

CARNEYS POINT TOWNSHIP MEETING
REGULAR MEETING MINUTES
OCTOBER 4, 2023

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 Bomba, Brown, Shaw and Pelura. Mr. Dennis was not in attendance due to a death in his family. Also at the meeting was Police Chief D. VanNamee, J. Santogrossi Public Works Manager, K. Snowden Engineer, T. Pine Administrator, J. Proffitt-Township Clerk, and D. Avedissian Solicitor. The meeting was also presented via teleconference.

Mayor Pelura 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: Mr. Bomba mentioned the Dog Costume Contest event in Dunns Park on the 11th where they will be handing out dog license applications. He said he had no report for tax for this meeting.

Mrs. Shaw mentioned the Emergency Management Operating Plan as being completed and accepted. She said there will be an Autumn Festival in Dunns Park on Saturday, Oct 7th from 10 to 4. On the 11th is a Dog Costume Contest and Yoga on the 14th. She said there were 14 Vet signs being processed to hang in the park. Tree work has been done in the park also. She mentioned the new website is close to being done. And lastly, the Township has a new phone system.

Mr. Brown mentioned the court cases that remain open in the system. These are pending due to not being able to process for various reasons. He said they are going down from what it was.

Mayor Pelura mentioned our Annual Audit has no findings and determinations again this year. He said this is about our 17th year without any findings. He commented he is proud of our Finance Office employees for their hard work. He reported on the I-40 overpass. Spoked to Senator Durr who supposedly spoke to the Transportation Commissioner. It is going to be a total rebuild. It is in design currently and they are looking at it being completed by mid-next year. Mayor Pelura said this is unacceptable due to the local businesses losing money in that area.

Mr. Avedissian spoke on the .053 acre of grass in Pilesgrove at the corner of Pointers Auburn Road and Route 40. The County Ag Board signed off on this and then it went to the State. He thanked Mr. Brown, Mr. Bomba, John Bibeau for attending and speaking on the safety issues. The State did not vote on this but will by the end of the month. Mr. Pelura mentioned how we asked for a stop sign to be placed a few years ago and the State said no.

Mr. Pine mentioned on December 2nd will be a Township Document Shredding event from 9 am to noon. There will be information on how to proceed as it gets closer.

Mr. Snowden spoke on the DOT local Freight Impact Fund. He said there is 30 million in this program and it will need to be submitted by December 13th.

Mr. Brown made a motion to approve all property audited vouchers in the amount of \$8,177,232.08. Seconded by Mr. Bomba and all were in favor.

RESOLUTION 2023-146
AUTHORIZE THE REFUND AND CANCELLATION OF 2023 TAXES ON
BLOCK 261, LOT 4

Mr. Bomba made a motion to authorize the cancellation and refund for a 100% total disabled veteran exemption, seconded by Mrs. Shaw and a unanimous vote was taken.

RESOLUTION 2023-147

INSERTION INTO THE 2023 BUDGET UNDER SMALL CITIES CDBG GRANT
ADA IMPROVEMENTS TO DUNNS PARK

Motion was made by Mrs. Shaw to authorize the insertion of an item of revenue into the 2023 Budget under the caption "Small Cities CDBG Grant-ADA Improvements to Dunns Park" in the amount of \$380,000.00. Seconded by Mr. Brown and a unanimous vote was taken.

RESOLUTION 2023-148

INSERTION INTO THE 2023 BUDGET UNDER RECYCLING TONNAGE GRANT

Motion was made by Mr. Brown to authorize the insertion into the 2023 budget under the caption "Recycling Tonnage Grant" in the amount of \$40,439.05. Seconded by Mr. Bomba and a unanimous vote was taken. Mr. Santogrossi said this is money we get every year from the State for our tonnage in recycling. Mayor Pelura said it pays to recycle.

RESOLUTION 2023-149

INSERTION INTO THE 2023 BUDGET UNDER ALCOHOL EDUCATION
REHABILITATION GRANT

Mr. Bomba motioned to authorize the insertion into the 2023 Budget under the caption "Alcohol Education Rehabilitation Grant" in the amount of \$778.77. Seconded by Mr. Brown and a unanimous vote was taken. Chief VanNamee said they use this money for signs to place around.

RESOLUTION 2023-150

INSERTION INTO THE 2023 BUDGET UNDER STAFFING FOR ADEQUATE FIRE
AND EMERGENCY RESPONSE SAFER GRANT

Mr. Brown made a motion to authorize the insertion of \$234,800.00 into the 2023 Budget under the caption "Staffing for Adequate Fire and Emergency Response SAFER Grant. Seconded by Mrs. Shaw and a unanimous vote was taken.

RESOLUTION 2023-151

INSERTION INTO THE 2023 BUDGET UNDER MUNICIPAL ALLIANCE GRANT

Motioned by Mr. Brown to authorize the insertion of \$3,953.00 into the 2023 Budget under the caption "Municipal Alliance Grant". Seconded by Mrs. Shaw and a unanimous vote was taken. Mayor Pelura said this money is through the County from the State and we are the lead office with Penns Grove.

