

**CARNEYS POINT TOWNSHIP MEETING  
REGULAR MEETING MINUTES  
SEPTEMBER 20, 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 Police Chief D. VanNamee, T. Pine Administrator, J. Proffitt-Township Clerk, K. Snowden Engineer 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 introduced Steve Rochette, Public Affairs Officer with the U.S. Army Corps of Engineers to discuss remediation of radiological contamination at DuPonts. All the members were introduced. Joe Loper gave a background of DuPonts/former Chambers Works and Chemours. He mentioned they worked with the Manhattan project making the atomic bomb in the 1940's. Dan Circus got up and discussed the removal of uranium and by products radium and thorium. He used the word FUSRAP which means Formerly Utilized Sites Remedial Action program. He said Congressionally they are authorized under FUSRAP to cleanup contamination. Upon completion of remediation, USACE turns the sites over to the Department of Energy. He said they had 12 sites in remedial action, 7 sites being investigated, 1 site oversight provided and 1 site preparing for transfer to the Dept of Energy. Mayor Pelura asked about funding for this project. Mr. Lopes said they have spent about \$250 million dollars so far, but feel they will go over \$340 million dollars. Mayor Pelura said we have spent many years trying to get DuPonts to clean up. Mr. Circus said they will monitor wells for three years and then turn them over to be monitored for two additional years. Mr. Bomba asked what if something shows up down the road. Mr. Circus said they would be back. Mayor Pelura asked about Plant One. Mr. Circus said they do not have that on their list but they are looking around and if anything is found, they will redirect to that area. Martin Cleary asked how far down are they drilling? Mr. Circus said 17 to 18 feet. They only go as far down as needed. Mr. Cleary asked about the wells that pump out to the river? Brian Butler with Chemours commented they have 5/6 wells that pump thousands of gallons a day. All the wells are now monitored. That started sometime in the 1980's. Mr. Circus said if they find contamination being pumped out to the river then they will check there. With no more questions, this portion was closed and the Mayor thanked all the representatives for attending. They all left the meeting.

**Departmental Reporting** Mr. Bomba said he had no reports for tonight's meeting.

Mrs. Shaw mentioned the Recreations Commission is holding movie night in the Dunns Park on September 22 at 7:30 pm. There is an event that will end at 7:00 pm in the park also. She said on October 7<sup>th</sup> will be a Fall Fest in Dunns Park with vendors/crafters and food trucks. This is the first time for this event. Coming up on October 11<sup>th</sup> is Halloween party for Dogs in Dunns Park. There will be a costume contest. On October 25<sup>th</sup> is Halloween Party in Dunns Park for

families with children costume contests. Mrs. Shaw mentioned between September 27<sup>th</sup> to 29<sup>th</sup> the phone system will be upgraded. By the middle of next month, the new Township website will be completed.

Mr. Dennis said he had no reports for this meeting, so all must be running well.

Mr. Brown mentioned on September 18<sup>th</sup> he attended a meeting with our MEL Insurance on pricing. He said all prices are going up. In the next week or two we should have what the new pricing will be. He said our Township has had a very good year and this helps to keep our price down.

Mayor Pelura spoke on the damaged overpass on Route 140. He said this has been down since February. He has spoken to Senator Durr about the time it has taken to repair. Mayor Pelura stressed the lack of traffic is affecting the businesses in that area. Senator Durr said he spoke to NJDOT Commissioner that morning and should have something by the end of the week. Mayor Pelura told everyone to contact Senator Durr's office about the bridge being down and it's taking too long to repair. Next, Mayor Pelura introduced Tray Trombetti with the D2 Organization. He said they wanted to beautify Carneys Point and asked to help. They are going to repair the fountain in Dunns Park. From piping to fountain, all will be repaired at their cost. Mr. Trombetti said the D2 team has been working with the Township for some time. He said everyone has made them feel welcome.

Chief VanNamee mentioned two events in Dunns Park. One is Saturday, Sept. 23rd at 10 am. The Salem County Prosecutors Office is holding a Remembrance Day. The other is on Sunday, Sept. 24<sup>th</sup> at 11am the Hawks Bridge Dedication for a fallen hero Kevin Hardin. All are welcome.

Mayor Pelura asked for a motion that all properly audited vouchers be paid in the amount of \$415,500.12. Mr. Dennis made a motion to approve the bill list, seconded by Mr. Brown and all were in favor. Mr. Brown made a motion to approve the Committee reports for the month of August. Seconded by Mr. Dennis 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 **September 6, 2023**, seconded by Mr. Bomba and all were in favor.

#### **RESOLUTION 2023-143**

DETERMINING THAT THE DEVELOPMENT PLAN OF CROSSROADS REALTY PARTNERS URBAN RENEWAL, LLC AS DESCRIBED HEREIN IS MATERIALLY CONSISTENT WITH THE REDEVELOPMENT PLAN AND REDEVELOPMENT AGREEMENT SUFFICIENT TO PROCEED TO THE PLANNING BOARD SUBJECT TO FULL EXECUTION OF THE REDEVLEOPMENT AGREEMENT

Mr. Dennis made a motion to approve, seconded by Mr. Brown and a unanimous vote was taken.

#### **RESOLUTION 2023-144**

EXECUTION OF A REDEVELOPMENT AGREEMENT WITH CROSSROADS REALTY PARTNERS URBAN RENEWAL, LLC

Motion made by Mr. Brown to authorize the Redevelopment Agreement, seconded by Mr. Bomba and a unanimous vote was taken.

