

**CARNEYS POINT TOWNSHIP MEETING
REGULAR MEETING MINUTES
APRIL 3, 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 Shaw, Pelura, Bomba, Johnson and Brown. Also, at the meeting was T. Pine-Administrator, D. VanNamee Police Chief, J. Proffitt-Clerk, and A. Telsey- Solicitor. This meeting was held virtually.

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.

Mrs. Shaw started the **Departmental Reporting** by saying the Recreation Commission held their Easter Egg Hunt in Dunns Park on March 30th and it was a success. The Community Yard Sale is scheduled for May 18th and 19th. The registration is due by May 16th. Applications are being accepted for the park & recreation complex grounds keeper. Mrs. Shaw said she had no report for both Emergency Management and IT.

Dr. Johnson thanked the Police Chief for patrolling at the Carneys Point Senior Housing. She said she had no reports for the courts and animal control.

Mr. Bomba said he had no reports for the Industrial Commission and Construction Code. The Fire/Rescue Department had 200 calls. He mentioned the stipend positions at the fire dept. He said they are doing well so far. This is money through a grant.

Mr. Pelura said that on March 20th our 2024 Municipal Budget was introduced. On April 17th we will have the public hearing and adoption for the Budget. Mr. Pelura said Public Works are working on storm drains and gutters. With all the rain there is water everywhere and we are handling the best as we can. He mentioned the tides were good to us through the storm. Next, Mr. Pelura mentioned the calendar contained in the Fall Newsletter is wrong. He said the printer made a mistake and we did not catch it until it was too late. There are corrected copies on the table in the foyer and also in the Clerk's Office. The website also contains a corrected copy. The Police, Recreation Facebooks also have this announcement on them.

Mayor Brown said he the Chief and Dr. Johnson went to the JIF Safety Kickoff Breakfast. He said the Township is self-insured and the JIF has saved over 36 million over the years. He said they offer classes on line to help keep everyone safe. He commented with education there is less accidents. Like everywhere else all insurances keep going up every year. Mayor Brown mentioned for the Committee and other members of the Township the Financial Disclosure Statements are out and due by April 30th.

Chief VanNamee mentioned the tractor trailers parked on Courses Landing Road have been towed. So far there has been about five towed.

Mr. Cosaboon said Ives Ave Road Reconstruction project will start around April 8th. The Recreation Complex Phase II is moving forward. Mayor Brown said from Leap on N. Broad St. to 6th Ave. the water company is installing new lines. He said if there are any lead pipes they will replace them at the cost of the home owner.

Mr. Bomba motioned to approve these reports given, seconded by Dr. Johnson and all were in favor.

Mayor Brown mentioned that all properly audited vouchers are being paid in the amount of \$1,212,547.21. Mr. Pelura made a motion to approve the bill list, seconded by Mr. Bomba and all were in favor.

Mr. Bomba motioned to approve the **minutes from the Regular Committee meeting held on March 20, 2024 and Budget meeting held on March 9th**, seconded by Dr. Johnson. All were in favor with Mrs. Shaw abstaining from the March 9th minutes.

Introduction

ORDINANCE 1049

AN ORDINANCE FIXING SALARY RANGES FOR CERTAIN OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF CARNEYS POINT IN THE COUNTY OF SALEM NOT RECOGNIZED BY THE CARNEYS POINT POLICE ASSOCIATION OR THE TEAMSTERS LOCAL 676. Motion to introduce was made by Mr. Bomba, seconded by Dr. Johnson and a unanimous vote was taken.

Second reading and public hearing of Ordinances

ORDINANCE 1047

ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AS TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)

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

ORDINANCE 1048

AN ORDINANCE AUTHORIZING SPECIAL EMERGENCY APPROPRIATIONS PURSUANT TO N.J.S.A. 40A:4-53 TO FUND THE COSTS ASSOCIATED WITH THE PREPARATION OF A TAX MAP AND A COMPLETE PROGRAM OF REVALUATION OF REAL PROPERTY FOR THE TOWNSHIP OF CARNEYS POINT, COUNTY OF SALEM, NEW JERSEY.

