

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, 2024 at 7 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 Robert Delano.

Those present were:

R. Delano	A. Sasdelli	R. Casella
J. Formisano	M. Bertonazzi	S. Testa
J. Johnston	C. Santore	John Kulin – High Grass Farms
D. Romeo	A. Zorzi	Michael Capizola Vineland NJ
J. Santagata	D. Horst	Ken Barbagli – 102 Marie Avenue

Chairman Robert Delano opened the floor to the public and the first person to speak was Mr. John Kulin of High Grass Farms. Mr. Kulin is the first of several cannabis growers/manufacturers that are going to be located at the Buena Business Park (old Scott Paper facility). Mr. Kulin wanted to introduce himself and his business to the Board and explain his particular needs so that everything can hopefully be up and running by August 1, 2024. Mr. Kulin stated he will have a 20,000 sq. ft. flower room and an 8,000 sq. ft. vegetation room. His process will require approximately 8,000 gallons of water per day which will be sub-metered off the landlord's current meter. The effluent will be metered separately. Mr. Kulin has been working on this since January 2024 and has been working closely with the Pinelands and the NJDEP. He has filed his SIU Permit with the NJDEP and understands that his sewer will be tested and he will be charged based on strength and will make sure to have a sewer meter and port where the effluent can be tested. He invited anyone from the board who is interested to come to see the area where his business will be. He wants everyone to understand that he is not hiding anything and wants to be compliant. He stated once in operation security will be very tight but they are in the set-up stages at this point and he provided his contact information should anyone want to contact him to arrange a meeting.

Michael C. Capizola came before the board tonight to discuss a major subdivision plan to be located at 213 Williams Avenue. Mr. Capizola owns 6 of the 9 potential lots that will be in this subdivision and had a few questions regarding the application process. Mr.

Capizola's main question is in regard to the 6% escrow that our application requires to be posted once the application is submitted. Mr. Capizola stated that he had to post a 5% escrow with the Borough of Buena Land Use Board and wanted to know if he also had to post an additional 6% escrow with the MUA. Mr. Capizola was told that he would have to post an additional escrow with the BBMUA because we are a separate entity and our Engineer would have to review the water and sanitary sewer inspections. Mr. Capizola stated that the water and sewer inspection was included in the escrow amount that was given by the Land Use Board. Mr. David Horst of DeBlasio & Associates stated that was included in that estimate because Mr. Capizola included that in the project estimate cost that was submitted to the Land Use Board. Mr. Horst stated if Mr. Capizola wants the escrow amounts adjusted, he had to resubmit the cost estimates separately. Mr. Capizola thanked the board for their time and clarification.

Ken Barbagli of 102 Marie Avenue addressed the board. He stated that he is the Chief of the Buena Borough Fire Department and he is looking for permission to have 2 certified firefighters to be able to leave work at the BBMUA to come and respond to fire calls in the Borough if they occur during business hours. The newly developed Buena Borough Fire Department is seeking volunteer firefighters to help cover the fires during the day time hours as those hours are hard to cover with the volunteers they have currently. David Romeo asked how many calls does the fire department get during the day. Mr. Barbagli stated since its existence they have had 64 calls and of those 45 have been during the daytime hours. He estimates they get anywhere from 1 to 3 calls a day and approximately 20 calls a month total. Mr. Barbagli stated that he has a few employees that volunteer but if they are out of town they can't come to the calls. He stated if the employees were allowed and were in the middle of performing an important duty then they would not respond to the call if there was one. However, if they weren't doing anything important and were just for instance reading meters then he asked that they be allowed to leave and respond to the call. Mr. Romeo stated if there were 4 to 5 calls a day the men would never be at work but if there is 1 or 2 calls a day that it might be possible. Mr. Barbagli said there are some days where there are no calls. Matthew Bertonazzi stated he used to work for the City of Vineland water department for a year and a half and he was also a firefighter. While this is a bigger town and a bigger water department than ours, they did allow their employees to respond to fire calls. Now when the day was busy and they were installing a water service or had an emergency they did not leave work. When you listened to the pager and there was a call of a motor vehicle accident with entrapment or a structure fire in town they would talk to the immediate supervisor and ask if it was ok to go on that call and the town did issue it but we are a smaller town and the Authority is smaller. Plant Superintendent Alan Zorzi stated that he has 5 operators at the plant. They are all crossed trained in all positions. There are 4 main positions and they alternate those positions once a month. Two of those positions they would not be able to leave. Mr. Zorzi says before the board makes a decision, he feels he should get all the employees together and see if they are interested. Our crew is on call 24/7 and it is taxing on them and that is why they stopped volunteering as firefighters. Mr. Zorzi is not saying it's a bad idea but he feels we should ask the crew if they are interested. Mr. Barbagli stated the only reason he is here tonight is because one

