

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

The regular meeting of the BBMUA was held on July 24, 2024 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 Robert Delano.

Those present were:

R. Delano	A. Sasdelli	R. Casella in @ 6:33 pm
J. Formisano	M. Bertonazzi	S. Testa
J. Johnston	C. Santore	John Kulin – High Grass Farms
D. Romeo	A. Zorzi	Richard Marolda 1031 W. Summer
J. Santagata	D. Horst	

m/Santagata s/Romeo adopt Resolution R-26-2024 authorizing the installation of an antenna and UHF repeater on the Borough of Buena Municipal Utilities Authority elevated water tank site located on property designated at Lot 32 Block 145 on the Borough of Buena tax map as a mobile radio base station to benefit the Borough of Buena Office of Emergency Management and several emergency service agencies and the Borough of Buena community. m/passed

Mr. Jerry Marinacci provided thirty photos from the drone he hired to take pictures of the tower and what antennas are currently up there. Mr. Marinacci provided a flash drive to Cheryl Santore in the office and she printed a few of those photos and provided to the BBMUA Board Members. These photos show there is sufficient space on the tower for the antenna that Mr. Marinacci would like to install. We will have insurance papers and documentation in hand prior to Mr. Marinacci's contractor installing the antenna.

A water application was received from the Buena Regional School District for the connection of the Buena Regional High School into the BBMUA's city water system. The Buena Regional School District requested connection to the water system on February 14, 2022 and was granted approval to tie into the system at a regular meeting held on February 23, 2022 pending any and all necessary approvals. A letter was sent to Mr. Brian Wasilewski, Director of Facilities and Operations of the Buena Regional School District notifying him what the connection fee and water meter cost will be for the High School water system connection. When Mr. Wasilewski brought in the application

and plans, he advised that a purchase order is being drawn up for the tap in fee and meter charge and will be forwarded from the School District.

A water application was received from NorthStar Design, LLC requesting connection to the Borough of Buena Municipal Utilities Authority city water system for Block 5501 Lot 1 (119 Wheat Road) Buena Vista Township, Atlantic County NJ, for AutoZone, Northeast LLC along with two copies of the preliminary and final site plans, a check in the amount of \$267.30 to cover the administrative fee and inspection fee, two copies of the opinion of probable cost for water connection fee calculation and two copies of the estimated water demand rates for approval. This parcel is not included in the sewer service area map. They had apparently tried getting that included in the sewer service area map in the past because they had submitted an application for both water and sewer. However, now they are just asking for water provided by the BBMUA. Plant Superintendent Alan Zorzi said this is just a simple service but it would need board approval.

m/Santagata s/Johnston to approve the connection of AutoZone Northeast LLC located on Block 5501, Lot 1 to connect into the Borough of Buena Municipal Utilities Authority city water system pending any and all necessary approvals. m/passed
Vote: Formisano – No; Johnston – Yes; Romeo – No; Santagata – Yes; Delano – Yes

Mr. John Kulin of High Grass Farms was in attendance at the meeting tonight. Mr. Kulin had submitted a few questions to the BBMUA Board prior to tonight's meeting so they could be prepared and provide answers to these questions. Mr. Kulin stated that our Engineer provided a letter with comments in response to the previously submitted questions. However, Mr. Kulin has some additional questions based on the answers he received. Mr. Kulin asked if it would be possible to set up a meeting with the BBMUA's Engineer to meet with Mr. Kulin and his engineer to clear up some of the items in question. Mr. Kulin said he will submit the additional escrow money requested by DeBlasio & Associates and he has no problem doing that. Mr. Kulin stated they do still have questions about the target for the treatment of the water to be discharged into the sanitary sewer system. He wants to know if dilution is fine or is there some other pretreatment that needs to be done prior to the wastewater being discharged into the system. Also, Mr. Kulin said the other big question they have is per the Rules and Regulations is whether they would need a separate domestic sanitary line versus the industrial waste line. Mr. Kulin said the current set up there is not conducive to that at all. The waste lines they have done already was a several week project through 12 inches of thick concrete. So, his question is does the separation need to be outside or can it be inside? In the current formation the industrial waste, which is essentially the fertilized run off from their tables, is separated to a point before it goes and joins the sanitary waste. Could that separation be located within the site and any sampling and monitoring be done within the site? Mr. Kulin said they will be under CRC regulation so anyone coming to the site from the Plant would be accompanied to the proper area. Mr. Kulin asked if that is acceptable it would open up a whole new possibility for them rather than

