

CARNEYS POINT TOWNSHIP MEETING
REGULAR MEETING MINUTES
JULY 20, 2016

The Regular Meeting of the Township Committee was held on the above date at the time of 6:00 p.m. Committeemen Brown, Pelura, and Racite were present. Mr. Dowe and Mr. Dennis were not in attendance. Also present at this meeting were M. Stout-CMFO/Administrator, J. Proffitt-Clerk, F. Margron-Engineer, Brian Hogan-Police Sergeant and D. Avedissian- Solicitor.

Mayor Racite 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 Racite introduced Dr. Michael Gorman, President of Salem Community College to the meeting. Dr. Gorman said he has a resolution of appreciation to present to Carneys Point Township. Dr. Gorman said the College wanted to thank the Township for all we do; such as Police response outstanding, Fire and Ambulance response outstanding, support from the community is outstanding. Bill Clark with the College Community Outreach handed out folders for the Committee with copies of their annual audit, and other information going on at the college. Dr. Gorman said he just wanted to say thanks and the truly appreciate what the Township does for them. Dr. Gorman and Mr. Clark left the meeting.

Mayor Racite moved on to give his committee reports; he started with Streets and Roads. He mentioned the Streets and Roads Dept are investigating sink holes around Fenton Drive and Erie Ave. In tonight agenda we will be awarding road projects. In Buildings and Grounds there has been stones put out front in of the Municipal Building in an effort to make it look better. Mayor Racite mentioned that Mr. Dennis and Mr. Dowe are both out due to illness. Mayor Racite said he will give the report for Mr. Dennis. One of our fire trucks 11-9 is down with a fuel issue. All equipment was moved to truck 11-3. Also Pennsville is on standby in case of an emergency.

Mr. Pelura mentioned the Recreation Dept held the Community Yard Sale on June 25th at the Rec. Complex. This was the first year and they are hoping it gets bigger from here on. There was also the shedder event at the same time. Mr. Pelura mentioned the Municipal Alliance National Night Out night on August 2nd. This event is hosted by PG/CP MAPSA but the Recreation Commission will have a table. Mr. Pelura mentioned estimated tax bills were sent out due to the Statute time frame. The County has approved their budget so our regular quarterly bills will be now sent out. Mr. Pelura said the Police Department is doing well. He said for them to stay safe and be careful.

Mr. Brown attended the monthly JIF meeting on June 20th. The July monthly wellness newsletters have been e-mailed out to employees. On June 21st Mr. Brown attended the Township Safety meeting held in the courtroom. Discussed was August 4th in the courtroom there will be a stress management class for employees followed by a healthy lunch. Monday, July 25th Mr. Brown said he will be attending the quarterly Employee Practices Liability Committee meeting in Mullica Hill. Mr. Brown said he forwarded a letter on the insurance certificate needed if we are using inflatables at the National Night Out event. Mr. Brown mentioned that he will be attending the JIF two day planning retreat in Almonesson, NJ on July 28th and 29th at his own expense. Mr. Brown explained that JIF sent a mailer to be filled out by our Code Office. This will follow up with a two hour meeting. Mr. Brown is requiring knowing why this takes so long and that it will have to be timed so it can be fit in to their schedules.

Mr. Brown mentioned a DEP Special Report. He said on July 5th several residents from 6th Ave. called to report land clearing (stripping). Mr. Brown said the property was located at 81 7th Ave. This property is also 80% wetlands. Mr. Brown contacted the DEP and they came to inspect. The owners of the property were unaware of the lots limitations. DEP did not issue any fines but are making them restore the land to original. They will need an environmental engineer to see what is useable. A report will follow from DEP.

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

Under **Consent Agenda** a motion was made by Mr. Pelura, seconded by Mr. Brown to accept **Monthly Committee Reports from July 2016**. All were in favor.

Mr. Brown motioned, Mr. Pelura seconded the motion to approve the Compensation Time report all were in favor. Mr. Brown made a motion to approve the **Minutes from the regular Committee meeting held on June 15, 2016**, seconded by Mr. Pelura and all were in favor.

