

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

The regular meeting of the BBMUA was held on September 24, 2025 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 David Romeo.

Those present were:

K. Barbagli	J. Talarico	R. Casella
D. Carolla	M. Bertonazzi	S. Testa
J. Marinacci	C. Santore	
D. Romeo	J. Erber	
J. Santagata	J. Mohnack	

Chairman Romeo received a letter from Kenneth Barbagli, Fire Chief of the Buena Borough Fire Department requesting the installation of two additional fire hydrants. The request is for one hydrant to be located behind the fire department on Wheat Road and the other to be located on Harding Highway across from the Wawa in front of the Budget Lodge motel. Chairman Romeo said this was discussed in prior meetings and it was requested that Mr. Barbagli write a letter to officially present it to the Board. Plant Superintendent Jonathan Erber stated that Mr. Dennis Carolla was correct when he stated that the valve that was installed on Buena Drive has been obstructed because a house was built on that lot and it is in the way. In order to run a line from that valve, you would have to go through the house to be able to run it to the property to the back of the fire department. Chairman Romeo stated if the Board is in favor of this he would defer to the Engineer and he is assuming that plans would have to be drawn up for it to look at this to put these two new hydrants in. The one on Route 40 is in need of one just because of the flow of traffic, emergency services and everything. Because if there is a fire, they are running the lines across the road and that pretty much shuts that end of town down. Chief Barbagli said the one at the fire house, that would be a long run anyway and he doesn't know if that would cause a problem with rust or anything. Mr. Barbagli asked if it could be run from the front off of Wheat Road. Superintendent Erber said it could, however, you would have to come across Wheat Road because the water line is on the opposite side of Wheat Road. Mr. Barbagli said evidently, we are staying where we are and not moving to Landisville like he thought they were. Landisville has a fill station. Every fire department in the world has a fill station but theirs. A fill station is something that is well

needed at a fire department. Chairman Romeo said before we could bring this to a vote we would need to obtain a price for it. However, Chairman Romeo said we need to bring this to a vote to move forward with the Engineer to give us a price on the Engineering for it. Engineer Joseph Mohnack stated you would have to contact the County if you are going to do any boring. Plant Superintendent Erber stated you would have to open the road because he doesn't feel you core bore a line that large. Superintendent Erber asked Matthew Bertonazzi if you could bore that. Mr. Bertonazzi asked if it is a 6" main. Mr. Erber said yes. Mr. Bertonazzi said you could jack and bore it but it would be a lot of money. The best and easiest thing to do would be to open the road and have the County involved. You could open one lane and install then hot patch it and get the main across the road. Chairman Romeo said that Route 40 is getting close to being paved. If they hold off for another year that gives us some time but if we can table this and revisit it at the next meeting in October when the professionals are here, that would be a month. Mr. Barbagli asked how we could get a price for this in the meantime. Chairman Romeo stated we would have to get an Engineering plan designed and then we would have to put it out to bid. Jerry Marinacci asked if we should take a vote on it now to get the Engineering started. Chairman Romeo said yes. Mr. Barbagli said he could see if the fire department has the funds available in their budget since this is something they need or possibly the Borough's budget may be able to put some money into it. Chairman Romeo said if we can do it jointly, we do it. If not and we have the money we will move forward with it. But if this is for the Borough and serves the Borough we should all bear a little bit of the burden. Just like when they reached out to us for help. We are all here to make this place a little better and to work a little more efficiently and keep the residents safe. Superintendent Erber said he will get a budgetary quote together to see what the cost is coming in at. Mr. Mohnack said you might be able to get quotes rather than having to go out for bid. Chairman Romeo asked if we should get the quotes first before we authorize the Engineer to move forward with a proposal. Mr. Mohnack said you should come up with some kind of concept plan on what you want to see and obtain quotes and he can reach out to the County to see what may be required to go across the road from them. Mr. Barbagli said the one across from Wawa should be done too. Chairman Romeo asked Superintendent Erber to get quotes for Route 40 and Wheat Road and we can discuss it at the next meeting without the professionals. The BBMUA Auditor, Steve Testa said having to get the approvals from the State and County will take you into 2026, therefore, since your consultant Maryann Chalow is beginning to put the budget together, we can make her aware of that project. Therefore, if Superintendent Erber gets some pricing that will give us an idea of what to put in the 2026 Capital Budget as an estimate.

