

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

The regular meeting of the BBMUA was held on March 12, 2025 at 6:30 p.m. This meeting notice was provided to The Daily Journal and the Atlantic City Press 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 guidelines.

The meeting was called to order by Chairman David Romeo.

Those present were:

D. Carolla	C. Santore	S. Testa
J. Johnston	A. Zorzi	
J. Marinacci	J. Erber	
D. Romeo	D. Horst	
J. Santagata	R. Casella	

Chairman Romeo informed the board that an email was received from the Borough of Buena Administrator, Maryann Coraluzzo, providing a copy of the Borough of Buena's draft resolution that is slated to be adopted at the Monday, March 10, 2025 Council meeting. This resolution will authorize the approval to submit a FY2026 community project funding grant application for the sanitary sewer and roadway restoration project throughout the Borough of Buena. It is Mrs. Coraluzzo's understanding that the BBMUA will also need to adopt a resolution that includes the four streets listed in their resolution. Chairman Romeo stated the four streets are South Avenue from West Avenue to Central Avenue, Arctic Avenue from West Avenue to Central Avenue, Irene Avenue from US Route 40 to Michael Avenue, and Melini Avenue from US Route 40 to Kennedy Drive. Chairman Romeo asked the Engineer David Horst if we have a resolution or if we need to write up a resolution. David Horst stated it would be a good idea and we could use the Borough's resolution as a template. The BBMUA Solicitor, Robert Casella stated that he would agree with Mr. Horst that that is an appropriate way to memorialize it. Chairman Romeo stated this is Congressman Van Drew's grant and it would be for \$1,000,000.00 and it is a 60/40 local match. David Horst stated it is a 35/65 local match. Mr. Horst stated the Borough of Buena and the BBMUA match portion would be 35 percent of the project cost. Mr. Horst stated the application would be made on or before Friday, March 14, 2025 to Congressman Jeff Van Drew's office. Member Jerry Marinacci asked if the 35 percent would be split equally between the Borough of Buena and the BBMUA. Chairman Romeo said that we would pay for anything the BBMUA needs to repair and the Borough would pay for what needs repair by the Borough.

Secretary Cheryl Santore asked Solicitor Robert Casella to draw up that resolution. Mr. Casella stated he would draw that up and have it for the next regular meeting.

David Horst of DeBlasio & Associates informed the board that he emailed Chairman Romeo and Secretary Cheryl Santore the plans that were sent to the Atlantic County Utilities Authority so they could locate any of their facilities on the plans and mark them up regarding the FY2025 NJ I-Bank Clean Water Application Project. This email was to provide information status of the application and to keep everyone apprised of the progress on the project.

Mr. Horst informed the board that the BBMUA water permit renewal was mailed out today, March 12, 2025. Copies of the permit renewal were provided to Chairman Romeo, Plant Superintendent Alan Zorzi, Assistant Plant Superintendent Jonathan Erber and Secretary Cheryl Santore.

Mr. Horst informed the board that the final contract for plumbing and mechanical services has been received from Falasca Mechanical. They were presented to the Chairman tonight for signature and once signed will be distributed accordingly.

Mr. Horst also stated that Bill Cathcart from DeBlasio & Associates office has been working with High Grass Farms and Buena Connection Brewing Co. as well as Plant Superintendent Alan Zorzi and Assistant Superintendent Jonathan Erber. As they receive further samples and more information as they go, those projects are moving along quite well.