RESOLUTION 2023-152

INSERTION INTO THE 2023 BUDGET UNDER CLEAN COMMUNITIES GRANT

Mr. Brown motioned to approve the insertion of \$23,257.53 into the 2023 Budget under the caption "Clean Communities Grant". Seconded by Mr. Bomba and a unanimous vote was taken. This money is based on the volume of the Town. It pays for cleanup grants, the shredding event, tools at the Public Works Department and such.

RESOLUTION 2023-153
AUTHORIZE THE REFUND AND CANCELLATION OF 2023 TAXES ON
BLOCK 255, LOT 20

Motioned on by Mr. Brown to authorize the refund of 2023 property taxes in the amount of \$435.75 and cancel \$1,568.32 due to 100% total disabled veteran exemption. Seconded by Mrs. Shaw and a unanimous vote was taken. Mayor Pelura said the Taxes are offset by the State.

RESOLUTION 2023-154
AUTHORIZE RELEASE OF PERFORMANCE BOND

Motioned by Mr. Brown to authorize the release of the Performance Bond from Courses Landing Urban Renewal, LLC #107308256. Seconded by Mr. Bomba and a unanimous vote was taken.

RESOLUTION 2023-155
AUTHORIZE A PERFORMANCE GUARANTEE AND ESCROW GUARANTEE FOR
CP LAND NORTH BLOCK 239, LOTS 14-17, 17.01, 17.02 & 19

Mr. Bomba made a motion to accept the Performance and Escrow Guarantee for CP Land North, LLC. Seconded by Mrs. Shaw and a unanimous vote was taken.

Final reading and adoption.

ORDINANCE 1031

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CARNEYS POINT, COUNTY OF SALEM, NEW JERSEY TO ADOPT AND AMENDMENT TO THE TOWNSHIP'S REDEVELOPMENT PLAN ENTITLED '965 HARDING HIGHWAY REDEVELOPMENT PLAN, BLOCK 240, LOTS 4 & 5' PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A.40A:12-1 ET SEQ. Mayor Pelura 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 roll call vote was taken. Mr. Brown said this was approved with restrictions.

ORDINANCE 1032

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CARNEYS POINT, COUNTY OF SALEM, NEW JERSEY TO ADOPT AND AMENDMENT TO THE TOWNSHIP'S REDEVELOPMENT PLAN ENTITLED 'COLLINS DRIVE REDEVELOPMENT PLAN, BLOCK 192, LOTS 2, 2.01, 2.02, 3, 3.02, 3.03 AND 4: BLOCK 192.01, LOTS 1, 2, 3, AND 4' PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A.40A:12-1 ET SEQ. Mayor Pelura opened the ordinance up for public questions or comments. With none this portion was closed and a motion to adopt was made by Mr. Brown, seconded by Mr. Bomba and a unanimous roll call vote was taken.

Under **Correspondence**: Mayor Pelura mentioned that the Township received two letters from the State Department of Community Affairs about the two ordinances we just adopted. He said last year he asked to have Block 240, Lots 4 & 5 sent to the State to put it in the redevelopment area. He was told it did not qualify. Different Planner sent it to the State and it was approved. The one property does have some limitations on development due to wetlands.

Mayor Pelura reminded the Committee and audience that the Bridge dedication to SPC Kevin Hardin, Hawks Bridge Road, has been rescheduled for Sunday, October 8th at 11 am.

Mayor Pelura mentioned a letter from Michael Baker International on repairs to the NJ Turnpike Authority Bridge repairs and resurfacing over Salem Canal.

Old Business, there was nothing to report.

Under **New Business**; Mayor Pelura introduced John Bibeau and Kathleen Hill Township Assessor to discuss 5-year Tax Abatements for home owners and residents. Mr. Bibeau said at the Industrial Commission meetings he has spoken about the older homes and trying to get help. He mentioned the Tax Abatements for residents to encourage work to be done to their home. Ms. Hill said currently this is being done in other municipalities. Residents who own a home 20 years old or older. This is a good opportunity to see improvements being made. An ordinance would have to be done by the Committee. The start date would be either January 1st or after a CO is approved. This is for five years. She stressed this is for assessable items such as additions, kitchen or bath rebuilds and such. Mr. Brown asked about flippers. She said, yes, they could get this because it would go with the house. The regular taxes are paid but the work would be taxed at a five-year rate. Mayor Pelura discussed the difference between a Tax Abatement and a PILOT. He said as a Township we would not be losing anything.

Ms. Hill discussed the last revaluation the Township held which was in 2018 with new assessments in 2019. She said the values have leveled out some and there is a lack of inventory which is causing an increase in costs. Our value causes the County Taxes to be increased. She said a reval. Is the answer. The Committee has to consider this for the 2025 year. Mayor Pelura commented that the warehouses does not cause or affect County tax rates. Mr. Brown said this is typically done every ten years. Ms. Hill said the State would like to be at 100%. Mayor Pelura said revals are in depth and expensive but the good thing is it can be spread over five years.