m/Santagata s/Marinacci to authorize Plant Superintendent Jonathan Erber to research pricing on the installation of two new fire hydrants. One hydrant on Route 40 in front of the Budget Lodge Motel and one on Wheat Road at the Buena Borough Fire Department. Barbagli-abstain; Carolla-yes; Marinacci-yes; Santagata-yes; Romeo-yes m/passed

Chairman Romeo informed the board a letter was received from Alan Giebner, Esq. providing the Notice of In Rem Foreclosure for the property located on Block 123, Lot 6

at 441 Wheat Road owned by Omer Gunaydin. Chairman Romeo asked if there are any open balances on this property. Ms. Santore stated there was only water at that property. The outstanding balance was turned over to the tax office back in 2018 and it has a municipal lien on it.

A letter was received from Kevin Diduch, Esq. on behalf of Maryann Slusarczyk, owner of 103 Marlyn Avenue, Block 111 Lot 6 providing Notice of Public Hearing at the Borough of Buena Land Use Board for a use variance approval for the property to permit the housing of chickens or other poultry on the property. Chairman Romeo deferred to Jerry Marinacci on this matter. Joseph Santagata said this is just a notice notifying us that they were coming before the board. Jerry Marinacci stated there were a lot of people at the Land Use Board meeting last night both for and against the matter. She started with the chickens in 2018. Her lot is 75' x 150' and it is way too small to have farm animals. An ordinance was passed last year stating that you had to have a minimum of 3 acres to have farm animals. The problem with her is, according to State legislation, since she had the animals prior to the Ordinance being passed she is grandfathered in. Dennis Carolla asked why we are talking about this. Chairman Romeo said the only way it would affect us is if she were disposing of the manure in our lines. Secretary Cheryl Santore stated the only reason we received the notice is because we are located within 200 feet of her property.

Chairman Romeo stated an email was received from Patricia Chiu, owner of 101 S. West Blvd. Landisville, NJ requesting to waive the payment of one additional connection fee for water and sewer at the property. The property was originally five units and the previous owner signed off on two of the units on 9/14/2001 reducing the property to a three-unit apartment complex. When Mrs. Chiu purchased the property, she stated it was four units. She still has kept it as four units and when she came to pay her bill, she stated the property was 4 units. In our system the property has only been listed as three since 2001. Therefore, Cheryl Santore informed Mrs. Chiu that she would be required to pay a connection fee for water in the amount of \$756.00 and sewer in the amount of \$3,500.00 since it has been more than five years from the date of disconnection as stated in our Resolution R-48-1993. Chairman Romeo stated in 2001 when this was reduced from five units to three, Anthony Casadia and Gary Labo went out and inspected the property and the board took action to reduce it. The Chairman said we may have a lot of properties like this that we were never notified about that were returned to the original number of units. It could have been misrepresented when sold in a real estate transaction. Mr. Romeo stated as the Chairman, it has been over five years and our resolution states that a reconnection fee has to be paid and he doesn't believe we can waive this. Jerry Marinacci asked how do we know this is four units if it's just her say so. Is she actually renting four units now. Chairman Romeo said we would have to reach out to the land use board and code enforcement. Ms. Chiu was in attendance at the meeting.

