

**CARNEYS POINT TOWNSHIP MEETING
REGULAR MEETING MINUTES
MAY 1, 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 meetings are the second Wednesday of each month at 6 pm. Our next meeting is May 8th and all are welcome. The fountain in Dunns Park will be dedicated on May 11th at 9 am. This will also start the Garden Mart Festival hosted by the Woman's Club. The Community Yard Sale is scheduled for May 18th and 19th. The registration is due by May 16th.

Dr. Johnson said she attended the Salem County Local Government Dinner at the Woodstown Diner on April 25th. These meetings are very informative and educational. She said she attended the School Board meeting where they discussed a need for teachers. She said she had no reports for the courts and animal control.

Mr. Bomba said for the Industrial Commission there has been some interest in a national fast-food establishment. He commented the DuPont Senior Housing Building is still in negotiations. Also, there is an ice cream pallor going to he Planning Board. The Fire/Rescue Department had a regional meeting tonight and there is a meeting tonight for regional ambulance service in Salem with the County.

Mr. Pelura said Public Works are working on picking up branches and limbs. He said to call them to schedule a workorder for pickups. If they are not there, leave a message and they will get it in the morning. Mr. Pelura said later they will be hiring a person to work at the Rec. Complex and Dunns Park as a Grounds Keeper.

Mayor Brown mentioned the Mid-Atlantic Transport in Pennsville and Scoot. He said Scoot hours have been cut back due to low riders. They are looking for funding to get them up and running again. On the ditch situation, Mayor Brown said they asked for copies of everyone's survey so we could give it to our Engineer. As of today, he has only received one persons. Mayor Brown said he is speaking to the Diocese in Camden on a survey for the Church. He commented he went to the County building to see if we could get surveys from them. They also do not them. He commented when the owner had closing on the home they would have gotten a survey. This is going to be a process.

Mayor Brown addressed the hours for he Zoning Officer. He is currently working three days a week. Some hours in the field doing inspections and time in the office for paperwork. If a call come in the Housing Assistant is there Monday through Friday from 8 am to 3:30 Pm every day. The Mayor also mentioned Mr. Schmidt also does Housing and Vacant properties. He mentioned if

a complaint comes in it takes about 14 days then our Public Works is told to go out and take care of the issue. Liens are placed on the property through the Tax Office. Mayor Brown mentioned being told the City of Newark hires 51% of local people for their warehouses. Well, this is wrong. There is a tax incentive program that if they hire 51% local people then the city would drop the tax fee by a %, but if they do not then they have to pay the higher tax fee. Next, Mayor Brown mentioned his Facebook page. This is his site and not the Township's so what he posts or says is his.

Mr. Cosaboon said Ives Ave Road Reconstruction project is complete. He said they did the most with the allotment. He will work with the Township to select which road to do next. A few were mentioned.

Chief VanNamee thanked the Committee for the Ordinance 1052 which will be read later in the meeting. Chief VanNamee explained why this is come to be with tractor trailers being left on Township roadways.

Mr. Pelura 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 \$3,795,715.45. 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 April 17, 2024**, seconded by Dr. Johnson. All were in favor.

Resolutions:

RESOLUTION 2024-72

AUTHORIZE A REFUND AND TO CANCEL PROPERTY TAXES TO BK1, LOT 10

Mr. Pelura motioned to approve the refund of 4,303.70 for 2023 & 2024 and to cancel \$6,357.62 for 23 & 24 due to 100% Total Disabled Veteran Exemption, seconded by Mr. Bomba and unanimous vote was taken.

RESOLUTION 2024-73

APPROVE A HOST COMMUNITY AGREEMENT FOR TWISTED HAT

Mr. Pelura motioned to table, seconded by Mr. Bomba and a unanimous vote was taken.

RESOLUTION 2024-74

APPROVING A SETTLEMENT AGREEMENT FOR EMINENT DOMAIN

Mr. Bomba motioned to approve a settlement agreement to pursue a claim for eminent domain in order to obtain easements on Bk 23, Lot 3 in Pilesgrove Tax Map. Seconded by Mr. Pelura and a unanimous roll call vote was taken. Mayor Brown explained this is for the little section of land that will make the expansion of Route 40 better.

RESOLUTION 2024-75

HIRE MARK ELIAS AS RECREATIONAL GROUNDS KEEPER

Mrs. Shaw motioned to hire Mark Elias as the Recreational Ground Keeper, seconded by Mr. Pelura and a unanimous vote was taken. Mr. Pelura said this is what he was speaking about, a collaboration between the Recreation and Public Works. This person will work at the Recreation Complex and in Dunns Park on the part-time basis.

RESOLUTION 2024-77

**EXECUTION OF A REDEVELOPMENT AGREEMENT WITH CARNEYS POINT
DEVELOPMENT ASSOCIATES, LLC**

Mr. Pelura motioned to approve the execution of a Redevelopment Agreement with Carneys Point Development Associates, LLC. Seconded by Mr. Bomba and all were in favor.

Introduction

ORDINANCE 1052

AN ORDINANCE PROHIBITING COMMERCIAL TRAILERS FROM PARKING ON TOWNSHIP STREETS. Motion to introduce was made by Mr. Bomba, seconded by Dr. Johnson and a unanimous vote was taken.

