

BOROUGH OF BUENA  
MUNICIPAL UTILITIES AUTHORITY  
P. O. BOX 696  
MINOTOLA, NEW JERSEY 08341

The regular meeting of the BBMUA was held on February 27, 2019 at 7 p.m. This meeting notice was provided to The Daily Journal and the Atlantic County Record which are the BBMUA's official newspapers. Notices are also posted on the bulletin boards within the Municipal Building as well as the Borough of Buena and BBMUA's websites. The meeting took place in the large meeting room located in the Municipal Building, Minotola.

The meeting was called to order by Chairman Joseph Santagata.

Those present were:

R. Delano	C. Santore
J. Formisano	A. Zorzi
J. Johnston	R. Smith
J. Santagata	R. Casella

A letter was received from Joshua Sewald and Kyle Kavinski of Dynamic Engineering Consultants requesting the BBMUA Board review the proposed water and sewer demands on the BBMUA's system associated with a potential development located at Block 5300 Lots 1&2, 113-119 Wheat Road, Township of Buena Vista, Atlantic County NJ for a proposed Tractor Supply. The potential development consists of a proposed 19,097 SF retail building that will have an anticipated sanitary sewer demand of 1,909.7 gpd and an anticipated water demand of 2,387.1 gpd. This potential development is still in the due diligence phase so there are no plans that have been prepared as of yet. Mr. Sewald is requesting the BBMUA board confirm there is sufficient sanitary sewer and water capacity available as well as if there are existing mains fronting the subject site of the potential project. At this time the BBMUA is not allowed any sewer connections at all until our current flows decrease or our permitted flows are increased by the NJDEP from 400,000 gpd to 600,000 gpd. However, the water capacity is available. There are water and sewer lines that front the property, however they are located on the opposite side of the road. The Chairman asked what if they bought a building that was already tied into the system like the old Firm or Morris Lipman Estate. Secretary Cheryl Santore stated that both of those properties have recently been sold. Robert Delano asked if we have the capacity for water and not sewer. Mr. Zorzi stated that we do have the water capacity but at this time we are not allowed to accept any more sewer connections as we are currently at the maximum allowable gallons per day per our permit. Chairman Santagata asked what our flows are at currently. Mr. Zorzi stated we are still at 400,000 steady. Chairman asked if Mr. Zorzi still feels it is the sump pumps. Mr. Zorzi said it is sump pumps and infiltration into the system. There are a few areas that they are aware of

infiltrating into the system that cannot be repaired at this time due to the water table. These are just areas that he can see. We do not have a camera that we can send through the lines to see exactly where all of the trouble areas are. Ms. Santore will write a letter to Mr. Sewald and Mr. Kavinski and inform them that at this time the water capacity is available but we are unable to allow any sewer connections into our system until our flows decrease or we are permitted additional flows from the NJDEP. She will also inform them that water and sewer lines do front that particular property but they are across the street from that location.

Robert Smith of Remington & Vernick provided a copy of the letter that was sent to Ms. Ruth Campos of George S. Coyne Chemical Company, Inc. returning one fully executed copy of the contract for the furnishing and delivery of Micro C 2000 to them for their file.

Robert Smith of Remington & Vernick provided a copy of the letter that was sent to Mr. Joseph Overbeck of Rio Supply, Inc. returning one fully executed copy of the contract for the furnishing and delivery of water meters to them for their file.

Robert Smith of Remington & Vernick provided a copy of the email that was sent to Frank Carpino of Liberty Village informing him again that a bond and inspection escrow fees needs to be posted with the BBMUA. Mr. Formisano asked if Mr. Carpino is aware that he must change out all of the valves and saddles on the project with the exact valves and saddles the BBMUA requires. Mr. Smith said that Mr. Carpino is aware of that.

Robert Smith of Remington & Vernick sent an email to Secretary/Treasurer Cheryl Santore stating an NJIB application for funding for upgrades to sanitary sewer pumping stations #1, #2, & #3 needs to be initiated. Mr. Santore initiated the application.