of the employees said something to one of his firefighters and said he would be willing but he wasn't sure if he would be allowed to leave. Mr. Barbagli stated he needs firefighters. Joseph Santagata stated that he felt it was a good idea. Mr. Romeo asked if Mr. Zorzi knows the schedule for the month and the men could easily let the fire chief know that they are unavailable. Mr. Zorzi said if he has the staff and someone can fill in it would be possible. There is definitely a challenge with 5 men and there are things in place to have coverage for the positions. When you add service calls and alarms to that mix it does get challenging and that is one of the reasons that one of the employees stopped being a firefighter. Mr. Barbagli said there is a program he uses which allows the firefighters to say when they are not available so he knows who he has and can come to a call. Chairman Delano stated his concern is that he hates the fact that Mr. Barbagli is depending on his guys and they are in a position where they can't come to the call. Mr. Barbagli said the first step is to see if there is any interest. Chairman Delano is in agreement and if there is then the Board will address how this will be handled.

David Horst of DeBlasio & Associates provided their engineer's report dated May 22, 2024 which stated that the authorization to proceed with one-half of the USDA Rural Development Grant/Loan Application – Preliminary Application for replacement of various sanitary sewers was approved at the BBMUA's April 24, 2024 meeting. Therefore, they were working on the Preliminary Application and anticipate submitting it to the USDA prior to the BBMUA's June 26, 2024 meeting. Mr. Horst asked if a water/energy/waste audit was ever performed for the Authority and Mr. Zorzi informed him that the New Jersey Water Association had performed one and he will forward the results to Mr. Horst.

Mr. Horst stated that Mr. Zorzi provided the 500,000 gallon Elevated Tank Evaluation Report that was prepared by Remington & Vernick and he is requesting approval to submit a proposal for the preparation of specifications, bid documents, contract administration and construction inspection for the repair and repainting of the tank. Chairman Delano stated to the Board that everyone received a copy of the 500,000 gallon tank report. He said that the report stated that the repairs and painting be done in the next three years. Mr. Zorzi clarified that the next inspection should be done within the next 1 to 3 years and there were a couple of repairs they recommended but that they should be performed in the next 1 to 3 years. Chairman Delano asked for clarification from Mr. Horst of what he is requesting. Mr. Horst stated that he is requesting to submit a proposal to prepare the specifications, bid documents, contract administration and construction inspection for the repair and repainting of the tank. Mr. Horst said if he recalled correctly there were several options that the report provided and if the Authority would like to proceed with the construction fine but it should be reinspected in 3 years. However, corrosion does not take into consideration any budgetary concerns. Chairman Delano asked the BBMUA Auditor if it is in our Budget for this year. Steve Testa said that it is in the Capital Budget but states that the entire cost will be paid for by debt. Which means you would have to borrow the money to do the project from the NJ I-Bank or possibly the USDA but Mr. Testa feels the NJ I-Bank would be the best option and it will take a while to obtain that. Plant Superintendent Alan Zorzi asked if there is any grant money out

there for Tank repairs. Chairman Delano said he feels we are a little early for bid documents but this project needs to be higher on our priority list and we should be looking to make sure that it is in our Capital Budget in the next year or two. Steve Testa stated the reality is we are half way into this year already so by the time you got the plans and specs to go out for bid together and get approval from the NJ I-Bank or some funding source you will be into the 2025 budget already. Mr. Horst stated from a scheduling stand point the earliest you will begin in 2025 would be April or May but that would be depend on when your heaviest usage is. Mr. Zorzi said when he spoke to the person that was inspecting the tank and the past Engineer, he asked what time of year the work is usually performed and they said it is normally in the fall/winter months. There is less demand and it is a 2 to 2 1/2 month process. Mr. Horst said you have some time to put a budget together because the earliest would be the spring of 2025 and then it could possibly be just after your drought conditions. He asked if we have another source and Mr. Zorzi said no and we would have to work with the Engineer on getting this done. Mr. Horst asked if we have ever done this before and Mr. Zorzi said it was done one other time and he was an operator at the time and wasn't involved in the project. Mr. Horst said if you have VFD pumps that will help and Mr. Zorzi said we have 1 but that is the real concern even starting in the Spring. It is not a good time. We would have to start late fall/early winter because we do not have another tower. We have to use the relief valves and the VFD to at least give minimum pressure to the residents. That is going to be tricky to do for a 2 1/2 month basis. The town is going to have to be notified and it will be a big process. We may be able to use on the ground water tanks as a backup plan. Mr. Zorzi said right now we are going out for bid for an emergency generator at well #3. That is our main well and the well with the VFD so we want to make sure we have backup with an emergency generator to keep this going. Chairman Delano thinks we should raise the priority level of this project but we are not ready to begin the bid process at this point. Mr. Horst said it sounds like from an operation standpoint there are a number of items that have to be in place and tested and insured before the tank can be taken off line anyway. So, we will keep working on this.

