

**CARNEYS POINT TOWNSHIP MEETING
REGULAR MEETING MINUTES
AUGUST 21, 2013**

The Regular Meeting of the Township Committee was held on the above date at the time of 6:00 p.m. Committeemen Dennis, Pelura, Brown Newton, and Gatanis were present. Also present at this meeting were M. Stout-CMFO/Administrator, J. Proffitt-Clerk, G. Gilbert-Public Works, E. Biermann-Engineer, Police Chief R. DiGregorio, and A. Rhea Solicitor.

Mayor Gatanis 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 Gatanis asked for a motion to approve **all properly audited vouchers to be paid**. Mr. Brown motioned, Mr. Newton seconded and all were in favor except Mr. Dennis who abstained because his name is on the bill list.

Under **Consent Agenda** a motion was made by Mr. Pelura, seconded by Mr. Brown to accept **Monthly Committee Reports from June & July 2013**. All were in favor.

Mr. Brown motioned to approve the **Compensation Report**, Mr. Dennis seconded and all were in favor.

Mr. Brown motioned to approve the **Regular Committee meeting minutes from July 17, 2013**, seconded by Mr. Newton. All were in favor.

Under **Applications** Mayor Gatanis mentioned **Park Permits #53 to #60** being for various activates in both Dunns Park and the Rec. Complex. Mr. Pelura motioned to approve, seconded by Mr. Dennis and all were in favor. Mayor Gatanis mentioned two **Raffle Applications** one for the Salem County Humane Society at the Sakima Country Club on October 12th and the other for the VFW at the VFW on September 28th. Mr. Brown motioned, seconded by Mr. Pelura and all were in favor. Two **Educational Enhancements** for Elizabeth Ruhl and Margy Taylor to take Principles of Municipal Tax Collector III from August 20th to September 6th. This is for their certification. Motion to approve was made by Mr. Newton, seconded by Mr. Brown and all were in favor. An **Educational Enhancement** for Elizabeth Ruhl to attend the Tax Collection Review Course at a cost of \$552.00 from September 19th to 27th. Motion was made by Mr. Newton, seconded by Mr. Brown and all were in favor. There was an **Educational Enhancement** for James W. Williamson with the CP Fire Dept. to attend NFA Health & Safety Officer on August 10th & 11th at a cost of \$60.00. Motion was made by Mr. Brown, seconded by Mr. Pelura and all were in favor. Two **Educational Enhancements** for June Proffitt, Registrar and Linda Jones, Alt. Deputy Registrar to attend a seminar in Pilesgrove on September 12th at a cost of \$15.00 each. Mr. Pelura motioned, seconded by Mr. Brown and all were in favor. An **Educational Enhancement** for June Proffitt, Clerk to attend the Clerks Association of NJ Fall Mini Conference-South on Sept. 20th at a cost of \$25.00. Motioned on by Mr. Brown, seconded by Mr. Pelura and all were in favor. **Educational Enhancements** for Annmarie Brown Court Administrator and Karen Rubino Deputy to attend the AOC Quarterly Meeting on September 6th at no cost to the Township. Motioned by Mr. Newton, seconded by Mr. Dennis and all were in favor. **Educational Enhancements** for Annmarie Brown Court Administrator and Karen Rubino Deputy to attend the Municipal Court Assoc. of Gloucester Co. 10th Annual Conference on September 10th at a cost of \$65.00 each.

**RESOLUTION 2013-139
REFUND SOLID WASTE FEE**

Motion was made by Mr. Newton to approve the refund from the Tax Office of \$150.00 to Block 14, Lot 13 for the Solid Waste Fee, seconded by Mr. Dennis and a unanimous vote was taken.

**RESOLUTION 2013-140
REFUND MONIES TO SEWERAGE AUTHORITY**

Mr. Newton motioned to authorize a refund to the Sewerage Authority in the amount of \$110.00, seconded by Mr. Brown and a unanimous vote was taken.

**RESOLUTION 2013-141
APPROVE ANNUAL AUDIT**

Mr. Pelura certified to the Local finance Board that each Committee member has reviewed the annual audit report ending December 31, 2012 and reviewed the Findings and Recommendations. Seconded by Mr. Dennis and a unanimous vote was taken.

**RESOLUTION 2013-142
DRIVE SOBER OR GET PULLED OVER 2013**

Motion was made by Mr. Pelura, seconded by Mr. Brown supporting the Drive Sober or Get Pulled Over 2013 Statewide Crackdown ending Sept. 2nd. A unanimous vote was taken.

**RESOLUTION 2013-143
100% DISABLED VETERAN DEDUCTION**

Mr. Brown authorized to refund \$929.68 to Block 144, Lot 12 for the 100% totally disabled veteran deduction. Seconded by Mr. Dennis and a unanimous vote was taken.

**RESOLUTION 2013-144
AUTHORIZE AN AGREEMENT FOR WEBSITE WITH SEWERAGE AUTHORITY**
Motioned by Mr. Dennis for an agreement with the Sewerage Authority for use of the Township website, seconded by Mr. Brown. Mr. Brown asked if there will be any costs. Mrs. Stout said any expenses incurred will be charged to the Sewerage Authority. A unanimous vote was taken.