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

Under **Correspondence**: Mayor Brown mentioned a letter from Archer & Greiner Requesting a waiver of 30 days under section 8.3 of the Financial Agreement for Long Term Tax Exemption between the Township and RG Carneys Point Urban Renewal, LLC. Victoria with Archers said they closed financial agreements with Sumitomo Mitsui Trust Bank, New York. With no questions Mr. Bomba made a motion to approve, seconded by Mr. Pelura and all were in favor. Mayor Brown then mentioned a letter from RG Carneys Point Urban Renewal, LLC with Agreement for construction financing. Motioned to approve by Mr. Pelura, seconded by Mr. Bomba and all were in favor.

Next, was a letter from RG Carneys Point Urban Renewal, LLC requesting an estoppel from the Township. Mr. Telsey said this had been reviewed by our Redevelopment Attorney and it is in order. Motion was made by Mr. Pelura, seconded by Mr. Bomba and all were in favor.

Under **Old Business:** Mayor Brown mentioned a second Amendment to Redevelopment Agreement for RG Carneys Point Urban Renewal, LLC. Mr. Telsey said our Redevelopment Attorney reviewed this paperwork and found it in order. Motion was made by Mr. Pelura, seconded by Mr. Bomba and all were in favor.

Next was a Redevelopment Agreement for Carneys Shell Hawks Bridge Road & Route 130, Block 193, Lot 4. Mr. Telsey said this is for a warehouse A & B, with separate agreements. Mr. Telsey said there were no objections from our Redevelopment Attorney and the Financial Advisor. Mayor Brown motioned to approve, seconded by Dr. Johnson and all were in favor.

Carneys Shell-Hawks Bridge Road is ready to go to our Redevelopment Attorney and Financial Advisor for an agreement. Mayor Brown said there is no sewerage available. Dr. Johnson approved, seconded by Mr. Bomba and all were in favor.

Public Participations: Martin Cleary of Broad St. gave photos to the Committee of the Sewerage Plant and the flooding. He mentioned the stuff he has pulled out of the water and taken to Pubic Works. Mr. Cleary mentioned the roads need to be cleaned better. He also mentioned the Police don't patrol as well. The streets need more lights due to the roads are dark. Mr. Cleary spoke of the excess vehicles at the towing stations. Chief VanNamee said the Zoning Officer went to see and they are within their rights. Mr. Bomba said the Mosquito Commission has been requested to look at the ditch around the Sewerage Plant and to clean it up.

Darlene Davis of N. Broad St. mentioned loud music at 5:50 in the morning to about 6:30 am. The vehicles speed off. She asked for a noise ordinance. Chief VanNamee said they asked the store to post something about the noise but we cannot force them, private property. She said the problems are not being resolved.

Amy Secreto of Pine Street said she contacted the Mayor twice and did not get a response. Mayor Brown said it was Good Friday and he took care of the issue on Monday. She mentioned the website is not transparent. Mr. Pine said the website is currently up to date with all minutes that are approved. Ms. Secreto asked about the salary ranges. Mr. Pelura said ranges are done so the Township does not have to do this every year. This is for non-contractual employees to set a range for their salaries. A salary resolution sets the exact salary.

Stacie from Marsden Ave asked how do they get copies of ordinances. Mr. Pelura said you can get copies from the Clerks Office.

Greg Martin of Cedarwood Rd. asked about a street light being put up on his corner by his house. Mr. Bomba said you can contact the Electric Company for a light but you will be billed for the light. Mr. Martin asked about the woods by his house, who owns this. Mr. Pelura said it is part of Adam Gagliardi's property. The woods are in State Forestay.

With no questions or comments from the public this portion was closed.

Mayor Brown asked for a motion to go into Executive Session.

**RESOLUTION 2024-66
EXECUTIVE SESSION**

A motion was made by Mr. Pelura and seconded by Dr. Johnson to convene into Executive Session. A unanimous vote was taken. The regular meeting ended at 6:45 pm.

A motion was made by Mr. Pelura to reconvene in regular session, seconded by Mr. Bomba and all was in favor. The regular meeting reconvened at 6:58 pm.

**RESOLUTION 2024-67
AUTHORIZING ASSIGNMENT OF EMS CONTRACT**

Mr. Bomba made a motion to authorize the assignment of the EMS Contract to EMSS (Event Staffing Solutions) from American Legion Association. Motion seconded by Mr. Pelura and a unanimous vote was taken.

With no further business to discuss a motion was made by Mr. Bomba to adjourn and seconded by Mr. Brown. Motion passed with five affirmative votes. Meeting adjourned at 6:58 p.m.

Approved: 4-17-2024


June Proffitt, Township Clerk