

**CARNEYS POINT TOWNSHIP MEETING
REGULAR MEETING MINUTES
OCTOBER 21, 2015**

The Regular Meeting of the Township Committee was held on the above date at the time of 6:00 p.m. Committeemen Racite, Pelura, Dowe, Brown and Gatanis were present. Also present at this meeting were M. Stout-CMFO/Administrator, J. Proffitt-Clerk, G. Krivda-Police Chief, E. Biermann-Engineer 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.

Motion that **all properly audited vouchers be paid** was made by Mr. Pelura, seconded by Dr. Racite and all were in favor.

Under **Consent Agenda** a motion was made by Mr. Brown, seconded by Mr. Dowe to accept all **Monthly Committee Reports from September 2015**. Mr. Dowe asked for clarification on the Police Booking Clerks overtime amount. The Chief said it was a mistake and was put in the wrong spot. All were in favor.

Mr. Brown motioned to approve the **Administrative Compensatory time report**, seconded by Mr. Dowe and all were in favor.

Mr. Dowe motioned to approve the **Minutes from the October 7, 2015 regular Committee meeting**, seconded by Mr. Pelura and all were in favor.

Under **Applications** Mayor Gatanis mentioned **Educational Enhancements** for June Proffitt, Clerk, Linda Jones, Treasurer and Bonnie Warren Deputy Clerk to attend a seminar on Artemis Records management in Oldmans Township on October 22 at a cost of \$10.00 per person. Motion was made by Mr. Brown, seconded by Mr. Dowe and all were in favor.

RESOLUTION 2015-163

CHANGE ORDER #1 FOR OIL/STONE RESTORATION PROGRAM

Dr. Racite made a motion to approve the reduction of \$122.35 as change order #1 for the 2015 Oil/Stone restoration program, seconded by Mr. Dowe and a unanimous vote was taken.

RESOLUTION 2015-164

FINAL PAYMENT #1 TO ASPHALT INDUSTRIES, INC.

Motioned to approve by Mr. Dowe, seconded by Dr. Racite, to authorize the final payment to Asphalt Industries, Inc. in the amount of \$78,642.65. A unanimous vote was taken.

RESOLUTION 2015-165

REPLACEMENT OF FIREARMS FOR THE POLICE DEPT.

Mr. Pelura made a motion to approve the trade-in of 22 Sig Saur P229/40 caliber firearms to offset the purchase of 22 new firearms, seconded by Dr. Racite and a unanimous vote was taken.

RESOLUTION 2015-166

CANCEL GRANT RECEIVABLE BALANCE

Dr. Racite motioned to approve cancellation of the appropriation reserve and receivable in the amount of \$300.00 under "drive sober or get pulled over". Seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2015-167

APPOINTMENT OF COURT SECURITY PERSONNEL

Motioned by Mr. Brown to appoint David Cornman as part-time Municipal Court Security effective October 18th., seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2015-168

SUBMIT A GRANT APPLICATION TO NJDOT FOR GARY AVE.

Mr. Brown made a motion to approve the submission of a grant application and execute a grant contract with the NJDOT for the reconstruction of Gary Ave., seconded by Dr. Racite and a unanimous vote was taken.

RESOLUTION 2015-169

HIRE A PART TIME CUSTODIAN

Motion was made by Mr. Pelrua to approve the hiring of Rosemary P. Yetneck as the part-time custodian for the Municipal Building. Seconded by Mr. Dowe and a unanimous vote was taken.

RESOLUTION 2015-170

APPOINT ELECTRICAL SUB-CODE OFFICIAL

Motioned by Mr. Brown, seconded by Dr. Racite to approve the hiring of Brian Hacking as the electrical sub-code official and inspector for a term of 4 years. A unanimous vote was taken

RESOLUTION 2015-171

APPOINT PLUMBING SUB-CODE OFFICIAL

Dr. Racite motioned to approve the hiring of Dennis LaSassa as Plumbing Sub-code Official for a 4 year term, seconded by Mr. Dowe and a unanimous vote was taken.

