

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

The regular meeting of the BBMUA was held on March 8, 2023 at 7 p.m. This meeting notice was provided to The Daily Journal 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 while practicing social distancing and complying with mask guidelines.

The meeting was called to order by Chairman Joseph Santagata.

Those present were:

R. Delano	D. Romeo	R. Smith
J. Formisano	F. DeStefano	
J. Johnston	C. Santore	
J. Santagata	A. Zorzi	

Chairman Joseph Santagata informed the board that Carolyn Zumpino, President of Triad Associates attended our last meeting held on February 22, 2023. He stated the Borough of Buena wants to partner with us in applying for a grant. They will do the road and we would replace the sewer lines if need be. Robert Delano asked apparently there is some grant money available for that or we don't know that yet? Chairman Santagata said yes. Plant Superintendent Alan Zorzi said there is supposed to be 50% grant 50% low interest long term loan for the cost of the project through the USDA. Robert Delano asked how is it decided which area is concentrated on. Mr. Zorzi said that is one of the questions he had. Mr. Zorzi called Ms. Zumpino and asked if the \$30,000.00 feasibility study is 100% covered. She said it would be covered 100% with no pay back even if you didn't do a project. Mr. Zorzi said another question he asked, which he did ask at the initial meeting, is who identified these areas. Mr. Delano asked are they roads that need to be fixed or sewer that needs to be fixed. Mr. Zorzi stated that was his question. One of the roads that was brought up we had televised in 2019. We also did a feasibility study in 2017. It isn't like we have been dragging our feet and ignoring our sewer. We have to report to the NJDEP that we have an issue with I&I in this area and we are going to address this area. That is why Mr. Zorzi asked the question is it for the road or for the infrastructure. Chairman Santagata said the Borough has 2 roads in mind because the road is sinking from the sewer lines. Mr. Zorzi said one of them was televised and we have the report right here. Mr. Zorzi said we do know a couple of trouble spots but do we dig up the whole and replace it or dig up and repair those areas. It is almost a question of how much money will you get for the project. If it will cost a fortune to repave the road would that

money be better spent on other projects that we have put on the back burner such as our septage receiving station or demolishing the old filters. We have not done these projects and it could put us in a situation where we are unable to do things that need to be done. Mr. Zorzi stated he is not saying this is a bad idea at all. It is good if you can study areas that have known issues. David Romeo said that in his experience with the State they reach out to all utilities in the area notifying them of paving the road and ask them if they are going to do any work to do it at this time. Otherwise, if you come through and want to do something after the State has paved the road you are responsible for repaving it the way it was prior. The way he is looking at this is the Borough has plan to repave two roads this year. They want to look at the project as a whole and see if the infrastructure needs to be addressed under those roads and if there is money out there to do it to take on the project together and get the grants that are out there and get it done. Robert Smith of Remington & Vernick said there are several roads in the Borough that have settling right down the center of the roadway presumably over top of the sanitary but that doesn't mean there is an issue with the sanitary. The road department supervisor is of the opinion that the reason we have these issues is because it was not properly compacted when it was built. Chairman Santagata said he believes that to be true. Mr. Delano said he doesn't believe any of the board members has a problem working with the Borough on these things as long as this makes sense with what we are doing. However, what do we want to dig up and what do we want to repair. Mr. Zorzi says he agrees with what Mr. Romeo was saying, however our issue in town though is not the sewer if we say we are going to repair something when paving is done such as Route 40 and Route 54 our water services are usually the trouble areas that break. That is where we have the main issues. Mr. Zorzi said what he discussed at the last meeting with Ms. Zumpino was one of our main trunk lines running along route 54. It is an 18" interceptor sewer line and when he first started almost 30 years ago was repaired by slip lining it. It wasn't dug up to be repaired. That is a main that takes 2/3 of the sewer for the town. Mr. Zorzi looks at it as if we are going to do a study on something and investigate lines that need to be looked at, that would be a line that should be researched and studied. It is one of our main lines. Chairman Santagata said that is a State Highway. Mr. Smith added that it was just paved. Chairman Santagata so we couldn't get a grant for that. Mr. Smith said that line is in the shoulder of the road. Mr. Zorzi asked when he spoke to Ms. Zumpino what are we expanding because the paperwork she gave us at the last meeting reads water and sewer system expansion. She stated that is just the wording for the research to look into the areas. She agreed that we should concentrate on what the State of NJ is telling Mr. Zorzi as an operator are trouble areas that have I & I issues. The State makes us do that. We are required to investigate areas that the State tells us to look into. If we are going to start with these areas the Borough has identified Mr. Zorzi is required to report to the State. Mr. DeStefano asked what could we do for \$30,000.00. Mr. Smith stated that \$30,000.00 is just for the PPG or Preplanning Grant. That is just the study. Mr. Smith said his question is does the sewer have to be replaced in order for the Borough to be eligible for the grant. Chairman Santagata said the sewer line has to be dysfunctional. If the pipe is good there is no grant. Mr. Zorzi said the video that he has is from 2019 of the road in question. Mr. Delano said there is zero chance of them getting any grant money for redoing the road. It is only if the infrastructure under neath the road needs to be addressed that there would be any money available. Mr. Smith stated when his firm was