**RESOLUTION 2013-145
HIRE COLLEEN CRISTINZIO-COURT RECORDER**

Mr. Brown authorized the hiring of Colleen Cristinzio as the Municipal Court Recorded on a part-time as needed basis, seconded by Mr. Newton. Mr. Brown said after advertising only two applications were received. One had no experience and lived far away. Ms. Cristinzio lives closer and has experience. A unanimous vote was taken.

**RESOLUTION 2013-146
EXECUTE SUBORDINATION AGREEMENT**

Motion was made by Mr. Dennis to authorize the subordination agreement for 18 Donna Drive, Pedricktown, seconded by Mr. Brown. Mr. Pelura asked if this is because we administrated the grant. Ms. Rhea said yes. A unanimous vote was taken.

**ORDINANCE 878
AN ORDINANCE AMENDING CHAPTER 212 OF THE CARNEYS POINT TOWNSHIP CODE, TO INCLUDE DEFINITIONS FOR EFFICIENCY FACILITIES AND TRANSIENTS.** Mayor Gatani opened the ordinance up for public comments and questions. With no public comments or questions this portion was closed and a motion was made by Mr. Brown to adopt, seconded by Mr. Dennis and a unanimous roll call vote was taken.

ORDINANCE 879

AN ORDINANCE AMENDING ORDINANCE 871 OF THE CARNEYS POINT TOWNSHIP CODE TO MODIFY REQUIREMENTS FOR GROUND COVER FOR RESIDENTIAL INSTALLATIONS OF SOLAR PANELS. Mayor Gatanis opened the ordinance up for public comments and questions. With no public comments or questions this portion was closed and a motion was made by Mr. Brown to adopt, seconded by Mr. Dennis and a unanimous roll call vote was taken.

ORDINANCE 880

AN ORDINANCE AMENDING CHAPTER 56 OF THE ORDINANCES OF CARNEYS POINT TOWNSHIP ENTITLED BRUSH, GRASS AND WEEDS TO ADD A SECTION TO ADDRESS PROPERTY MAINTENANCE REGULATIONS AND REPORTING REQUIRMENTS FOR VACANT AND ABANDONED PROPERTIES.

Motion was made by Mr. Brown, seconded by Mr. Newton to introduce. Mr. Dennis asked if in Chapter 56-10 fines, does this mirror State Statute. Ms. Rhea said State Statute allows for Municipalities to adopt certain penalties for ordinance violations and this is consistent with those fees. There are no registration fees. The fines deal with the fines form Section II forward. We are just asking for vacant properties be registered and be maintained at a certain level. She said some of the ordinance does mirror other ordinances already on the books. Added register and secure vacant properties. Mayor Gatanis said he just wants to enhance what we had on the books. Roll call vote was as follows: Mr. Dennis and Mr. Pelura voted no while Mr. Brown, Mr. Newton and Mayor Gatanis votes yes.

ORDINANCE 881

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

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

Under **correspondence** Mayor Gatanis asked Mrs. Stout to explain a letter from the Office on Aging. She said it is the placing of a cottage in the back yard of a resident with a senior or disabled person living with them so they can have their own space. This is temporary housing. Mayor Gatanis said the Construction Office should be looking this over and respond.

Mayor Gatanis asked Ms. Rhea to explain the letter from NJ Bankers Association. She said they are a point of contact for assistance. They can assist in finding the responsible parties to address our concerns such as an abandoned houses or maintenance issues. Mayor Gatanis asked Mr. Newton to give a copy to the Housing Office for their reference.

Mayor Gatanis mentioned a resignation letter from Quenton Mulford from the Police Department. Motion was made by Mr. Pelura to accept the letter, seconded by Mr. Dennis. Mr. Brown asked the Chief if there is anything in place for refunding training, equipment and such if they leave right away. Chief DiGregorio said first all Class II officers have paid for training themselves. The uniforms have to be returned and the vest is being paid for by the Police Dept. where Mr. Mulford is going. All were in favor.

Mayor Gatanis mentioned a letter from Arnold DiTeodoro III on attending the Police Academy. He is looking to go to Cape May Police Academy in May of 2014 instead of Gloucester County Police Academy this year. After being discussed by the Committee Mr. Pelura motioned for this to be discussed again at the first meeting in December, seconded by Mr. Dennis and all was in favor.

Mr. Biermann said two letters were sent to the Developer of Cornerstone Estates on stormwater runoff. As-Builts were received and parts are not constructed properly that allows for water to not flow into the basin or bypass the basin all together then flows down hill. Tomorrow there will be a meeting with the Engineer of Cornerstone Estates, the Developer, Township Officials and County Officials on this flooding. Mr. Biermann said they are looking for a solution that will benefit the Township, residents in the area and the developer. Mayor Gatanis said the end result is this problem needs to be corrected.

Old Business; Mayor Gatanis mentioned Carneys Point Fire & Rescue Department are holding a glow ball golf tournament. They are looking for a certificate of insurance for this event from the Township. Motion was made by Mr. Pelura, seconded by Mr. Brown and all were in favor.