Joseph Mohnack of DeBlasio & Associates sent an email informing the BBMUA and the Borough of Buena which streets have been identified as candidates for the FY2026 I-Bank Clean Water Grant Application. Chairman Romeo said the roads they have identified are South Avenue from Central to West, Coari Avenue from Central to West, Williams Avenue from Central to West, Jonas Avenue from Central to West, West Arctic Avenue from Central to West, West Pacific Avenue from Central to West, East Pacific Avenue from Central to Columbia, East Arctic Avenue from Central to the dead end, North Cass Avenue from Summer to East Atlantic and East Atlantic Avenue from Central to North Cass. Joseph Mohnack said these are the roads that are identified as having asbestos/clay sewer mains which makes them eligible to be replaced under the grant.

William Cathcart of DeBlasio & Associates emailed regarding Green Thumb Growing Company and the drawing submitted by Richard Figarole the licensed master plumber of EOG Mechanical LLC who is installing the plumbing at their facility. Mr. Cathcart feels it is important to review the whole operating plan before recommending any approval on an installation like this. Therefore, Mr. Cathcart would like to see the entire application and understand the whole drainage system before recommending any approvals. Ms. Santore received the application and plans prior to the beginning of tonight's meeting. Ms. Santore provided the application to all board members with their correspondence and will email the plans to everyone after the meeting for review. Chairman Romeo said this is what has been required of High Grass Farms and this is what will be required of everyone coming before the board. We cannot just look at one individual piece. The application has to come in, we need the full plan and this way we have a better picture and our Engineer can advise us on the design, if it is going to work, if it is going to harm our system, if it is going to be viable. The Chairman said now that we have received this, we will revisit this at our next meeting and we will go forward once our Engineer has had time to review it.

Joseph Mohnack and William Cathcart of DeBlasio & Associates emailed regarding Buena Connection Brewing Company's proposed procedure that was submitted at the regular meeting held on September 10, 2025. Mr. Cathcart has reviewed the procedure and stated it makes sense and should minimize the discharge of a "slug" of the wastewater to the collection system. After updating the excel file of the lab results, even when the waste pH is controlled and diluted, it still contains a relatively high concentration of nutrients that are a concern at the treatment plant. Mr. Cathcart feels there should be no problem if they are diluted as much as possible before discharge, discharging is performed during daytime high flow periods and plant personnel are notified of the discharge. However, Mr. Cathcart recommends that the Applicant be required to install a sampling manhole at a convenient location on the property so the total discharge from the facility can be sampled safely. Chairman Romeo stated he believes at our last meeting the Brewing Company stated they have a place where we can draw samples from prior to it being discharged into our system. Plant Superintendent Jonathan Erber said the samples will be taken right out of the drain. The tank set up that

