

**CARNEYS POINT TOWNSHIP MEETING
REGULAR MEETING MINUTES
JULY 19, 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 at this time. Also at the meeting was Police Chief D. VanNamee, 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.

Mayor Pelura mentioned the Honoring of another long-time family business in Carneys Point. He said first we honored the Massari family and today we will be honoring the Scott's Family.

RESOLUTION 2023-111

Motion was made by Mr. Bomba to Honor the Scott family, seconded by Mr. Brown and a unanimous vote was taken. Mayor Pelura read the resolution and presented a framed copy to Mr. Wayne Scott Sr. Mr. Scott said thank you for the recognition. They all left the meeting. A small break was taken.

Departmental Reporting Mr. Bomba said he had no report for the dog licensing. Mr. Bomba spoke of amount of Tax Collection for the last month and there is a 92% collection rate.

Mrs. Shaw mentioned the Emergency Management Office is in the final stage of reviewing the Mitigation Plan. She mentioned Yoga in Dunns Park on Saturday, July 29th from 9 to 10 am. Mrs. Shaw mentioned on August 1st is National Night Out in Dunns Park from 6 to 9 pm. She said the Recreations Commission is working on a movie night in the park. Mrs. Shaw said the Recreation Commission is also working on Hometown Hero of past or present with custom banners of military members. The cost is \$200 per banner and will be displayed in the park until December and then returned to the families. Forms can be found in the Clerk's Office. Mrs. Shaw said on August 9th at the Recreation Commission meeting they will be looking for plans to improve the Recreation Complex. The new electronic sign is moving along for in front of Dunns Park. Extel is going to upgrade the phone system at the Municipal Complex.

Mr. Brown mentioned the JIF Annual Planning Retreat on July 25th and 26th. He said a few Township members will be attending in his place this year. He spoke about meetings for a Joint County run Court system. Mayor Pelura said Carneys Point is in a Shared Service with Pennsville Township for Municipal Court. We have not decided to join the County run one yet.

Mayor Pelura asked for a motion that all properly audited vouchers be paid in the amount of \$3,598,960.78. Mr. Brown made a motion to approve the bill list, seconded by Mr. Bomba. All were in favor.

Mr. Brown made a motion to approve the Committee reports for the month of June. Seconded by Mr. Bomba and all were in favor.

Mr. Brown made a motion to approve the **Compensatory Time** report, seconded by Mrs. Shaw and all were in favor. Mr. Brown made a motion to approve the **minutes** from the regular Committee meeting held on **June 21, 2023**, seconded by Mrs. Shaw and all were in favor.

RESOLUTION 2023-112

LETTER OF SUPPORT FOR TWISTED HAT RETAIL CANNABIS

Mr. Brown made a motion to authorize a letter of support for Twisted Hat, for retail cannabis. Seconded by Mrs. Shaw and a unanimous vote was taken. Mayor Pelura said the letter is for the State and we are allowing two companies per category for cannabis.

RESOLUTION 2023-113

2023-24 MAPSA CONTRACT

Motioned on by Mr. Brown to allow the Mayor to sign the Contract for the 2023-24 year for MAPSA. Seconded by Mrs. Shaw and a unanimous vote was taken.

RESOLUTION 2023-114

FIXING SALARIES FOR CERTAIN OFFICERS AND EMPLOYEES

Mr. Brown made a motion to approve the salaries for Officers and Employee for the year 2023, seconded by Mrs. Shaw and a unanimous vote was taken.

RESOLUTION 2023-115

REFUND AND CANCELLATION OF TAXES FOR TOTAL DISABLED VETERAN

Mr. Brown motioned to refund \$2,232.98 and cancel \$4,587.34 for a Total Disabled Veteran at Block 233.02, Lot 3, seconded by Mr. Bomba and a unanimous vote was taken.

RESOLUTION 2023-116

APPROVE PROJECT SCHEDULE FOR EXIT 4 HARDING HIGHWAY

Motioned by Mr. Brown to approve the updated project schedule for Exit 4, Harding Highway Urban Renewal, seconded by Mrs. Shaw and a unanimous vote was taken.

