

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

The regular meeting of the BBMUA was held on May 22, 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. Baker	J. Johnston	A. Zorzi	S. Testa
R. Delano	J. Santagata	R. Smith	
J. Formisano	C. Santore	M. Testa	

The first order of business at tonight's meeting was the public hearing to consider the adjustment of certain sewer rates, specifically septage rates.

m/Baker s/Delano open the public hearing at 7:01 pm m/passed

No individual or company was present at tonight's meeting for the rate hearing.

The discussion was to increase the cost of septage delivered to the plant from \$0.05 per gallon to \$0.07 per gallon with no price break for any gallons received over 200,000 gallons in any one month period effective June 1, 2019.

m/Baker s/Johnston close the public hearing at 7:04 pm m/passed

m/Baker s/Delano to adopt resolution R-20-2019 Amending the Sewer Rate Schedule in accordance with the sewer rate hearing held on May 22, 2019 effective June 1, 2019. m/passed

Robert Smith of Remington & Vernick provided a letter from Edward Dennis of Remington & Vernick submitting a proposal to develop and monitor the CAP for the BBMUA as required by the NJDEP including the filing of quarterly reports for a period of 3 years as required by the CAP program for a price not to exceed \$19,500.00. Mr. Smith had a discussion with Alan Zorzi and the BBMUA staff is going to take care of filing the quarterly reports. Mr. Smith had a discussion with Dennis Yoder and based on

that and utilizing information from the previous I & I study conducted they will be submitting a revised proposal for the next meeting.

Mr. Smith stated he had a discussion with Monica Bell from his office. Monica is handling the approval from the NJDEP to upgrade the permitted plant capacity. Monica stated that the Water Quality Management amendment has been approved and the next step is to send it over to the surface water discharge group for them to approve it. There is a possibility that it could be approved before the deadline to submit the CAP plan. Monica is going to reach out to the NJDEP tomorrow and try to get a status on the timeline in getting the increase from 400,000 to 600,000 gallons per day. Plant Superintendent Alan Zorzi asked how long it would take to prepare the CAP. Mr. Smith stated he would find out. Mr. Smith wants to see if we are given the increase in flow if we still have to submit. Once Monica calls the NJDEP we will have more information.

Robert Smith of Remington & Vernick stated that the BBMUA has awarded the contract for the Electrical Repair & Maintenance Services twice to Electron Services. At the last Borough Council Meeting the issue came up where someone had looked at the prevailing wage rates for an electrical journeyman and figured out what the payroll burden and insurance costs would be. There was a question as to whether or not the contractor could provide the services at the hourly rate bid while still paying the prevailing wage rates with the payroll and insurance costs so the Borough Council tabled the awarding of the contract. Mr. Smith reached out to the Borough Solicitor and told her he would reach out to the contractor and obtain a confirmation from him that he can pay prevailing wages and cover all payroll costs and still be under the hourly rate. If he gets a positive response he will send it on to the Borough so they can put it on their agenda but he has to wait for a response from the contractor.

Robert Smith of Remington & Vernick provided an update on the pump station that services Minotola Estates and doing a subdivision so the BBMUA can take ownership of the pump station. Mr. Smith got the hours estimate from their surveyor back and by the time the survey is done, the subdivision plan is complete, and submitted to the Borough and the County for the subdivision approval the cost would be in the neighborhood of \$9,000.00. Mr. Smith's recommendation if the Solicitor doesn't object is if we have Einhorn Construction grant the easement to the BBMUA we leave the pump station on the easement and have Einhorn turn over the pumping station. If there is some legal reason why we couldn't accept ownership of the pumping station on an easement then that is a different issue. The BBMUA Solicitor, Michael Testa Jr. stated that it wouldn't make sense to him that it would have to be subdivided but he will have to look into it and research it. Mr. Smith and Mr. Testa will touch base and go over this issue. There will still need to be an agreement for the ownership of the pumping station and possibly another easement granting the easement to the BBMUA.