Under **Applications** Mayor Racite mentioned **Educational Enhancements for two Police Officers**. One is \$300 dollars and the other is \$600 dollars. Mr. Brown motioned to approve, seconded by Mr. Pelura and all were in favor. Next was an **Educational Enhancement for the Tax Collector** Beth Ruhl to attend a seminar on September 9th at a cost of \$89.00. Mr. Pelura motioned, seconded by Mr. Brown and all were in favor. There were **three Educational Enhancements for the Municipal Court** to attend various seminars on various dates. Mr. Pelura motioned, seconded by Mr. Brown and all were in favor. Mayor Racite mentioned a **membership application for the Carneys Point Fire/Rescue Dept** for Stevie L. Winfield. Motion to accept was made by Mr. Pelura, seconded by Mr. Brown and all were in favor. **Park Permits 34 through 38** for use of the Rec. Complex for various events. Mr. Pelura motioned to approve, seconded by Mr. Brown and all were in favor. There was a **Solicitor Permits** for Mister Softee Ice Cream and one for a local farmer to sell product at the corner of People's Tavern. Mr. Pelura motioned to approve both, seconded by Mr. Brown and all were in favor. Mayor Racite mentioned a **Raffle Application** for St. Gabriel of the Archangel Parish on December 6th at the Church. Motioned on by Mr. Pelura, seconded by Mayor Racite and all were in favor with Mr. Brown abstaining. There were **two Raffle Applications** for the Exchange Club and a **Social Affairs Application**. Mr. Brown motioned, seconded by Mr. Pelura and all were in favor. Lastly was a **Social Affairs Application** for the Penns Grove VFW to hold an event on August 13th. Motioned on by Mr. Brown, seconded by Mr. Pelura and all were in favor.

RESOLUTION 2016-106

DEDICATIO BY RIDER FOR ABANDONDED PROPERTY FEES

Mr. Brown made a motion to request permission from the DLGS for the Dedication by Rider for abandoned property registration trust fund fees required by our Ordinance 914, seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2016-107

CONTRACT FOR REPAIRS AND MAINTENANCE OF FIRE TRUCKS

Motion was made by Mr. Brown to approve a one year contract with EVS, LLC for the maintenance and repair of Municipal Fire Trucks, seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2016-108

CONTRACT FOR REPAIR & MAINTENANCE OF MEDIUM AND HEAVY TRUCKS

Mr. Pelura made a motion to approve the one year contract with Bellmawr Truck Repair Co. for the maintenance and repair of medium and heavy duty municipal trucks. Seconded by Mr. Brown and a unanimous vote was taken.

RESOLUTION 2016-109

CORRECTION TO MAINTENANCE GUARANTEE AMOUNT

Mr. Brown made a motion to authorize the release of the Performance Bond to MM-TM Associates, LLC and to authorize a corrected amount Maintenance Guarantee be put in place. Motion seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2016-110

REFUND OVERPAID TAXES

Motioned was made by Mr. Pelura to authorize a refund of overpaid taxes to CoreLogic Real Estate Tax Service in the amount of \$1,468.52 for Block 61, Lot 4. Motion seconded by Mr. Brown and a unanimous vote was taken.

RESOLUTION 2016-111

CONTRACT FOR THE RECONSTRUCTION OF E STREET

Motion was made by Mr. Pelura to authorize a contract to R.E. Pierson Construction Co. for the reconstruction of E Street. Seconded by Mr. Brown and a unanimous vote was taken.

RESOLUTION 2016-112

CONTRACT WITH JERRY & SON EXCAVATION, INC.

Mr. Brown made a motion to approve a contract with Jerry & Son Excavation, Inc. for the Stormwater Improvements and Reconstruction of lakeside Lane. Seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2016-113

CONTRACT FOR REPAIR AND MAINTENANCE OF LIGHT DUTY VEHICLES

Motion on by Mr. Brown to authorize a contract to Pointe Buick GMC and to Bayshore Ford of Pennsville for the repair and maintenance of light duty vehicles for the Township. Seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2016-114

CONSENT TO SEWERAGE AUTHORITY ISSUANCE OF DEBT

Mr. Pelura made a motion granting consent to the Carneys Point Township Sewerage Authority for the Issuance of Debt to finance the costs of a refunding project. Motion seconded by Mr. Brown and a unanimous vote was taken.

RESOLUTION 2016-115

PURCHASE OF A POLICE VEHICLE BY STATE CONTRACT

Mr. Brown made a motion to authorize the purchase of a vehicle by NJ State Contract to be used in the Police Dept. Seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2016-116

REFUND RECORDING FEES FOR A TAX SALE CERTIFICATE NOT RECORDED

Mr. Pelura made a motion to authorize a refund in the amount of \$40.00 from the Tax Office due to returned and unredeemed recording fees for Block 104, Lot 1. Seconded by Mr. Brown and a unanimous vote was taken.

RESOLUTION 2016-117

REFUND RECORDING FEES FOR A TAX SALE CERTIFICATE NOT RECORDED

Motioned on by Mr. Pelura to authorize a refund in the amount of \$40.00 from the Tax Office due to returned and unredeemed recording fees for Block 25, Lot 1. Seconded by Mr. Brown and a unanimous vote was taken.

RESOLUTION 2016-118
PARTIAL PAYMENT #1 TO MOUNT CONSTRUCTION, INC. FOR E STREET
SANITARY SEWER RECONSTRUCTION PROJECT

Mr. Brown made a motion to authorize partial payment #1 to Mount Construction, Inc. for the E Street Sanitary Sewer Reconstruction project, seconded by Mr. Pelura and a unanimous vote was taken.