the Engineer for the Borough each year they applied for municipal aid funding for the roads. Since he has been here, they did Summer on the East side and two sections of South Boulevard, Flower Street and Summer on the West Side, as well as to finish South Boulevard and do more of Flower and Summer. So, the Borough has that option where they get money every year like most of the other municipalities get money every year to reconstruct roadways but typically it is not for replacement of utilities. It is for roadway restoration. To Alan's point, if we have problem areas with our sanitary those are the areas we should concentrate on as opposed to picking a road that is in deteriorating condition and trying to back into getting grant funding by replacing the sewer. If the sewer is bad that is all well and good but if it's not there are other areas we should be concentrating on where we have issues with the sanitary. Mr. Zorzi stated the last I&I study we conducted was in 2017. Remington & Vernick conducted this study. They put things in manholes and wait for rain events to see where it picks up and then identify areas that should be looked into further. Mr. Romeo said there are so many different reasons a road could have settling issues. It could be bad compaction, a minor leak, an underground stream or it could be another line. They are finding issues with the gas lines that are being installed. The gas company is creating voids because they are jetting to put the lines in. Mr. Zorzi stated we have done repairs on one of the streets in question by the church and we hired Garrison do the repair. Along that pipe there was running water. At Christmas time, we had a water break on Wheat Road that was a major break on a 1" service and there was running water running along that pipe. Mr. Romeo asked if the Borough is getting this grant money for redoing the road and informing us that if we have an issue with the infrastructure to address that now and there is money available to do that. Mr. Smith said he feels the sanitary and infrastructure improvements are driving the ability to get the road paved. Chairman Santagata stated this is not a transportation grant this is an infrastructure grant. Mr. Delano asked if the \$30,000 is a 50% grant or does that cover the cost of the study. If the study doesn't cost us anything there is nothing wrong with us having the study. However, if this is going to cost us \$15,000 or \$20,000 then we need to talk about this. Mr. Smith stated that \$30,000 is grant money but if there are other areas the BBMUA wants to expand their service to that is a different story. He doesn't feel that we should be using this as a road reconstruction program if it is USDA funds that are for utilities. He feels we should utilize these funds if we are looking to expand our services in another area or if we have problems with the existing utilities in another area and we need to replace them and repaving the road is just a byproduct. Mr. Smith asked if this proposed to be covered completely by the Borough and there is no cost implication or loan implications to the MUA. Chairman Santagata stated the loan would impact the MUA. Mr. Smith stated if we are going to be cost sharing then we should address the areas and issues that are of concern to us. The roadway is important for effective transportation but if we have issues with utilities that is what we should be focusing on. Mr. Johnston said our responsibility is the infrastructure not the roads. Anyone can come and say let's televise this line and it costs \$1,500 to \$2,000 dollars and we have a video of the whole line. Unfortunately, you can't predict the water end. That has been the biggest issue because it is unpredictable. Mr. Smith says someone from the BBMUA has to have a seat at the table when they select the roadways. We need to have input especially if we are going to be on the hook for part of the loan. Chairman Santagata said let's see how this plays out. Mr. Delano asked what the next step is. If

there is a study to be done and it doesn't impact us and is covered by the grant that is a great plan for working together but our priorities need to play the trump card. Chairman Santagata said at this point there is nothing else we need to do. Mr. Delano asked if we are applying for the grant. Ms. Santore told him that Triad was hired by the Borough not us and Ms. Zumpino said that the Borough's professionals were taking care of this process not the BBMUA's. Mr. Delano asked if we are going to be incumbered by what they are doing. Chairman Santagata said we have to see how this plays out. He doesn't believe we are incumbered by anything unless the line is bad and we have to replace it.

m/Johnston s/Delano to adopt Resolution R-18-2023 authorizing the acquisition of specialty membrane replacement without public bidding therefore as authorized by N.J.S.A. 40A:11-5 (gg). m/passed