There was one piece of correspondence on the agenda for tonight's meeting that has to be discussed in closed session due to the fact that it pertains to litigation. Therefore a motion needs to be made to close the open session and open a closed executive session.

m/Baker s/Delano to close the open session of the meeting. m/passed

m/Baker s/Delano adopt Resolution R-19-2019 authorizing the meeting of the Borough of Buena Municipal Utilities Authority closed to the public to discuss matters that included possible litigation pursuant to N.J.S.A. 10:4-12(b)(7). m/passed

m/Baker s/Delano to open the executive closed session meeting at 7:17 pm. m/passed

m/Baker s/Delano to close the executive closed session meeting and return to regular session at 7:25 pm. m/passed

Steve Testa of Romano, Hearing, Testa & Knorr provided the board with an update on the 2018 Audit. The field work for the audit has been completed. The State of NJ has provided the information for the pension for the GASB68 reporting, however the Health Benefit information for the GASB 75 has not been provided yet. This information is required to complete the Audit.

Cheryl Santore provided the board with a copy of a letter received from Dawn Perry-Dunnam of the State of New Jersey DEP Division of Water Quality Environmental Review Section regarding the New Jersey Water Bank Upgrades to Sanitary Sewer Pump Stations #1, #2, #3 and Grit System Improvements. Ms. Dunnam's office reviewed the document entitled Environmental Planning Document Level 1 prepared by Remington & Vernick and based on their review have determined the planning document is insufficient to satisfy the requirements in accordance with N.J.A.C. 7:22-10.4 and additional information is required. Ms. Santore emailed this letter to Remington & Vernick and Dennis Yoder assured me they are working on submitting the required information.

Cheryl Santore informed the board that she received a call from Aldo Falasca regarding water and sewer availability for the property he owns located at 113-119 Wheat Road, Buena Vista Township. Mr. Falasca previously came before the board at the June 25, 2014 meeting and requested water and sewer for the property. At the time the capacity was available and the board took a straw vote and said they would be willing to allocate 20 water and 20 sewer units for the property. An application and payment for the units was never received. Mr. Falasca was under the impression that the units were already spoken for on his behalf and wanted to know why there is no sewer available for that

property. I explained that the only way to hold units is to pay for them when submitting an application and that at this time we do not have the sewer capacity and are waiting on the DEP to decide if they will grant us the increase from 400,000 gpd to 600,000 gpd. If this occurs he is more than entitled to purchase the units as long as he has all of the approvals required from Buena Vista Twp., etc. Mr. Falasca had called the BBMUA Solicitor, Michael Testa Jr., and Mr. Testa stated that Mr. Falasca does have counsel and his counsel has reached out to Mr. Testa. Plant Superintendent asked for a Solicitor opinion on the MOA where it states “the BBMUA agrees with the exception of connections that are consistent with the requirements N.J.A.C 7:50-6.84(a)2 and connections that would be authorized pursuant to N.J.A.C. 7:14A-22.22, to prohibit new sewer connections, beyond its current permitted flow of 400,000 gpd to is Sewage Treatment Plant (STP) (approximately 350,000 gpd of which is currently committed) as described in Exhibit 1 – Flow Allocations of the March 27, 2007 MOA, regardless of whether such connection will serve development located inside or outside of the Pinelands Area prior to upgrading its sewage treatment plant with the MBR treatment technology” and it goes on to mention the purchase of the property to install lagoons to see if this interprets as we can or cannot accept new connections if we are over the 400,000 gpd permitted limit. The DEP is the agency that is mentioning the 400,000 gpd that goes to the Capacity Assurance Program. Dennis Yoder feels that the 400,000 gpd is what the plant is permitted to discharge. That means if someone was to come before the State wanting to do a project that needs a Treatment Works Approval the State would probably deny them. But for anything that would not need a Treatment Works Approval from the NJDEP it should be approved. Mr. Testa would like to set up a meeting to discuss the projects that we are looking into doing. Mr. Zorzi wants to be proactive should someone come before the board with a project and want to tie into the system. The quarterly report required for the CAP for this past quarter showed we were currently at 465,000 gpd for the three month average of the 12 month running average. With our anticipated flows again with people who have paid for connections but have not currently connected we have another 25,000 gpd we add to that which brings us up to 490,000 gpd. But now as the summer season comes along last month we were around 405,000 gpd and this month we could be under 400,000 gpd. We should know where we stand with being able to accept connections. Therefore, Mr. Zorzi, Dennis Yoder of Remington & Vernick, and Michael Testa will get together to talk about this and make a determination. Mr. Testa also asked if infiltration will affect the numbers. Mr. Zorzi stated we did an I&I study and we did find two locations that have significant water leaks coming into the system and he is obtaining three quotes to repair those areas which will affect the flow once repaired. Mr. Testa says he’s just looking into the simple fix that may be the cheapest way to remedy the situation. Mr. Zorzi stated that unfortunately the I&I study route is generally not a cheap simple fix. Hopefully our seasonal groundwater will lower and help and our flows will drop and this won’t be a problem.

