

**CARNEYS POINT TOWNSHIP MEETING
REGULAR MEETING MINUTES
MAY 3, 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, Dennis, Shaw and Pelura. Also, at the meeting was D. VanNamee Police Chief, T. Pine Administrator, J. Santogrossi Public Works Manager, J. Proffitt-Clerk, K. Snowden, Engineer and D. Avedissian- Solicitor. The meeting was also presented virtually.

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.

Mr. Bomba started the **Departmental Reporting** with saying he had no reports for this meeting.

Mrs. Shaw also mentioned she had no reports for this meeting.

Mr. Dennis said he had no report for the Fire Department. Mr. Pine mentioned that there is an advertisement out of part-time finance office help. Mr. Santogrossi commented the chipper is out for repairs due to an electrical issue.

Mr. Brown mentioned there will be a Salem County Court meeting on May 9th. He mentioned Judge Witcher was back on April 23rd but will be retiring in August of this year.

Mayor Pelura said later in this meeting we will be adopting the 2023 Municipal Budget. He said the Dog Park is moving along. NJ American Water installed the water line to the park and on Saturday concrete pads are being done. It should be opened in a few weeks.

Mr. Avedissian mentioned that later in the meeting he will be discussing the Ag Board and a small portion of preserved farmland.

Mayor Pelura mentioned that all properly audited vouchers be paid in the amount of \$113,322.88. Mr. Brown made a motion to approve the bill list, seconded by Mr. Dennis and all were in favor.

Mr. Brown motioned to approve the **minutes from the Regular Committee meeting held on April 19, 2023**. Seconded by Mrs. Shaw and all were in favor.

RESOLUTION 2023-67

REFUND OF FIRST QUARTER 2023 TAX FOR TOTAL DISABLED VETERAN

Motioned by Mr. Brown to approve the refund of \$804.32 1st quarter taxes for Block 132, Lot 6 for Total Disabled Veteran, seconded by Mr. Dennis and a unanimous vote was taken.

RESOLUTION 2023-68

AUTHORIZE THE 2023 MUNICIPAL BUDGET TO BE READ BY TITLE ONLY

Motioned by Mr. Brown to authorize the 2023 Municipal Budget to be read by title only, seconded by Mr. Bomba and a unanimous vote was taken.

RESOLUTION 2023-69

AUTHORIZE THE SELF-EXAMINATION OF THE BUDGET

Mr. Bomba made a motion to authorize the Self-examination of the 2023 Municipal Budget, seconded by Mrs. Shaw and a unanimous vote was taken.

ORDINANCE 1020

BOND ORDINANCE PROVIDING FOR VARIOUS 2023 GENERAL CAPITAL IMPROVEMENTS, BY AND IN THE TOWNSHIP OF CARNEYS POINT, IN THE COUNTY OF SALEM, STATE OF NEW JERSEY: APPROPRIATING \$274,920 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$261,174 BONDS OR NOTES TO FINANCE PART OF THE COST THEREOF

Mr. Dennis motioned to introduce the ordinance, seconded by Mrs. Shaw and a unanimous roll call vote was taken.

Under **Correspondence** Mayor Pelura mentioned a letter from Penns Grove-Carneys Point Regional School District stating there will be a decrease of .036 cents for the 2023-2024 school year budget. He said this decrease is due to an increase in state aid.

Mayor Pelura mentioned a letter received from Gordon Chance of 338 Taft Ave. He is requesting to have a handicapped sign placed in front of his house. Mr. Santogrossi asked about the collection of trash. Mr. Pelura said there is no parking on one side of the road. Mr. Dennis motioned to approve, seconded by Mr. Brown and all were in favor.

There was a letter from Lauren Lalicon, Policy Director with the Office of the First Lady Tammy Murphy with an invite to the Salem Family Festival in Salem City on Saturday, May 20th from 11 to 3. They are also asking to use the parking lot as a bus pick-up and drop off location. Mr. Dennis motioned to allow the bus to run from our parking lot, seconded by Mr. Bomba and all were in favor.

Mayor Pelura mentioned a note from a resident who is interested in purchasing 113 Chester Ave. She would like for the Township to assign the lien to her and for the Township to foreclose on the property. Mayor Pelura said we do not foreclose on only one property at a time due to the cost. Also, she could purchase the lien and foreclose herself.

At **6:15** Mayor Pelura stopped the meeting to speak about the 2023 Municipal Budget. He mentioned that there will be a 2½ cent increase which is about \$37.06 increase to the local purpose tax. Mayor Pelura said the total local purpose tax is at a rate of .724. Your Municipal portion is the lowest amount with County taxes and school taxes being much more.

Mayor Pelura asked for questions or comments from the public on the budget. With none this portion was closed and Mr. Dennis made a motion to adopt the 2023 Municipal Budget, seconded by Mrs. Shaw. The roll call vote was a unanimous vote of yes.

Mayor Pelura said every year the Committee sits for four to six meetings on Saturday mornings to review the budget. Larger departments are brought in to go over their budget and any requests they may have. Each smaller department has the departments Committee Liaison go over their budget. All department heads and employee helped with the prep of the budget process. As

always everyone did a great job, from the Finance Office to all the Committees and Commissions. This is a responsible budget. There were purchases for the Fire Department and Police Department. He said we used a little more of the fund balance than usual but due to the PILOT's with the warehouses we will have money for the safety purchases.