RESOLUTION 2015-172

APPOINT FIRE SUB-CODE OFFICIAL

Motion was made by Dr. Racite to approve the hiring of Glenn Franzoi as the Fire Sub-code Official for a 4 year term, seconded by Mr. Dowe and a unanimous vote was taken.

RESOLUTION 2015-173

AUTHORIZE FORECLOSURE OF TAX TITLE LIENS IN REM

Mr. Brown made a motion for the maintenance bond provided by Ricky Slade Construction, Inc. is approved and shall remain in full force and effect through August 19, 2016. Motion seconded by Mr. Dowe and a unanimous vote was taken.

RESOLUTION 2015-174

SET UP A CHANGE FUND FOR THE CONSTRUCTION CODE OFFICE

Mr. Pelura made a motion to authorize the Change Fund for use in the Construction Code Office, seconded by Mr. Brown and a unanimous vote was taken.

Final reading of Ordinance 906

ORDINANCE 906

AN ORDINANCE AMENDING CHAPTER 212 OF THE CARNEYS POINT TOWNSHIP CODE TO AMEND THE HEIGHTS REGULATIONS FOR SHEDS, POLE BARNs AND GARAGES ON CERTAIN RESIDENTIAL PROPERTIES. Mr. Brown made a motion to allow for the amended language in the ordinance, seconded by Mr. Dowe and a unanimous vote was taken. Mayor Gatani opened the ordinance up for public questions or comments. Martin Cleary of Broadway asked about the amendment, Mayor Gatani said to not allow a full second floor. He asked if he could put in ¾ of a floor. The Mayor said as long as no one lives in the structure. With no more comments this portion was closed and a motion to adopt was made by Dr. Racite, seconded by Mr. Dowe and a unanimous vote was taken.

First reading of Ordinance 907

ORDINANCE 907

BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS CAPITAL IMPROVEMENTS IN AND FOR THE TOWNSHIP OF CARNEYS POINT, COUNTY OF SALEM, NEW JERSEY; APPROPRIATING THE SUM OF \$665,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE TOWNSHIP OF CARNEYS POINT, COUNTY OF SALEM, NEW JERSEY, IN THE AGREGATE PRINCIPAL AMOUNT OF UP TO \$486,400; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING. Mr. Brown made a motion to introduce the ordinance, seconded by Mr. Dowe and a unanimous roll call vote was taken.

First reading of Ordinance 908

ORDINANCE 908

AN ORDINANCE AMENDING THE CARNEYS POINT TOWNSHIP CODE, CHAPTER 37, AND FIZING SALARIES AND COMPENSATION FOR OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF CARNEYS POINT. Mr. Brown made a motion to introduce the ordinance, seconded by Mr. Dowe and a unanimous vote was taken.

With no **Correspondence** Mayor Gatanis moved on to **Old Business**: Mayor Gatanis said the Township has received from Bach and Associates a proposal for fair share/affordable housing planning. Mayor Gatanis said this will have to wait until next year because there is no money to pay their bill of \$21,000. Mrs. Stout said the Court has established the Township's time line for submission of a revised Housing Element and Fair Share Plan. She said the Township has until December 8th to prepare and submit a new/revised Housing Element and Fair Share Plan. Mr. Brown commented he is not saying we don't need to do this but this is unfair to the Township on the timing. Mrs. Stout said this will protect the Township against a builders remedy lawsuit. The Committee discussed this further and decided to table until later.

Under **New Business**, Mr. Biermann discussed the NJ Turnpike Authority Improvements to Interchange 1 at S. Game Creek Road. He said they are expanding their yard and building a salt storage shed. After discussing what they are looking at doing; Mr. Biermann suggested a Jurisdictional Agreement and a Jurisdictional Plan for review by the Township to delineate the maintenance and control responsibility of each Party to prevent future legal and maintenance issues. Ms. Rhea asked if the Engineers Office will do this or is the NJ Turnpike Authority will do it. Mr. Biermann said he will assist in putting a resolution together asking the NJTA to draw up the Agreement and Plan.

