

**CARNEYS POINT TOWNSHIP MEETING**  
**REGULAR MEETING MINUTES**  
**JULY 17, 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, Chief DiGregorio, Police Dept. 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. Newton motioned, seconded by Mr. Dennis and all were in favor.

Under **Consent Agenda** a motion was made by Mr. Brown, seconded by Mr. Pelura to accept **Monthly Committee Reports from June 2013 and May Treasurers Report and May Police Report**. All were in favor.

Mr. Newton motioned to approve the **Regular Committee meeting minutes from June 19, 2013, and Special meeting minutes from June 27, 2013**, seconded by Mr. Brown. All were in favor for the June 19<sup>th</sup> minutes. All were in favor for the June 27<sup>th</sup> meeting minutes except Mr. Dennis abstained.

Mayor Gatanis asked Township Engineer Erik Biermann to give his report. Mr. Biermann said before he addressed the Salem County Wastewater Management Plan, Correction Proposal Notice he wanted to address a few other issues. Two weeks ago Mr. Gilbert and himself looked at the stormwater backups on Springfield Ave. & Route 130. There are problems with the storm sewer. He said they had difficulty getting anyone from DOT who handles these problems. Decided to go through Senator Sweeney's office Kathy Steward and is awaiting help. Also we received the as-built for a section of the storm sewer at Cornerstone. Some of the pipes are back pitched and need to be fixed. A plan will have to be reviewed for corrections. He went on to discuss Walker Ave. It has been surveyed and they are prepared to walk it and prepare the design. The Pump Station project is completed. Maintenance Bond has been received and once reviewed by the Solicitor he recommends final payment being released. DOT application for road repair for next year has been received. This needs to be put together by August 5<sup>th</sup>. The cost will be between \$1,800 and \$2,000 dollars. Mr. Gilbert said there is a four street list of roads that need repairs in the township. Walker was first, Broadway second and Washington St., were the streets we looked at for repairs. Mr. Gilbert said unfortunately there would not be enough money to do Broadway. He asked if the Committee had any recommendations to let him know. Motion was made by Mr. Pelura, seconded by Mr. Newton and all were in favor of allowing Sickles to move forward with the grant process. Now for the Salem County Waste Water Management plan. His office is helping the County work on this plan. They are asking for each Municipality to approve the changes to the plan. Added a couple of sections and removed a couple of sections. Mr. Biermann said he did not have any objections to the plan they are recommending. Mayor Gatanis asked how much is the county going to kick into paying for this plan. Our Sewerage Authority is also working on a wastewater management plan. Mayor Gatanis said he would like to speak to Lou Joyce at the County before any approvals are done. Mr. Pelura said the Sewerage Authority Engineer and our Engineer should be working together.

Under **Applications** Mayor Gataniis mentioned **Park Permits #46 to #52** being for parties, picnics and prayer groups in both Dunns Park and the Rec. Complex. Mr. Pelura motioned to approve all permits, seconded by Mr. Dennis and all were in favor. Mayor Gataniis mentioned a **Raffle Application** for St. Gabriel the Archangel Parish to hold an event on December 3<sup>rd</sup> at the church. Motion was made by Mr. Newton, seconded by Mr. Dennis and all were in favor with Mr. Brown abstaining. Mr. Brown motioned to approve a **Raffle Application** for the Exchange Club of Penns Grove, seconded by Mr. Newton and all were in favor. Mr. Newton motioned to approve a **Social Affairs Permit** for the St. Gabriel the Archangel Parish for September 19<sup>th</sup> at the church, seconded by Mr. Dennis and all were in favor. There was a Solicitors Permit from Farhat Mamoun (cash 4 gold). Motion was made by Mr. Pelura, seconded by Mr. Newton and all were in favor except Mr. Brown who opposed. There was a Blue Light Permit from Jeff Lucchesi Jr. with the Carneys Point Fire & Rescue. Motion to allow was made by Mr. Pelura, seconded by Mr. Brown and all were in favor. An Educational Enhancement for Ryan MacIntyre of the Fire Dept. to attend the Camden Fire Academy starting on August 8<sup>th</sup> at a cost of \$200. Motion to approve was made by Mr. Pelura, seconded by Mr. Dennis and all were in favor. There was an Educational Enhancement for John Stranahan Jr., Patrick McDonough and Eugene Montagna Jr. to attend CEVO class on July 24<sup>th</sup> and July 25<sup>th</sup> at a cost of \$30 each. Motion to approve was made by Mr. Pelura, seconded by Mr. Dennis and all were in favor.

**RESOLUTION 2013-131**

**CANCEL CAPITAL RECEIVABLE BALANCE**

Motion was made by Mr. Brown to approve the cancelati8on of \$100.00 from the receivable balance and the offsetting appropriations reserve balance, seconded by Mr. Dennis and a unanimous vote was taken.

**RESOLUTION 2013-132**

**GRANTING CONSENT TO THE SEWERAGE AUTHORITY**

Mr. Dennis motioned to grant consent to the Sewerage Authority for the construction of improvements to the Authority's Sewerage system and issuance of debt to finance the cost of said project. Motion seconded by Mr. Brown and a unanimous vote was taken.

**RESOLUTION 2013-133**

**CHANGE SIGNERS ON INDUSTRIAL COMMISSION**

Motion was made by Mr. Dennis to remove the name of the former Treasurer and place the current name in the bank account, seconded by Mr. Brown and a unanimous vote was taken.

**RESOLUTION 2013-134**

**NEW BANK ACCOUNT FOR TAX**

Mr. Pelura motioned to approve the opening of a new bank account for the Tax Collection Department named "Tax Collector Premium Bid Account". Seconded by Mr. Dennis and a unanimous vote was taken.

