

**CARNEYS POINT INDUSTRIAL COMMISSION  
REORGANIZATION MEETING MINUTES  
JANUARY 9, 2017**

The Reorganization meeting of the Carneys Point Industrial Commission was held on the above date at the time of 6:30 p.m.

The meeting came to order; the Secretary Mrs. Proffitt read the **Opening Public Meeting Act** and led the **Pledge to the Flag**.

**Roll call** was taken; Brayerton, Johnson, Kerswill, and Redfield were present. Mr. O'Donald and Mr. Bomba were not in attendance at the meeting.

Ms. Proffitt suggested waiting a while to see if Mr. Bomba shows up to the meeting before asking for nominations for Chairperson and Vice Chair. Mr. Bomba said he was attending and may be running late. Secretary Proffitt moved on to ask for nominations for Treasurer. Mr. Kerswill nominated Ms. Johnson for the position, seconded by Mr. Brayerton. With no more nominations the resolution was read.

**RESOLUTION 2017-03  
APPOINTING TREASURER**

Mr. Kerswill made a motion to appoint Ms. Johnson as Treasurer of the Industrial Commission, seconded by Mr. Brayerton and a unanimous roll call vote was taken.

**RESOLUTION 2017-04  
APPOINT ROBERTS RULES OF ORDER**

Motion was made by Ms. Johnson, seconded by Mr. Redfield to approve Roberts Rules of Order as the parliamentary procedures guide for the Industrial Commission meetings for 2017. A unanimous vote was taken.

**RESOLUTION 2017-05  
ADOPT ANNUAL MEETING CALENDAR**

Ms. Johnson made a motion to approve the calendar for meetings, seconded by Mr. Kerswill. Mr. Redfield asked why the meeting on November is on Monday at 5 in the Annex. Mrs. Proffitt said the Township Committee will be meeting at 6 pm in the courtroom for the Township Committee meeting due to the League of Municipalities in Atlantic City. A unanimous vote was taken.

Mrs. Proffitt moved on to address the minutes from the last meeting. A motion made by Mr. Redfield **to accept minutes from the December 12, 2016 regular meeting**, seconded by Mr. Brayerton and all were in favor.

With no **correspondence** Mrs. Proffitt moved on to **Old Business**. She mentioned a letter from John Jordan on removing the deed restrictions from property Block 21, Lot 4. Mrs. Proffitt said she spoke to Mr. Bomba who said he had not heard anything from Mr. Jordan on attending this meeting to address the Commission. Mrs. Proffitt said she would suggest the new Chairperson address Mr. Jordan to see if he wants to attend a future meeting. Mr. Kerswill said we need to have them set the time and date. We don't need to pursue them.

Mrs. Proffitt moved on to address the website review. Mr. Kerswill asked if he is able to start speaking to Island Officials. Mrs. Proffitt said a letter was sent to them requesting a contract for their services. That has not been received yet. I do not feel there would be any problems speaking with them.

Mr. Bomba apologized for arriving last at 6:50 pm, he thought this meeting started at 7 pm. After some quick catch-up Mr. Bomba was ready to move on. Mr. Redfield addressed the requirements for putting properties or businesses on the website. Mr. Kerswill said they are looking for guidelines to go by. Mr. Redfield said he feels all properties should be listed as long as the owners say it's ok. Mr. Dowe said he would check with our Solicitor.

Mrs. Proffitt want back to take nominations for the Chairperson position. Mr. Redfield nominated for Chairperson Mr. Kerswill, seconded by Mr. Kerswill. With no more nominations this portion was closed.

**RESOLUTION 2017-01**  
**APPOINTMENT OF CHAIRPERSON**

The Industrial Commission is in need of a Chairperson and Jeff Kerswill has been appointed to fill the position for the year 2017. A unanimous roll call vote was taken.

Ms. Johnson moved on to nominate Mr. Brayerton for Vice Chairperson. Mr. Kerswill seconded the motion. With no more nominations this portion was closed.

**RESOLUTION 2017-02**  
**APPOINTMENT OF VICE CHAIRPERSON**

The Industrial Commission is in need of a Vice Chairperson and Robert Brayerton has been appointed to fill the position for the year 2017. A unanimous roll call vote was taken.

Committeeman Marcus Dowe administered the Oath of Office to all the appointed members.

Chairperson Kerswill took over the meeting and introduced Mr. John Jordan Esquire and John Bibeau Client to the meeting. Mr. Jordan said he represents G & B Holdings, LLC and back in April of 2009 the Industrial Commission sold a property on Delaware Ave to Mr. Bibeau. Mr. Bibeau was going to develop the land into 55 and older residential housing. Since then the State has changed the flood zone and now it is impractical to build such homes for seniors. The elevation of the homes would make it hard for seniors to navigate. Mr. Jordan said Mr. Bibeau is looking at having the restriction removed so he can build smaller (3 to 4 bedroom two bath) single family homes or duplexes. Mr. Bibeau handed out copies of the type of houses he would like to build on this site. Mr. Bomba asked how many houses he is looking at putting in this site. Mr. Bibeau said 27 units. Mr. Kerswill asked if this would eliminate the requirement of flood insurance. Mr. Bibeau said no but it would be a lot less due to the elevation. Mr. Bibeau said he would have to go before the Planning Board. Mr. Bomba made a motion to approve the removal of the deed restrictions and so Mr. Bibeau could go forward to the Planning Board. Ms. Johnson seconded the motion and all were in favor with Mr. Redfield abstaining. Mr. Jordan said he will prepare the resolution and prepare the deed for the county. Mr. Jordan and Mr. Bibeau left the meeting.

Under **New Business** Mr. Kerswill mentioned the 2017 budget. Mrs. Proffitt told the Commission members the budget need to be completed tonight and turned in tomorrow. So the Commission members went through the budget line by line and discussed each topic to see what they wanted to put in each line. Mr. Bomba asked is the Commission wanted to use

the same budget amounts as 2016. Mr. Kerswill asked about website maintenance. Mrs. Proffitt said on page two is a spot for web. The Commission members discussed their intentions and filled in the lines. In the end the budget total was \$10,650.00. Everyone was good with the budget amounts to be submitted to the Township Committee. There was some discussion on how to submit bills and how to purchase. Mrs. Proffitt said the finance office is always open and to stop by there. They will be more than happy to explain the budget process. Mr. Kerswill asked for a motion to approve the submission of the budget to the Township. Mr. Bomba made the motion and seconded by Ms. Johnson. All were in favor.

Mr. Redfield mentioned training for members. He said he is not sure what they can do if a business comes to them for relocation. He said what I am allowed to offer them. There are no training courses on what to do. After much discussion it was said refer them to the Mayor or to the Planning Board. Mr. Dowe said the website is a step in the right direction. Let the business do some research of the Township, exchange business cards.

Mr. Kerswill asked for a motion to approve the bills list. Motion to approve the bill list was made by Mr. Brayerton, seconded by Ms. Johnson and all were in favor.

Mr. Kerswill opened the meeting up to for **Public Participation**, with no questions or comments this portion was closed. With no more questions or comments this portion was closed.

With no further business; a motion made by Mr. Redfield, seconded by Mr. Brayerton to adjourn the meeting. Motion passed with five affirmative votes. Meeting adjourned at 8:00 p.m.

Adopted 2-13-2017

  
June Proffitt, Secretary