was submitted and R.O. water will be dispensed into the drain and he will sample out of that. Chairman Romeo asked if that is a viable solution that we can go with. Mr. Erber said yes, it is. To have them install a manhole at this stage would be very costly for them. Chairman Romeo said as long as we have a way to test this and the Board agrees he does not have an issue with it. There will be some companies that will have to figure that into their plan when they are constructing their set up. The big thing is, by working with the Land Use Board, hopefully we can get applicants to come before us before they have started building and we can tell them what is required and they can build it into their design. Jerry Marinacci stated not with the Brewing Company but with another outfit on Weymouth Road he has talked to the Attorney twice here and went out to the actual location and talked to the site manager once and had a telephone conversation the second time and they eventually complied. However, Mr. Marinacci is unsure how he can get them to comply after coming from the Land Use Board to come to our next meeting because everyone seems to do what they want to do. Chairman Romeo said that is something out of our control, however, he has heard Mr. Marinacci talk about a flow chart with showing the steps everyone needs to take to get everything up and running. With Council, Land Use and the BBMUA having that one committee working together, even though we haven't had a meeting yet, all three entities need to work together so things do move efficiently and flow smoothly so no one is ready to open up and they don't have all the approvals they need and don't get held up. Chairman Romeo said we are close to having a full procedure that will come before a vote once we hit phase 3 with High Grass Farms and on our end, we will have something that will be on our website and people will know what steps will need to be taken to get all the approvals and be able to discharge into our system. Mr. Marinacci said having it on the website is great but he would like to have it in our packet that can be handed to them and tell them this is what you are required to do. Chairman Romeo said he believes the Brewing Company is in phase 2 so an agreement has to be written up by the Engineer so it can be signed and we can proceed in that direction. Joseph Mohnack said he would like to add something to this. Mr. Mohnack stated when companies come in, such as the cannabis companies for example, it makes sense for them to go to the Land Use Board first to obtain any variances they need before coming here to the MUA. Mr. Mohnack stated when they do their Land Use letters, there is a dedicated section of their report dedicated to outside agency approvals. So, the applicant goes before the Land Use Board and if they receive approval there are still conditions to get approvals from all outside agencies which would include the MUA, Pinelands, etc. They are required as stated in that letter to receive approvals from everyone. So, in theory, when it gets to the construction official or whomever is issuing a C.O., they should see that list of agencies and the applicant should be able to provide a letter from each agency saying that the applicant complies or the applicant reached out. So, in theory, everything should be caught. Chairman Romeo says he thinks that it should be said at the Land Use Board that the applicant needs to go to the next meeting for the BBMUA to find out what requirements they need for you to go forward with this project. They don't have to put an application in but they should come in front of us, explain what they are doing, and we can explain well here is A, B, C. & D that you are going to be required to show us that you have completed and comply before you get your approvals from us. Secretary Cheryl Santore stated what normally should happen and how it worked in the past is the applicant should come before our

Board before they put in an application inform the Board that they have this project and ask for approval to tie into the water and sewer system in case the allowance is not there. Right now, that is not a problem but, in the past, we have been up against our limits. We have permitted limits that we are allowed to accept. So that is normally how it worked. The applicant would write a letter to the board and then come before the board and ask for permission to connect and present their project that way. Whether it was with a letter and a set of plans, maybe not necessarily the application step. Ms. Santore stated she knows that the Engineer will not review the application without a Developer's Escrow being posted. Chairman Romeo said that is one of the things the Board would have to know is if we have limited units left to allocate or everything is good right now and we would tell them when they came before us. The Chairman said with the cannabis he knows no one has come before us until after the fact and we are trying to play catch up with everything. We are working as fast as we can to accommodate everybody. The Chairman asked Joseph Mohnack to work on the agreement for the Brewing Company. The agreement that we have with High Grass should be tweaked for the Brewing Company and presented for the next meeting.

Chairman Romeo opened up the public portion and they revisited the correspondence regarding 101 S. West Boulevard. Ms. Patricia Chiu, the owner of 101 S. West Boulevard came before the board and explained that she purchased this property a few years back and it was in very poor condition. Since she has owned it, she has put a lot of money into the property because she recognizes this is a corner lot and is one of the first things you see when you enter town, the gas station, the post office, and her property. When Ms. Chiu bought it, she said it was stated to her that it was a three-unit property but there was four units and Ms. Chiu had her lawyer look at the documents and minutes taken from when it was transferred from a Chinese restaurant into a residential dwelling. It was stated in the minutes taken that the owner at the time would occupy the one unit and she would rent out the other three. That is how her lawyer read it, that is how it was presented, and that is how she conducted herself from there on. Ms. Chiu stated when she was here to pay, because she doesn't own any other property in Buena, she had no idea that sewer is charged for each unit. She always assumed from other townships that you had one bill you paid it that was it. Ms. Chiu said she being honest came to pay her sewer bill and Cheryl says ok you have the three-unit complex and Ms. Chiu said no it is four units. Cheryl said she shows it is three. Ms. Chiu again states is it four units because she already went through it on the other end. Cheryl Santore then stated that Ms. Chiu had only been being charged for three units and that she would have to pay a connection fee for water and sewer for the fourth unit. The connection fee would be \$756.00 for water and \$3,500.00 for sewer. Ms. Santore pulled out the application from the previous owner that stated the building was a five-unit building and two of the units were signed off on in 2001 and an inspection was done proving it was only three units. Ms. Santore stated that our application for tap-in fees states that for reconnection of service, a payment of ½ the current tap-in fee in effect at the time of the connection, provided the reconnection takes place within five (5) years from the date of the disconnection; thereafter the full tap-in fee in effect at the time of reconnection per Resolution R-48-93 must be paid. Ms. Chiu stated she and her attorney have been

