

CARNEYS POINT TOWNSHIP MEETING
REGULAR MEETING MINUTES
MARCH 20, 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 Police Chief VanNamee, S. Cosaboon, Engineer, T. Pine Administrator, J. Proffitt-Township Clerk, B. Kelly Treasures, C. Ehret CFO 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:

Mrs. Shaw mentioned Easter in the Dunns Park on Saturday, March 30th, rain or shine. The event will start at 10 am sharp.

Dr. Johnson said she attended the school Board meeting on March 11th. She said a person spoke about their 14-year-old child that could not sign her name because she could no write cursive. The school said they will see what they can do. On March 12th Dr. Johnson attended the opening of the Hawks Bridge Road overpass Route 140. On March 13th she said she filed a complaint with the DCA about the Carneys Point Senior Housing. She mentioned complaints she received about a Highland Ave property and the Housing/Zoning Officer looked into this. She said she had no report for the Municipal Court.

Mr. Bomba said he had no report for the Code Office. The Fire/Rescue he said is doing ok with the transition. And the Industrial Commission met on the 11th but he has no report.

Mr. Pelura mentioned at tonight's meeting we will be introducing the 2024 Municipal Budget. Public Works is working on cleaning storm drains and picking up branches. There is also a resignation from Public Works later in the meeting and we will be looking to hire.

Mayor Brown mentioned Hawks Bridge Road overpass Rt. 140 being opened. He also said the Carneys Point Senior Housing is privately owned. They are changing ownership soon. He said he has gone there at times but we cannot do anything. He suggested the residents call the DCA and file complaints with them.

Mr. Cosaboon Engineer said the two ordinances up for tonight will have to be sent to the Planning Board on March 26th then if approved up for adoption. He also commented Phase II of the Recreation Complex Playground Improvements needs a Soil Erosion and Sediment Control Plan Certification along with a check for \$625.00.

Chief VanNamee mentioned the fence in the back of the building will be complete on Monday.

Mayor Brown asked for a motion to approve the Committee reports. Mr. Pelura motioned to approve all the reports, seconded by Mr. Bomba and all were in favor.

Mayor Brown asked for a motion to approve the properly audited vouchers in the amount of \$4,591,301.54. Mr. Pelura motioned to approve, seconded by Mr. Bomba and all were in favor with Mayor Brown abstaining from Page 5, N0271.

Mayor Brown asked for a motion to approve the Committee Reports for the month of February. Motion was made by Mr. Bomba, seconded by Dr. Johnson and all were in favor. Mayor Brown mentioned approval for the meeting minutes from March 6, 2024 and Budget meeting held on March 2, 2024. Motion was made to approve minutes by Mr. Pelura, seconded by Mr. Bomba and all were in favor. Lastly, Mayor Brown asked for a motion to approve the Compensation time report. Mr. Pelura approved, seconded by Mr. Bomba and a unanimous vote was taken.

Mayor Brown stopped the meeting at 6:15 pm to introduced the 2024 Municipal Budget. Mayor Brown read aloud **Resolution 2024-65 Municipal Budget Notice**. This is just to say the Budget is being introduced tonight and a public hearing and adoption will be on April 17th at 6:15 pm. Mr. Bomba motion to approve, seconded by Mr. Pelura and a unanimous vote was taken.

Mayor Brown went on to discuss the 2024 Municipal Budget. He said the local increase will be 4 cents. This is an annual increase of \$57.74 based on an average assessed home of \$145,518.57. The Tax rate in 2023 was .723 for 2024 it will be .763. The amount to be raised by taxation is \$5,352,677.26. That is an increase of \$473,758.50 from last year.

RESOLUTION 2024-61

AUTHORIZING CONSENT TO THE SEWERAGE AUTHORITY

Mr. Pelura made a motion to authorize consent to the Sewerage Authority for the construction of improvements to their system, seconded by Mr. Bomba and a unanimous vote was taken.

RESOLUTION 2024-62

AUTHORIZE A DISCHARGE OF MORTGAGE FOR 383 IVES AVE

Motioned by Mr. Bomba to authorize the Mayor to sign the discharge of Mortgage for 383 Ives Ave due to a payoff. Seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2024-63

APPROVE THE CERTIFICATION OF LOSAP

Mr. Bomba motioned to authorize the Annual Contribution to all Fire/Rescue Volunteer Members who met the criteria, seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2024-64

ENABLING RESOLUTION FOR THE NJ DEP-GREEN ACRES PROGRAM

Mrs. Shaw motioned to approve the Enabling Resolution for the NJ DEP, Green Acres Program, seconded by Mr. Pelura and a unanimous vote was taken.

ORDINANCE 1044

AN ORDINANCE ESTABLISHING REQUIREMENTS FOR THE STORAGE OF SALT AND OTHER DE-ICING MATERIALS ON PROPERTIES NOT OWNED OR OPERATED BY THE TOWNSHIP. Mayor Brown mentioned this ordinance has to go before the Planning Board before it can be adopted. He opened it up to the public for any questions or comments, with none this portion was closed.

ORDINANCE 1045

MUNICIPAL STORMWATER CONTROL ORDINANCE TO ESTABLISH MINIMUM STORMWATER MANAGEMENT REQUIREMENTS AND CONTROLS FOR "MAJOR DEVELOPMENT". Mayor Brown mentioned this ordinance also has to go before the Planning

Board before it can be adopted. He opened it up to the public for any questions or comments, with none this portion was closed.