**RESOLUTION 2013-135**

**NEW ESCROW BANK ACCOUNT**

Mr. Dennis motioned to approve a new escrow bank account under the name of Heritage/Layton Maintenance. Seconded by Mr. Pelura and a unanimous vote was taken.

**RESOLUTION 2013-136**

**PARTIAL PAYMENT #4 AND FINAL PAYMENT PUMP STATIONS**

Motion was made by Mr. Brown to authorize the partial payment #4 and the final payment #5 to ABS Electric for the Boutown Creek and Plant Road pump stations project. Seconded by Mr. Newton and a unanimous 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.

Mr. Dennis said he thought there were some legal questions on the fees being charged. Ms. Rhea said she did some research to see if there was any authority for the fees and did not. The State Statute said Mortgage companies have to notify with Township of a foreclosure but do not have to pay a fee when doing so. Mr. Dennis asked how much more work will this entail to the Construction Office. Mr. Pelura asked if she is comfortable with the ordinance. She said not with the fees. Mr. Brown asked if the registration fees were removed would they be comfortable with this ordinance. The whole purpose of this ordinance is to put people on notice to maintain their properties once vacated. Mr. Pelura said there is already a state statute regarding this situation. Mr. Pelura said should have the Solicitor send a letter to the Banking Commission asking to notify all lenders in NJ that they have to start notifying Municipalities. Mayor Gatanis asked if anyone had any ideas for changing the fees. Mayor Gatanis asked to table the ordinance until the next meeting. Let Ms. Rhea know your ideas to change this ordinance. Mr. Pelura motioned to table, seconded by Mr. Dennis and all were in favor. Mr. Pelura said all towns are dealing with foreclosures and we are only asking for the Lenders to follow the rules for foreclosures. Mr. Pelura motioned to authorize Ms. Rhea to send a letter to the Banking Commission, seconded by Mr. Brown and all were in favor.

Under **correspondence** Mayor Gatanis mentioned a letter from Sonya Lawler who wants to turn Block 27, Lot 3.01 over to the Township. Also there was a letter from Margaret DeAngelo wishing to turn over Block 52, Lot 3 over to the Township. There was some discussion on the properties and it was suggested to have the Solicitor find out if either property is even available. At the end of discussion Mr. Brown made a motion to reject both properties, seconded by Mr. Dennis and all were in favor. Mrs. Stout will send a letter to each person.

Next was a letter from Assessor Kathleen Hill requesting a panic button being placed in the Annex. There is no monthly fee but \$370 to install. There will also be a personal panic button she can carry around. Mr. Brown authorized the installation of a panic button, seconded by Mr. Pelura and all were in favor.

Mayor Gatanis mentioned a letter from Habitat for Humanity Executive Director Sue Ann Leighty on a program called "A Brush with Kindness". They are looking for volunteer opportunities to help repair/fix up properties. If anyone knows of someone who may need help contact Mrs. Leighty.

Mayor Gatanis mentioned National Night Out is set for Tuesday, August 6, 2013 starting at 6 to 9 pm in Dunns Park. Lastly, Salem County Office on Ageing is offering free fans to elderly and disabled residents. Notice is on the bulletin board in the lobby.

**Old Business;** Mayor Gatanis said the YMCA has requested an extension on the meeting with the Committee until August. He said they are still working on their audit. Mrs. Stout said the meeting should be the CFO, Board President and in executive. We will be discussing the lease agreement. Mr. Pelura asked if they have paid the lease. Mrs. Stout said they dropped off a partial payment. There is also a problem with Penns Grove's Tax Office agreement payment and Public Works agreement payment. Penns Grove is going out for tax anticipation notes and waiting on their State Aid.

The Mayor said he received a request from the Sewerage Authority to utilize the Township website for their information. Mrs. Stout said there are certain items that need to be on the website such as budget, audit, minutes and agendas. Mrs. Stout suggested having the Sewerage Authority pay for any costs incurred for the building of the pages needed on the website. Mrs. Stout will send a letter to the Sewerage Authority. Mrs. Stout said will be done as an Interlocal Agreement. Mayor Gatanis moved on to discuss the two ordinances which have been reviewed by the Planning Board. They will be put on the next agenda for adoption.

Under **New Business**, Mayor Gatanis mentioned notice for Farmland Preservation on Block 239, Lot 17 & 19. Mayor Gatanis said he spoke to Dennis Kelly owner of farm and they are interested in this going through. Motion to sign was give by Mr. Brown, seconded by Mr. Pelura and all were in favor.

Mayor Gatanis reminded everyone of the Special Primary Election for the replacement of Senator Frank Lautenberg will be held on Tuesday, August 13<sup>th</sup>.

**Public Participation:** Karen Daley of Magnolia St. had a complaint about a neighbor's property. She showed photos to the Committee. Mr. Brown suggested taking the photos to the housing office. Mr. Gatanis said he received notice it was taken care of by the owner. This will be looked into. 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 7:16 pm.

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 7:30 pm.

Mr. Brown mentioned to the Chief about a JIF Insurance Representative speaking to the Department about Stress. This would be at your convenience. Mr. Brown said to let him know and he will set up the appointment. The Chief mentioned ID cards for the Township Committee. Chief DiGregorio said he spoke to John Morrison at Salem Community College and they can produce the tags. The Committee all agreed on a date and the Chief will set up the appointment.

#### RESOLUTION 2013-138

#### SENDING AN EMPLOYEE TO THE POLICE ACADEMY

Mr. Pelura motioned to authorize the Police Chief to send AJ DiTeodoro to the Gloucester County Police Academy at no cost to the Township. Motion seconded by Mr. Brown and a unanimous vote was taken.

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 7:35 p.m.

Approved: 8-21-2013

  
June Proffitt, Municipal Clerk