RESOLUTION 2023-117

APPROVE THE RECOMMENDATION OF THE PLANNING BOARD TO DESIGNATE BK 240, LOTS 4 & 5 AS AREAS IN NEED OF REDEVELOPMENT

Mr. Bomba made a motion to approve the recommendation for Bk 240 Lots 4 & 5 to be areas in need of Redevelopment, seconded by Mrs. Shaw. Mr. Bomba, Mrs. Shaw and Mr. Pelura voted yes while Mr. Brown voted no.

RESOLUTION 2023-118

APPROVE THE RECOMMENDATION OF THE PLANNING BOARD TO DESIGNATE BK 192.01, LOTS 1, 2, 3, 4 and Bk 192 LOTS 2, 2.01, 3, 3.02, 3.03 AND 4 AS AREAS IN NEED OF REDEVELOPMENT

Motioned by Mr. Brown to approve the recommendation of the Planning Board for an area in need of redevelopment, seconded by Mrs. Shaw and a unanimous vote was taken.

RESOLUTION 2023-119

APPROVE TO EXTEND THE TAX GRACE PERIOD

Mr. Brown motioned to authorize the Tax Collector to extend the grace period for the August tax quarter, seconded by Mr. Bomba and a unanimous vote was taken.

RESOLUTION 2023-120

APPROVE PERFORMANCE SURETY BOND FOR RG CARNEYS POINT URBAN RENEWAL, LLC SAFETY & STABILIZATION / DEMOLITION BOND

Motioned by Mr. Brown to approve the bond as listed, seconded by Mr. Bomba and a unanimous vote was taken.

ORDINANCE 1021

AN ORDINANCE FIXING SALARY RANGES FOR CERTAIN OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF CARNEYS POINT IN THE COUNTY OF SALEM, NOT REGOGNIZED BY THE CARNEYS POINT POLICE ASSOCIATION OR THE TERMSTERS LOCAL 676. Mayor Pelura explained the ordinance sets salary ranges. He opened to the Public for questions or comments. With none, Mr. Brown made a motion to adopt, seconded by Mrs. Shaw and a unanimous vote was taken.

ORDINANCE 1022

ORDINANCE OF THE TOWNSHIP OF CARNEYS POINT, COUNTY OF SALEM, AND NJ, VACATING, RELEASING AND EXTINGUISHING ANY AND ALL PUBLIC RIGHTS TO POSTION OF EAST QUILLYTOWN ROAD, CARNEYS POINT TWP. NJ AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF CARNEYS POINT, SUBJECT TO CERTAIN TERMSS AND CONDITIONS REQUIRED BY LAW. Mayor Pelura explained this road will be rerouted to a stop light on Route 40. Mayor Pelura opened this ordinance up for public questions or comments. With none, Mr. Brown made a motion to adopt, seconded by Mr. Bomba and a unanimous vote was taken.

ORDINANCE 1023

AN ORDINANCE OF THE TOWNSHIP OF CARNEYS POINT IN THE COUNTY OF SALEM, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 204-42 OF THE TOWNSHIP CODE REGARDING STOP STREETS AND THROUGH INTERSECTIONS. Mayor Pelura said a stop sign will be placed at the intersection of East End and Highland Avenues. Mayor Pelura opened this ordinance up for public question or comments and with none this portion was closed. Mr. Brown made a motion to adopt, seconded by Mr. Bomba and a unanimous vote was taken.

ORDINANCE 1024

AN ORDINANCE OF THE TOWNSHIP OF CARNEYS POINT, IN THE COUNTY OF SALEM, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 64 OF THE TOWNSHIP CODE REGARDING REQUIREMENT FOR INSPECTION OF LEAD-BASED PAINT IN CERTAIN RESIDENTIAL DWELLINGS. Mayor Pelura said this is State mandated. It will be the seller's responsibility for testing. He opened this ordinance up for public questions or comments. With none, Mr. Brown made a motion to adopt, seconded by Mrs. Shaw and a unanimous vote was taken.