working to make it a five unit because she does have an extra unit there but it is small and it would be an efficiency. Therefore, Ms. Chiu has not gone that route and is thinking of just putting a few washers and dryers in that small unit for her tenants and call it a day rather than making that fifth unit an apartment. Ms. Chiu stated she is getting ready to fix that pole barn on the property. That is a commercial unit and she is working with the Land Use Board because that area is zoned residential now. She is trying to work something out to figure out if her unit is grandfathered in. Right now, the pole barn is sitting there vacant doing nothing and she is being taxed on it. Ms. Chiu said she is telling the Board all of this because she is a one-man band. She stated every dollar that she gets from her tenants she puts into the property. She has put siding on, new gutters on, a new roof on, she is budgeting for new asphalt for the driveway. Her next project after the asphalt is to contact Atlantic City Electric to get a new pole installed and electric run to the pole barn legally. That is cost \$4,800.00. Ms. Chiu said this fee has come to her as a total surprise. She said this is a lot and it will set her back. Ms. Chiu said as far as she knows there is one water line and one sewer line and she pays her bill on time every quarter. Chairman Romeo said he understands where she is coming from and what happened before they have control over. Why the previous owner reduced it from five to three units back in 2001 he does not know. Our Resolution and rules and regulations state if it is within 5 years you pay half of the fee but if it is over 5 years you have to pay the full fee and we have to be fair to everybody. From whenever they signed off on the extra units until it was increased back to four units and we didn't know about it we still had to maintain the water and sewer lines, our plant was upgraded to meet Pinelands requirements, etc. Chairman Romeo stated just as Ms. Chiu has costs for her property, we have costs that we have to pay also. The Chairman stated we understand the burden. We are working on refurbishing our water tower and replacing old sewer lines in the streets. The Chairman asked the Board if any members have any questions. Mr. Barbagli stated he has a question. He stated this is a four-unit property and she is paying for four units and renting out three and she is living in one. Mr. Barbagli was told no. This is a four-unit property and she has been paying for three units. Ms. Chiu said it is a four-unit property and she is paying for three. Mr. Barbagli asked if she is trying to reduce it to three units. Chairman Romeo said no. The property is four units but was stated to us by the previous owner that it was a three-unit property. Per BBMUA regulations it is required that she pay connection fees again for the fourth unit. Ms. Chiu stated it was always four units when she purchased it. Dennis Carolla stated the unit has had three water and three sewer connection fees paid. Chairman Romeo stated that is correct and they have been paying the usage fees the entire time. The Chairman stated the issue he sees is that the previous owner brought it back to four units and we were never notified. We need to reach out to the Land Use Board to see when it was brought back to four units. Cheryl Santore told the board members if they look at correspondence number four, they will see it was originally a five-unit property and in 2001 was reduced to three units and was inspected and verified as three units by Our Plant Superintendent at the time, Anthony Casadia, who also worked as a Borough Inspector and our Secretary Treasurer Gary Labo. Dennis Carolla asked if they originally paid for five units. Ms. Santore stated yes, they did. Ms. Santore stated right on our application and in our rules and regulations it states that after a connection is signed off on you have a period within 5 years of reconnecting that unit at half the connection fees at that time. After that five-