m/Romeo s/Johnston adopt Resolution R-22-2024 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/Romeo to open the executive closed session meeting at 7:56 pm. m/passed

m/Romeo s/Formisano to close the executive closed session meeting and return to regular session at 8:05 pm. m/passed

Steve Testa of Romano, Hearing Testa & Knorr informed the board that his firm is continually working on the account analysis of the 2022 audit.

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

Secretary Cheryl Santore reminded the Board to file their Financial Disclosure Statements as soon as possible because they are now past due and she does not want them to be fined.

m/Johnston s/Romeo to accept the minutes of the last regular meeting held on April 24, 2024. m/passed

m/Formisano s/Johnston to accept the minutes of the last closed executive session meeting held on April 24, 2024. m/passed

Plant Superintendent Alan Zorzi informed the board that a letter was received from Plant Employee Anthony Ingraldi regarding his family leave situation. Mr. Ingraldi memorialized in writing that he will be taking a leave when his child is born for a twelve week period beginning July 1, 2024. Mr. Zorzi stated that Mr. Ingraldi wanted to use one to two weeks prior to July 1, 2024 if his child is born before July 1. Mr. Zorzi said he explained to Mr. Ingraldi that his time will be prorated based on six months because when he is out, he will not accrue personal, sick and vacation time during the twelve week period and he has to pay his pension, insurance, etc. to the BBMUA while he is out. Mr. Ingraldi will have 8 vacation days, 13 sick days, and less than 1 personal day. If his wife gives birth before June 19, 2024 he would have to use his vacation, sick or personal. If she gives birth after June 19, 2024, he would be able to start his 12 weeks of family leave.

Mr. Zorzi just wanted to make the board aware that High Grass Farms supplied him with information and their initial calculations. Mr. Zorzi asked Ms. Santore to provide the board with the industrial waste rules and regulations that are currently in place and how it is currently billed so the board has a base that they can go off of regarding requirements and billing and can be educated when the Board moves forward. This is new for everyone in regard to cannabis. Mr. Zorzi said one thing he can say about Mr. Kulin is that he is very on the ball with things. Mr. Zorzi mentioned Kelly Perez and the SIU and the next day it was done. Mr. Kulin is very proactive and really looking forward to getting this project rolling and so far, he had been nothing but professional as far as trying to do the right thing. Chairman Delano said that one of the impressive things that Mr. Zorzi has told him was that when you walk through there how impressed he was

about how much work has been done to fix that building up. Mr. Zorzi said the amount of work they have done there and the amount of money they have put into it is amazing.

Matthew Bertonazzi asked Alan Zorzi if the Flygt pump for the MBR plant was received yet. Mr. Zorzi said we received the one rebuilt pump back and right after we received that back the other pump failed. Therefore, we replaced that pump with the rebuilt pump. The new pump is scheduled to be here July 16, 2024. The pump we pulled out we are not sending it for repair. It costs \$500.00 for them to look at it and we know it will cost at least \$13,000.00 and it's a \$26,000.00 pump. So next year we will budget for a new pump to keep on the shelf as a spare.

m/Formisano s/Romeo to file all correspondence sent out for review without reading numbered 1 through 6. m/passed

m/Romeo s/Johnston to pay all bills presented for the month of May 2024. m/passed

The next regular meeting will be held on June 12, 2024 at 7:00 p.m.

m/Romeo s/Johnston to adjourn the meeting 8:18 p.m. m/passed

Submitted by
Cheryl Santore-BBMUA Secretary