Edward Dennis of Remington & Vernick sent a letter to Plant Superintendent, Alan Zorzi providing a proposal to provide consulting engineering services for the Water Utility Asset Management Plan for the Borough of Buena in compliance with the Water Quality Accountability Act which became effective on October 18, 2017 for a cost not to exceed \$24,500.00. This plan will give you a capital improvement plan so you can budget and have funds set aside to upgrade and replace your system. Secretary/Treasurer certified that the funds for this project is included in the 2019 budget.

m/Johnston s/Delano to approve the proposal for Remington & Vernick to provide consulting engineering services for the Water Utility Asset Management Plan for the Borough of Buena in compliance with the Water Quality Accountability Act which became effective on October 18, 2017 for a cost not to exceed \$24,500.00.

m/passed

Edward Dennis of Remington & Vernick sent a letter providing a proposal for the Engineering Planning & Design Phase Services related to the Sanitary Sewer Pump Stations #1, #2 & #3 & Grit System Improvements and submitting the project to the New Jersey Infrastructure Bank (NJIB) for funding through the Clean Water Project Fund for a cost not to exceed \$98,000.00. A separate proposal will be submitted at a later date for construction-phase engineering services in accordance with NJIB Agreement Guidelines. Secretary/Treasurer discussed this matter with the BBMUA Auditor and it was agreed that the funds for this project can be certified as they will be reimbursed by the NJIB funding. Robert Delano asked if these repairs are what we have discussed before. It was confirmed that they are. Mr. Delano then asked how much the upgrades would cost. Mr. Delano was told the estimated cost to upgrade all three stations is \$1,000,000.00 but once the design stage is completed they will have a better idea and more concrete cost estimates. He then asked are we in a position to do this and do we have a choice. Plant Superintendent Alan Zorzi explained that these pumping stations are crucial to our infrastructure and control over half of the town's sewer. Mr. Smith stated we don't want to get into a situation where one of these stations fails. These pumping stations are starting to nickel and dime us due to their age but it costs us every time there is a major storm event.

m/Johnston s/Formisano to approve the proposal for Remington & Vernick to provide Engineering Planning & Design Phase Services related to the Sanitary Sewer Pump Stations #1, #2 & #3 & Grit System Improvements and submitting the project to the New Jersey Infrastructure Bank (NJIB) for funding through the Clean Water Project Fund for a cost not to exceed \$98,000.00. m/passed

Edward Dennis of Remington & Vernick sent a letter providing a proposal for the Engineering Services related to the upgrade of the septage receiving station at the wastewater treatment plant for a cost not to exceed \$18,900.00.

m/Delano s/Johnston to approve the proposal for Remington & Vernick to provide Engineering Services related to the upgrade of the septage receiving station at the wastewater treatment plant for a cost not to exceed \$18,900.00. m/passed

Robert Smith of Remington & Vernick stated Einhorn Construction's Edward Einhorn and Ralph Laks came to us a while back wanting a reduction in their performance guarantee for the Minotola Estates Major Subdivision water and sewer improvements. The work for all intense and purposes is complete and operational. The homes built are hooked up. They provided an as built that was requested which show where all of the services are located for Alan Zorzi. The only outstanding issue is that some of the manholes are leaking and they are addressing those issues. Mr. Smith has no objection to reducing the Performance Guarantee for water improvements by \$40,483.80 & \$138,588.66 for sanitary sewer improvements. The Chairman asked if we would still be holding part of the bond and Mr. Smith said we would. The water performance guarantee would be reduced to \$17,350.20 and the sewer performance guarantee would be reduced

to \$59,395.14. Secretary Cheryl Santore asked Mr. Smith if there was any talk or action taken on the issue of Einhorn Construction and Ralph Laks turning over the pumping station to the BBMUA. Mr. Smith stated that no official action has been taken to change the ownership of the pumping station other than them saying they want to do this. Even though the BBMUA has been paying for and maintaining the pumping station and it basically belongs to the BBMUA the issue does need to be finalized. Ms. Santore asked if that being turned over could be tied to the performance guarantee reduction. Mr. Smith said it could not be tied together but if the board wants to table the performance guarantee reduction issue until the next meeting Mr. Smith will reach out to Mr. Laks and let him know that the board would like to settle the ownership of the pumping station and land it sits on at the same time as handling the performance guarantee reductions. The board asked that Mr. Casella and Mr. Testa reach out to Mr. Einhorn and Mr. Laks to get the pumping station issue resolved and the board is tabling the issue of reducing the performance guarantee until the next meeting.

