

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

The regular meeting of the BBMUA was held on October 11, 2017 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	C. Santore
J. Johnston	A. Zorzi
J. Santagata	R. Gazzara 1701 S. Central Avenue
J. Alvarez	C. Bramble 1615 S. Central Avenue
	L. Everly-Hopkins 115 Louis Drive

Chairman Santagata began the meeting by opening the meeting to the public. In attendance were residents Mr. Roy Gazzara of 1701 S. Central Avenue & Louis Drive, Mr. Charles Bramble of 1615 S. Central Avenue & Louis Drive and Mrs. Lois Hopkins of 115 Louis Drive. The residents were in attendance to check on the status of the Louis Drive Sanitary Sewer Extension project. Mr. Gazzara stated that they were told in the spring that the project would begin by September and nothing has happened. They were told they were waiting on approval from the State and would like an update. Chairman Santagata informed the residents that the approval for our request for the extension of the treatment works permit was received. Chairman Santagata also stated that the Engineer wanted to see if there was any approval needed from the County if they were to go to a land owner for additional access to Louis Drive because there may be some trouble with access once the project begins. The Chairman also stated that the Borough was supposed to facilitate a meeting with the residents of Louis Drive to explain the challenges with the access to Louis Drive during the project. Mr. Gazzara stated that they were told the reason the meeting hadn't been set up yet is because they were waiting for a response from the State approving the project. Chairman Santagata stated that the State approval for a one year extension just came through and it is on tonight's agenda. Mr. Gazzara's other concern is if the project is going to take longer and is going to go into the winter months and there may be problems with water in the area would the BBMUA consider putting a pipe under Central Avenue before that road gets torn up. It is his understanding that Central Avenue is going to be redone and once that is done they will not be able to open the road and go across. Plant Superintendent Alan Zorzi stated that a pipe is already

stubbed out for Louis Drive so that Central Avenue would not have to be disturbed. The manhole is almost in front of Mr. Bramble's house and they do have it stubbed out. Mr. Gazzara was glad to hear that. It was then asked who is on top of this project to make sure that it keeps moving forward. Chairman Santagata stated that the Engineer is on top of the project and that he is also the Engineer for the Borough and that is why he is coordinating with the Borough to set up the meeting with the residents. The Engineer had a concern with the entrance/exit in & out of Louis Drive off of Central Avenue during construction. Mr. Gazzara asked if the Engineer had an idea of when the letters will be sent out. Chairman Santagata stated that they could check with the Borough Administrator but he was not notified of when the meeting will be. Chairman also said as far as the project itself, at the last meeting it was stated that the bid specifications are already prepared but the Engineer did not want to advertise the bid without the approval from the State. Now that we have received the approval the board will ask the Engineer to advertise the bid at the next regular meeting so that we can get some numbers back. The worst case scenario is that the bids will come back much higher than what we have set aside for the project and then we will have another problem. Chairman Santagata stated that we want to get this project done to help the residents. Mr. Gazzara stated the longer the BBMUA waits the more it will cost. Chairman Santagata said that he knows from way back when he was on Council that there is a problem on Louis Drive and he wishes the Borough was able to address the drainage issue at the same time but that isn't going to be able to happen. He stated that we do have some funds set aside for Louis Drive and hopefully it is enough. Mr. Gazzara asked if there are not enough funds set aside would the BBMUA go out and bond the money for the project. Chairman Santagata stated that is something we would have to discuss with our auditor. He stated that he personally wants to get it done for the residents because he knows it is a problem but that is just him personally and he cannot speak for the entire board. Mr. Gazzara stated there are a number of people that have problems with their systems right now and it is a month to month basis where they worry about winter coming up. Mrs. Lois Hopkins stated that she lives on Louis Drive and is one of the residents that goes under water every time it floods and can no longer sell her house because her septic system is a bomb. She stated that she knows this money has been sitting around for a very long time and they have been very patient. She and her husband have struggled through having to get her septic pumped every other month and it has been a financial burden for them. Mrs. Hopkins stated that she and her husband may want to retire out of the State eventually and they cannot even sell their home. She is more concerned than Mr. Gazzara and Mr. Bramble because she is right at the point where water comes up within 5 feet of her house. She said she looks like she lives in a castle and the only reason that she does not have a moat around her house is because there is a very small piece that does not connect to the water that goes around her house. She said she has been patient but her nerves are done, her anticipation for the whole thing is way beyond belief and she is really tired of getting put off. She feels that the Borough has pretty much forgotten Louis Drive at times and whether it is on purpose or not it doesn't really matter. They don't even get their mail from the Borough so it has been a long process. The problem they are having is that they don't even have a sellable piece of property and she is making a mortgage payment on it. She doesn't want to go bankrupt to get rid of all of this. Mrs. Hopkins stated she could walk away from this tomorrow and the bank would be stuck