Under **Correspondence**: Mayor Pelura mentioned a letter of resignation from MAPSA member Erin Maurer. Mr. Brown accepted the resignation, seconded by Mr. Bomba and all were in favor.

Old Business, Mr. Avedissian spoke of the Pointers Auburn Road intersection. He said a letter was sent to the Agriculture Board to request the corner of preserved farmland be released for the development of a safer intersection. Hopefully next week we will hear. Mr. Clint Allen said he considers the road improvements to a signal traffic light will be much safer. We are not impeding on the farm just a small section of the corner. Mayor Pelura commented that NJDOT are making major changes from Cowtown area to the 40/48 split. This is a 30-million-dollar project and is being funded by the Developers.

Mr. Dennis arrived at 6:32 pm.

Mr. Avedissian discussed Judge Witcher who is retiring on August 1, 2023. He said due to us holding a joint court session with Pennsville Township he consulted with them on getting a new Judge. Mr. Avedissian said Judge Witcher said we need someone with experience for our court sessions. Judge Cory Ahart is available on Fridays, he is extremely efficient and fair. He should be a good fit.

RESOLUTION 2023-121
APPOINTING COREY AHART, J.M.C. AS ACTING JUDGE

Mr. Brown made the motion to appoint Corey Ahart, J.M.C as Acting Judge for our Joint Municipal Court with Pennsville, seconded by Mr. Dennis and a unanimous vote was taken.

RESOLUTION 2023-122
AWARD A CONTRACT FOR IVES AVENUE ROADWAY IMPROVEMENTS TO
LANDBERG CONSTRUCTION, LLC

Mr. Bomba made a motion to follow the recommendations of Sickels & Assoc. and to award a contract for the base bid amount to Landberg Construction, LLC. Seconded by Mr. Brown and a unanimous vote was taken.

Under **New Business**; Mayor Pelura introduced Arnold DiTeodoro our Emergency Management Officer and Robert LaRosa Deputy OEM to speak on the Township's Mitigation Plan. Mr. DiTeodoro said they started this review in April and are almost complete. He said the full plan is on the Township Website and there is a place for questions or comments. Mr. DiTeodoro mentioned this is done by a lot of people, such as the nursing homes, schools and businesses. It is for power outages, floods, freezing temps and such. The program is sponsored by BRICK. Mr. DiTeodoro explained where and how the money is used. This plan is done every ten years. Mr. Brown said this is a good thing. Mr. DiTeodoro said he is looking for a copy of the Capital Improvement Plan to go in the report.

Mayor Pelura mentioned our Ordinance for Foul & livestock (212-42), addressing chickens in particular. Homeowner associations may have different rules. He then mentioned receiving phone calls from people who have chickens and from people who don't. The ordinance mentioned you need an acre for up to 25 chickens. The complaints vary from smell to noise. Mayor Pelura said he spoke to the Zoning/Housing Officer and County Health Department. He was told they need space, there is smell, noise, attracts wild animals, rodents, health risk such as viruses, diseases and flies.

Mr. Brown said some chickens do have diseases. They are a basic fowl or farm animal. He mentioned eggs can be frozen for up to a year. Mr. Bomba said the property should be fenced in to keep fowl in yard. Mayor Pelura opened the meeting up for comments on this topic.