Back to the Correspondence, Mayor Pelura mentioned a letter from Acer Associates, LLC on remediation of an area of concern: Former Wellesley Inn at 517 S. Pennsville Auburn Road.

In **Old Business**, Mrs. Shaw mentioned the Phone service upgrade. She said with the iCloud the cost would go from \$2,800 a month to \$1,027. She said this will also upgrade the phone system. Mrs. Shaw moved on to discuss quotes received for a LED sign for Dunns Park. It will have a brick base. After stating the prices she said she will present this to the Recreation Commission at their next meeting for their approval.

Under **New Business** Mayor Pelura mentioned an estimate from LFB Land Planning for expanding the Redevelopment Area (Block 240, Lots 4 & 5. Mayor Pelura said this may help with the lawsuit. The cost is not to exceed \$9,800. Motion to approve was made by Mr. Dennis, seconded by Mr. Bomba. All were in favor with Mr. Brown opposing.

Mr. Pelura said there is a second estimate from LFB Land Planning for Collins Drive for Designation as an Area in Need of Redevelopment. The cost is not to exceed \$14,800. Motion to allow was made by Mr. Dennis, seconded by Mrs. Shaw and all were in favor.

Clint Allen with CP Land wanted to discuss Route 40 & Route 48 reconstruction. Mr. Allen said he is looking at having Quilleytown Road rerouted to a traffic signal on Route 40. This will all go into the reconstruction of 40 and 48. There will be a signaled intersection, the road stand will be relocated. Mr. Brown said this is a 36-million-dollar project being financed by the builders. There is no cost to Carneys Point residents. Mr. Allen said they are also putting in the sewer and water infrastructure.

Kevin Webb with Langan Engineer, said the developers worked together to get this plan. It will be four lanes extended to Pilesgrove. He said removing the old diner and moving the farm stand to the Lapps site. Quilleytown Road will be moved and will exit to a light. This project has 14 phases. Mrs. Shaw asked about shore traffic on Rt 40. Mr. Allen said they considered the peak traffic times. He said the Planning Board has to give approval and the County has to give approval along with the State DOT.

Mayor Pelura said to Mr. Avedissian, we need an ordinance to give the portion of Quilleytown Road to them.

Mr. Webb discussed the condemnation of a corner of preserved farmland. He spoke of it being 2,200 feet of farmland and State Highway. This will allow for trucks to make the turn at the light. They are looking for a letter of support from Carneys Point. He said the County does not want to be the sponsor and neither does Pilesgrove Township. Mayor Pelura said even without the warehouses and with still doing the improvements this would need to be done. Mr. Webb

said this goes with the new DOT standards. Mr. Martin Cleary of Broad Street said it is working fine as it is currently, why change it. Mayor Pelura said there will be two lanes going down to one lane. It is not working well due to 51 accidents and one fatality there currently. He stated this is a State road improvement, the State wants it done but the developers are paying for the work. This will save years off the time it takes to get this done.

Public Participations: Mayor Pelura opened the meeting up for questions or comments from the Public. Patty Bomba of 310 N. Broad St. mentioned the monster electric poles that went in through Penns Grove and Carneys Point. She said some of them block the sidewalk and that makes them not assessable. She would like the poles moved or at least the sidewalks fixed. Mr. Snowden said a letter needs to be sent to Atlantic Electric. Mayor Pelura asked if she has the pole numbers or the locations.

Hannah Rhodes Deepwater spoke of 113 Chester Ave. She wanted the Committee to know they have been up keeping this property at their expense. People have been trust passing on this property. She said she does not want to post signs because it is not theirs. Mayor Pelura said it is a non-conforming lot, would be offered to all adjoining properties. She said she hopes this does not take a year to do. He did give her permission to post a no trust passing sign.

Martin Cleary of Broad St. mentioned not being able to see at the stop at Broadway and Shell Road due to a tree in one direction and the new electric pole on the other. Mayor Pelura said we had no control where the poles were placed. He will look into this problem.

Greg Martin of Logwood Ave. said he is new here in Carneys Point. There is a pot hole before his driveway. Spoke to Public Works and was told he is on the list. Mr. Santogrossi commented that the asphalt companies are not open yet. Once they are we will be working on your pothole. Mr. Martin asked about a tree in his neighbor's yard that is hanging over his yard. Can anything be done. Mr. Avedissian said by rights you can cut any branches that hang over the line into your yard.

With no more questions or comments, this portion was closed.


EXECUTIVE SESSION
RESOLUTION 2023-70

Mr. Brown made the motion to convene into Executive Session, seconded by Mr. Dennis. A unanimous vote was taken and the regular meeting ended at 7:41 pm.

A motion was made by Mr. Dennis to reconvene in regular session, seconded by Mr. Brown and all was in favor. The regular meeting reconvened at 8:16 pm.

With no further business to discuss a motion was made by Mr. Brown to adjourn and seconded by Mr. Bomba. Five affirmative votes were taken and the meeting adjourned at 8:16 p.m.

May 17, 2023
Date


June Proffitt, Township Clerk