

**CARNEYS POINT TOWNSHIP MEETING
REGULAR MEETING MINUTES
SEPTEMBER 3, 2014**

The Regular Meeting of the Township Committee was held on the above date at the time of 6:00 p.m. Committeemen Pelura, Brown, Dowe, Newton and Gatanis were present. Also present at this meeting were M. Stout-CMFO/Administrator, J. Proffitt-Clerk, G. Gilbert- Public Works, G. Krivida-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.

Mr. Dowe motioned to approve the **minutes from the Special meeting held on August 1, 2014 and the Regular Committee meeting held on August 20, 2014**; seconded by Mr. Brown and all were in favor. Mr. Pelura abstained from the vote for the meeting of August 1, 2014.

Under **Applications** Mayor Gatanis spoke of **Park Permits #55-56** for the Recreation Complex. Mr. Brown motioned to approve, seconded by Mr. Dowe and all were in favor. There was an application for a **Blue Light permit** from John Boos III with the Carneys Point Fire and Rescue Dept. Mr. Pelura motioned to approve, seconded by Mr. Brown and all were in favor. The Mayor spoke of a **Coin Drop Application** for New Life Worship Center on October 11th with a rain date of October 18th. Motioned to approve by Mr. Newton, seconded by Mr. Dowe and all were in favor. **Social Affairs Permit** for the Knights of Columbus on November 8th at St. Gabriel the Archangel Parish hall was moved on by Mr. Newton, seconded by Mr. Dowe and all were in favor. Mr. Brown abstained. There were two **Social Affairs Permits** for the VFW to hold events on October 5th and 11th at the VF W. Motion was made by Mr. Dowe, seconded by Mr. Brown and all were in favor. There was a **Raffle Application** for St. Gabriel the Archangel parish to hold a off premises draw on December 2nd at 369 Georgetown Rd. Was moved on by Mr. Pelura, seconded by Mr. Dowe and all were in favor except Mr. Brown who abstained. There were two **Raffle Applications** from the Union Presbyterian Church to hold a Chinese Auction and a 50/50 on December 14th at the Church. Mr. Brown moved, seconded by Mr. Pelura and all were in favor. Mr. Dowe approved a **Bingo Application** for the Carneys Point Fire and Rescue Dept. for September 19th at the firehouse. Second by Mr. Brown and all were in favor. There were **Educational Enhancements** for Court Administrator Annmaire Brown and Deputy Karen Rubino to attend the AOC Quarterly meeting on Sept. 26th for CEC's. This is a requirement. Also, **Educational Enhancements** for Court Administrator Annmaire Brown and Deputy Karen Rubino to attend a seminar on Coaching, Counseling and Accountability on October 7th. CEC's will be obtained. Motion was made by Mr. Newton, seconded by Mr. Brown to approve both events and all were in favor.

RESOLUTION 2014-143

ESTABLISH TRUST BY RIDER FOR DONATIONS FOR RECREATION FACILITY

Motion was made by Mr. Dowe, second by Mr. Pelura to request approval from the Director of the Division of Local Government Services to establish a trust by rider for donations for recreation facility improvements. A unanimous vote was taken.

RESOLUTION 2014-144

OVERPAID TAXES

Mr. Brown motioned to approve a refund for Block 60, Lot 32 for \$19.83, due to property being changed to Qfarm status. Seconded by Mr. Pelura and unanimous vote was taken.

RESOLUTION 2014-145

OVERPAID TAXES

Mr. Newton made a motion to approve the refund of overpaid taxes to various properties in various amounts due to tax appeals. Seconded by Mr. Brown and a unanimous vote was taken.

RESOLUTION 2014-146

OVERPAID TAXES

There was some discussion as to the 15C exempt status on Block 71, Lot 10 so Mr. Pelura made a motion to pull this resolution until an explanation can be gotten from the Assessor. Seconded by Mr. Brown and all were in favor.

RESOLUTION 2014-147

PAYMENT FOR TAX APPEAL – BLOCK 55, LOTS 1, 2 & 6 QFARM

Mr. Pelura made a motion to approve the refund of payments for overpaid taxes as a result of assessor appeals. Seconded by Mr. Brown and a unanimous roll vote was taken.

