

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

The regular meeting of the BBMUA was held on October 27, 2021 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 while practicing social distancing and complying with mask guidelines.

The meeting was called to order by Chairman Joseph Santagata.

Those present were:

R. Baker	C. Santore	S. Testa
R. Delano	A. Zorzi	
J. Johnston	R. Smith	
J. Santagata	R. Casella	

Chairman Santagata called the meeting to order with a moment of silence in memory of Jim Baals.

Jay Black of Diamond Properties the owners of Buena Vista Campground wanted to call into the meeting tonight regarding the dispensing of the approved 6,400 gallons into the BBMUA's Sanitary Sewer System. Robert Smith of Remington & Vernick asked if he could give the board an update on what has transpired since the last meeting before Ms. Santore calls Mr. Black and places him on speaker for all to hear. Mr. Smith stated that a few months ago Mr. Black contacted Plant Superintendent Alan Zorzi about tying into the pump station at the Buena Vista Campground. Mr. Zorzi provided Mr. Black with some direction to check with Buena Vista Township, to check the MOA with the Pinelands Commission and to check with Remington & Vernick's office. In 2019 the BBMUA Board granted approval to the previous owner of the campground to tie 31 units on the site into the pump station. This was going to be done through a gravity sewer force main and pump stations to pump the flow that ties into the force main that runs along the back side of route 40 and ties into our system on Route 54. Mr. Black asked what he needs to do to start discharging the 6,400 gpd that he was approved for. There were four conditions that had to be met for the approval. One conditions was the customer had to provide us with a copy of the treatment works approval which he provided to us. The second condition was the applicant had to install a flow meter at the

pump station so we can monitor the amount of discharge that is going from the pump station to our system. The third condition was that the applicant had to verify the capacity of the line across Route 54 where it ties into our 18" interceptor. And the last condition required was the owners of the campground had to enter into a maintenance agreement with the BBMUA stating the owner of the campground will maintain the force main that runs behind Route 40 that Villa Fazzolari, the small strip mall, the doctor's office and a few residential properties tied into that line because now whenever there is an issue with the force main that runs behind the properties on Route 40 Alan has to come out and deal with it. Alan Zorzi tracked down a maintenance agreement from 1988 between the BBMUA and John Caselli who was the owner of the campground which stated that the campground was obligated to maintain this force main. The contract was executed in January of 1988 and had an initial term of 20 years and would automatically be renewed for another 20 years at the end of the term. Mr. Smith spoke with the BBMUA Solicitor to see if he felt the maintenance agreement was still in force and he felt it was. Mr. Smith forwarded this to Mr. Black and asked him to review the agreement that was currently in existence to see if they are amenable to continuing with the terms and conditions of this agreement. Mr. Black said they are amenable to the terms of the agreement which would save them the added expense of getting lawyers involved which will obligate them to the maintenance of the force main. Mr. Smith spoke to the Solicitor of the BBMUA and asked if it would be a good idea to have them write a letter addressed to the BBMUA stating that they agree to be bound by all of the terms and conditions of the 1988 agreement. Mr. Smith spoke with Mr. Black and he said he would get a letter together and have it ready for our upcoming meeting.

A few days ago Alan and Bob Smith were speaking with Mr. Black and he stated the campground was going to discharge into the system by pumping out the existing onsite septic holding tanks and pump that into our system at that pump station essentially using that as a dump station or septage receiving station. Alan and Bob were not aware of that. They were under the impression that the campground was going to proceed with the force main and the 31 unit connections into the system. Mr. Smith and Alan told Mr. Black they had no idea that Mr. Black was proposing to pump out the holding tanks and discharge that into the system. They thought the connections were going to be made based on the approval that they had received. Mr. Smith believes they were approved for two septic systems and the force main and discharging the pump stations. After Mr. Black reviewed the MOA he realized it would not be cost effective to construct the septic systems at a pretty significant cost since he has to tie the campground into our system within ten years. There was a miscommunication between Mr. Black, Robert Smith and Alan Zorzi because they were unaware that Mr. Black was not going to construct part of the system and was planning on pumping out the tanks and pump essentially what is septage into the pump station and into the force main. Together they are trying to figure out a way where the campground can utilize the 6,400 gpd they were approved for and not pump septage into the pump station and force main because we cannot have them pumping septage into the force main.