Mr. Horst stated the NJ I-Bank has a drinking water grant and is requesting the MUA provide DeBlasio & Associates with a scope of projects for the drinking water. Mr. Horst understands that the water tank is one of the projects that needs to be addressed but he knows there are other projects that were mentioned previously. Therefore, he is requesting a scope of work for other infrastructure projects so they can provide a proposal to make the application for the drinking water monies to the NJ I-Bank. They would be for 2026 funds but the earlier we apply the better. Chairman Romeo said he will send an email to Alan and Jonathan asking them what the needs are for the plant beside the water tower. For example, finishing loops, a new well, etc. Plant Superintendent Alan Zorzi stated that Jonathan Erber just emailed him the Water Asset Management Plan. Mr. Zorzi stated that is a ten-year plan for the water system that we are supposed to appropriate money for every year for the water projects that need to be done. Chairman Romeo said that was done in 2017 and asked if we would have to do that again in 2027. Mr. Zorzi said that is a ten-year plan and would have to be addressed again then. But there are items in there that are planned to be done yearly such as replacing meters, rehabilitation of current wells, etc. Chairman Romeo asked if this could be forwarded to

all of the board members. Ms. Santore stated she can give that to them. Ms. Santore stated that she was copied on his email but she also provides that every year when the budget is prepared so it reinforces that we have to put money in the capital budget for the projects listed in the water asset management plan and the BBMUA Chairman has to sign off every year stating that we are putting that money into the budget to make the necessary repairs listed in the plan.

m/Santagata s/Marinacci adopt Resolution R-16-2025 authorizing the meeting of the Borough of Buena Municipal Utilities Authority closed to the public to discuss matters of potential litigation which involve attorney client privilege pursuant to N.J.S.A. 10:4-12(b)(7).
m/passed

m/Johnston s/Carolla to open the executive closed session meeting at 6:42 pm.
m/passed

m/Marinacci s/Santagata to close the executive closed session meeting and return to regular session at 7:04 pm.
m/passed

The BBMUA Auditor, Steve Testa, of Romano, Hearing, Testa & Knorr understands that the Board authorized a letter of intent by motion that you would consider the Borough's request of the Authority to appropriate the sum of \$137,000.00 to them for use in their 2025 Budget. As a way of background, the statute does provide that the Borough may request up to 5% of the Authority's operating appropriations for assistance in their budget. It is permissible on the Authority's part. Since you did approve that preliminarily Mr. Testa prepared the resolution and provided the board with a copy of the draft resolution as well as certain draft pages of the 2025 BBMUA Budget Document reflecting the amendment to the BBMUA's 2025 Adopted Budget reflecting the monies being appropriated for the Borough of Buena. To provide the \$137,000.00 to the Borough we would be charging \$42,000.00 to the water operations and \$95,000.00 to the sewer operations. As everyone knows, the water operations budget is very tight but there was enough net position at this time to be able to do that. Mr. Testa was told that as of now this will not be a yearly request but if that turns out not to be the case it could mean we could possibly have to raise rates. Mr. Testa stated once the resolution to amend the adopted 2025 Budget is adopted, that would have to be sent to the State for approval. Adopting this resolution will allow the Borough to put this in their 2025 budget but the amendment will have to be approved by the State before we can distribute the funds.

m/Marinacci s/Johnston to adopt resolution R-14-2025 amending the 2025 Budget to appropriate the sum of \$137,000.00 pursuant to N.J.S.A. 40A:5A-12.1 to the Borough of Buena for use in the Borough's 2025 Budget.
m/passed

m/Johnston s/Marinacci to approve the treasurer's report as read.

m/passed

Cheryl Santore provided the board with an email she received from Robert Smith of Remington & Vernick providing Change Order #1 for the Well #3 Emergency Generator Project for Board Approval. This change order represents a credit for the VFD filter in the amount of \$5,209.00 decreasing the contract amount.

m/Johnston s/Marinacci to adopt Resolution R-15-2025 accepting change order #1 to amend the contract with Hughes Electric Co., LLC for the purchase of the well #3 emergency generator reducing the contract by \$5,209.00.

m/passed

m/Santagata s/Carolla to accept the minutes of the last regular meeting held on February 26, 2025.

m/passed

Chairman Romeo asked the BBMUA Solicitor, Robert Casella, if we have to have two public portions in our meeting. Mr. Casella stated we do not have to have two. Chairman Romeo stated that from this point forward we will only have one public portion at the beginning of each regular meeting and instructed Secretary Santore to remove the second public portion from all future agendas.

