

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

The regular meeting of the BBMUA was held on April 30, 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
J. Marinacci	J. Erber
D. Romeo	D. Horst
J. Santagata	R. Casella
K. Barbagli	S. Testa

Chairman Romeo informed the board that the first order of business for tonight's meeting is an email from Borough Administrator Maryann Coraluzzo providing a copy of Resolution No. 85-25 terminating Jeffery Johnston as a member of the BBMUA Board. The Chairman asked that the website be updated accordingly.

Chairman Romeo said a letter was received from Roger M. Thorson, Jr. of the Teamsters Local Union No. 676 requesting a meet and greet with those responsible for negotiating the new contract. The current contract is set to expire on December 31, 2025. The Chairman asked that Mr. Thorson be invited to the next meeting to meet the board and a committee will be decided upon to be involved in the negotiations.

Chairman Romeo stated a letter was received from Marathon Engineering who is the firm representing Buena Vista Campground requesting review of the submitted design documents provided prior to their initial submission of their application to connect into the BBMUA's sanitary sewer system. The Chairman said he has a couple of questions on this, however, in reviewing the MOA the way he reads it Buena Vista Township has nothing to do with our approvals. According to the MOA the Campground must connect and Buena Vista Township must connect and within ten years once we get the additional 200,000 gallons per day allocation the BBMUA has to help them to find funding to install a trunk line. The next question is the Campground is asking for 30 gallons per unit, the State estimates 100 gallons per unit and we use 165 gallons per day for our calculations. Therefore, the question for the board is do we stay at the 165 or do we go to 100 to be equal to the State. Ken Barbagli asked if the NJDEP has to be involved because anything

over 2,000 gallons Townships have nothing to do with it because it is the State. Chairman Romeo said this is from the agreement from 2007 which is to keep our plant and allow us to discharge into the stream we are discharging into, we had to upgrade our plant which we did. We met all of those requirements. The Township had to deed restrict so much land. The Campground was supposed to purchase more land also. Per the MOA we must hook the campground up to our sanitary sewer system. The question is, is the 30 gallons per day too low. The BBMUA Solicitor stated if the Campground's allotment is counted against the allotment in the agreement that Buena Vista Township is allowed the Campground is coming in low. They will probably use a lot more than the 30 and it isn't a true allotment. We would then have to figure out how to adjust the capacity allotted to the Township and when will it bump up against the maximum allowable. David Horst stated back in October 2024 DeBlasio & Associates prepared a draft review letter that they went over with this Board and at that time the Board made a firm stand that they want to use the standard value of 165 gallons per day for all units. Mr. Horst stated as he recalls in the discussion the presentation by the Campground's Engineer, Marathon Engineering, did not even consider the ancillary use of separate showers, laundry facilities, etc. so it was really a skewed view. The Board decided to keep with the 165 gallons per day per unit. Mr. Horst said by his understanding we felt insecure about giving the complete allotment of 66,000 gallons per day, which is the Buena Vista Township allotment, to the Campground. Mr. Horst asked if we want to do that now? Chairman Romeo stated per the MOA it states the Campground must hookup because they were a big problem in the Pinelands for discharge. Mr. Horst said hooking up and giving them the entire allotment are two totally separate issues. They can hook up and get 1/10<sup>th</sup> of the 66,000 gallons per day and that is why the Board's position was that we want to hear back from the Township on how much they are going to allow the Campground to have of the Township allotment. Chairman Romeo said how he reads the MOA the Township doesn't have anything to do with approving the units. The township is responsible to put the trunk line in and pay for it and then restrict any new development if there is availability the new construction must connect to that line. The Township must also have the golf course come up with a plan for their run off and do a fertilization plan to reduce their runoff into the Pinelands. David Horst asked what is the BBMUA's understanding as to who decides the allocation of the 66,000 gallons per day allotted to the Township. Chairman Romeo said as he reads it the BBMUA Board does. Mr. Horst asked if anyone has contacted the Township to see what they might want to hold on to. The Chairman said that he may need to go and reach out to them because the Campground wants to put 699 units in. He doesn't even know if that is going to be allowed by the Township. And is it going to be allowed by the Pinelands if the Campground didn't purchase the additional land according to the MOA. Mr. Horst said we need to coordinate with the Township because with these questions unanswered we could end up being the bad guy. Robert Casella stated that all parties involved in the MOA should meet and discuss how the allotment should be allocated to let the Township and the Campground come to an agreement and it isn't left up to the BBMUA to decide. Cheryl Santore stated that the agreement was signed before she and Jonathan Erber started and the only two people still involved with the BBMUA are Joseph Santagata because he was on Council at the time and Plant Superintendent Alan Zorzi as well as the Solicitor and they should be involved in the meeting with the Township and the

