

**OCARNEYS POINT TOWNSHIP MEETING  
REGULAR MEETING MINUTES  
SEPTEMBER 6, 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 M. Pierson, J. Santogrossi Public Works Manager, 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 said he had no report for the dog licensing or tax for this meeting.

Mrs. Shaw mentioned the LED sign is up at Dunns Park. She mentioned the new website is close to being done. She mentioned there is Yoga in Dunns Park this Saturday and the Community Yark Sale is being held on September 16<sup>th</sup> and 17<sup>th</sup>. There is movie night in Dunns Park on September 22 at 7:30.

Mr. Dennis said he had no reports from Public Works. Mr. Pine said for Administration he is working on setting up a shedding day event in November. Mr. Ted Stranahan gave a report for the Fire Department. He said they applied and received a Volunteer Man Power Grant for \$250,000. This grant is to help bring in volunteers during the day which is always a problem. Funds to help with training and a minimum salary. Mr. Dennis commented hopefully this is a good thing and you will gain new members.

Mr. Brown mentioned the court system being in transition with the new Judge. He is honest and fair. The good thing he can work longer hours and they are working on their back log. He thanked Mr. Avedissian for helping to find a good Judge.

Mayor Pelura asked Officer Pierson if she had anything from the Police Department. She let the Committee know that the electric road sign is dead and at Public Works. He asked if Mr. Avedissian had anything to add to the meeting. Mr. Avedissian commented that when people don't show up for court that creates the back log. He went on to mentioned a company is at the CoGen Plant demoing concrete and refilling it on site. He was not sure if they needed a permit of any kind. He was told they did not due to it staying on site. Mr. Avedissian spoke of attending the Agriculture Board meeting to request them to allow a small piece of the corner off Route 40 to be released from farmland preservation so the road can be redeveloped and expanded. Clint Allen the Attorney for the Developers who are funding this development said this will make the intersection much safer. It was stated they did get a positive vote. On September we go to the State for their blessing.

Mr. Brown made a motion to approve the **minutes** from the regular Committee meeting held on **August 16, 2023**, seconded by Mr. Dennis and all were in favor.

**RESOLUTION 2023-135**

**AWARDING CONTRACT TO RIVERSIDE CONSTRUCTION MATERIALS FOR FURNISHING AND DELIVERING ROCK SALT TO PUBLIC WORKS**

Mr. Bomba made a motion to authorize the contract for rock salt, seconded by Mr. Brown and a unanimous vote was taken.

**RESOLUTION 2023-136**

**RENEWAL OF PLENARY RETAIL CONSUMPTION LICENSES FOR SHIB SPIRITS**

Motion was made by Mr. Brown to authorize the renewal of Plenary Retail Consumption License to Shib Spirits, LLC. Both are being held in pocket. Seconded by Mr. Bomba and a unanimous vote was taken.

**RESOLUTION 2023-137**

**RENEWAL OF PLENARY RETAIL CONSUMPTION LICENSES FOR SHIB SPIRITS**

Motion was made by Mr. Bomba to authorize the renewal of Plenary Retail Consumption License to Nicolini Corporation. The license is being held in pocket. Seconded by Mr. Brown and a unanimous vote was taken.

**RESOLUTION 2023-138**

**TRANSFER OF LIQUOR LICENSE TO SOUTH JERSEY HOSPITALITY, LLC**

Mr. Brown made a motion to authorize the transfer of Nicolini-Stubini's South, LLC liquor license to John Bibeau and Jay Perry, South Jersey Hospitality, LLC. Seconded by Mr. Bomba and a unanimous vote was taken.

**RESOLUTION 2023-139**

**AUTHORIZE THE REFUND AND CANCELLATION OF 2023 TAXES ON BLOCK 51.04, LOT 25**

Motioned on by Mr. Brown to authorize the refund of 2023 property taxes in the amount of \$863.54 and cancel \$2,117.06 due to 100% total disabled veteran exemption. Seconded by Mr. Dennis and a unanimous vote was taken.

**Final reading and adoption.**

**ORDINANCE 1026**

AN ORDINANCE AMENDING THE CARNEYS POINT TOWNSHIP CODE, CHAPTER 37, FIXING SALARIES AND COMPENSATION FOR OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF CARNEYS POINT. 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.

