

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

The regular meeting of the BBMUA was held on June 27, 2018 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:

J. Formisano	A. Zorzi	C. Interlante 118 Louis Drive
J. Johnston	R. Smith	K. Sansalone 1704 Central Ave
J. Santagata	R. Casella	R. Gazzara 1701 Central Ave
C. Santore	S. Testa	C. Maldonado 215 Weymouth Rd

Chairman Santagata opened the meeting to the public. The first person to speak was Chris Interlante of 118 Louis Drive. Mr. Interlante had a few questions regarding the timeline for the completion of the project on Louis Drive. Mr. Interlante asked about the letter he received stating the residents on Louis Drive have 90 days to connect to the new sanitary sewer extension and wanted to know if that is to complete the job or pay the connection fee of \$3500.00. Secretary/Treasurer, Cheryl Santore, explained that 90 day period would be to pay the connection fee. After that 90 day period they will be billed quarterly at the current rate of \$136.25 per quarter whether they have paid the connection fee and are connected to the system or not. Mr. Interlante asked if the connection fee will go up after 90 days. Ms. Santore stated that at the current time there is no plan to increase the connection fees for sewer. Mr. Interlante then asked what the timeline is for actually fixing the road and repaving it. The BBMUA Engineer, Robert Smith, stated that the trench has remained open to allow the dirt to settle. The way the project was bid was that the trench would be restored and only repave the trench. However, the contractor provided the engineer with a cost to repave the entire road since they felt that would be more cost effective. Mr. Smith just received those costs at the end of the day today so he will be reviewing those costs and approaching the Borough of Buena and the BBMUA board with the costs. Something has to be worked out between the Borough and the BBMUA to repave the entire road as the BBMUA is only responsible for restoring the trench. A decision will be made in the next few weeks and either the entire roadway will be paved or the trench will be repaved. Mr. Interlante feels that the entire roadway needs to be repaved because the trench has opened wider than initially made due to the vehicles on the road driving on it and breaking up the asphalt. Mr. Interlante also

stated that he talked to someone from Streets and Roads and they told him there was a possibility that the repaving has been put off because drainage was going to be installed to solve the flooding problem. Mr. Smith stated that the Borough may consider replacing the two inlets and cross drain on the road for a future long term project that would alleviate the flooding. This would be the first step to addressing the drainage problem but would only be installed so the roadway would not have to be disturbed again and will not alleviate the flooding issue. Mr. Smith also stated the contractor is going to go out within the next week to touch up the roadway.

Karen Sansalone of 1704 Central Avenue had a question about the connection fee cost and what that connection fee gets her. She asked if that is just to connect into the system and then she has to hire a plumber. Mr. Smith stated that the connection fee of \$3500.00 gives you the ability to connect into the city sewer system. In order to connect your existing septic system into the city sewer system you would have to hire a separate plumber and apply for a permit with the Borough of Buena in order to run the line to connect into the sewer. That is separate from the BBMUA sewer connection fee. Ms. Sansalone asked if we are affiliated with any plumbers or would recommend anyone. Mr. Smith stated the BBMUA does not recommend anyone but you may be able to talk to the plumbing official in the Borough and he can tell you who is doing work in and around the Borough.

Mr. Carlos Maldonado of 215 W. Weymouth Rd., Buena was in attendance tonight. He wrote a letter to the board because he just purchased this property and is interested in tying into the water and sanitary sewer system. Currently water and sewer ends approximately 300 ft. from where he would like to have the water and sewer installed and is looking for recommendations on what he needs to do to obtain city water and sewer. Mr. Zorzi met Mr. Maldonado out at the property and explained the options to him. Mr. Zorzi stated that the closest manhole is approximately 300 ft. away so the sewer line would have to be extended and a water line extension and possibly a fire hydrant would have to be installed. Chairman Santagata stated the board wouldn't have a problem with Mr. Maldonado connecting, however he would be responsible for running the extensions. The BBMUA Engineer, Robert Smith explained to Mr. Maldonado that there have been minor subdivisions that have come into the Borough before the planning board in the past and been approved and in conjunction the BBMUA has agreed to allow the connection into the sanitary sewer and water systems. The main extensions were done by the person submitting the minor subdivision for approval. The home owner's engineer would design the extensions and include them into the plans and submit them to the BBMUA for approval and then send them to the NJDEP for approval. Mr. Smith stated if there are other residents who could take advantage of the extension and want to tie into the systems, Mr. Maldonado may want to reach out to them and maybe they would be willing to share the cost of the engineering and construction. The BBMUA would not extend a line for one or two homes because it is quite an expense. For example the BBMUA just did a sewer extension on Louis Drive which was 1200 feet and it cost \$225,000.00. Now if his property were closer, in the past we have allowed the homeowner to tie the sewer into the terminal manhole. Mr. Zorzi stated the problem would be the water and sewer

would have to be run in the right of way and this is a County Road. Another item you would have to look at is the depth. Mr. Zorzi stated that this goes downhill there also. Therefore, the best thing to do would be to hire an engineer to do a feasibility study to see if this is even feasible to do. You would also have to obtain County approvals.

Roy Gazzara of 1701 Central Avenue had a question for Mr. Smith about the drainage on Louis Drive. Mr. Gazzara stated there are 2 drains currently on Louis Drive that are really clogged up at this point. He asked if the Borough is just going to revitalize those or put new drains in there. Robert Smith stated that there is currently a pipe that connects those two inlet boxes but the boxes are very old and made out of brick. They would remove those inlet boxes and put new boxes in and put a new pipe to connect those two boxes. This would be done just to get that step in the process done in anticipation of the drainage so the road does not have to be dug up again. This wouldn't do any more than that. What happens when it rains is the sediment from the farm fields comes in and fills up the inlet boxes and they become useless. Mr. Nimohay of the Road Department for the Borough of Buena has spent numerous times cleaning them but as soon as you get rain again they fill up with sediment. There is apparently on the east side of the roadway an old perforated pipe and stone bed but that has gotten so silted up it doesn't even work anymore. Mr. Gazzara asked if you are allowed to go down to first water and Mr. Smith said no. You are supposed to maintain between the level where you dump the storm water and seasonal high and go two feet above that.

