular home. He said the Industrial Commission would oversee this work and marketing them for sale. He said Triad was supposed to see if this could be done with the grant money. Mr. Pelura said that took a year to get answers from the State. Mr. Telsey mentioned an MOU between the Township and the Industrial Commission. This was agreed to by John Bibeau and the Commission members.

With no further business to discuss a motion was made by Mr. Bomba to adjourn and seconded by Mr. Pelura. Motion passed with four affirmative votes. Meeting adjourned at 7:30 p.m.

Approved: 3-6-2024


June Proffitt, Township Clerk