

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

The regular meeting of the BBMUA was held on August 28, 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. Zorzi
J. Johnston	D. Horst
D. Romeo	R. Casella in @ 6:38 pm
A. Sasdelli	S. Testa
C. Santore	John Kulin High Grass Farms

Chairman Delano provided the board with a copy of the letter provided to Mayor Baruffi regarding the community garden. It simply states that we want to help where we can we just want to be a bit more sure as to what they need there so we can best meet it and what makes sense. Plant Superintendent Alan Zorzi said he believes that they dug a trench from the Road Department trailer to the property. There is a yard hydrant there now so he believes they took care of this. Chairman Delano asked so they ran a line on their own property? Mr. Zorzi said he believes so. He did not go onto the property but he does see a fresh trench and a hydrant valve there. Chairman Delano said he is sure we will hear shortly what they did and if they still require our assistance.

Mr. John Kulin of High Grass Farms was in attendance at the meeting tonight. Mr. Kulin stated they are having a limited open house on Monday, September 9, 2024 from 3 to 6 pm. The open house invitation is open to BBMUA Board Members and employees, the Borough of Buena Mayor, Council, employees, Land Use Board Members as well as residents within 750 feet of the property. The open house will include tours and the opportunity to ask questions. Mr. Kulin stated he will send out invitations.

Mr. David Horst, of DeBlasio & Associates provided the board with an update on the USDA grant/loan application project for various roads in the Borough. DeBlasio & Associates has received back the requested information for the application and submitted it to Triad for review. It is anticipated that the application will be transmitted to the USDA on or before August 29, 2024.

Mr. Horst informed the board that DeBlasio & Associates has submitted a proposal to the Authority for the Buena Borough MUA Wastewater NJPDES Permit Renewal in the amount of \$4,000.00. Once the BBMUA authorizes the work by resolution, DeBlasio & Associates will commence with the work.

m/Romeo s/Johnston to adopt resolution R-33-2024 approving the proposal submitted by DeBlasio & Associates to prepare the NJPDES Permit Renewal Application in the amount of \$4,000.00 m/passed

Mr. Horst reviewed the High Grass Farms project. The applicant, John Kulin, of High Grass Farms is proposing to run a temporary “Interim Operation” during which the discharge flows from the grow rooms, HVAC system and the Rhythm Fertigation System would each be tested and collected into an onsite “Process Waste Water Collection Tank”. Chairman Delano asked if we are in good order for that. Mr. Horst said yes, in terms of the concept, they are in agreement with that. The contents of the Process Waste Water Collection Tank would then be pumped, hauled and properly disposed of elsewhere as industrial wastewater. Accordingly, the Authority can consider an “interim permit” for this proposed operation during which the applicant could more accurately determine the actual quantities and qualities of water to be utilized in their process. The “interim permit” would contain more detailed testing and flow measurement requirements in order to determine what the final permit conditions should be. So that is the concept and Mr. Horst said as far as he sees it at this point there are a few items that are outstanding that he is sure can be provided but he asked what would be the Board’s desire to prepare an interim permit. Mr. Horst said they could correspond with the Solicitor and give the technical information. Chairman Delano asked if we would need an interim permit. Mr. Horst stated they would recommend that because the actual quantity of water and contents is unknowns. So, the idea is they would enter into an interim process and essentially start up but will take all of the water that would essentially be contaminated and store that and haul it off site. As they are storing it, they are going to test it and provided data so that we can determine if maybe its accurate by combining the HVAC condensate with the waste it will dilute it enough and they can just put it into our system without any negative effects. Meanwhile as the interim process takes place, they are taking all of the contaminated water and disposing of it elsewhere properly and we will learn what the actual details of the process will be. Chairman Delano said the purpose of this primarily is to have a better feel of what pretreatment might have to be done that would then agree with our system. Mr. John Kulin said he had a great meeting with Mr. Horst’s partner the other day at the site. They went through everything. Mr. Kulin said his understanding and the belief is that if the estimates from all of the engineers is correct, with the dilution of the HVAC and everything else they will actually be able to meet the requirements of the plant and not cause any issues there. Mr. Kulin said they do not know that for sure and there is no actual proof yet. So, the idea of running that to a tank, there is a 1,000 gallon tank and a 2,000 or 2,500 gallon tank onsite to store this and take it off on a regular basis and will test it immediately until they are able to see what needs to be done to meet the requirements and dilute it enough and are able to discharge