Robert Smith of Remington & Vernick provided a copy of the letter that was sent to Mr. Daniel Falasca of Falasca Mechanical, Inc. transmitting 5 sets of contract documents for the furnishing of mechanical and plumbing repair and maintenance services to his office for execution and return.

Robert Smith of Remington & Vernick provided a copy of the letter that was sent to Mr. Robert Reeves of McCloskey Mechanical Contractors, Inc. returning their bid bond for the furnishing of mechanical and plumbing repair and maintenance services bid previously submitted in accordance with the requirements of the Local Public Contracts Law N.J.S.A. 40A:11-1 et. seq.

Robert Smith of Remington & Vernick updated the board on the electrical services contract. The Borough did not have the first meeting of the month this month and the contract was scheduled to be awarded at their meeting they had Monday night. During that meeting there was a discussion that was had regarding some of the requirements of the bid documents. One of the requirements of the spec was that the contractor and any named subcontractor had to sign the Contractor Responsibility Certification. This was per the ordinance the Borough adopted and the BBMUA later adopted with regard to specific requirements for contractors who will be doing work in the Borough of Buena and for the BBMUA. A question came up from the Borough as to whether the contractor submitted some of the items that were on the Certification. The spec does not require that the information is provided it just requires that the contractor sign the document to verify they have all of the items that are on the Certification. The Borough questioned one OSHA 10 hour construction safety health class that at least one employee of the contractor and subcontractor is required to have. The contractor forwarded Mr. Smith a Certification from 1995 and the subcontractor forward a Certification that was dated after the date of the bid. The question then came up at the Borough's meeting if the Certification from 1995 is still valid and whether or not the Certification for the

subcontractor was a renewal, did they have it prior to signing the Certification, or was it only obtained after the Certification form was signed. Mr. Smith reached out to the contractor and the department of Labor to get some clarification on the OSHA Certification. Therefore the Borough has tabled the award of the contract until their next regular meeting on March 11, 2019.

Secretary/Treasurer Cheryl Santore received the annual letter from the United States Department of Agriculture requesting the submittal of the annual loan servicing requirement documents. This letter is received every year and Ms. Santore gathers all of the information requested and submits it to the USDA office as requested.

m/Delano s/Johnston to approve the minutes of the regular meeting held on February 13, 2019. m/passed

m/Formisano s/Johnston to approve the minutes of the last executive closed session meeting held on February 13, 2019. m/passed

Plant Superintendent Alan Zorzi received an email from Monica Bell of Remington & Vernick regarding the BBMUA current discharge limits. Basically Monica is saying the NJDEP is saying a site-specific amendment cannot be performed for the BBMUA in regards to expanding the sewer service area. The amendment to expand the sewer service area would have to be executed in writing or rewriting the Chapter for Buena Borough in the Atlantic County management plan instead of a site specific amendment. This is a slow process because Atlantic County would have to submit the chapter and they are not close to submitting anything to the NJDEP at this time. To make a long story short Monica said she had to submit a full build out analysis to move forward with the amendment of the increase to the WWTP discharge and that will be submitted in the next two weeks. After that is submitted the NJDEP should have everything they need and we will have to sit back and wait for the approval. Therefore, she feels we should keep the increase in discharge limits separate from the extension of the sewer service area so we can at least get the increase in discharge.

Alan Zorzi requested a service quote from GE Suez for them to come out and perform a membrane inspection. At this time GE is suggesting to pull the membranes and perform an inspection due to the decrease in efficiency of the membranes. This would be the first time the membranes have been pulled since they were installed and our employees really don't know what to look for since we have never done this before so it is better to have someone onsite to show us what to look at and where we are in the life cycle of the membrane. The cost of the membrane inspection is \$5,520.00.

m/Delano s/Johnston to approve GE Suez to perform the membrane inspection for a cost of \$5,520.00 m/passed

Peggy Gallos of the Association of Environmental Authorities notifying Plant Superintendent, Alan Zorzi that the BBMUA has been given a Wave Award in the Forward Thinking Category. Peggy will be in touch with more information.

m/Delano s/Johnston to file all correspondence sent out for review without reading number 1 through number 15. m/passed

The next regular meeting will be held on March 13, 2019 at 7:00 p.m.

m/Johnston s/Formisano to adjourn the meeting 7:36 p.m. m/passed

Submitted by  
Cheryl Santore-BBMUA Secretary