Robert Smith of Remington & Vernick informed the board that Ms. Santore provided him with the cover letter and the plan that was submitted by Buena Vista Township to construct an EMS/Emergency Management building and a retail complex on Lincoln Avenue. Mr. Smith spoke with the Township Engineer and he said he wanted to come in and submit the application to get approval in principal from the board before the goes through the process of putting in their treatment works approval that we also have to endorse. The one question that Mr. Smith has and spoke to Alan Zorzi and Cheryl Santore about is the Township was granted 15,000 gpd of flow as part of the original 2007 Pinelands MOA and was continued as part of the 2011 MOA. The first question he has before the board can approve this in concept is to make sure they still have enough in their 15,000 gpd allocation to cover this flow which he said is 2,740 gpd. Cheryl has been working on going back to 2007 and calculating everything that was approved since 2007 to see what is left over. Once that is done and we see what is left over he feels the board should be in the position to be able to approve the application contingent upon the treatment works approval and any other approvals that will be required. The caveat to the whole thing is that as part of the MOA the Township was supposed to run an interceptor down Route 40 to pick up a lot of those businesses along Route 40 and the Municipal Building. A lot of those business are tied into that force main that runs along the old railroad bed behind the businesses along Route 40. Another one of those things the Township was responsible for is to get the Campground tied into the system. The Campground has been working with the Pinelands and the Township to develop a plan to get that approved. The only thing we have to make sure of is that there will be enough allocation as part of our increase in capacity to cover the Campground. Our permit was approved for 400,000 gpd and we got the ok from the Pinelands to increase to 600,000 gpd as a result of work done by Alan and his guys to meet the Pinelands restrictions with our flows. However, even though we got approval from the Pinelands the approval from the NJDEP does not take effect until we have three consecutive months of a greater than 400,000 gpd rolling average. So, until we have that we technically don't have approval for the 600,000 gpd. Mr. Delano asked where we are with that. Mr. Zorzi said we around 300,000 something right now due to the dry weather. That is all part of the capacity assurance program he was talking about with the roads. They want to see how

much Inflow and Infiltration we have. This is why we have to do studies and video lines. In prior years during wet weather seasons that is what put us in the capacity assurance program. So even though we are capable to go to 600,000 gpd we are not there yet. Once we have the three month period of 400,000 gpd in a twelve month rolling average that is when we would apply to the NJDEP for the 600,000 gpd permitted flow. Mr. Smith said the only other thing is we need to see what the Townships requirements are when it comes to sewerage the campground as it relates their allocated flow. Mr. Smith stated they are supposed to get 1/3 of the allocated flow when we increase to 600,000 gpd. Mr. Zorzi said they would get an additional 66,000 gpd. Mr. Smith said there were all kinds of numbers thrown around with the Campground and they have been arguing that their flows are seasonal and wouldn't be as high as originally estimated. They are going to try to make the flows as low as possible so they can purchase the fewest number of units. That is another thing that has to be figured out which is what their ultimate flow is going to be in order to determine what is available to the Township. Mr. Smith is going to review the MOA again and it may require some input from our solicitor as to how we proceed. Mr. Zorzi explained to the new members what the MOA is and what our restrictions are and the Townships requirements are in this MOA. Ms. Santore stated that she has figured out that at this point from 2007 through last year the usage that BVT utilized if the Campground is included their usage is 15,841 gpd but if that has to be taken out, they are around 9,406 gpd and they would have the available usage. We have to account for all of the units they have even if the units aren't being used because the potential to utilize those units is there. With that information Mr. Smith seems to feel that they will have the allocation but he will review the MOA again and consult the Solicitor and reach out to the Township Engineer before the board makes a decision.

m/Formisano s/Delano to approve the treasurer's report as read.

m/passed

Secretary Treasurer, Cheryl Santore provided a copy of the client engagement letter from Romano, Hearing, Testa & Knorr for the 2021 Audit engagement for the board's information.

Ms. Santore provided the board members with information on the 2022-2023 Elected Officials Risk Management Seminar. She asked that they follow the instructions in the hand out and complete the online seminar before May 2023. The BBMUA will receive a \$250.00 credit for each member that completes the webinar as a credit on our JIF insurance bill.

m/Delano s/Johnston to accept the minutes of the last regular meeting held on February 22, 2023.

m/passed

Plant Superintendent, Alan Zorzi solicited three quotes for the 2023 servicing of the BBMUA generators. Reliable Power Plus submitted the lowest quote in the amount of \$3,400.00 for all of the generators. A motion was made to approve the annual servicing.

m/Delano s/Romeo to approve the purchase of the 2023 annual servicing of the BBMUA's generators from Reliable Power Plus in the amount of \$3,400.00.

m/passed

m/Delano s/Johnston to file all correspondence sent out for review without reading number 1 through number 7.

m/passed

m/Delano s/Johnston to pay all bills presented for the month of March 2023.

m/passed

The next regular meeting will be held on March 22, 2023 at 7:00 p.m.

m/Romeo s/Formisano to adjourn the meeting 7:56 p.m.

m/passed

Submitted by  
Cheryl Santore-BBMUA Secretary