putting it outside. Plant Superintendent Alan Zorzi said he spoke with our Engineer, David Horst before the meeting about this. Mr. Zorzi stated his interpretation and he asked for the opinion of the BBMUA Solicitor, in the BBMUA rules and regulations it is up to the Board to determine whether Mr. Kulin would have to do that. Other industrial users do not have that in this town. Other industrial users are connected. That is why he always tells everyone it is the Board's decision not his as Plant Superintendent. Mr. Zorzi said it may be beneficial to Mr. Kulin to separate but it might not be beneficial to the BBMUA. Meaning that if we charge Mr. Kulin on his strength, that strength is going to be increased with the domestic waste. So, on our end the strength might tend to be higher because he has regular waste with it (total suspended solids, bods, etc.) so Mr. Kulin's bill might be higher if there is a lot. If it is only a couple of bathrooms Mr. Zorzi said he doesn't see that affecting it and that is the way we have treated it in the past. Again, now it is up to the Board to decide whether they want to follow what the rules and regulations state or we aren't really concerned with that. Mr. Kulin said from his perspective it is a lot easier for them to do that internally. He would rather have it inside than putting in a manhole outside. A fiberglass manhole takes 10 to 12 weeks to make and then installing it. So, they could do this internally and it would not be exposed to any elements and be temperature controlled and it would be right within the facility and have full access all the time. So, if that is a path that they could take to monitor the industrial waste before it mixes with the sanitary waste that is much easier for them and could be done in weeks compared to months. David Romeo asked if every individual business in that facility will have their own line. Mr. Zorzi stated to think of it as a sewer main. Every individual will have to have their own connection to that line and their own testing point so that we can sample their industrial strength and bill them accordingly. Mr. Kulin said that this the beauty of being able to do this internally because their worry is if someone connects to the line in the future that goes out, the manhole would be after that. Doing it internally they would be monitoring the flow and everything right when it goes into the line at the beginning of it rather than the end of the line. Mr. Kulin feels this makes a lot more sense to him even in the future so things don't have to be reworked if someone goes into the space next to them. Chairman Delano said on top of everything this is a learning process for us. As we discussed before, we are doing everything we can to make you the example child so that we know or have a better idea of how to operate moving forward in that regard. Mr. Zorzi said in seeing the questions presented that was the only thing the board had leeway to decide whether he could separate it or join it together. Chairman Delano said from Mr. Zorzi's sense of it he has no concern in putting it together. Mr. Zorzi said we are not concerned with taking domestic sewage. We can take domestic waste. It is the industrial waste that we are concerned with. The only thing Mr. Kulin would be doing by combining the two would be possibly slightly increasing his industrial calculation based on the strength if that is what the board decides to bill on as other industrial users. If it is only one or two bathrooms Mr. Zorzi said he doesn't feel it will significantly be increasing the strength. Mr. Kulin said full capacity in the long run which would be next summer there would be 40 employees over the course of the week basically 20 at a time there. So, if they could handle this internally it would be much easier for them. Mr. Zorzi said the only problem with it being internally would be us having access to it if we need it. Mr. Kulin said once they are licensed by the CRC, they would have to escort you around the facility and be your shadow. They will make

sure they put in the agreement that when access is needed you will be allowed access to the testing area but will have to be escorted through the facility. Mr. Zorzi said that would be the Engineer's call under their review. Mr. Horst said as long as the BBMUA had access to the information they need he doesn't see a problem with it. Chairman Delano said he knows they are time sensitive on everything and we do not want to hold up Mr. Kulin's process at all so he asked when Mr. Kulin needs the resolution and agreement. Mr. Kulin said his goal is to work with the engineer and come back with definitive plans by the next BBMUA meeting at the end of August. Mr. Kulin thanked the board for their time.