Campground. Chairman Romeo said he deals with MOA's every day and what is written in them is gospel and you can't breach it and you can't go against it and that is what we have to abide by. Jerry Marinacci said he has a concern that this was written 18 years ago and the standards in the MOA may have changed. Chairman Romeo feels the next step is a meeting with the Township and he asked if we want to invite them to the meeting with the professionals or have it separate. Mr. Casella feels it should be done separately with the key people involved in the meeting and let them see what it is all about and see the issues and let them meet with the Campground and they can figure out the gravity of it but tell them what our position is in all of this. Chairman Romeo said he will reach out to the Township's Mayor and begin the discussion.

The Borough of Buena provided a copy of their resolution 91-25 authorizing the Engineer to advertise for formal bids to be received for the FY2025 NJ Water Bank No. S340519-01 Sanitary Sewer Improvements.

David Horst of DeBlasio & Associates informed the board that a virtual meeting was held on April 15, 2025 with the NJ I-Bank regarding available funding opportunities for drinking water project scopes that Assistant Superintendent Jonathan Erber had provided. A few of the FY2026 funding opportunities for the BBMUA are combining the water tower rehabilitation with the looping of the water system in the vicinity of the water tower as one project within the I-Bank Nano Program. This program has a cap of two million dollars with 50 percent forgiveness. If we fund the 50% which is not the principal forgiveness program, 25 percent of the loan would be at market rate while the remaining 75 percent is at 0 percent interest. Chairman Romeo said he feels this is an important project and asked that DeBlasio & Associates to prepare a proposal to prepare the application to the NJ I-Bank Nano Program. Mr. Horst stated he would have the proposal drawn up and submitted for approval.

Another project the BBMUA presented was to replace the remaining original water meters which total approximately 500 with the radio read water meters, however, this scope of work falls under the "Clean Water Funding Program" of the NJ I-Bank. Being the BBMUA and the Borough may want to consider the available clean water funding for other projects; we may want to find a different funding source for this project.

The NJ I-Bank does not have funding available for the Lead Service Line Replacement Project but it would be covered under an 80% Loan Interest Free Program with no principal forgiveness that may be able to be used for that. Currently we do have 4 galvanized lines out of the 1500 plus water accounts that we do have. Mr. Horst would like a more accurate number of lead service lines we are looking at having to replace to get a better estimate of how much this project would cost. Jonathan Erber stated that every time we replace a meter, we are checking to see what kind of lines are installed. This is an ongoing process but we will eventually have to send out notices to those who did not respond to our first notice or go knocking on doors to get the information we need.

Mr. Horst stated that High Grass Farms has sent in samples for their wastewater testing samples and Mr. Bill Cathcart is reviewing that data and should be back to everyone in a week or so with the information he found. Mr. Kulin is looking for an action plan upon the review of the tests.

Steve Testa of Romano, Hearing Testa & Knorr submitted the client engagement letter for the 2023 Audit of the financial statements. Mr. Testa stated he has been in contact with Maryann Chalow again requesting the workpapers for the 2023 audit so they can get the Audit underway and completed.

Cheryl Santore reminded the Board Members to file their Financial Disclosure Statements by tonight to avoid fines.

m/Marinacci s/Carolla to accept the minutes of the last regular meeting held on April 9, 2025.  
m/passed

m/Marinacci s/Carolla to accept the minutes of the last closed executive session meeting held on April 9, 2025.  
m/passed

Assistant Plant Superintendent Jonathan Erber presented the board with pricing obtained for 5000 linear feet of perforated poly pipe used in the compost process. Three quotes were obtained and Preferred Choice Supply Company came in with the lowest quote in the amount of \$4,250.00.

m/Carolla s/Santagata to authorize the purchase of 5000 linear feet of perforated poly pipe from Preferred Choice Supply Company in the amount of \$4,250.00.  
m/passed

A copy of the Certificate of Excellence from ERA was provided to the board. This was presented to the BBMUA in recognition of the quality of the BBMUA's laboratory in proficiency testing for minerals, pH, and total residual chlorine. The water testing is done for the year and we can maintain our certification in the laboratory.