**RESOLUTION 2023-140**

**AMENDING SALARIES FOR CERTAIN OFFICER AND EMPLOYEES OF THE TOWNSHIP, NOT RECOGNIZED BY THE CARNEYS POINT POLICE ASSOCIATION OR THE TEAMSTERS LOCAL 676.**

Mr. Brown made a motion to approve the amendment to salaries, seconded by Mr. Dennis and a unanimous roll call vote was taken.

**Introduction of Ordinances.**

**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. Mr. Dennis made a motion to introduce, seconded by Mrs. Shaw 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. Mr. Brown made a motion to introduce, seconded by Mrs. Shaw and a unanimous vote was taken.

Under **Correspondence**: Mayor Pelura mentioned a note from the Sakima Country Club on requesting to be allowed to serve alcohol at 11am due to a Brunch Drag Show on October 1<sup>st</sup>. Mayor Pelura said this has been done in the past. Motion to authorize was made by Mrs. Shaw, seconded by Mr. Bomba and all were in favor with exception of Mr. Brown.

Notification and resolution from the County Engineer's Office on the temporary closure of portion of Hawks Bridge Road for the September 24<sup>th</sup> for the dedication in memory of Kevin Hardin, "Bridges for the Fallen" it will be from 10 am to 1 pm.

Mayor Pelura mentioned that P.R.A.C. has requested use of Dunns Park for Hispanic Heritage Festival on September 22. They asked to have the fees waived. Mr. Brown motioned to allow, seconded by Mrs. Shaw and all were in favor.

Mayor Pelura mentioned a letter form NJDOT regarding pavement preservation project on Route 40, both directions including ramps. Construction will be from Winter 2023 to Fall of 2024.

**Old Business**, Mr. Avedissian mentioned Superior Court for Fertl Soil a business on 155 School House Road. Mr. Avedissian said this business needs to be shut down. He tried to get the Judge to sign but he did not. They go to Municipal Court in October and hopefully this will be resolved. Mr. Avedissian explained why this needs to be shut down, they do not have a zoning permit for this business.

Under **New Business**; Mayor Pelura read a proposal from Alaimo Group regarding Ives Ave. Road Improvements in the amount of \$23,645.00 for construction and inspection management. Mr. Bomba motioned to approve, seconded by Mrs. Shaw and all were in favor.

Clint Allen Attorneys and Rod Richie Engineer gave a presentation on 411 Shell Road. He said this is on the corner of Springfield and Route 130. This is a two-building project. Traffic leaving the buildings was discussed. Mr. Allen said this is consistent with our Redevelopment Plan. Mayor Pelura thanked them for listening to the concerns for traffic.

Mayor Pelura opened the meeting up for Public comments for this project.

\*Patty Bomba of N. Broad St said she does not like warehouses right on the road. She feels it is dangerous.

\*Joe Wright of Grandview Court asked about truck traffic and the ground level that could incur flooding. He said he hopes this does not affect the residents in that area.

\*Mr. Brown said to Mrs. Bomba that before she blames the warehouses for accidents, she should know the reason for the fatality on Golfwood Ave.

**Public Participation.**

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

**RESOLUTION 2023-141  
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 7:02 pm.

A motion was made by Mr. Brown to reconvene in regular session, seconded by Mr. Dennis and all was in favor. The regular meeting reconvened at 8:14 pm.

**RESOLUTION 2023-142  
APPOINT JOHN CILIBERTI AS FIRE SUBCODE OFFICIAL  
AND FIRE PROTECTION INSPECTOR**

Mr. Brown made the motion to approve the appointment of John Ciliberti as the Fire Subcode Official and Fire Protection Inspector, seconded by Mr. Bomba and all were in favor.

**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. Mr. Brown made a motion to introduce, seconded by Mrs. Shaw 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. Mr. Brown made a motion to introduce, seconded by Mr. Dennis Shaw and a unanimous vote was taken.

With no further business to discuss a motion was made by Mr. Bomba to adjourn and seconded by Mrs. Shaw. Motion passed with five affirmative votes. Meeting adjourned at 8:17 p.m.

Approved: Sept. 20, 2023

  
June Proffitt, Township Clerk