**ORDINANCE 1027**

AUTHORIZING THE EXTENSION OF A FINANCIAL AGREEMENT FOR PAYMENT IN LIEU OF TAXES WITH SHELL ROAD URBAN RENEWAL, LLC PURSUANT TO THE LONG-TERM TAX EXEMPTION LAW, N.J.S.A. 40A:20-1 ET SEQ. 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 1028**

AUTHORIZING THE EXTENSION OF A FINANCIAL AGREEMENT FOR PAYMENT IN LIEU OF TAXES WITH CARNEYS POINT DEVELOPMENT ASSOCIATES, LLC PURSUANT TO THE LONG-TERM TAX EXEMPTION LAW, N.J.S.A. 40A:20-1 ET SEQ. 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 1029**

AUTHORIZING THE EXTENSION OF A FINANCIAL AGREEMENT FOR PAYMENT IN LIEU OF TAXES WITH CP LAND NORTH URBAN RENEWAL, LLC PURSUANT TO THE LONG-TERM TAX EXEMPTION LAW, N.J.S.A. 40A:20-1 ET SEQ. Mayor Pelura opened this ordinance up for public questions or comments. With none, Mr. Brown made a motion to adopt, seconded by Mr. Dennis and a unanimous vote was taken.

**ORDINANCE 1030**

AUTHORIZING THE EXTENSION OF A FINANCIAL AGREEMENT FOR PAYMENT IN LIEU OF TAXES WITH CP LAND SOUTH URBAN RENEWAL, LLC PURSUANT TO THE LONG-TERM TAX EXEMPTION LAW, N.J.S.A. 40A:20-1 ET SEQ. Mayor Pelura opened this ordinance up for public questions or comments. With none, Mr. Dennis made a motion to adopt, seconded by Mr. Bomba and a unanimous vote was taken.

**Introduction of ordinance**

**ORDINANCE 1031**

ORDINANCE TO ADOPT AN 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. 40:12A-1 ET SEQ. Mr. Brown asked if this was sent to the State and did it pass. Mr. Avedissian said it was sent to the State and they have 30 days to respond. There is a clause in the ordinance that states, 'this is only valid upon approval from the State'. Motion to introduce was made by Mr. Brown, seconded by Mr. Dennis and a unanimous vote was taken.

**ORDINANCE 1032**

ORDINANCE TO ADOPT AN 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. 40:12A-1 ET SEQ. Motion to introduce was made by Mr. Dennis, seconded by Mr. Bomba and a unanimous vote was taken.

With no **Correspondence**: Mayor Pelura moved on to **Old Business**.

Mayor Pelura spoke about paperwork from Clint Allen with Archer & Greiner requesting signatures on the NJDOT Street Permits S-40-S-34359-2023; S-40-S-34360 Route 40 and Route 48 Corridor Improvements. Mayor Pelura said these improvements will not cost the Township residents anything. This is for all the reconstruction of Route 40 and Route 48. The Engineering firm is Michael Baker. Ground breaking will be this fall. This has been 5 or 6 years in the making. This is a 100-million-dollar project. Mr. Allen described the project and traffic lights to make this roadway safer. Motion to authorize the Mayor to sign was made by Mr. Brown, seconded by Mr. Dennis and all were in favor.

There was no **New Business** to discuss at this meeting.

### **Public Participation.**

Martin Cleary of Broad St. mentioned the political sign that states "Working for Us". Neither the Mayor or Mr. Brown are helping the people. He said that there should have been a special meeting for the warehouses. Allowed for the people of the town to vote on them. He was told you just can't turn them down because you don't like them. That is how township's get sued. Mr. Cleary said he went to a warehouse to ask how many local people work there. He was told only about 18%. He said they are not helping our residents. Mr. Cleary was told we cannot force people to work at these warehouses or put applications in for work.

Alisa Tunis of Lotus Lane asked the Committee for help. She has a neighbor with a junky yard. She mentioned vehicles that are unregistered. She has gone to the Housing Officer already. Mayor Pelura said he will address this with them and so will the Chief of Police.

Eleanor Washington of Sandy Ridge Apts. Thanked Mr. Allen for putting in the warehouses in Carneys Point. She is for the warehouses and the opportunity they provide. She then mentioned the Rec. Complex and weeds around the pavilion and the sun is a problem when sitting in the pavilion. She said the bathroom was dirty and had no toilet paper. Mayor Pelura said he will address the bathrooms with the cleaning company. He said the weeds were wacked down the other day by our Public Works Dept. She said they were not gone.

Greg Martin of Cedarwood asked about the military flags in Dunns Park. When are they going up. Mrs. Shaw said they will be hung in November taken down in December and put back up for Memorial Day.

John Giocaboni of Golfwood Ave. mentioned the speed on the road and stop signs.

David Wright of Golfwood Ave. said the trees along the golf course by Springfield Ave. need to be trimmed.

Jerry Holland of East End & Highland Ave. thanked the Committee for the stop sign at Highland & East End. He asked where is the money coming from for the road repair. Mayor Pelura said the developers are paying the bill.

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 2023-145**  
**EXECUTIVE SESSION**

A motion was made by Mr. Brown and seconded by Mrs. Shaw to convene into Executive Session. A unanimous vote was taken. The regular meeting ended at 7:35 pm.

A motion was made by Mr. Bomba to reconvene in regular session, seconded by Mr. Brown and all were in favor. The regular meeting reconvened at 7:53 pm.

Mayor Pelura discussed a Professional Service Agreement for Affordable Housing Administrative Agent Services with TRIAD. He said this agreement has been done every year. Mr. Brown made a motion to authorize the Mayor to sign the Agreement, seconded by Mr. Bomba and all were in favor.

With no further business to discuss a motion was made by Mrs. Shaw to adjourn and seconded by Mr. Bomba. Motion passed with five affirmative votes. Meeting adjourned at 7:55 p.m.

Approved: 10-18-2023

  
June Proffitt, Township Clerk