Second reading and adoption of Ordinance:

ORDINANCE 919

AN ORDINANCE OF THE TOWNSHIP OF CARNEYS POINT AMENDING CHAPTER 212 ZONING ORDINANCE AND ZONING MAP TO REDESIGNATE SECTIONS OF THE RR-2 (RURAL RESIDENTIAL) ZONING DISTRICT AND LI-R ZONING DISTRICT TO THE LI (LIGHT INDUSTRIAL) ZONING DISTRICT; AND AMENDING CHAPTER 212 OF THE TOWNSHIP CODE TO CLARIFY PERMITTED USED, AND TO REPLACE AND / OR ADD PERMITTED AND CONDITIONAL USED AND THE DISTRICT SCHEDULE.

Mayor Racite opened the meeting up for public questions or comments. With none this portion was closed and a motion to adopt was made by Mr. Pelura, seconded by Mr. Brown and a unanimous vote was taken.

Under **Correspondence** Mayor Racite mentioned a letter received from Loren and Margaret Chard who is wishing to donate their personnel vehicle to the Fire Department to be used by the Fire Police. The Fire Department would like the vehicle. Mr. Brown asked if the vehicle was checked out first by our Public Works Dept. Mayor Racite was not sure if that had been done yet but it will. Mr. Pelura motioned to accept the vehicle, seconded by Mr. Brown and all was in favor. Mayor Racite moved on to mention a letter from the County Engineer's Office letting us know that R.E. Pierson Construction Co. will be starting the repaving project on Hollywood Ave. It should last about two months when it begins. Mayor Racite said in the packet is a letter from himself on behalf of the Township Committee a response to the Salem County Freeholder Board on outsourcing the 911 dispatching service. Mayor Racite said he received a phone call from Freeholder Director Julie Acton telling him he can expect a phone call from Freeholder Dale Cross to set up a meeting in the future. Moving on Mayor Racite mentioned receiving the Annual Audit from the YMCA. Each Committee member received this by e-mail for their review. Mayor Racite then mentioned a letter from NJ DEP with a Draft Solid Waste Facility Permit to transfer of ownership of the DuPont A & B Sanitary Landfill to Chemours. Mayor Racite spoke on a letter from Judge Anne McDonnell stating the Order that until September 15, 2016 Carneys Point has temporary immunity from Mt. Laurel litigation. Mayor Racite mentioned a letter of resignation from Zoning Officer Kim Minquez effective July 31st. Mayor Racite said he would like this to be tabled so it can be discussed in executive first. Mr. Brown made a motion to table, seconded by Mr. Pelura and all were in favor. Lastly, there was a letter of retirement from Lieutenant Gary DiPietro from the Police Dept. His last day will be July 31st. Mr. DiPietro is also requesting to be paid for his unused vacation time. Mr. Pelura motioned to accept his retirement and to also pay for the unused vacation time, seconded by Mr. Brown and all were in favor.

With no **Old Business** to discuss Mayor Racite moved on to **New Business**. Mayor Racite addressed park permits and other applications that get approved on the agenda each meeting. The Mayor suggested the new procedure where they will now be approved by the Committee liaison to that Department. He said this should speed the process along. Mr. Brown made the motion to put the new procedure in place, seconded by Mr. Pelura and all were in favor.

Mayor Racite said he would like to discuss the issues of flooding with Cornerstone Estates. At the June 15th meeting the issues of flooding was brought before the Township Committee and discussed. On July 11th a meeting was held with our Engineer Fred Margron, Mr. Gilbert Public Works Supervisor, Mr. Berducci UCC, Mrs. Stout CMFO/Administrator, Solicitor and himself. Items discussed at the meeting along with the flooding was black toping the roads and basin maintenance. From the meeting three items came to be; one is the Solicitor is to send a letter to Cornerstone about maintaining the basin according to the plans. If not than they will be fined according to our ordinances. The Solicitor is working with the Code Official to outline procedures to make sure this happens. Two, the Engineer will be sending a letter on paving the roadway to its finished level, also requesting the removal of inlets at the end of Granite Lane #19, 20 and 21. Based on the original drainage design these were added later. This development has been completed enough that we feel large trucks no longer need go over these roads. They can enter from Georgetown Rd. Three, a letter will be sent to the County requesting that when they do the reconstruction of Golfwood Ave. in 2017, they address the flooding issue on S. Golfwood Ave. and Georgetown Road by putting in a drainage system. Mr. Pelura made a motion to authorize the letters be sent, seconded by Mr. Brown. Mr. Pelura said we need to specify the trucks need to enter from Georgetown Road. Mr. Brown said he is not sure where the piping is ending with the County's project. Mr. Margron said he feels it is not as far as we would like it to be. After some discussion all were in favor.