Mr. Biermann mentioned from the last meeting the Salem County Wastewater Management Plan request for Statement of Consent from the Township. He said changes made to the plan are areas have been removed due to being environmentally sensitive. He told the Committee there is no significant impact to the Township. The Committee decided to put the resolution for the next meeting. Mr. Biermann gave an update to the Walker Ave. project. The design has been finished and the packet will be hand delivered to the DOT for their approval. Mr. Dennis asked why the construction does not go completely to the intersection on Shell Rd. Mr. Biermann said the cost is too high because of the mechanics for the lights. Mr. Biermann said next year they are going to apply for a section of Jefferson Street. Lastly, Mr. Biermann said Springfield and Rout 130 has been looked at by the DOT and was told it "is not ours". It has been videoed and there is a blockage. The engineer is off so Mr. Biermann will follow up on Monday.

Mayor Gatanis said at the last meeting an approval was issued to the Cash 4 Gold salesman to go door to door. This approval is being rescinded because the ordinance says you can sell but not buy. Mr. Pelura motioned, seconded by Mr. Dennis and all were in favor.

Mr. Gilbert addressed Lakeviw Woods retention pond. He said only one of three fountains are working. One was sent out and was told it could not be repaired. Mr. Gilbert said the ongoing issue is the Township does not own the pond. Ms. Rhea had spoke to the Attorney and is waiting for a meeting. Mr. Brown said we should pull the bond and make the repairs. Ms. Rhea said the original owner was supposed to post \$42,000 in an account for the fix and maintenance of the pond but that did not happen. Mr. Pelura said Pierson said they were willing to fix the grading but will not post the money for future repairs.

Mr. Dennis asked the Mayor where is the Township in the Auditing of the Hazardous Waste Receipts Books with DuPonts. Mrs. Stout reminded the Committee the former Solicitor John Jordan sent a letter to the State Hazardous Waste Commission and found they no longer exist. The letter said if we wished to pursue this further to take it to the Superior Court of NJ. He also said he would do this for the Township if we wished. Mayor Gatanis had a letter sent to have it transferred to Ms. Rhea. Mr. Brown asked if Bowman our Auditor could do this or recommend someone. Mr. Pelura recommended having a sub-committee formed to discuss this further.

Mr. Pelura said the Community Yard Sale is approaching and in the past the Township waived the permit fees for anyone participating. He motioned to have the Township waive the fees this year also, seconded by Mr. Dennis and all were in favor.

Under **New Business**, Mayor Gatanis spoke of an Interlocal Agreement between the Carneys Point School Board and Carneys Point Township. This agreement will allow for the Police Dept. to enter their property for enforcement. Mr. Pelura motioned to allow for the Mayor to sign the

agreement, seconded by Mr. Dennis and all were in favor. Mr. Pelura said our Police Dept. has Title 39 at the other schools except Lafayette School.

Mayor Gatanis mentioned a proposal from Lippincott Jacobs in connection with the reexamination of the Master Plan. The Master Plan by Municipal Land Use Law is supposed to be reviewed every 10 years. Our last review was in 2004. Mayor Gatanis said we cannot afford doing this now and maybe a scaled down version of only the zoning section. He suggested sitting down with Lippincott and Jacobs to discuss this further. Mrs. Stout will send a letter.

Public Participation: Paula Marino of Grant St. asked if Grant Street can be looked at for flooding issues. She showed photos to the Committee. Has lived on Grant St. for 14 years and has seen the flooding get worse. She asked if another pump station would help. She helped get the last pump station by contacting Christie Todd Whitman when she was Governor. She said she is willing to contact the current Governor. Mayor Gatanis said to go ahead and see what happens. Mr. Gilbert said we had a lot of rain in a short amount of time which caused flooding. She understood but she said this has been getting worse over the years. Mayor Gatanis said he will have the Engineer take a look. The Committee continued to discuss flooding issues around town along with catch basins and drainage. Mayor Gatanis said the Township did apply for a grant to help with flooding but it takes time to see if we get any assistance.

Rick Verdicchio of Erie Ave. addressed the Committee on flooding. He asked if it is legal to allow for the basin at Cornerstone Estates to overflow and flood others property. He asked if the basin can be made deeper or the berm around it higher. Mr. Biermann said he believes the basin was built to specs. Mr. Verdicchio said he will build a berm around his property to keep the water from his property if he has to.

With no more question or comments this portion was closed.

RESOLUTION 2013-137

EXECUTIVE SESSION

A motion was made by Mr. Dennis to convene into Executive Session, seconded by Mr. Brown Motioned passed with five affirmative votes. Regular session ended at 7:41 pm.

Motion was made by Mr. Brown to reconvene in regular session, seconded by Mr. Newton and all was in favor. The regular meeting reconvened at 8:43 pm.

With no further business to discuss, a motion was made by Mr. Brown to adjourn and seconded by Mr. Dennis. Motion passed with five affirmative votes. Meeting adjourned at 8:44 p.m.

Approved: _____

9-4-2013



June Proffitt, Municipal Clerk