year period, you are required to pay the full connection fee to add additional units. Mr. Carolla asked if they want to reconnect do we have to install a new line. Chairman Romeo said no. Mr. Carolla said it is essentially just a paper shuffle. Chairman Romeo said depending on what the Board decides are there any ramifications if the Board decides to waive these fees. Solicitor Robert Casella stated he is not comfortable with the Board wanting to do that. Chairman Romeo stated this could set a precedent for the future that anyone else who comes before us in the same situation that we would do away with charging those fees. The BBMUA Auditor Steve Testa stated the reason behind this rule and there is a repayment of a connection fee is because for that period of time those units that were signed off on were never being charged the quarterly fees. Those fees that are charged quarterly to all rate payers are paying for our debt service, for our capital, for our operations for all of it. The connection fee in this instance is essentially a catch-up fee for all the years that the fees were not paid. That is why the reconnection fees are charged to get caught back up so to speak because all of those charges were being paid by the rate payers all this time while the owner of the property who signed off on the units was not paying. This is not something exclusive to our Authority. That is the reason it is there. Mr. Testa just wants everyone to understand why this rule was adopted and why it is there and there is a reconnect fee. There is no physical cost for us to do it but we have not been collecting the quarterly charges all that time either. Chairman Romeo stated that is why when water and sewer run within 200 feet of your property line and you are not connected you still have to pay the quarterly fee because if you eventually decide to connect your dwelling into our system you have to pay for the maintenance of the system. Chairman Romeo stated he knows this is a hardship and he understands what the Auditor explained. He asked if this can be paid in installments over the years. Ms. Chiu asked if she can pay for the fourth unit from the time she has owned the property to date for both water and sewer instead of paying the connection fee. Chairman Romeo stated he was suggesting paying for four units from this point forward and over four quarters pay the reconnection fee. The Chairman asked how long she has owned the property. Ms. Chiu stated a little over two and a half years. The Chairman stated that may be more than the tap in fees. Auditor Steve Testa and Cheryl Santore stated it would equate to a little over \$2,000.00. Chairman Romeo asked Ms. Chiu to provide a copy of her settlement papers so that the calculation can be made from the time she purchased this property and an exact calculation can be made and the Board will make a decision after that. Ms. Santore stated that there was another instance where a property connected other units without coming to the BBMUA and we found out about it when one of the units caught on fire after the property had recently sold to a new owner. That new owner had to pay the connection fees for those units that had be essentially illegally connected prior to the new owner purchasing the property. Joseph Santagata stated his opinion is to charge her the quarterly fee from the time she owned the property to current instead of the reconnection fees. Dennis Carolla said that seems fairer since connection fees were already paid initially.

m/Santagata s/Barbagli to bill the owner, Patricia Chiu, of 101 South West Boulevard Landisville, NJ for four units from the date of purchase after a required copy of the settlement statement be provided in lieu of the sewer and water reconnection fees for that additional unit.

m/passed

Wade Aulffo of 213 Jonas Avenue came before the board to request a sewer extension for the 200 block of Jonas Avenue. Mr. Aulffo said he is here to try to get the conversation started. Chairman Romeo said this is something they are looking into. The Board would request a petition from the residents to see how many are interested in connecting into the sewer line if we were to budget for that expense. The Chairman also wanted to make it clear that there would be connection fees required to be paid by the residents even if they did not connect immediately into the system. The Chairman asked the BBMUA Engineer if he had any input on this. Mr. Mohnack asked if there is a main on there right now. Plant Superintendent Erber stated during the project on West Avenue they will be installing a tap at that intersection for that section of Jonas. Jerry Marinacci asked Mr. Mohnack if we are awarded grant funds from the NJ I-Bank in the next round of applications for 2026 could some of that money be used for an extension. Mr. Mohnack stated that is a good question. Superintendent Erber asked if that money would be able to be used for that purpose since we would not be replacing existing clay asbestos pipe. Mr. Mohnack stated that is a valid point, however, the BBMUA could possibly add Capital Funds to that project to do the extension. The 200 block of Jonas is the only street in the section in the 200 block that does not have sewer. Mr. Aulffo stated they were always told there was not enough pitch. Superintendent Erber stated in this project they are doing now the tap will be installed as deep as the line on West Avenue that is being replaced so there should not be a problem picking up that street if we were to do an extension to service those homes.