Mrs. Stout addressed a budget overage in the Planning Board. She said the Planning Board asked for proposals for a project of Master Plan and Zoning review. The proposal given was for \$4,000 by our Planning Board Engineer. They have gone over by more than \$5,000. On top of that the Solicitor has not even submitted his bill. Mrs. Stout said she has been communicating with the Engineer since March. They were aware of our tight budget. The Applicant has not put in an application yet and there is no escrow. Mr. Brown said as before if they did not have approval then we will not be paying the difference. Mr. Dennis will report on this at a future meeting.

Mayor Racite said due to the retirement of Lieutenant DiPietro the Chief has requested to start the process to promote someone to Lieutenant. Mr. Brown said he feels this should wait until the full Committee is here. Mr. Brown said he does not know why we need to have two Lieutenants. Mr. Pelura made a motion to allow for the Chief to start the promotion process to look for a replacement for Lieutenant DiPietro, seconded by Mayor Racite. Mr. Pelura and Mayor Racite voted yes while Mr. Brown said no. Mayor Racite then said the Chief has asked to begin the process to hire another patrolman. Mr. Brown said to hold off until the end of the year and when all the Committee is here. Mr. Pelura made a motion to allow, seconded by Mayor Racite. Mr. Pelura, Mayor Racite voted yes while Mr. Brown said no.

Mayor Racite moved on to the **Public Participation:** Patty Bomba of Hawks Bridge Road commented that our letter to the Freeholder Board on the 911 dispatch center was on their Agenda for tonight. She said they are not communicating well.

Pat Bomba of Hawks Bridge Rd. said he is glad the approvals for park permits are moving forward. He also asked if the escrow fees for the Planning Board are fair. He said not all applications require an engineer to review. Why can't the Township Code Enforcement do some? He finished by saying he is glad to see the Cornerstone Estates drainage problems are moving forward in the right direction.

Martin Cleary of Broad St. asked who gives approval on how the height of buildings. Mayor Racite said that is approved at the Planning Board level. Mr. Cleary said you are not supposed to impede the flow of water. He said all the new homes in Cornerstone should have to do a perk test before they build. He said he knows the land was raised to make them higher. Next, Mr.

Cleary mentioned the Police speeding on E Street. There needs to be Children playing signs up and make Division a stop at the end by the fire house. Mr. Cleary said Mount Construction doing the Reconstruction of E Street damaged his front yard with their trucks. Will they put dirt in the ruts after the dirt settles? The Solicitor said they should repair the yards before the project is complete.

Don Redfield of Erie Ave. mentioned that a left arrow sign should be placed at the end of Erie Ave. to indicate a sharp turn. Mr. Redfield asked about the empty corner with no houses by cornerstone. Mayor Racite said that is designated as their open space. Mr. Redfield asked if the turn-about is being put on Hollywood Ave. Mayor Racite said it was supposed to but has not heard anything about that. Lastly, Mr. Redfield mentioned receiving a letter from his Insurance Company on purchasing flood insurance. Mrs. Stout said this is because of the new State Laws. He said he knows his property is not in a flood area but it is hard to prove to the State. Mrs. Stout said you need to pay for an Engineer to get a letter. Mr. Redfield mentioned the LOMA being 11 pages and requiring a letter from the Township. Mrs. Stout said that would be the UCC Department. With no more public questions or comments this portion was closed.

Mayor Racite introduced Jenna Fenstermacker with the Girl Scouts of Central and Southern NJ. She said there is about 40 to 50 Girl Scouts in Carneys Point Township. She mentioned a need for volunteers and also for support such as financial. Ms. Fenstermaker said Scouting gives a positive impact on girls through adulthood. She asked if everyone would encourage girls to join or be support or even a donor.

RESOLUTION 2016-119
EXECUTIVE SESSION

Mr. Brown motioned to convene into Executive Session, seconded by Mr. Pelura and a unanimous vote was taken. The regular meeting ended at 7:07 pm.

A motion was made by Mr. Pelura to reconvene in regular session, seconded by Mr. Brown and all was in favor. The regular meeting reconvened at 9:42 pm with the following action being taken.

Motion was made by Mr. Brown to promote Corporal Michael Giordano to Sergeant at the August 17th meeting, seconded by Mr. Pelura and all were in favor.

Mr. Pelura made a motion to increase the salary of the Zoning Officer by \$3,500 making it \$10,078.00 effective August 30th. Motion was seconded by Mayor Racite. Mr. Brown said no while Mr. Pelura and Mayor Racite votes yes.

With no further business to discuss, a motion was made by Mr. Brown to adjourn and seconded by Mr. Pelura. Motion passed with three affirmative votes. Meeting adjourned at 9:50 p.m.

Approved: August 17, 2016


June Proffitt, Municipal Clerk