

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

The regular meeting of the BBMUA was held on October 23, 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	C. Santore
J. Johnston	A. Zorzi
D. Romeo	D. Horst
J. Santagata	R. Casella
M. Bertonazzi	S. Testa

Chairman Delano informed the board the Borough of Buena provided a copy of their resolution no. 194-24 formalizing the intent of the Borough of Buena to pursue grant funding through the New Jersey Infrastructure Bank or I-BANK. We attended an initial meeting with the I-Bank, the Borough, the Engineers DeBlasio & Associates and our Auditor. Based on information that was provided at that meeting we felt it was a good idea to move forward with the I-Bank. Therefore, the next step is to have an actual conversation with the I-Bank and all involved so a meeting has been scheduled for October 31, 2024. Once the meeting is held there will be more to report at the next meeting. There is an indication that there is a potential \$3,000,000.00 available and possibly an additional \$2,000,000.00 for drinking water capital improvements as well. Chairman Delano said his main concern moving forward with this is that we use as much of the funds as we can to do the infrastructure repairs and improvements with the sewer but also, we have capital improvements that we need to do in painting and repairing the water tower and researching an additional well. This has not been given to us in writing from the I-Bank but we are looking to further the discussion at that October 31st meeting.

While on the subject of meetings we are going to ask the professionals to attend the first meeting of November and December and not have the second meetings so close to Thanksgiving and so close to Christmas. If we need to have a quick meeting, they will still be on the schedule but at this point there isn't anything at this time. The Board was in agreement with this.

Chairman Delano stated a notice was received for a hearing on an application for Conte Realty LLC for an application for development with the Land Use Board of the Borough of Buena for a use variance. We received this notice because our pumping station is near this property. However, this doesn't really affect anything we would do because our pumping station is across the street. Solicitor Robert Casella stated although the meeting was yesterday there is a 45 day appeal if anyone wants to review.

John Kulin of High Grass Farms sent an email informing the Board that they have been granted their Class 1 Cultivation license by the NJ Cannabis Regulatory Commission and thanked everyone for their support. While there are still other items that we will be working with them on, it seems they are beginning their process and we will continue to work together with them as the process progresses.

Mr. David Horst of DeBlasio & Associates stated that as the Chairman stated there is a virtual meeting scheduled with the NJ I-Bank for October 31, 2024 to discuss opportunities available for grant funds. After the meeting they will make a report to the Board.

Mr. Horst stated they are proceeding with the work on the NJPDES permit review and that should be put together very shortly.

A proposal was submitted from Marc DeBlasio of DeBlasio & Associates for the 2024-2026 Materials and Services Procurement bids in the amount of \$8,750.00 for the five contracts that will be expiring this year. The contracts to be bid are Furnishing and Delivery of Micro C, Wood Chips, and Liquid Aluminum Sulfate, and the Furnishing of Electrical Repair & Maintenance Services and the Furnishing of Mechanical & Plumbing Repair & Maintenance Services. This proposal will cover the bid preparation, advertisement, and bid opening and contract processing for the above listed items.

m/Romeo s/Johnston to approve the preparation and advertisement of materials and services procurements in the amount of \$8,750.00 by DeBlasio & Associates.

m/passed

Mr. Horst stated that he submitted a draft review letter for the Buena Vista Campground for the Board to review and comment on. Chairman Delano stated the letter received from Marathon Engineering stated they were looking for 699 units which is an outrageous number. The calculation they are using is 30 gallons per day per site. Solicitor Robert Casella said that is an average. That calculation is not appropriate as to how we measure a connection into our sewer system. The Chairman stated the previous owner originally purchased 56 units with some of them already being used. They have 39 units remaining which we will certainly keep in the plan. The Solicitor will review and determine if those 39 units will count toward the new phases of the MOA or were existing prior to the MOA and we cannot count them toward the new allocations provided. The bottom line is they are asking for significantly more than what we can or would be willing to provide. The Chairman stated what he would like the Board to consider is that we reply back to them that they first put this application through Buena