it into the sewer system of the BBMUA. Mr. Kulin said they would like to be able to dispense the domestic waste immediately. Mr. Kulin asked of the board if it is possible, they have sampling ports coming off of their condensate from the dehumidifiers and HVAC system to test that as well as separately test the table run off so they know exactly what is going on, but, if possible, at some point if they can dispense the condensate into the sewer system if approved. They would come back before the board of course but after testing it but were told that the condensate would be very close to what the water coming in is. The proof will be in the pudding and we will see what the testing shows. But if the testing meets the requirements and they can discharge that, realistically he is shipping less volume off site and is just shipping waste offsite. Mr. Kulin said he will definitely come back to the board with the results. He is hoping that the board is open to the consideration that this may not be a two stage but a three stage process and if they are open to that it would be wonderful. Jeff Johnston asked if the condensate is just coming from the HVAC or is it from the furnaces too. Mr. Kulin said it is just from the HVAC units which are specially designed for agriculture and are heating and air conditioning as well as dehumidifiers in the rooms. Mr. Johnston said there will not be any combustible condensate that will have adverse effects. Mr. Kulin said 90% of the volume will be condensate and 10% of the volume will be table run off. Plant Superintendent Alan Zorzi said that is one of the questions he had for Bill Cathcart of DeBlasio & Associates. He had stated if we are looking to use the domestic meter in lieu of a sewer meter, how will we measure the condensate? Mr. Kulin said the goal is not to have a sewer or industrial waste meter. Mr. Kulin said the domestic waste is one thing and the industrial waste run off is the big thing. He stated in his mind there are three streams, the domestic waste, the industrial waste (table run off) which will contain nitrates which the field engineer brought up. They do occasionally use biological fungicides and pesticides so if they have to do a drench of their pots as a pesticide or fungicide, they would run that off into a separate tank and have it tested and make sure it is safe to put into the system or have it hauled off separately from the normal runoff. They want to make sure it doesn't affect our process. Mr. Zorzi said his question basically is if we go off the domestic drinking water meter and you have x amount of condensate water how is that calculated into your sewer bill for the discharge? Mr. Kulin said if you are going off of that they will have to pay extra because they are still going to have to pay to haul off the table run off. So, 90% of their water use plus the interim waste. Mr. Kulin said the water usage will be higher than the run off. Mr. Kulin also said they do plan on putting a meter on the industrial waste so this way you know what is going out with that and they will be monitoring that all the time and testing it. It will be quarterly in the long term but more frequently in the beginning. One of the things that came up was when they have to do a pesticide or fungicide drench the very fine spray is done by using a dram pump and the drench goes directly into the roots. There is essentially no run off from that. But when they do a drench that is going into the roots that is trying to decrease bugs or fungus in the roots there is some potential run off with that too. They are working on a system that they will present to the MUA, when they do the drench on a particular day all the run off will go into a separate tank so they can test that and may end up being hauled off long term separately. At maximum that would be one day every two weeks but hopefully it is less. And if they haul that off hopefully everything else can be diluted enough and pretreat it if necessary so that it can be dispensed into the system. Mr. Kulin said that is the goal and

he understands that we are all learning with this process and he understands it is based off calculations which he will bring back to the Board. He wants to get to the point where they are not hauling off all of their waste asap. Mr. Kulin stated they had their inspection from the State of NJ on August 7, 2024 and they say typically it takes 30 days but the realistic is about 6 weeks which puts them at the third week of September where from the State perspective they could be operational. So, if they can operate and haul off the industrial waste treated and sent off but have the domestic being dispensed that would a great step in the right direction for him and a step to being operational. Chairman Delano asked if we would need any additional monitoring from our end. Alan Zorzi stated that the engineer will supply Mr. Kulin with what needs to be tested. Mr. Zorzi said that as of right now you won't be discharging any industrial waste into our system and it will only be domestic waste so it is a trial period where it won't really affect us because he will be testing and hauling off the industrial waste. Mr. Kulin said the goal is we are going to be a long term tenant and they want to be good citizens and work together with the community. If it's a matter of testing it and making sure they do the right thing but they will work through it and they do not want to interfere with our limits with the NJDEP and the Pinelands and mess up the process the BBMUA has. David Horst said the next step would be to prepare the interim agreement which he will work with our Solicitor on preparing and that will spell out the interim requirements which state temporarily all of the domestic waste will be dispensed into the system while all of the industrial waste will be stored in storage tanks onsite and be pretreated and hauled off to a different facility that can accept that waste until which time it is determined that the industrial waste will not affect the processes of the MUA. Cheryl Santore asked a question regarding billing. Ms. Santore stated that right now there is water being used by the current owner and asked if Mr. Kulin is connected into that line that is metered. Mr. Kulin stated that he is connected into that and will be submetered off of that line. Mr. Zorzi said with that being said, when you submeter you are still going to be charged off of that meter or else you have to purchase a meter from the MUA. Mr. Kulin said the landlord will pay the MUA and Mr. Kulin will pay the landlord. Mr. Zorzi said with a submeter in order for the MUA to be able to bill you directly would have to be purchased from us directly so we can read that meter. Ms. Santore asked if we will read the submeter to know what to bill Mr. Kulin for the domestic? Mr. Zorzi said we will be billing the owner in the interim and down the road if they put in a submeter or sewer meter we will bill that industrial classification off that.