Assistant Plant Superintendent Jonathan Erber provide an article to the board regarding the proposed limits for PFAS in wastewater. He reiterated that as stated in the article these limits would cause a great financial burden on the utility. The limits they would like to enforce are unattainable without greatly affecting the cost of operations and will ultimately increase the cost to the rate-payer. Therefore, as suggested by the AEA (Association of Environmental Authorities) they are requesting every Authority adopt a resolution calling for the NJDEP to reconsider the amendments to the Surface Water Quality Standards. Mr. Erber stated that to date there has been no detection of the regulated PFAS in our drinking water leaving us to assume any detection in our wastewater would be from septage haulers. If that was found to be the case, we could potentially have to cease accepting septage into our plant which would be a large loss of revenue for the BBMUA.

m/Santagata s/Marinacci to adopt Resolution R-17-2025 calling upon the New Jersey Department of Environmental Protection too reconsider the amendments to surface water quality standards (SWQS) at N.J.A.C. 7:9B, "New Freshwater and Saline Water Criteria for PFNA, PFOC, and PFOS".

m/passed

m/Johnston s/Carolla to file all correspondence sent out for review without reading number 1 through number 9.

m/passed

m/Marinacci s/Johnston to pay all bills presented for the month of March 2025.

m/passed

Chairman David Romeo informed the Board that he reached out to Senator Polistina regarding the connection of St. Augustine Prep to our sanitary sewer system. Senator Polistina was not available and to date his phone call was not returned. The Chairman will advise the Board if he receives a return phone call and keep them informed. Jerry Marinacci asked if this is a done project. Chairman Romeo said no. We still have the MOA with Buena Vista Township so the Prep would have to go to them first to ask for the allocation they would require. If the Township is willing to give them some of their allocation, they could then come to us and ask if we have the available units and did the extra 200,000 allocation with this agreement kick in. Mr. Marinacci asked if we had to increase our facilities who pays for that. Mr. Zorzi said the BBMUA does. Chairman Romeo asked if the facility is capable of handling the 600,000 gallons per day according to the MOA. Mr. Zorzi stated it is designed for it now. But once we go to that the State could come along and say we want this type of treatment and we want you to obtain these limits. This is always something we deal with as operators. There are always changing rules and regulations.

Chairman Romeo asked with Alan Zorzi's retirement coming up what is the process to try to find a replacement for him. What does the Board initiate. Jerry Marinacci asked isn't Jon taking his position. Chairman Romeo said he is assuming the position has to be posted or the position has to be advertised. Plant Superintendent Alan Zorzi said this is totally different than hiring a plant operator. You have to have the qualifications and the licenses to be able to run the plant. When Anthony retired, he posted a memo because all of the employees with the qualifications had the opportunity to apply for the position. Jon is currently the only employee meeting the qualifications at this time. The Board would have to put a committee together or the Chairman would have to talk to Jonathan to see if he is interested or Jonathan would submit a letter of interest and at that point you would decide how to handle it. If Jonathan is chosen for that position you would have to post a notice to fill the Assistant's position because you have to have an employee with one license under the Superintendent to fill in for when the Superintendent is out of the area. We do have one employee currently who does hold the necessary licenses for the Assistant's position. The Chairman asked how soon should we post the position and Mr. Zorzi stated the sooner the better. That way if Jonathan chooses to take the position and the other operator chooses to take Jon's position then the decision has to be made on whether or not to replace the plant operator position. The Chairman asked Cheryl Santore if we could have a posting for the next meeting for the Board to look at. Ms. Santore stated she could. Chairman Romeo stated if the Board is in agreement with Joe Santagata and himself meeting with Jonathan, they will do that.

At the next meeting Chairman Romeo will be making the appointments to the committees that we have so they are equally distributed and it doesn't just fall on him and Joe.

The next regular meeting will be held on March 26, 2025 at 6:30 p.m.

m/Carolla s/Marinacci to adjourn the meeting 7:26 p.m.

m/passed

Submitted by
Cheryl Santore-BBMUA Secretary