Vista Township so they can give their approval as to how much of their allowable allocation they are willing to give to the Campground once the additional permitted allowable balance increases to 600,000 gpd per the MOA of which Buena Vista Township is allowed 66,666 gpd of the permitted increase. This request is what we ask of anyone coming before the BBMUA Board who wants to connect into the system from Buena Vista Township as it reduces the allocation of the Township per the MOA. The Chairman also stated that the Campground stated they are under a Declaration from the NJDEP to get out of the ground and get into the sewer system. We however, do not have a copy of that declaration to know what exactly they have to stop dispensing into the ground and tie into the sewer system. Robert Casella said that a letter from the Board written by Cheryl and reviewed by everyone prior to the Chairman's signature and sending would be appropriate. David Romeo said he agrees with sending the letter and following the process that is in place where they have to go to the Township first but he asked if the Township was supposed to install a line and from their Municipal Complex down Route 40 and was there a timeline to do that. The MOA stipulated the timeline was 10 years after the approval of additional flow. Solicitor Casella asked if the additional flow has been approved. Plant Superintendent Alan Zorzi stated that in our permit it is stated that we shall be granted the additional flow once we reach a certain point. However, once we reach that point, we need a treatment works approval and a couple of other items to get approved before that flow is allowed. We have accomplished what we had to do stay in the stream per the MOA and the NJDEP granted us that additional flow because of the limits we have achieved. That could be argued by an attorney saying you did not get full approval because we have not hit the threshold to go to the 600,000 gpd. So yes, we are approved but no the permit is not changed. The Board agreed to send the letter to Marathon and go from there.

David Horst stated in his review letter of the Buena Campground since the BBMUA will not own the infrastructure and it will be owned and operated by the owner of the campground it will set up a slightly different scenario. Mr. Horst feels the BBMUA requesting the Campground Engineer going back to Buena Vista Township first is the way they should proceed. Chairman Delano said until feedback is obtained from Buena Vista Township as to what allocation they are willing to give to the Campground we cannot make a decision. Mr. Horst asked if the Board wants him to hold off on distributing the review letter. The Chairman stated until we hear back after the Board's letter is sent to the Campground and the Board receives a response as to how Buena Vista Township is permitting them to utilize the Townships allocation, he wants Mr. Horst to hold off on sending his review letter.

A water and sanitary sewer application was received from Buena Connection Brewing Company, LLC and submitted for review by the BBMUA's Engineer DeBlasio & Associates. They are working on that review as well.

Steve Testa of Romano, Hearing, Testa and Knorr stated he was on the zoom meeting with the NJ I-Bank and will be involved in the meeting on October 31, 2024 as well.

Mr. Testa stated he was in contact with Maryann Chalow today about the 2025 Budget. He stated that Cheryl Santore has already sent her information for that and he suggested that she reach out to Alan and Jonathan to obtain their information for the Capital Improvements for 2025. Ms. Chalow said she is prepared to have the 2025 Budget ready for introduction at the November 13, 2024 meeting. Hopefully the State will have that reviewed so it can be adopted at the December 11, 2024 meeting.

Mr. Testa said they are still in house putting together the 2022 Audit information and getting ready to roll into 2023.

m/Romeo s/Johnston to accept the minutes of the last regular meeting held on October 9, 2024. m/passed

Chairman Delano asked Plant Superintendent Alan Zorzi about the Aerator Motor for the MBR. Mr. Zorzi stated the motor is on order and has an 8-12 week lead time.

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

The next regular meeting will be held on November 13, 2024 at 6:30 p.m. It was requested by the Board that all professionals be in attendance at that meeting as well as the first meeting in December as we will not have the 2nd meetings due to the holiday and how they fall.

m/Romeo s/Johnston to adjourn the meeting 7:17 p.m. m/passed

Submitted by
Cheryl Santore-BBMUA Secretary