RESOLUTION 2014-148

OVERPAID TAXES

Mr. Newton made a motion to approve the overpayment of taxes on various properties at various amounts due to overbilling. Seconded by Mr. Pelura and a unanimous roll vote was taken.

RESOLUTION 2014-149

GRANTING CONSENT TO THE SEWERAGE AUTHORITY FOR ISSUANCE OF DEBT TO FINANCE THE COSTS FO A REFUNDING PROJECT

Mr. Brown made a motion to approve the Townships consent to the undertaking of the Refunding Project by the Sewerage Authority and the issuance of Debt to finance the costs, seconded by Mr. Newton. Mrs. Stout explained the Township guarantees the debt of the Sewerage Authority. This helps secure lower rates. A unanimous roll call vote was taken.

Under **Correspondence:** Mayor Gatani mentioned a letter of resignation from Mary Beth Gill, Tax Clerk. Mr. Newton made a motion to accept the resignation with regret, seconded by Mr. Dowe and all were in favor.

There was a letter from Nyda and George Wright disputing the Professional Service fees at the Planning Board. Ms. Rhea said she does not feel there is enough information to make a decision. She also requested this item be placed in executive.

There was a request from Cheryl George the Manager/Coordinator of Women's Services to use the courtroom on September 30th from noon to 7 pm for informational handouts. Mr. Dowe motioned to allow, seconded by Mr. Newton and all were in favor.

Mayor Gatani mentioned the Community Yard Sale is on September 20th with a Rain date of the 21st from 7am to 2 pm. The Recreation Commission is requesting a waiver of fees for this event. Mr. Dowe asked if this is something we always allow. Mr. Pelura said yes. Motion to waive the fees was made by Mr. Pelura, seconded by Mr. Brown and all were in favor.

Under Old Business: Mayor Gatani gave an update on the revitalization project at Dunns Park. He said they are going out for quotes for the construction of the gazebo. He said they are still collecting donations. The foundation is being donated, concrete, sand and block. Margaret Maxwell Mood said they have collected \$13,000 so far for the revitalization of Dunns Park. There is another \$10,000 scheduled for next year. Mrs. Mood said the gazebo and fountain should be done this year with the landscaping being done next year. Mayor Gatani said the paper will be doing a feature article.

Under New Business; Ms. Rhea said she received a letter from Cornerstone requesting phasing the project again. Mr. Biermann said at the last meeting with Cornerstone they requested to top pave the roads in sections 2, 3 and 4. Mr. Biermann said he feels comfortable with them doing this. Ms. Rhea said they also wanted to phase the bonds. They wanted to give a 15% cash bond for repairs. She said the bonds were reduced last year as it has been completed. Mr. Schaffer was allowed to address the Committee. He said they are looking at doing the same thing he requested last year. The project is about 80% completed. The opening is now off of Georgetown Road so the construction traffic will not be going over the roads in sections 2, 3, and 4. Mayor Gatani said sometime in October or November the County is supposed to repave Golfwood Rd. With the Committee receiving this right before the meeting they decided to delay any voting until there is time to review the paper work.

Mr. Newton discussed a change with Chapter 212 Zoning, Chapter 62 Duties of the Zoning Officer. He said while doing her job a resident brought up the ordinance states she needs to make an appointment. He would like to see this language taken out of the Ordinance. Ms. Rhea said she could go and address the owner. Mr. Brown asked about abandoned homes. Who would they make an appointment with? Ms. Rhea brought up a new State Statute on abandoned homes and how they can now be handled. She said our ordinance may need to be tweaked a little. This can be done at the same time. The Second item Mr. Newton discussed was set backs from the current 30 feet to less. The Zoning Officer feels this can be reduced for open sided structures. In some cases the residents are spending more going to the Planning Board to get a variance then the structure costs. Ms. Rhea said she will address this with the Zoning Officer.

Mrs. Stout moved on to discuss establishing a policy to use the Municipal Building. She said she will address this with our JIF insurance and come up with a form that can be put on file. The Committee may want to even charge a fee to use the building. We leave a 4:30 pm and we have had events that went on after business hours. This needs to be discussed.

Mrs. Stout discussed an Agreement of Continuing Disclosure Agent and Financial Advisory of Record. She said she would like to see Phoenix Advisors, LLC get this agreement until the end of this year then we can go out to bid for a Financial Advisor in 2015 with our Professional Services. Mrs. Stout said there are new regulations that require a Financial Advisor and in the past the State has looked past the problems. Now, with the changing financial environment the State is not so flexible. The cost is \$650 until the end of the year. She will have a resolution prepared for the next meeting.