Next, Mr. Biermann discussed a proposal for Professional Services for stormpipe installation on Lakeside Lane. Mr. Biermann said this is part two to the oil and stone project. Part of this road has no drainage and water puddles. This proposal is to design a storm drain collection and drainage system. Mr. Brown said the money is already in place for this project through the Bond. Mr. Brown authorized the Mayor to sign the proposal, seconded by Dr. Racite and all were in favor.

Mayor Gatanis mentioned an agreement with Tri-Plex Alarm Service, Inc. for monitoring the annex alarm system at a cost of \$30.00 per month. Mr. Pelura asked about the one in the court room. Chief Krivda said it goes back to the dispatch area and is monitored during the day. Mr. Pelura asked about at night during meetings other than township meetings. Mr. Pelura said this button needs to also be monitored. After discussion the Chief said he will contact Tri-Plex Alarm Service to see about getting this button monitored also.

Mayor Gatani mentioned receiving a request for consent from Salem County for the Wastewater Management Plan. Mr. Biermann said this is an updated Plan. The benefit to Carneys Point is under the original rules the sewer service could not exceed the capacity of the waste water treatment plant. 1.3 million gallons with a potential build out of 2.2 million gallons and the Sewer Authority encompasses part of Oldmans Township at 1.36 million gallons. This is a total of 3.5 million gallons. With the revision the rules in this go round allows all extra sewer service to be counted as developable property as to not lock out any potential development based on where it is located.

RESOLUTION 2015-175
CONSENTING TO THE PROPOSED WATER QUALITY MANAGEMENT (WQM)
PLAN AMENDMENT

Motion was made by Mr. Brown to approve the amendment, seconded by Mr. Dowe and the vote was as follows: Dr. Racite, Mr. Pelura, Mr. Dowe and Mr. Brown voting yes while Mayor Gatani voting no.

Mayor Gatani asked the committee for authorization to allow Hoyt Mason to design a wrought iron archway into Dunns Park. Mayor Gatani mentioned the established date of 1930, would be included. He said he will get sketches to show everyone. The money will come out of the money that was donated.

The Mayor opened the meeting to **Public Participation**.

Edward Voyles of Penns Grove Auburn Road mentioned that the last time the township was in a builders remedy lawsuit we were covered. He said we won but it cost a lot of money to defend ourselves. So, there is nothing before the Planning Board at this point. A developer would have to come before the Planning Board and be turned down before they file a case against the Township.

Martin Cleary of Broad St. said thank you for cutting down the weeds at the ditch by the Sewerage Plant. He said it still needs work. Lastly, Mr. Cleary asked the Mayor if he and Dr. Racite cleaned up the Sewerage plant yet. Mr. Cleary said it needs to be cleaned and the trees trimmed. He also mentioned a safety hazard by the fire house with bushes blocking the view of vehicles from the corner. Mayor Gatani said he will look into this.

Jessie Coffee of Pennsville Auburn Road asked when can he apply to build his shed. Ms. Rhea said once the ordinance is advertised he can apply. The Clerk said by Monday he should be good. With no more questions or comments from the public this portion was closed and the Committee went into Executive.

RESOLUTION 2015-176
EXECUTIVE SESSION

Mr. Brown motioned to convene into Executive Session, seconded by Mr. Dowe and a unanimous vote was taken. The regular meeting ended at 6:55 pm.

A motion was made by Mr. Brown to reconvene in regular session, seconded by Mr. Pelura and all was in favor. The regular meeting reconvened at 7:16 pm.

With no further business to discuss, a motion was made by Dr. Racite to adjourn and seconded by Mr. Dowe. Motion passed with five affirmative votes. Meeting adjourned at 7:18 p.m.

Approved: 11/4/2015


June Proffitt, Municipal Clerk