An email was received from Freddie Schwindt of Buena Connection Brewing Co. to Mr. David Horst regarding the brewery that is going to be located at 112 Wheat Road. Mr. Horst informed Mr. Schwindt he would have to submit a water and sewer application along with the plans and an escrow check before he can review and discuss the project. Ms. Santore informed the board that she has not yet received an application from them. She did say they are already connected to the water and sewer but she isn't sure if this will be another issue where they would go from a commercial establishment to an industrial user based on anything they might dispense in the system. Mr. Zorzi said prior to DeBlasio & Associates taking over Monica Bell of Remington & Vernick was in contact with them and working with them at no charge since we never received bills but

Mr. Zorzi did tell them to reach out to her in the past. When they reached out to Monica, she informed them that she was no longer working with the BBMUA and that is when Mr. Schwindt reached out to Alan and he told him to reach out to DeBlasio and Associates and Mr. Horst.

Ms. Santore informed the board that Robert Smith of Remington & Vernick Engineers provided a recommendation of award letter for the well #3 emergency generator. It is Mr. Smith's recommendation that the project be awarded to the lowest responsible bidder, Hughes Electric Co., LLC in the amount of \$355,370.00. The bid tabulation and bid were emailed to Robert Casella for his review.

m/Romeo s/Johnston to adopt resolution R-32-2024 awarding a contract to Hughes Electric Co., LLC for the purchase of well #3 emergency generator in the amount of \$355,370.00. m/passed

Mr. Zorzi stated this is part of the water asset management plan which we have to do and this was a project that Remington & Vernick had been working on prior to not being reappointed. Mr. Romeo asked if money has been set aside for this and if so, how much. Steve Testa stated that yes, we do have the money budgeted in the Capital Budget for this project in the amount of \$500,000.00 for the purchase of the generator and engineering costs. Mr. Zorzi said per the water asset management plan that was established back in 2019 as part of the 10 year plan, there are so many things that are required to be done to comply with the State regulations to our water system. The Chairman has to sign off on that plan every year that we are setting funds aside to complete the items on the plan and comply. Mr. Zorzi said we are pretty much up to date with the items scheduled. This was supposed to be completed two years ago but we were backed up because of other projects that were in the works. There are still a couple of other minor things that need to be done. Mr. Zorzi said in speaking to Remington & Vernick when this went out for bid, it will probably be a year before the generator is delivered. Chairman Delano stated just a secondary note this generator is going to be required for us before we can paint the water tower because this will provide the pressure through the system. Mr. Zorzi said well #3 does not have a generator, well #3 is our main production well and well #3 is our vfd controlled well. So once the water tower is drained and they go to paint the tank, for the pressure back up this generator is needed especially if there is ever a power outage. Ms. Santore said she spoke to Mr. Smith prior to the meeting tonight and if this is approved tonight, he will begin preparing the contract. Mr. Smith also said he is unsure of who will be doing the inspections on this project. Chairman Delano said he would prefer if Remington & Vernick did the inspection on this project. David Horst said he agreed with Chairman Delano. Ms. Santore said she will ask Mr. Smith to submit a proposal for the inspection of the project.