Mayor Gatani said he received a phone call from the former Mayor of Salem City Earl Gage on a group, Salem City United, who is trying to clean up the City. They would like Mayor Gatani to address their group on how we deal with abandoned homes, high grass and such. Mr. Brown suggested taking our UCC Officers since they deal with this in their office. The meeting is Thursday, Sept. 16th at 6 pm.

Chief Krivida mentioned the Police Dept. reintroduced the Bike Patrols in Carneys Point. He said with help from Mr. Gilbert they got new tires, helmets and are on the road. This is a good way to meet the public on a one on one. This started in 1999 but was dropped. The officers are volunteer their time until the end of October.

Public Participations: Ed Voyles of Pennsville-Auburn Rd. stated the Cornerstone project was phased at the Planning Board level. There may be a very good reason for that. Someone should address with the Planning Board Solicitor before making a decision to phase this project. This Committee needs to be careful and speak to the experts in development and planning.

Patty Bomba of Hawks Bridge Rd. applauded the new Bike Patrols and said they should go from the High school to the YMCA. Mrs. Bomba then said to the Committee she was not trying to say Carneys Point Township is responsible for the Carneys Point Care Facility on DuPont Road. She just wanted to see something done to help the people who live there. Ms. Rhea will look into rent control and what can be done on the local level.

Patrick Bomba of Hawks Bridge Rd. said the Township Committee should be careful in changing the setbacks for open carports. They tend to become enclosed and then a problem.

Martin Cleary of Broadway said he told the people at the trailer park about the leaves being placed in bags. They were not happy. It has been almost two years without leaf collection and the streets also need to be swept. Mr. Cleary asked about tonnage. He said scrappers are still picking up metal in town causing the Township to lose money. Nothing is being done to stop this. Then Mr. Cleary stated back a few years Mayor Crocket allowed him to donate his sidewalks to the Township. Mr. Cleary said our snowplow people damaged the sidewalks and he would like the Township to repair them. Lastly, he asked the Mayor to tell the Sewerage Authority to clean up their property.

Steve Lopes of Lafayette Rd. asked about the quotes for the repair of the gazebo in Dunns Park. He commented on how the Township go out to purchase of a gazebo when we do not have the money to cover the cost. The quote the Mayor gave was \$16,000 and donated so far was only 13,000. The Mayor said the money is still coming in. The base, block, sand, concrete is being donated. Mr. Pelura commented that he hopes no one approved the purchase of a gazebo without the funds to pay for it. The Finance Officer has to approve funds are available. And how can the

foundation be constructed when we, the Township Committee, have not even seen a concept for the gazebo. Until the specifications are here a foundation cannot be put in. Mayor Gatanis said he has the specs and he will send them to everyone. Ms. Rhea said Mrs. Mood has the specifications for the gazebo. Mayor Gatanis said he has the specifications already.

Martin Cleary said this Committee needs to work together. This Township's people put you all in the position you are in and we want you all to work together and not fight amongst each other. He doesn't care what party you belong to you need to work together.

Ms. Rhea bid or quotes start with someone's concept. She is not sure what is involved with the gazebo but a conceptual plan needed to be developed to bring it to the Township for quotes.

Mr. Dowe asked what is the projected construction date. Mayor Gatanis said around September 30th. With no more public questions or comments this portion was closed.

**RESOLUTION 2014-150
EXECUTIVE SESSION**

Mr. Brown motioned to convene into Executive Session, seconded by Mr. Dowe and unanimous vote was taken. The regular meeting ended at 7:15 pm.

Mr. Newton had to leave the meeting. He left at 8:00 pm.

A motion was made by Mr. Brown to reconvene in regular session, seconded by Mr. Dowe and all was in favor. The regular meeting reconvened at 8:06 pm. With the following action being taken:

Motion was made by Mr. Pelura to table resolution 2014-146 until the information can be explained better. Seconded by Mr. Dowe 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. Dowe. Motion passed with four affirmative votes. Meeting adjourned at 8:10 p.m.

Approved: 9-17-2014



June Proffitt, Municipal Clerk