

**CARNEYS POINT TOWNSHIP MEETING  
REGULAR MEETING MINUTES  
MARCH 6, 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, Shaw, Bomba, Johnson and Brown. Also, at the meeting was T. Pine-Administrator, D. VanNamee Police Chief, J. Proffitt-Clerk, S. Cosaboon, Engineer and A. Telsey- Solicitor. This meeting was not 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 finished the plans for the Green Acre Phase II. This will include additional items for the playground and ground covering. There is a grant for new lighting for Dunns Park. Mr. Cosaboon said it was supposed to be in by February 27, and we submitted ours. But the State moved the submission date back to April 16<sup>th</sup>. So, it will take a bit longer to get awarded. Mrs. Shaw mentioned the first event in Dunns Park is going to be Easter in the Park on March 30<sup>th</sup> starting at 10 am.

Dr. Johnson mentioned the Township has sold 233 dog licenses this year so far. Residents with dogs have until March 31<sup>st</sup> to get a license before the \$15.00 late fee is included. She mentioned a few complaints she received for trash in yards and broken-down vehicles. The Housing Officer is handling these complaints. Dr. Johnson then said there is 3,159 pending court cases down from the 5,342. There were 440 traffic tickets issued. Dr. Johnson said she attended a walking tour of the Nuclear Plant yesterday. It was very interesting.

Mr. Bomba spoke of a Housing Rehabilitation Grant we received a while ago. He said we just received permission to move forward with a prefab house. The Industrial Commission will over see this project. He mentioned there is a warehouse starting off of Route 40. Mr. Bomba mentioned us getting a grant for the Firehouse for building and equipment.

Mr. Pelura said he and Mr. Bomba were on a subcommittee for the Housing Rehabilitation Grant. He added quotes were received for the refurbishing two homes in the village. He said one came in at \$190,000 and the other was \$205,000. He said even thou this is grant money we had to be responsible. That is way over the price that we would have ever received when it went up for sale. So, they thought if we demolish the current home and put a prefab on the foundation then sell the house, someone is going to get a brand-new house for less than the refurbished one. After completed the houses will be deed restricted for support our COAH. The money collected will go back into our account to do other houses. Mr. Pelura mentioned Budget meetings on Saturday mornings at 8 am to around noon. Public Works is chipping branches, call to do a workorder. He said a large pothole on Springfield Ave has been repaired.

Mayor Brown asked Clint Allen Attorney for the Developers if he would like to speak. Mr. Allen said at the North end of the Township, Kelly Farm the DEP is waiting to get put into the Carneys Point Sewerage System. There is Municipal Consent to seek DEP's approval. All the cost of this development will be covered by the Developers, CP Land North, South and

Rockefeller. Mayor Brown said the cannabis store will be opening soon on Rt 130 by Deepwater. It will be by appointment only due to the small parking lot.

Chief VanNamee mentioned that Georgetown Road is going to be paved by the County this year. They are doing five roads and we are last on the list. Also, the VFW will be holding the First Responders Recognition Dinner on March 30<sup>th</sup> at 6 pm. Tickets are \$30.00 each. Officer Daniel Urban has been chosen as Officer of the Year. He also mentioned the lane/road by Lafayette School as having potholes that are really bad. And lastly, the Officer's sick time has been resolved.

Mr. Cosaboon said Ives Ave Road Reconstruction project will start around March 5<sup>th</sup>. He said tonight we are doing two of three ordinances for stormwater management. The trees will be done by our next meeting so it can be done by May 1<sup>st</sup>.

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

Mayor Brown mentioned that all properly audited vouchers are being paid in the amount of \$352,436.89. 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 February 21, 2024 and Budget meetings held on February 10<sup>th</sup> and 24<sup>th</sup>**, seconded by Mr. Pelura and all were in favor with Mrs. Shaw abstaining from the February 21<sup>st</sup> minutes.

#### **RESOLUTION 2024-59**

##### **DISCHARGE OF MORTGAGE FOR SMALL CITIES GRANT PAYOFF**

Mr. Pelura motioned to approve the Mayor to sign the Small Cities Grant payoff for 419 Manor Ave., seconded by Mr. Bomba and a unanimous vote was taken.

#### **RESOLUTION 2024-60**

##### **AUTHORIZE AN AMENDMENT TO REDEVELOPMENT AGREEMENT**

A motion was made by Mr. Pelura to authorize the Amendment to the Redevelopment Agreement for Block 240, Lots 4 & 5. Seconded by Mr. Bomba and a unanimous vote was taken.

#### **ORDINANCE 1043**

**AN ORDINANCE INCREASING COMPENSATION FOR MEMBERS OF THE CARNEYS POINT TOWNSHIP SEWERAGE AUTHORITY.**

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. Bomba, seconded by Mrs. Shaw and a unanimous vote was taken.

#### **ORDINANCE 1044**

**AN ORDINANCE ESTABLISHING REQUIREMENTS FOR THE STORAGE OF SALT AND OTHER SOLID DE-ICING MATERIALS ON PROPERTIES NOT OWNED OR OPERATED BY THE MUNICIPALITY**

Mr. Pelura made the motion to introduce Ordinance 1044, seconded by Mr. Bomba and a unanimous vote was taken.

## ORDINANCE 1045

### MUNICIPAL STORMWATER CONTROL ORDINANCE TO ESTABLISH MINIMUM STORMWATER MANAGEMENT REQUIREMENTS AND CONTROLS FOR 'MAJOR DEVELOPMENT'

Mr. Pelura made the motion to introduce Ordinance 1045, seconded by Mr. Bomba and a unanimous vote was taken.