Mr. Black is upset because he has spent money on the flow meter and pump station bringing that into working order so he can offset some of the cost that he is paying

currently to dispose of the septage from the two septic tanks only to find out that we cannot have septage pumped into our force main. Therefore, Mr. Smith and Alan Zorzi said they would come before the board and see if there is a way we can try to accommodate some of the campground flow to take the financial burden off while still protecting the interest of the MUA. If they discharge septage into the pump station and force main and it backs up and the 10 customers of ours that are tied into that private force main the campground owns can't discharge their sanitary sewer they will be coming to Alan. Because the line is private and the campground is responsible for that line we are unable to work on that line.

One option may be to agree to enter into an agreement like the 2010 agreement between the prior owner of the campground and the BBMUA in regard to their 24 cabins with the 350 gallon holding tanks. The 2010 agreement granted approval to discharge the influent removed from the existing 24 cabin holding tanks directly into the pump station via the existing force main limited to straight run sanitary sewage pumped from those 24 Cabin holding tanks. The influent would not be concentrated sewerage similar to the materials found in a conventional septic tank, cesspool or septage pit. The Board and Mr. Zorzi feel this needs to be agreed to on a trial basis. Mr. Smith needs to know what the BBMUA is agreeable to before he can offer anything to Mr. Black and the campground. The BBMUA Board agrees they want to work with Mr. Black and Diamond Properties however it cannot have a negative impact on the BBMUA's process and equipment. They agree we can only take 6,400 gallons per day of wastewater not septage into our force main. The Chairman stated that there is a lot more to be done before the board can make any decisions.

Robert Casella, Solicitor of the BBMUA recommends the board allow Mr. Smith to approach them and speak with Mr. Black and their engineer to see what they are looking for time wise, how long will it take for them to buy more connections to tie in, and make it clear to them that through that force main we are only prepared to take wastewater not septage and they are going to have to work something out.

Mr. Smith stated he is going to email the 2010 agreement to Mr. Casella for his review.

Rather than call Mr. Black the Board asked Ms. Santore to text Mr. Black and tell him that the Board had a significant conversation about his concerns and does want to work with him and his company and Robert Smith will be in contact with him tomorrow.

Steve Testa of Romano, Hearing, Testa & Knorr reported that they are working on the 2020 Audit and they are still waiting on the work papers from Mary Ann Chalow. The 2022 Budget is normally introduced at this meeting, however it will be introduced late this year. The State has not come out with its GASB 75 health benefits report but it may be out in three weeks. Once that information is released it has to be audited and included in the BBMUA's Audit.

Newfield Bank provided a copy of the GUDPA Certificate for the BBMUA's records.

m/Delano s/Johnston to adopt resolution R-25-2021 implementing the cyber risk management program and cyber incident response plan to be in compliance with the NJMEL Joint Insurance Fund. m/passed

Ms. Santore informed the board that the new emails will go live on 11/1/2021 and provided the board with instructions on how to obtain their emails.

m/Delano s/Johnston adopt Resolution R-26-2021 authorizing the meeting of the Borough of Buena Municipal Utilities Authority closed to the public to discuss matters that include matters of personnel pursuant to N.J.S.A. 10:4-12(b)(8). m/passed

m/Delano s/Johnston to open the executive closed session meeting at 7:58 pm. m/passed

m/Johnston s/Delano to close the executive closed session meeting and return to regular session at 8:04 pm. m/passed

In the closed session meeting the board agreed unanimously to pay out to the estate of James Baals all remaining, sick, vacation and personal time. The board also gave the authority to begin posting an employment ad to fill James Baals vacant position.

m/Johnston s/Delano to accept the minutes of the last regular meeting held on October 13, 2021. m/passed

m/Johnston s/Delano to accept the minutes of the last closed executive session meeting held on October 13, 2021. m/passed

Plant Superintendent Alan Zorzi received a letter from CET notifying the BBMUA of a price increase on Zeta Lyte 21 Polymer effective October 1, 2021. The new price will be \$4.69/lb. for a 55 lb. box with a minimum order quantity of 6 boxes. The price prior was \$3.99/lb. for a 55 lb. box.

m/Baker s/Delano to file all correspondence sent out for review without reading number 1 through number 6. m/passed

The next regular meeting will be held on November 10, 2021 at 7:00 p.m.

m/Johnston s/Delano to adjourn the meeting 8:07 p.m.

m/passed

Submitted by
Cheryl Santore-BBMUA Secretary