Robert Smith of Remington, Vernick & Walberg notified the board that the date of compliance on the WQAA report was stated incorrectly in the proposal. Originally it was stated the due date was October of 2019 but after further investigation the compliance date is April 2019.

Robert Smith of Remington, Vernick & Walberg reviewed the treatment works approval application for Teligent, Inc. for the project that the BBMUA board approved a while back. Mr. Smith is providing this to the Chairman for signature and return to the developer for Teligent, Inc. so they can submit it to the NJDEP.

Steve Testa of Romano, Hearing, Testa and Knorr informed the board that due to the time delay of the State providing the pension figures that need to be included in the audit report an extension has been granted to file the 2017 Audit. The date has been extended to July 31, 2018 by the Division of Local Governmental Services Department of Community Affairs.

The BBMUA participated in an online auction with Energy Market Exchange (EMEX). The winning bidder Great Eastern Energy would not honor the contract pricing because the contract was not signed and returned by 5 pm the day of the auction. Therefore,

EMEX reached out to the original winning bidder, Agera Energy, and asked if they would honor their original winning price of \$0.09186 per kWh for 24 months. Agera Energy agreed and the new contract was signed and returned.

m/Johnston s/Formisano to accept the minutes of the last regular meeting held on June 13, 2018. m/passed

Plant Superintendent Alan Zorzi informed the board that our compost testing vendor has changed. Back in December the board approved utilizing Eurofins to perform our compost sampling at a cost of \$75.00 per test. Eurofins contracted that out to the only lab in NJ that held the certification to perform this test. That contract lab has since lost their certification and no longer performs that test. Since this is a mandatory test that the NJDEP requires, Plant Superintendent, Alan Zorzi called the NJDEP asking for their help in providing a list of labs that perform this test. The closest lab is two hours away and the test has a hold time of 8 hours and therefore we cannot mail out our samples. The lab has agreed to perform our testing at a cost of \$230.00 per event for a yearly total of approximately \$5,520.00. Three attempts were made but Suburban Testing Labs was the only lab willing to come this far to pick up the sampling. Therefore I need a motion to approve the compost testing with Suburban Testing Labs at a cost of \$230.00 per event for a yearly total of approximately \$5,520.00.

m/Formisano s/Johnston to approve the compost testing be performed by Suburban Testing Labs at a cost of \$230.00 per event for a yearly total of approximately \$5,520.00. m/passed

One of the mixers on the EQ tank failed. Mr. Zorzi had a spare mixer on the shelf. Normally he has these repaired, however this mixer is unable to be fixed. Therefore he has to purchase a new mixer. Three quotes were obtained and the lowest quote came in from Xylem Water Solutions in the amount of \$6,434.70. The lead time on the mixer is 6-8 weeks.

m/Formisano s/Johnston to purchase a new mixer from Xylem Water Solutions in the amount of \$6,434.70. m/passed

With Louis Drive coming on board Mr. Zorzi felt it was a good idea to purchase a spare pump for Pumping Station #5. We currently have no spare pump. Mr. Zorzi had the pump pulled and obtained quotes on the pump. Municipal Maintenance came it with the lowest quote in the amount of \$4,900.00. Therefore if the board feels we should have a spare pump this is what the cost will be.

m/Johnston s/Formisano to purchase a pump for pump station #5 from Municipal Maintenance in the amount of \$4,900.00. m/passed

Mr. Zorzi informed the board that the big generator that runs the old sewer plant is not running correctly. Mr. Zorzi called the Chairman roughly 2 weeks ago and notified him of the problems with the generator. Mr. Zorzi called the maintenance contractor and he felt it was hunting for something. He thought maybe it was the governor. Scalfio Electric was called and we are currently renting a 500 kW generator from them so the 1991 generator can be taken out of service and repaired. The maintenance contractor suggested calling in Cummings to properly diagnose the problem. They feel that one of the lines was sucking air and in turn damaged the fuel pump and the injectors. The fuel pump and injectors were pulled out and they are going to test them and see if they are able to be repaired. They also suggested checking the oil to make sure the fuel isn't getting into the oil. Mr. Zorzi asked for an estimate at what we are at right now. They feel we are at approximately \$5,000.00 so far.

Mr. Zorzi reached out to NJ Water Association regarding the WQAA requirements that Remington, Vernick & Walberg had submitted a proposal for. Mr. Zorzi is going to meet with them to see how much of this can be done on our end to help save the cost of the proposal from Remington, Vernick & Walberg. Some of these items for the Water Quality Accountability Act are already being done. We currently test hydrants and flush hydrants. One of the things that is already due is the GPS of the hydrants and valves. We have to start on this now. The item that is due in April 2019 is the asset management plan. Mr. Smith said one of the things he knows we are very concerned with regarding the proposal is the cost. Mr. Smith spoke to his people at Remington and they said the accuracy of the GIS is a big issue. He stated his GIS guy can come in and meet with Alan if the board would like him to do so. Chairman Santagata stated that we do not have that money in our water budget this year to pay Remington to do all of this work so as much as we can do ourselves would be very helpful.

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

The next regular meeting will be held on July 11, 2018 at 7:00 p.m.

m/Johnston s/Formisano to adjourn the meeting 7:37 p.m. m/passed

Submitted by  
Cheryl Santore-BBMUA Secretary