with a house that even they can't sell. So her concern is that this has sat for a long time waiting for the State's approval and that no one seems to be on top of it. Her question is who is on top of the Engineer. Chairman Santagata stated that they, the BBMUA Board, should be on top of the Engineer. Mrs. Hopkins asked if they could please be sure that the Engineer is doing his job appropriately and that the Engineer is following up because they need some answers and they need them soon. If they can't have the drainage she can almost understand it. But if they can't have the drainage they should have sewer. They should be able to have something. The money has been set aside for almost 10 years. They were promised that once the defunct development, Buena Estates, across the street was built they would be able to have sewer and that development was started almost 10 years ago. Mrs. Hopkins stated that she took money out of her 401K based on the fact that they would have to put up all this money in September to pay for her connection into the sewer system and now she finds out that she wasted that. She put the money away but she will never get the interest she would have gotten if it were still in her 401K and she has a house that she can't sell. She stated she is desperate and is begging the board to help the residents in some way shape or form. Chairman Santagata stated that he wants to see this through so they will see what they can get done. He knows it has been put off for a long time and that the last plan was that the Borough and the BBMUA were going to work together to do the drainage and the sewer at the same time and that plan has fallen through. But the BBMUA still wants to proceed with the sewer so we will keep moving forward.

Chairman Santagata received an email from Robert Smith of Remington, Vernick & Walberg providing additional investigations recommended for the Lillie property along with estimated costs for the Phase II investigation. He understands that not everyone is in attendance tonight and asked if the other members want to hold off on this until the next meeting. Chairman Santagata stated to him personally he doesn't think the Phase II is necessary. Chairman Santagata asked the members in attendance their thoughts. Chairman Santagata also asked Plant Superintendent Alan Zorzi if he had a chance to review the report and if there was anything in it that concerns him. Mr. Zorzi stated that he looks at it as a residential property and if he were going to purchase it to build a house on it he wouldn't have done the Phase I study. He doesn't want to say it's a waste of money but he wouldn't do the Phase II. The board members stated that if the Chairman wants to wait for everyone to be there then table it until the next meeting. Chairman stated that he doesn't have a problem with making a decision tonight. The members decided to move forward with the matter this evening. A copy of the Phase I Environmental Site Assessment for the property was provided to each board member minus the maps, OPRA requests, etc. However, a full copy of the report is being held in the office should anyone want to view the report in its entirety.

m/Formisano s/Johnston to not move forward with conducting the Phase II Environmental Study and to purchase the property being sold by John Lillie located at 501 Plymouth Road, Block 121, Lot 13 as is. m/passed

Robert Smith of Remington, Vernick & Walberg provided a copy of the approval for our request for the extension of our Treatment Works Permit for the Louis Drive Sanitary Sewer extension.

Mr. Smith also provided a copy of the email that he sent to Mark Shourds, the Engineer for Atlantic County, providing him with a copy of the Louis Drive map for the Louis Drive Sanitary Sewer Extension Project asking if any approval is necessary from the County before property owners are approached to request permission to utilize a private farm road for access to Louis Drive. Charles Bramble who lives at 1615 S. Central Avenue and Louis Drive asked if while waiting for a response from the County can the bid be advertised and do all of this simultaneously to keep the project moving forward. Mr. Bramble also stated that it is his understanding from the last meeting that the property owners who own the farm road have already been contacted. Plant Superintendent Alan Zorzi said it was his understanding from the Engineer that he wanted to wait to advertise the bid to make sure that the County isn't going to request anything in case the contractor will be required to stone the access road, etc. so it can be included in the bid and there are no hidden costs in the project. Chairman Santagata stated that he wants to get the bid advertised and get the numbers back so they can see where they stand and get going.