Mayor Pelura addressed a request from TRIAD for Housing Rehabilitation program. They are asking for the Committee approval to proceed with work on 328 Pine Street, Carneys Point. The work will cost approximately \$20,124.00. Mr. Bomba motioned to authorize the work, seconded by Mr. Brown and all were in favor.

Chief VanNamee mentioned that the bar PT's is not allow to sell alcohol due to their ad interim permit expired.

Public Participation.

Akilah Lindler of Layton Lakes Estates mentioned a letter from the conflict solicitor. She said not all zoning issues are brought back to the HOA. Mayor Pelura said our Ordinances are Township wide but your CCR's and only for your HOA residents. He said there are four HOA's in Carneys Point and all are different. He said there are signs up that reminds all residents to check with their HOA's before applying for a permit.

Alicia Tunis of Lotus Lane asked about the vehicles in a neighbor's yard. Chief VanNamee said they checked and all the vehicles are registered. The Mayor said Housing and Zoning was also there.

Leon Daniels of Layton Lakes Estates asked if a sign could be put up at a corner that is close to 90 degrees. He said maybe an arrow for vehicles to slow down.

Jerry Holland of East End and Highland Ave. mentioned he went to the assessor about his high taxes and was told to go to the school or County.

Martin Cleary of Broadway mentioned you could move the white line back 25/30 feet in order for tractors to make the turn instead of taking preserved farmland. He asked with all the warehouses, why is our taxes going up. Mayor Pelura said taxes did not go up as much as they could have. Mr. Cleary asked about unmarked police vehicles. He said they are not considered a police vehicle. Chief VanNamee said the force has one unmarked and a few with confidential tags. They are all considered police vehicles. Next, was when is the Township going to be cleaned up. He mentioned a few places. Mayor Pelura said the old gas station on Virginia Ave is being worked on. He said a grant has been applied for to tear the building down and then clean up the contamination. Last, he mentioned the height of the warehouse on Golfwood Ave. The building was approved at the Planning Board meeting.

Greg Martin of Cedarwood asked about the ordinances on basketball nets in the road. Mayor Pelura said he did not have the ordinances in front of him. Mr. Martin said he had four police officers go to his house about the basketball net. He also said the police has been to his house a lot in the past months. Chief VanNamee said the basketball nets cannot be left in the street. The Chief also mentioned the police had been to his house due to complaints from his neighbors. The Mayor said all complaints must be investigated.

Amy Secreto of Pine St. asked if the Committee had a chance to review the PILOT Agreement for residential chickens. Mayor Pelura said he just received the paperwork today and will review it for the next meeting. Amy's husband said this is just for hens.

Almeda Johnson of S. DuPont Road mentioned she asked a while ago about the "No Left Turn" sign by Bianca Ave. Mayor Pelura said he has not yet received clarification on the sign by the DOT. He said they (he, the Chief, Solicitor) have been calling since March or April.

Cleo Johnson of Lupine asked about a house that looks abandoned by her. After she described the house Mr. Bomba said he is aware of it and it is located in Penns Grove. The Mayor said she has to contact their Housing Officer.

Akilah Lindler, mentioned the monument sign for the development is located on her property. She said she pays taxes for where it is located along with electric and water. Ms. Hill said it was on the deed that she signed. Mr. Brown said to contact the Attorney for the Development to look into the sign.

Larry Bryant of Oak Lane said he has an easement on his property that drains into the lake. He said the weeds have overgrown the pipe that goes into the lake. Mayor Pelura commented that that easement belongs to the new development and should be maintained by them.

Leon Daniels of Layton Lake Estates, asked if the Township could do an ordinance to give some of the buffer to the residents of the development. Mayor Pelura said the Township cannot due to we don't own that land and it's part of the development.

John Giocaboni of Maplewood thanked the Committee and Police for getting the vehicle moved.

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

RESOLUTION 2023-156
EXECUTIVE SESSION

A motion was made by Mr. Bomba and seconded by Mr. Brown to convene into Executive Session. A unanimous vote was taken. The regular meeting ended at 8:01 pm.

A motion was made by Mr. Bomba to reconvene in regular session, seconded by Mr. Brown and all was in favor. The regular meeting reconvened at 9:25 pm.

Mayor Pelura asked for a motion to authorize the Planning Board to move on with the Master Plan. Motion made by Mr. Brown, seconded by Mr. Bomba and all were in favor.

Mr. Bomba made a motion to approve the Cost Estimate for Professional Redevelopment Planning Services Preliminary Investigation for Condemnation Redevelopment of sub-Area 1. Seconded by Mrs. Shaw and all were in favor.

Mr. Bomba made a motion to authorize the Administrator to advertise for a Clerk in the Finance Office, seconded by Mrs. Shaw and all were in favor.

With no further business to discuss a motion was made by Mr. Brown to adjourn and seconded by Mrs. Shaw. Motion passed with four affirmative votes. Meeting adjourned at 9:30 p.m.

Approved: 10-18-2023



June Proffitt, Township Clerk