m/Marinacci s/Carolla to proceed with the investigation of installing sewer down Jonas Avenue from West Avenue to the dead end in the 200 Block. m/passed

Engineer Joseph Mohnack informed the board the applications for the FY2026 I-Bank Clean Water grant application and the FY2025 I-Bank Drinking Water Nano Program applications are being prepared and are due October 31, 2025 and will be submitted by that date.

Mr. Mohnack stated in regard to the FY2025 I-Bank South West Avenue and East Summer Road project began on September 15, 2025. They are already up to Coari Avenue. Once West is complete, they will move to East Summer Road.

Mr. Mohnack stated the AT&T Antenna installation on the Water Tower is complete and there was nothing concerning found upon completion of the antenna improvements. Therefore, this project will be taken off the report as complete.

Solicitor Robert Casella stated he had received an email from Matthew Robinson, the attorney for Frank Carpino who has been before this board numerous times over the last

several years indicating that they will be attending one of the October meetings to discuss the issue of Liberty Village. Mr. Casella stated if they come to the next meeting in October when the professionals are not in attendance, his recommendation is to accept whatever paperwork if any is provided and listen to the presentation and whatever he has to say but do not engage in any debate or back and forth about this or that or who did this or who said that. If he comes, we will discuss it in closed session at the next meeting when the professionals are in attendance. If there is anything that requires a response from us or any kind of proposal it will be discussed in closed session and Mr. Casella will respond appropriately. Chairman Romeo asked if this will be for Liberty II or Liberty III. Mr. Casella stated he does not know but he is assuming it is for Liberty II since Mr. Robinson requested to be placed on the agenda under old business or the public portion whichever the board chooses. Mr. Marinacci said Liberty II is finished and why would it be for that. Chairman Romeo said hopefully it is for Liberty III because he heard that the first unit will be delivered very soon.

Auditor, Steve Testa stated they are working to complete the 2023 audit and have been in contact with the financial consultant Maryann Chalow and she is working on the 2024 workpapers so it should be pretty seamless to move into that year once the 2023 audit is complete and the journal entries are recorded. Ms. Chalow also mentioned that she will be beginning to work on the 2026 budget after September so she has nine months of data to be able to project the remaining three months and go into the next year. Mr. Testa told her to make sure she gets in touch with Jon Erber to make sure all of the Capital items we have been talking about are included in the 2026 Capital Budget.

m/Barbagli s/Marinacci to accept the minutes of the last regular meeting held on September 10, 2025. m/passed

m/Marinacci s/Barbagli to accept the minutes of the last closed executive session meeting held on September 10, 2025. m/passed

Plant Superintendent Jonathan Erber solicited quotes to remove the overgrowth at the elevated tank site inside and outside of the fence and presented them to the Board at the last meeting. The Board requested reaching out to the Borough Road Department to see if they could be of assistance with the cleanup. Mr. Erber and Mr. Marinacci spoke with Road Supervisor, Bill Nimohay and he stated they do not have the equipment to be able to help with the cleanup. Therefore, Mr. Erber asked if the Board would like to proceed with the cleanup and if they would like to award the job to DP Disposal who had the lowest quote in the amount of \$1,200.00 per day not to exceed 5 days.

m/Marinacci s/Carolla to authorize DP Disposal to perform the cleanup of the Water Tower property in the amount of \$1,200.00 per day for a period not to exceed 5 days inside and outside the fence at the water tower. m/passed