A letter was received from Michael Testa Jr. of Testa, Heck, Testa & White that was sent to John Lillie providing a copy of the Phase I Environmental Site Assessment for the property located at 501 Plymouth Street, Block 121 Lot 13. Mr. Testa stated that if the BBMUA board decides to move forward with the additional testing the sales agreement will have to be amended and the closing date extended. Chairman Santagata reiterated that the board decided earlier tonight not to move forward with the additional testing and the property settlement date can be set up and the property can be purchased.

A copy of the letter sent by Michael Testa Jr. of Testa, Heck, Testa & White to Charles Gabage of Eisenstat, Gabage & Furman regarding Buena Gardens Apartments notifying him that the BBMUA board is not interested in meeting with Hans Lampart at this time was received for our records.

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

m/passed

Secretary Cheryl Santore informed the board that the budget will be introduced at the next regular meeting to be held on Wednesday, October 25, 2017. She will be unable to attend that meeting and asked if someone else can run the tape recorder. Chairman Santagata stated that someone else can run the tape recorder and to make sure that it is labeled well so the correct buttons are pushed to record the meeting.

m/Alvarez s/Johnston to approve the minutes of the regular meeting held on September 27, 2017. m/passed

m/Alvarez s/Johnston to approve the minutes of the last executive closed session meeting held on September 27, 2017. m/passed

Plant Superintendent Alan Zorzi informed the board he received an email from Monica Bell of Remington, Vernick & Walberg regarding the BBMUA's request for additional discharge including documents for Mr. Zorzi's review and signature. Mr. Zorzi explained that in our MOA we are trying to get to 600,000 gpd discharge. In the MOA it was stated that we have to meet two years worth of certain results. In the chart Ms. Bell included over the last four years we missed a couple of the limits but as of February we will have two years of good results. Basically Ms. Bell wants to send this in to the Pineland Commission and the NJDEP along with a few forms that Mr. Zorzi will have to sign. Mr. Zorzi wanted to put this on record to make sure that the board wants to continue to move forward with this process. What this will do is possibly allow us to go from 400,000 gpd to 600,000 gpd discharge which is why we originally upgraded to the MBR plant. The only downfall to this is if approved our limits will become stricter. They will do testing called mass loadings and will determine the limits that we will have to hold based off of those tests. The board needs to be aware of this. Dennis Yoder of Remington, Vernick & Walberg wanted to make the board aware of the potential for stricter limits for a flow that you might not be using at the time. Chairman Santagata asked what will be required to meet those limits. Mr. Zorzi stated that we currently meet what is required on the Phosphorus levels which is a tough thing. Until they give us what the new limits are we will not know if we can meet them and could possibly have to upgrade the plant to meet the requirements. Sending in these requests for additional discharge is the first step. We do not know if it will be approved but Mr. Zorzi feels we should send them in and try for the additional discharge to help the town out with additional flow and help the town grow. Mr. Formisano stated that they have to give you a permit. Mr. Zorzi said that you will get a permit, but it may not be for additional discharge it may just be for the 400,000 gpd that we have. It could be for additional discharge. If we are granted the additional discharge the limits that we have to adhere to in order to stay in the stream will definitely become stricter. The board is in agreement to move forward with submitting these documents to the NJDEP and the Pinelands Commission to potentially obtain additional discharge.

A copy of the SREC Registration Program Certification Form which requires the Plant Superintendent, Alan Zorzi's signature verifying the BBMUA is the customer of record for the utility account and granting permission to the SRP processing team to review the electric account information prior to install and subsequent to installation of the solar project was provided to the board.

m/Alvarez s/Johnston to file all correspondence sent out for review without reading number 1 through number 8. m/passed

m/Johnston s/Alvarez to pay all bills presented for the month of October 2017. m/passed

The next regular meeting will be held on October 25, 2017 at 7:00 p.m.

m/Johnston s/Alvarez to adjourn the meeting 7:39 p.m. m/passed

Submitted by
Cheryl Santore-BBMUA Secretary