- Amy Tighe who owns chickens said they are low maintenance; they reduce bugs in her yard and they get 5 to 6 eggs per week from each chicken they own.
- Joseph Secreto asked about stray cats. They are also a problem. He said they are responsible pet owners. He mentioned their coop is on wheels so it is moveable.
- Christine Hernandez of Glassboro said she got chickens 8 years ago. She is a chicken advocate. She mentioned when hens lay an egg, they make noise. It is less than a conversation between people. She mentioned how she takes her chickens to a vet. She then pulled a live chicken out of her bag to prove that they do not make noise.
- Amy Tighe's Mother said she has lived here for almost 30 years. She said she is glad her children and grandchildren have a chance to grow up with animals. She said her daughter keeps their chickens nice and gives eggs to family and friends. This is a farming community and she is proud to live here.
- Daniel MaGee of Pine St said he has had chickens for a while. The hens do not make noise but for when they lay an egg. The animals are educational tools to show where food comes from. They are pets to the people who own them. They do not stink and the droppings make good fertilizer. His neighbors don't even know he has chickens.
- Joe Tighe said this started by a complaint from a neighbor. He said the neighbor did not complain when his daughter was giving him eggs. He also mentioned stray dogs and cats. He said the Committee sound very negative on this topic. Mayor Pelura said the Township does license dogs due to State Statutes. Dogs need current rabies shots to get a license. Our ordinances are in place to protect all residents. Mr. Avedissian said to give a proposal the Committee can look at. Mr. MaGee said then he proposes a small yard ordinance with 10 chickens. Amy Tighe said until the next meeting. She said no more warehouses in Carneys Point unless they have someone to occupy them. Mayor Pelura said there is no warehouses completed that is vacant. The Mayor went on and closed this topic of discussion.

Public Participation.

Patty Bomba of N. Broad St. mentioned fallen Veteran's Mother Terri Hardin of Garnet St. Her Son SPC Kevin Hardin passed and the County is dedicating the bridge at Hawks Bridge Road to him and Veterans on Sunday, September 24th at 11 am. Mrs. Hardin said this is Gold Star Mother's Day. Mayor Pelura said we are Proud of our Military. The Recreation Commission and Mrs. Shaw are doing a project where people can purchase a banner to honor their US Military member, either living or deceased. The banners are \$200 each. Forms can be picked up in the Clerk's Office.

Bonnie Watts of Laytons Lake Estates mentioned hearing of a warehouse being built across from their developments opening. She wants the Committee to know they are opposed to this. She

said they want to live in a place where there is still open space. Mayor Pelura said he is not aware of any warehouse across from their development.

Wendy Green of Highland Ave spoke of all the rain and the flooding on their road. She said she went to Public Works a few years ago about the flooding. It is getting worse. Mayor Pelura said he will have Public Works look at the drains.

Jeanette Belitza of Cedarwood Ave. mentioned the poor condition of Auburn Road. Mayor Pelura said that is a County Road and also, it's located in Oldman's Township.

Eleanor Washington of Sandy Ridge Apts. said she attended the Penns Grove meeting and they discussed their trash situation. They need to go out for emergency bidding. She wants people to know that Carneys Point was not the cause. She also said Penns Grove still owes this Township money. Lastly, she mentioned the gazabo in Dunns Park as being trashy. She picked up trash from there the other day. Mrs. Shaw thanked her for all her help. Mayor Pelura said Penns Grove put themselves in this situation. The State also allowed this to happen.

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

RESOLUTION 2023-123

EXECUTIVE SESSION

A motion was made by Mr. Brown and seconded by Mr. Dennis to convene into Executive Session. A unanimous vote was taken. The regular meeting ended at 7:57 pm.

A motion was made by Mr. Brown to reconvene in regular session, seconded by Mr. Bomba and all was in favor. The regular meeting reconvened at 9:49 pm.

ORDINANCE 1025

AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT FOR PAYMENT IN LIEU OF TAXES WITH RG CARNEYS POINT URBAN RENEWAL, LLC PURSUANT TO THE LONG-TERM TAX EXEMPTION LAW, N.J.S.A. 40A:20-1 ET SEQ.

Motion to introduce was made by Mr. Brown, seconded by Mr. Dennis and a unanimous vote was taken.

Mr. Brown authorized to enter into a settlement agreement for the dismissal of the lawsuit with Mr. DePalma, seconded by Mrs. Shaw and all were in favor.

Mr. Brown approved to hire two SLEO's to full time at the next meeting, seconded by Mr. Dennis and all were in favor.

Mr. Dennis motioned to authorize the Mayor to discuss full time hours and a salary for the Construction Official, seconded by Mrs. Shaw and all were in favor.

With no further business to discuss a motion was made by Mrs. Shaw to adjourn and seconded by Mr. Brown. Motion passed with five affirmative votes. Meeting adjourned at 9:57 p.m.

Approved: August 16, 2023


June Proffitt, Township Clerk