

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

The regular meeting of the BBMUA was held on April 22, 2015 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. Baker	D. Austino	S. Testa
J. Mancuso	A. Zorzi	John Caselli, Newfield
J. Santagata	R. Casella	K. Curtin of Solis Partners
J. Formisano	R. Smith	J. Lillie, Milmay

John Lillie of 252 Main Avenue, Milmay, NJ was in attendance at tonight's meeting. He wanted to know if the BBMUA is still interested in the piece of property that he owns located at 501 Plymouth Road Block 121 Lot 13. Mr. Lillie prepared a rough sketch of the property based on a survey that he had performed in the past. Mr. Lillie requests that if the board is still interested in the property he would like to sit down with the board to come up with a price that is agreeable to everyone and if the interest is not there that we respectfully let him know so he can pursue other avenues with the property.

Mr. John Caselli of 1249 Piney Hollow Road, Newfield, NJ was in attendance at tonight's meeting. Mr. Caselli is looking to apply for sewer for three properties located in Buena Vista Township. The first property is located on Block 4001 Lot 49 which is next to Buena Discount Liquors and the old Buena Tavern site on Harding Highway. This would be for one sewer unit for a 10,000 Sq. Ft. Retail Center. The second property is located on Block 4001 Lot 39.01 which is on Route 54. This would also be for one sewer unit for a 20,000 Sq. Ft. Retail Center. The third property is located on Block 4001 Lot 58 is on Harding Highway next to Villa Fazzolari's. This would be for three sewer units consisting of an 8,000 Sq. Ft. building, a 1,800 Sq. Ft. building and a 1,100 Sq. Ft. building. Plant Superintendent Alan Zorzi informed the board that we are nearing our 400,000 gallon allotment from the NJDEP and the Pinelands Commission. Therefore, when speaking with Mr. Caselli it was recommended that Mr. Caselli approach Buena Vista Township and ask if they would be willing to grant him permission to use some of

the 15,000 gallon allotment that belongs to Buena Vista Township through the Memorandum of Agreement that was signed in 2011. Mr. Caselli stated that if he was granted permission to connect tonight he would pursue that with Buena Vista Township. Mr. Zorzi also stated that the sewer line that would have to be utilized to connect two of these properties belongs to the Buena Vista Campground. Approval to connect and utilize this line would have to be granted by the owner of the campground. Due to the age and size of this line Mr. Zorzi is unsure whether this line could hold more capacity. The capacity issue would have to be calculated by the engineer. At this time the applications have no estimated gallonage required so it is hard to say if the line is capable of handling the flow. Mr. Santagata asked Mr. Zorzi if at the present time we have the capacity to grant the connections at this time. Mr. Zorzi said yes but it is up to the board how they want to allocate the remaining gallonage and grant permission to connect. Chairman Santagata asked the board to make a motion to grant permission to connect to the sewer system for five sewer connections to Mr. Caselli for the above lots. Member Mancuso made a motion which was seconded by Alternate Member John Formisano, however, Mr. Formisano wanted to table the matter until we find out more information. At this time, the BBMUA Engineer, Robert Smith of Remington, Vernick & Walberg stated that whatever the board decides at tonight's meeting should be contingent upon active capacity at the plant, active capacity of the private force main that it would be connected to, and also contingent upon any and all approvals being obtained by the applicant, such as a treatment works approval, or any other approvals necessary. Mr. Zorzi then asked the board members to keep in mind that commercial establishments are billed based on water usage. Therefore the connections would have to be made into the city water system and possibly extend the water line as well. Mr. Caselli said he would speak to the campground and possibly get an easement from the campground. Mr. Formisano asked Mr. Caselli if he would have to obtain permission from the campground to connect into their line. Mr. Caselli said that is a good question. He stated that he owns the portion of the line that Burger King is tied into and the campground owns the other piece of the pipe so he feels it would be very achievable by them. Mr. Caselli also stated he probably would have to obtain an easement as Villa Fazzolari's did. However, he feels that since it is a shared pipe with the campground and himself already that there should not be a problem.