Mr. Erber informed the board that he received a call for a mark out today to locate the sewer line for Liberty Village III. Mr. Erber asked if we have received anything in the office or if plans have been submitted and they have not. The mark out is over on Martinelli Avenue and they have a path cleaned out where they want the sewer to be tapped into. Mr. Erber said we were never made aware of anything. Jerry Marinacci stated they are supposed to tie in off of Martinelli Avenue. Mr. Marinacci said the plans were submitted to the Land Use Board and asked if he has contacted the MUA. Chairman Romeo said he has not. Ms. Santore said there is one more slight issue with that property. When a check was brought in to pay for the sewer for Liberty Village II a check was not brought in for the property where he tore the house down on Central Avenue. We called the office and were told by the girl who works in the office that Mr. Carpino was told he did not have to pay sewer for that property any longer since the house was torn down. If that is the case and he is not going to use that sewer connection

for the property he will need to come in and sign off on that sewer connection. Mr. Marinacci asked that Cheryl Santore call him and ask him to come in and sign off on the connection. Ms. Santore said once that is signed off on, she can issue a credit for the sewer bill that was sent in April 2025. Jonathan Erber stated that is the reason an application with plans should have been filed because the Martinelli Avenue are has been a troubled line. There is an easement in a person's yard where there is a manhole and we can't get to that manhole because the homeowner has put a swing set on it. There used to be a lot of problems there. We don't know how many units he will be putting in the project and that line on Martinelli Avenue is only a 6" line. The line probably won't be able to handle the flow from the project. If we had an application with plans this could have been discussed. The board stated let's do one thing at a time and get the connection signed off on and a credit issued for that bill and we will go from there.

m/Marinacci s/Corolla adopt Resolution R-20-2025 authorizing the meeting of the Borough of Buena Municipal Utilities Authority closed to the public to discuss matters of personnel pursuant to N.J.S.A. 10:4-12(b)(8). m/passed

m/Marinacci s/Carolla to open the executive closed session meeting at 7:54 pm. m/passed

m/Santagata s/Marinacci to close the executive closed session meeting and return to regular session at 8:11 pm. m/passed

Chairman Romeo informed Jonathan Erber that they would like to offer him the position of Plant Superintendent effective July 1, 2025. Jonathan Erber accepted the offer and a Memorandum of Agreement and Resolution will be adopted at the next regular meeting on May 14, 2025.

m/Marinacci s/Carolla to file all correspondence sent out for review without reading number 1 through number 13. m/passed

Member Ken Barbagli would like to know if a fire hydrant can be installed across the street from Wawa on the side with the motel side. Chairman Romeo told Mr. Barbagli to have the fire department write a letter to the board with his request and they would address it. Mr. Barbagli also stated that they are in negotiations to possibly move the fire department from the Minotola building back to the Landisville Fire building. If they do not move back to the Landisville building, they would like a fire hydrant installed at the Minotola building so they can fill fire trucks there. They either have to go to the Commerce Center or at a hydrant on the side of the road. Again, Chairman Romeo asked him to submit a letter and they will address the hydrant by the Wawa first and then give it a month or two to see how the negotiations go because if the Ambulance is going to move to the Minotola building they will not need a fire hydrant. Jonathan Erber said he will check with Alan because he thought when Minotola Estates development was designed there was a tap put in to run to the back of the fire station to install a hydrant in

the back of the building but he is not sure. He will check with Alan and get back to the Board on that.

The next regular meeting will be held on May 14, 2025 at 6:30 p.m.

m/Marinacci s/Carolla to adjourn the meeting 8:19 p.m.

m/passed

Submitted by

Cheryl Santore-BBMUA Secretary