Superintendent Erber obtained pricing on fencing at the BBMUA Plant. Two different quotes were received. One quote was for vinyl privacy fence along where the homeowner lives and the other was for chain link fencing around the piece of property acquired by the MUA. The lowest quote for the vinyl privacy fence came in from Superior Fence & Railing at a price of \$9,800.00. The lowest quote for the chain link fence came in from C&K Fencing at a price of \$12,900.00. Chairman Romeo asked if they are for two different areas. Mr. Erber stated yes, they are. All three companies quoted on both areas. Dennis Carolla asked if they were offered the two areas would there be a better price for the combination. Mr. Erber said he could ask but he does not know. Mr. Carolla said if it was quoted as a large package maybe they would reduce it a little bit. If the project comes in over the quote threshold it would have to be put out to bid. Chairman Romeo said he doesn't know if we have funding this year for it or not. But it could be put in next year's capital budget.

m/Marinacci s/Barbagli to memorialize the quotes received for fencing at the BBMUA Plant located on Plymouth Road to be budgeted in the 2026 Capital Budget.

m/passed

Plant Superintendent Erber obtained quotes for a new battery-operated tamper to replace our old tamper that stopped working. The current tamper we have is old and beyond repair and when making the repair on Harding Highway, the tamper we have died. The lowest quote received was from Company Wrench in the amount of \$7,500.00. The tamper is a Wacker Newsome and comes with two batteries and a charger.

m/Marinacci s/Barbagli to purchase a new battery-operated tamper in the amount of \$7,500.00 from Company Wrench.

m/passed

An email was received from Jay Black of the Buena Vista Campground regarding the proposed sanitary sewer connection. Mr. Black would like to know who he can speak with about the next steps as they would like to move the conversation forward on the overall project. Secretary Cheryl Santore stated that he needed to speak with Buena Vista Township as a first step and Mr. Black replied that he has been try to get traction with the Township, and while there was a recent response from Lisa Tilton, it was directed at the Township Engineer. Mr. Black asked if Chairman Romeo could reach out to Ms. Tilton again to try to move the conversation along further. Chairman Romeo stated he sent an email to Buena Vista Township and has still not received an answer. Mr. Romeo said he will reach out again asking for an update and see if he gets a response. The Chairman did say that we need to look into this matter more deeply as to whether we want to establish a classification for campgrounds and the allowable gallons per day for a campground unit or if we want to stick with the 165 gallons per day that we currently use as our standard so that we can be better prepared when this project starts to move forward. It is the

consensus of the board that we keep the 165 gallon per day allowance but further discussion will be had on this matter.

Mr. Ken Barbagli had a question in regard to the cannabis facilities with High Grass and the new applicants putting tanks inside their buildings. Mr. Barbagli asked if there are any gasses or anything that is put off in the air inside those buildings that could harm anyone. Mr. Barbagli asked if there are any off gassing or any chemicals in the buildings that could hurt anyone. Mr. Erber said not that he knows of but he doesn't know. Matt Bertonazzi asked if the State Fire Marshall was involved or if he would know the answer to that question. Chairman Romeo said we could ask High Grass. Mr. Erber said the tanks hold the condensate and any table run off and he would be more concerned with any fertilizer that may be stored. Mr. Erber said the fertilizer is mixed to the point where the plants absorb it and very little if any is lost in the table run off. Mr. Barbagli feels these tanks should be outside and we should include that in our requirements. Mr. Bertonazzi said he thinks the fire department should reach out to the cannabis growers and ask for a list of any chemicals used and do a walkthrough and obtain a drawing of where everything might be stored. Jonathan Erber said he would reach out and ask the question.

m/Marinacci s/Barbagli to file all correspondence sent out for review without reading number 1 through number 12. m/passed

The next regular meeting will be held on October 8, 2025 at 6:30 p.m.

m/Marinacci s/Barbagli to adjourn the meeting 8:05 p.m. m/passed

Submitted by
Cheryl Santore-BBMUA Secretary