ORDINANCE 1046

AN ORDINANCE TO ESTABLISH REQUIREMENTS FOR TREE REMOVAL AND REPLACEMENT IN THE TOWNSHIP OF CARNEYS POINT TO REDUCE SOIL EROSION AND POLLUTANT RUNOFF, PROMOTE INFILTRATION OF RAIN WATER INTO THE SOIL, AND PROTECT THE ENVIRONMENT, PUBLIC HEALTH, SAFETY AND WELFARE. Mayor Brown asked for a motion to introduce. Mr. Bomba motioned to introduce, seconded by Mr. Pelura and a unanimous vote was taken.

ORDINANCE 1047

ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK. Mayor Brown asked CFO Ms. Ehret to explain this ordinance. She said this allows spending to exceed over the 2 ½ % to 3 ½ % if needed. This can be banked for up to two years. Mr. Pelura motioned to introduce, seconded by Dr. Johnson and a unanimous 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. Motioned on by Mr. Pelura to introduce, seconded by Mr. Bomba and a unanimous vote was taken.

Under **Correspondence**: Mayor Brown mentioned a letter of resignation from Zach Maranzano from our Public Works Department effective March 22, 2024. Mr. Pelura motioned to accept the resignation, seconded by Mr. Bomba and all were in favor.

Mayor Brown mentioned paperwork from Sickels & Assoc. with the performance guarantees and Escrow fees for Affordable Salem, Inc. 47 Seventh Ave. Mr. Cosaboon said this is the standard next step to post the guarantees to move forward.

There being no **Old Business** the Committee moved on to **New Business**. Mrs. Shaw introduced Raissa Simchak about putting antennas at the Recreation Complex on the baseball light poles. She said they are interested in putting an antenna on the top of a light pole and replacing the lights. She handed out packets to the Committee. She said they would pay rent for the antenna. Ms. Simchak introduced Russ Palmario Engineer for Verizon to discuss and take questions about the process. He mentioned replacing a pole with their antenna and then putting the lights back up. Mayor Brown asked if any place could be used out there instead of the ball field lights. Ms. Simchak said yes, they would have to get approval first. She said they could do a walk through. Mr. Bomba asked if other carriers could use the pole. They said yes. Mr. Telsey said this would have to go out to bid. After the holiday the Committee, Engineers and Ms. Simchak will get together to do a walk around the Recreation Complex.

Mr. Telsey mentioned a letter from NJDOT to advise that the Township agrees to assume the responsibilities and obligations of basins along the new roadway. Clint Allen the Solicitor for the Developers addressed the Committee. He said they do not want the Township to assume any

responsibility, or costs. He said the Developer will maintain the basin. Mr. Allen said whoever owns this area will maintain and care for the basin. The Township can access if needed. Mr. Pelura said this can be added into the Redevelopment Agreement. Mr. Allen said bonding will cover the maintenance. Mr. Pelura motioned to authorize Mr. Telsey to write a letter to NJDOT about the maintenance and care of the basin will be the Developers, seconded by Mr. Bomba and all were in favor.

Public Participation. Lovia Parker S. DuPont Rd. Spoke on the Carneys Point Senior Housing Building. She said there is a lot wrong there, such as the management locks the public bathrooms on the weekends, they said we can only have two guests and have to let them know who is spending the night. The rules are not fair to the tenants. She said they raised the rent even before the year lease was up, removed all the trash cans in the common area. Mayor Brown said their only recourse is to call the DCA and lodge a complaint. You can also contact the Office on Aging in Salem to see what rights you have. Dr. Johnson said she lives there and if you complain the office staff will tell you if you don't like it move. Mr. Pelura said it there is a code violation contact the Code Office. Mayor Brown said they will have new owners, but the old owners are putting up money for repairs.

Jeffery Pomper of S. DuPont Rd thanked the Police Department for doing ride throughs and helping out.

Martin Cleary of Broad St. mentioned two ditches that need cleaning, one at the sewerage plant and one on Virginia Ave. He said Public Works needs to be shown how to clean the streets and storm drains. He said the streets are a mess. He spoke of the lot across the street from his house that has a pile of black top there and ruts in the ground. He said he does clean the ditch and take the items he finds to Public Works after he cleans them up. Mr. Cleary mentioned Georgetown Road as being extremely bumpy. Mayor Brown said it is on the list to be repaved sometime over the summer. Mr. Cleary also mentioned towing companies that have to many vehicles in their yards. He was told the Zoning Officer went there and there are different rules then for residents.

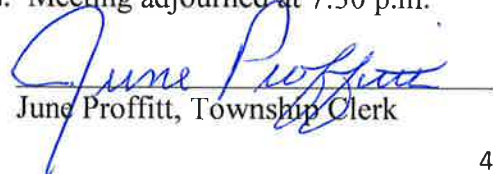
Joe Wright of Grandview Court said he spoke to the County on the ditch flooding issue. He said the ditch use to be six foot deep but not anymore. He said the County said they came out and looked at it but he did not see anyone. Mr. Pelura suggested the mosquito commission. He asked if this is on his property. With not knowing Mr. Pelura said he will go after the meeting to see who owns the ditch. Mr. Wright also mentioned branches that are now in buckets on the street. Mr. Pelura said if the road is obstructed, call the Police.

Dave Wright of Golfwood said the Mosquito Commission did clean the ditches in 1999 or 2000. With no questions or comments from the public this portion was closed. Mayor Brown stated there is no Executive Session for tonight's meeting.

Mr. Pelura mentioned that the Township and Fire Department lost a long-time member Jerry Reaves (Smiley). Mr. Reaves was with the Fire Department and Fire Police for 50 years.

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

Approved: 4-3-2024


June Proffitt, Township Clerk