Mayor Brown made a **Mayoral Appointment** of Temel Ozdemir as Alternate #2 on the Planning Board. He is filling the unexpired term left open by the resignation of Doug Sparks. This position will end on December 31<sup>st</sup> of 2024.

Under **Correspondence:** Mayor Brown mentioned a letter from the Penns Grove-Carneys Point Regional School District on a presentation of the 2024-2025 budget. The Mayor said this meeting is for the governing body. They will have a meeting on Monday, April 29, 2024 for the general public. Next, Mayor Brown mentioned a letter from the State of NJ, Office of the Governor for the approval of eminent domain over a portion .53 acres of the property on Bk 23, Lot 3 in Pilesgrove Township. This will be used for a permanent right-of way. Mr. Telsey mentioned this is for Pointers Auburn Road and Route 40. This is allowing the Township to move forward with the roadway expansion. Mayor Brown said the farmer never used and it was part of a right-a-way. Mr. Pelura said this was approved by the owner of the property, the Ag Board at the County and The Ag Board at the State and the Governor. The funds for the piece of property in preservation will have to be paid back. Mayor Brown said this has taken a year to correct the State made years ago. There have been 117 accidents there and 1 death.

Under **Old Business:** Mr. Pine spoke on the changes made to the employee's handbook. He said he included a list of updates that were made. Mr. Pelura thanked him for the update and said the handbook was previously approved.

Under **New Business:** Mr. Pine spoke on a Energy Renewal Grant that would be used for electric charging stations, training for the Fire Department on these fires and/or solar energy. He said the grant is due by May 24<sup>th</sup> and it's a maximum of \$10,000. Mayor Brown said he should start the grant and gear it towards the training of the Fire Department.

**Public Participations:** Martin Cleary of Broad St. said he went from Bridgeton to here and there are a lot of empty warehouses along the way. He is not sure why we need so many here. Mayor Brown commented we are getting PILOT money for the warehouses. Mayor Brown asked Mr. Cleary how many people worked at DuPonts when he was there. He said about 8,000. He asked how many today. Mr. Cleary said none because its closed. Mayor Brown mentioned Praxair and the Cogen. They are all gone now and people still needs jobs and the Township needs revenue. The warehouses are bringing those to Carneys Point. Mr. Cleary said he asked and there are only 18% of Carneys Point people working at our warehouses. Mr. Cleary said a lot of outsiders are coming here and we are losing good people from here. He said the streets are not being cared for like in the past. Also, as far as stop lights, the stop line should be moved back 18 to 20 feet so big trucks can make the turn. Mr. Cleary mentioned branches that residents put out at the curb. Why does our Public Works drive past piles to go pick up others. Mr. Pelura said they need to put in a workorder. Mr. Cleary brought up the leaves and branches that blow

onto his street and property from the Sewerage plant. Lastly, he spoke of how the warehouses are being built higher than the streets. This is causing flooding.

Clint Allen Attorney for Developers asked who is our Redevelopment Planner. Leah Furey Bruder with LFB Land Planning is working on 965 Harding Highway. Anything new goes to Candace Kanaplue.

Amy Tighe of Harding Highway said she has been with the school for 27 years and the road alongside the Lafayette Pershing School should be fixed. Also, she said the Budget meetings at the school are open to the public. She also asked if we are outsourcing our ambulance service. Mr. Pelura said nothing has changed, we have a paid service and we still do. We do have a new company.

Joe Wright of Grandview Court said our Public Works Department did a good job on the corner. He mentioned the ditch on Grandview Court. He said a lot of people in this area are getting water in their basements. Mayor Brown said he spoke to the Engineer for the County and he will give him his contact so he can speak to him about this. Mr. Wright mentioned the flags that went in Dunns Park. Mrs. Shaw said they are going to do it again but they need to see how many they can fit. She said the applications will be on the table out front, on the website and on Facebook.

Greg Martin of Cedarwood Rd. asked if the Township can take the lane by the school. Mayor Brown said Mr. Telsey is going to look into who is responsible for this road.

Ms. Vosk of Grandview Court said she is the one with four sump pumps in her basement. Her electric bill has doubled due to the pumps running all the time. Mayor Brown said he was told if the home owners does not have an easement, then it is their responsibility. Mr. Pelura said the storm drains have been cleared it is just the ground is saturated.

Charlet Martin of Cedarwood Rd. asked when will the flags go back up. She was told they were put away for the winter but will go up in the spring.

Amy Secreto of Pine Street asked about court, if it is in person or just zoom. Mayor Brown said both but you have to request in person. She asked about the Police going out with the ambulance service. Chief VanNamee said they did for the first few just to help out.

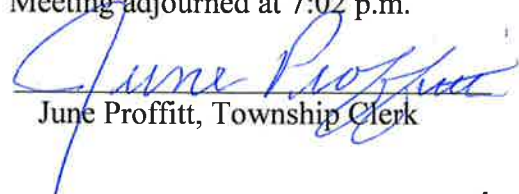
Germer Ledford of Maplewood Ave asked how will the Township sell the two houses once built. He said he is a licensed realtor and would love to help.

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

Mr. Pelura made the statement that Mr. Cleary wrote a letter to encourage residents to get involved and attend meetings. He said he is not sure but he is glad everyone is here tonight but residents and people who attend do not deserve to have snide comments made to them. You can direct your comments to us but not to other residents.

With no further business to discuss a motion was made by Dr. Johnson to adjourn and seconded by Mrs. Shaw. Motion passed with five affirmative votes. Meeting adjourned at 7:02 p.m.

Approved: 3-20-2024

  
June Proffitt, Township Clerk