Under **Correspondence:** Mayor Brown mentioned a letter of resignation from Jennifer Koeturius as the Tax Collector effective April 30th. Motioned to approve by Mr. Pelura, seconded by Mr. Bomba and all were in favor.

Mayor Brown read the resignation of Courtney Foss the Clerk in the Tax Office effective May 10th. Motion was made to accept by Mr. Pelura, seconded by Mr. Bomba and all were in favor.

Mayor Brown mentioned a letter from NJDOT announcing grant application submissions deadlines as July 1st for the NJ Roadway projects. Mr. Cosaboon said there are a few roads such as Walker Ave. that we could do a phase II.

Lastly, there is a request for the Sakima to allow the bar to be opened on Sunday, June 9th two hours early for a fundraiser. Mr. Bomba asked what is the fundraiser. Mrs. Shaw said it is theirs. Mayor Brown said he does not understand why the Sakima is the only one who keeps requesting to open early. Why don't you move the time of the event by two hours. Mr. Pelura made the motion to approve, seconded by Mrs. Shaw and all were in favor to open early except Mayor Brown who voted no.

Under **Old Business:** Mayor Brown mentioned a second Amendment to Redevelopment Agreement for CP Land South Urban Renewal, LLC. Block 255, Lot 12 Mr. Allen Redeveloper's Attorney said this is a 7 million sq. ft. one building project. They are looking at doing two phases. All infrastructure and improvements will be done in phase I. The Sewerage capital contribution payment will be done in phase I. This is a five-year plan which will capture additional PILOT Agreements with Phase II. Mr. Pelura asked Mr. Allen if all have redevelopment agreements. Mr. Allen said yes. Have you ever sought land to put a warehouse on. Mr. Allen said no. Are they paying taxes. Mr. Allen explained a PILOT Agreement (95 to the Township and 5% to the County. He said nothing is free. Mr. Allen said these agreements have a 25-year shelf life then they go back to paying regular taxes.

RESOLUTION 2024-76

AUTHORIZING AN AMENDMENT TO REDEVELOPMENT AGREEMENT

Motion was made by Mr. Pelura to allow for the Amendment to the Redevelopment Agreement with CP Land South, LLC Block 255, Lot 12. Seconded by Mr. Bomba and a unanimous vote was taken.

Mayor Brown introduced Dan Vechesky of Alaimo Group, Engineers to discuss a letter from the State NJDOT with an allotment of \$100,000 for Bus Shelters & Storm Sewer Improvements. Mr. Vechesky said this grant was applied for last year. Mr. Pelura said Mr. Snowden our Engineer last year applied for this grant but has since retired. He also mentioned we had both Alaimo and Sickels last year so Sickels could finish what they had started. This saved both money and time with finishing certain projects. So, again this year we are doing the same thing. Mr. Vechesky will work up the project for the Township to approve.

Public Participations: Mayor Brown said he will be limiting the comments to three minutes due to the Committee going to a meeting at 7:30 pm at the County Offices for discussion on a county run ambulance service. He said there are six municipalities who do not have an ambulance service and they relay on the paid services to cover them.

Jeff Pomper said if any group in the Township needs volunteers, he is willing to help out. Mayor Brown thanked him.

Amy Secreto of Pine Street mentioned on the Township website the Zoning Officer only works 2 hours a week. She also mentioned the lack of reply from the Mayor on emails she has sent. She also said she emailed Mrs. Proffitt and Mr. Pine with no reply. Lastly, she mentioned an OPRA request for the ditch. She said there has only been one email since February. Why has this taken so long to address. Mayor Brown said as far as the emails, he is busy at work during the day and he does not answer texts at his job. When he is home, when he has time, he will look at his emails. He told Mrs. Secreto he did eventually answer her. As far as the ditch, Mayor Brown said he does a lot of communication by phone or in person. He has been out there many times.

Amy Tighe of Harding Highway said if you don't want to answer emails than don't run. She spoke at the Mayor about the ditch, emails and transportation. She said the school busses can't get down Ives Ave.

Joe Wright of Grandview commented you only received one survey. Mrs. Boyer's! He said he will contact the others to get theirs. Mr. Pelura said one resident said the Township should pay, that is not our responsibility. The deeds have a legal description. Mr. Pelura said he spoke to the Public Works Dept about the drainage. When they went out it was flowing.

Mrs. Boyer of Grandview Ct thanked Mr. Wright for being a great neighbor. She also thanked Mr. Pelura for his help when she had water problems in her front yard. She thanked the Mayor for looking into this problem.

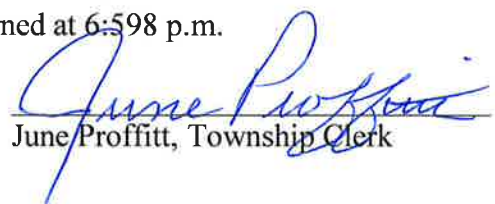
Amanda McCart of Grandview Ct said she has a friend who is a forensic land expert. So, she and he have been looking into gathering information on the properties in the area of the flooding. She said she has maps back to 1921, before the church was built. Mayor Brown said he would like to see them and thanked her for her time.

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

Mayor Brown said there is no Executive Session for this meeting and Mr. Bomba motioned to close the meeting. Seconded by Dr. Johnson and a unanimous vote was taken.

Motion passed with five affirmative votes. Meeting adjourned at 6:598 p.m.

Approved: 5-15-2024


June Proffitt, Township Clerk