Richard Marolda of 1031 Summer Avenue Minotola spoke at tonight's meeting. Mr. Marolda thanked the board to allow him to speak his mind at tonight's meeting. He also thanked the Board for doing an excellent job of running the MUA. The budgeting is on point, the water is always flowing and the toilets are always flushing and he doesn't think there are too many MUA's that run as efficiently as ours. Mr. Marolda said he would like to see our town and the boards in our town start to structure some policies where they can interact in ways to protect the things like our MUA. To protect the limited assets and limited finances that we have as a small town. Last night he went to the land use meeting and proposed they adopt a policy where they would disallow any building permits, site approvals, variances to anyone that owes money to the town or any of the agencies that service our town. He thinks this is a good way for our different agencies and boards to work together to protect each other and protect the best interest of our town because that is why we are all here. Chairman Delano thanked Mr. Marolda and said he appreciates his concern for the MUA and the sense of having all boards within the town work cooperatively.

David Horst of DeBlasio and Associates reviewed the Engineer's Report that was submitted for tonight's meeting. A copy of the letter requested from the Solicitor of the BBMUA was provided to Mr. Horst. Ms. Santore and the Auditor are working on getting the financial information requested together and it will be forwarded to DeBlasio & Associates. Once the information is received it will be forwarded to Triad for the USDA Application and they will let us know if they require anything further.

Mr. Horst stated in regard to the High Grass Farms sanitary sewer application Mr. Horst stated he will have their process people get in touch with Mr. Kulin and his Engineer. Chairman Delano asked if they will have a review letter coming back to the board at the August 28, 2024 meeting. Mr. Horst said that would be the goal but in between then to have the applicants engineer and DeBlasio's process people talking and try to answer the questions and fill in the blanks on the items they had requested.

m/Romeo s/Johnston adopt Resolution R-27-2024 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/Romeo s/Johnston to open the executive closed session meeting at 7:02 pm. m/passed

m/Formisano s/Johnston to close the executive closed session meeting and return to regular session at 7:21 pm. m/passed

Steve Testa of Romano, Hearing, Testa and Knorr provided a copy of the Client Engagement Letter for the 2022 Audit as required by the auditing standards. We have already been working on this but we wanted to formalize this.

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

m/Romeo s/Formisano to accept the minutes of the last regular meeting held on June 26, 2024. m/passed

m/Romeo s/Johnston to accept the minutes of the last closed executive session meeting held on June 26, 2024. m/passed

Plant Superintendent Alan Zorzi reported back to the board as requested at the last regular meeting with Kelley Blue Book estimated values on Truck #8 and Truck #9 that will be sold through GovDeals. The Board needs to come up with what they would like the minimum bid to be so the trucks can be listed for public auction. The Board decided to list the minimum bid for Truck #8 to be \$4,000.00 and the minimum bid for Truck #9 to be \$3,000.00. Before we can list the trucks on GovDeals we need to adopt a resolution authorizing the disposal of surplus property.

m/Johnston s/Formisano to adopt resolution R-28-2024 Authorizing the Disposal of Surplus Property. m/passed

Mr. Zorzi also informed the board that we have had 4 inspections in the last five day. We had a JIF inspection on Friday, a DEP Lab inspection on Tuesday and today we had a Residual inspection and Surface Water Inspection.

m/Romeo s/Formisano to file all correspondence sent out for review without reading numbered 1 through 12. m/passed

m/Romeo s/Johnston to pay all bills presented.

m/passed

The next regular meeting will be held on August 28, 2024 at 6:30 p.m.

m/Romeo s/Johnston to adjourn the meeting 7:35 p.m.

m/passed

Submitted by
Cheryl Santore-BBMUA Secretary