m/Delano s/Johnston to approve the minutes of the regular meeting held on May 8, 2019.  
m/passed

Plant Superintendent Alan Zorzi informed the board that the Pinelands Commission was at the Plant today for a tour of the MBR facility. Chairman Santagata and Vice-Chairman Baker were in attendance and went through the entire history. Mr. Zorzi told them before the meeting that in the 12 years since he has been the Plant Superintendent where we used to be the most hated plant in the Pinelands we are now the best run plant in New Jersey. Chairman Santagata wanted to mention that it was very impressive. The new Chairman of the Pinelands Commission Rick Prickett, the Executive Director of the Pinelands Commission Nancy Wittenberg, and the newest member of the Pinelands Commission who also happens to live in Buena Borough Jerry Irick were in attendance and they were very impressed. Also, Ed Wengrowski of the Pinelands Commission who was also in attendance spoke very highly of the plant employees and Alan in particular. It was a very impressive tour. Robert Smith stated that the extent is far past New Jersey. The limits we are meeting are not being met in many places if any. Alan Zorzi said the credit should be given to the entire staff.

Plant Superintendent Alan Zorzi informed the board a quote was received from Wes Barber of Barber Consulting for a new server for the plant in the amount of \$1,016.56 from Dell.

m/Baker s/Delano to purchase a new server for the plant from Dell in the amount of \$1,016.56. m/passed

At the last meeting the board approved generator repairs. The quotes for the rental of generators came in with Reliable Power Plus being the cheapest of the 3 quotes obtained in the amount of \$3,026.60 for a 2 day rental.

m/Baker s/Delano to approve the 2 day rental of a generator from Reliable Power Plus in the amount of \$3,026.60. m/passed

One of the tanks that the septage is pumped into is full of grit and needs to be cleaned out. They have estimated 2 days work of the grit removal with a vac truck. Three quotes were obtained from Video Pipe Services, Rosie's Tank Cleaning, and GE Mechanical. GE Mechanical came in the cheapest with a cost of \$1,585.00 per day for a total of \$3,170.00 for the rental of the vac truck. The vac truck will vacuum out the grit and our guys will go into the tank and shovel the grit and get it into the vac truck. Again this is something that has not been done in 14 years but is in dire need. The grit will be composted in our process by the BBMUA employees.

m/Baker s/Johnston to rent a vac truck from GE Mechanical in the amount of \$1,585.00 per day to clean the septage holding tank. m/passed

m/Baker s/Delano to file all correspondence sent out for review without reading number 1 through number 8. m/passed

The next regular meeting will be held on June 12, 2019 at 7:00 p.m.

m/Delano s/Baker to adjourn the meeting 7:47 p.m. m/passed

Submitted by  
Cheryl Santore-BBMUA Secretary