Steve Testa of Romano, Hearing, Testa and Knorr stated the after having a discussion with Cheryl Santore and consultant Maryann Chalow a contract needs to be adopted for the next annual period for Ms. Chalow. Due to items being backed up the cost of this

contract will be for 180 hours instead of 125 hours to complete the additional work that is required to get ourselves back on track. There will be no increase in hourly rate only hours.

m/Romeo s/Johnston to adopt resolution R-29-2024 authorizing the employment of Maryann Chalow as a consultant for the Borough of Buena Municipal Utilities Authority beginning September 1, 2024 through August 31, 2025 for a total of 180 hours.

m/passed

Mr. Testa asked for clarification on the USDA application. Mr. Testa has been in conversations with Marc DeBlasio of DeBlasio & Associates on trying to get the information to them for the application. There is an evaluation of the capacity to access credit markets and user affordability at market rates. Basically, the USDA is saying you are coming to us and we will give you a better deal but you need to show us what the impact would be if you had to go out for regular financing. The problem with that is we don't have an actual project amount yet. Mr. Testa said he knows the board authorized DeBlasio & Associates to complete a preapplication for a grant but this is getting into what the actual application would be for the project. Mr. Testa said he received some numbers from Marc DeBlasio that said there are three projects going on and it will be a total of this amount but it doesn't include any engineering and design, inspection or administrative costs. At that point it looks like the project would be well over three million dollars. Mr. Testa needs to know what the Authority's role is since this would be a joint project with the Borough of Buena. He wants to make sure before he prepares amortization schedules and provides numbers based on what the debt service would be. Mr. Testa is looking for clarification from the Board as to what they understand the total project cost to be or at least the BBMUA's percentage of that project and what the debt service would be for the BBMUA.

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

m/passed

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

m/passed

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

m/passed

Plant Superintendent Alan Zorzi provided the board with a copy of the survey of service water line materials that was mailed out to all water customers serviced by the BBMUA on Friday, August 23, 2024. This is a lead service line letter that was required to be sent by the Federal Government by November 2024 to all customers. All lead service lines must be identified and replaced by 2031. Basically, a home owner can id what is coming into their house from their meter and can call us and we document it , one of our

employees can go out and check it and document it or we have to dig it up and identify and document it. When the Federal Government came out with the lead compliance, we have complied with everything to date. Chairman Delano said that we do not have any lead lines that belong to the BBMUA. Mr. Zorzi said that is correct, however this is the service lines that belong to the homeowner. This is not saying that there is lead in the water this is saying that we need to identify what the service lines are.

Mr. Zorzi obtained three quotes of tires for the CAT 930M Wheel loader. The lowest quote was received from Foley CAT in the amount of \$9,034.56 for 4 tires. This was budgeted in our 2024 budget.

m/Romeo s/Johnston to approve the purchase of 4 tires for the CAT 930M wheel loader from Foley CAT in the amount of \$9,034.56. m/passed

Copies of the Bill of Sales for Truck #8 and Truck #9 from GovDeals was provided to the board for their information. Both trucks sold and have been picked up.

NJUAJIF conducted an inspection on July 19, 2024. A copy of the loss control report was provided to the board. There was only one outstanding suggestion for improvement and it was taken care of and submitted to Brenden Hirsh our Risk Control Consultant.

A quote was obtained from Zenon Environmental Corporation for the annual InSight Process Consulting Service Annual fee in the amount of \$9,240.00. This is the monitoring software used for the MBR.

m/Romeo s/Johnston to approve the renewal of the InSight Process Consulting Service annual fee in the amount of \$9,240.00 with Zenon Environmental Corporation for the period of 08/17/2024 to 08/16/2025. m/passed

m/Romeo s/Johnston adopt Resolution R-30-2024 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/Romeo s/Johnston to open the executive closed session meeting at 7:38 pm. m/passed

m/Romeo s/Johnston to close the executive closed session meeting and return to regular session at 7:43 pm. m/passed

m/Romeo s/Johnston to file all correspondence sent out for review without reading numbered 1 through 16. m/passed

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

David Romeo asked if we have a map of the coverage of all of our water and sewer lines and if it is online. Mr. Zorzi said yes, we do but it is not online. Since the occurrence of 9/11 it is not recommended for that information to be posted online out of protection for the customers we service.

Mr. Romeo said he received an email from Councilwoman Andaloro asking if we have a discipline policy. Mr. Romeo was told yes, we do have a discipline policy in our employee handbook and our employee policy and procedures handbook. Mr. Romeo asked if he could have a copy of it. Ms. Santore stated he should have it because it was recently updated and adopted per NJUAJIF guidelines.

The next regular meeting will be held on September 11, 2024 at 6:30 p.m.

m/Johnston s/Romeo to adjourn the meeting 7:47 p.m. m/passed

Submitted by  
Cheryl Santore-BBMUA Secretary