m/Mancuso s/Formisano to grant permission to John Caselli and Buena Realty LLC to have five sewer connections for the following properties in Buena Vista Township: Block 4001 Lot 49 for one connection, Block 4001 Lot 39.01 for one connection, and Block 4001 Lot 58 for three. These connections are contingent upon active capacity at the plant, active capacity of the private force main that it would be connected to, and also contingent upon any and all approvals being obtained by the applicant, such as a treatment works approval, approval to connect into the private line, and any other necessary approvals.

m/passed

Kim Curtin of Solis Partners came to the board to answer some of the questions presented to him by the board on his previous visit. Mr. Curtin provided a copy of a sample request for bid for Lower Cape May Regional School district for everyone to review. He reviewed with the members of the board the background on how a green power discussion began with the BBMUA to the present solar/battery storage proposal. Solis Partners is proposing to sell green power to the BBMUA as a third party supplier and provide 90 percent of the power through a net metered system to the plant if the public bid that would have to be advertised is awarded to them. In order to do this a public bid would have to be written, advertised, and received and Solis Partners and any other interested suppliers would bid on the power. The Board will discuss this further. The engineer has agreed to contact the BPU to clarify a few questions that the board has. The board has agreed to check into the legalities before moving forward.

Robert Smith of Remington, Vernick & Walberg reviewed the letter from New Jersey's Clean Energy Program regarding the application for an incentive to install a Renewable Electric Storage system project. The application has been approved for a maximum of \$300,000.00.

Mr. Smith also sent an email to Chairman Santagata regarding the potential BBMUA solar project. Mr. Smith spoke with Evan Hebert of Atlantic City Electric. Mr. Hebert indicated that with the installation of a battery storage system a solar project on the restricted circuit becomes a possibility. Mr. Hebert did add that further review and evaluation would be required before a definitive determination could be made.

Robert Smith of Remington, Vernick & Walberg sent an email to the Daily Journal regarding the advertisement of the notice to bidders for the furnishing and delivery of a trailer mounted generator for the BBMUA. The advertisement will be published in the Daily Journal on Wednesday, April 22, 2015 and the Atlantic County Record on Wednesday, April 29, 2015.

Steve Testa of Romano, Hearing, Testa & Knorr informed the board that his firm has been in contact with Mary Ann Chalow regarding the 2014 Audit. His firm has begun the preliminary testing for the 2014 Audit and as soon as the work papers are completed they will return to complete the remainder of the Audit.

A letter was written to Brian Cleary of The Pettit Group, LLC granting approval to connect the utilities to the BBMUA water and sanitary sewer system upon reviewing the revised plans that were resubmitted which include our revisions for the Buena Vista Medical Clinic.

m/Baker s/Mancuso to approve the minutes of the last regular meeting held on April 8, 2015. m/passed

Plant Superintendent Alan Zorzi informed the board that a letter was received from Verizon filing a notice of claim due to damage to Verizon property in the amount of \$56,846.84 and increasing on final invoice for the area of NE Blvd. and Central Avenue. An emergency mark out was called in on February 20, 2015 at 11:30 am due to a water break. A response was received from Verizon that states “they went through the location today and it appeared that there were not any facilities in conflict. In the event you change your excavationary or have additional questions, please call” and they give a phone number. When the line was hit Mr. Zorzi met with Verizon and the mark out company and the mark out company admitted that the line was not on their map. When Mr. Zorzi called to address the claim through the claim department the lady stated that we do not have to do anything until we receive a bill. However, we should not receive a bill. Therefore, all of the information was turned over to the solicitor for his review and possible response.

Mr. Zorzi also informed the board that there was an NJDEP site visit regarding one of our permits. They wanted to tour the plant to see how it works and what it entails. A draft permit should follow shortly. At this time the permit will be for 400,000 gallons per day as it is now.

Mr. Zorzi also wanted to inform the board that the Godwin Pump that we went out to bid for was received today.

m/Baker s/Mancuso to file all correspondence sent out for review without reading number 1 through number 9. m/passed

The next regular meeting will be held on May 13, 2015 at 7:00 p.m.

m/Mancuso s/Baker to adjourn the meeting 8:24 p.m. m/passed

Submitted by  
Cheryl Santore-BBMUA Secretary