

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

The regular meeting of the BBMUA was held on December 11, 2019 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:

R. Baker	J. Alvarez
R. Delano	C. Santore
J. Formisano	R. Casella
J. Johnston	S. Testa
J. Santagata	R. Smith

The Borough of Buena provided the BBMUA with a copy of their resolution 117-19 authorizing an Interlocal Agreement between the Borough of Buena and the BBMUA for building maintenance. The BBMUA needs to adopt resolution R-43-2019 Authorizing the Interlocal Agreement on the BBMUA's end that was agreed upon back in January of this year which will allow the BBMUA to contribute \$5,000.00 toward the cost of the HVAC and lighting upgrades in the Borough Hall.

m/Baker s/Delano adopt Resolution R-43-2019 authorizing an interlocal agreement with the BBMUA and the Borough of Buena for building maintenance. m/passed

The Borough of Buena provided a copy of their ordinance No. 683 vacating a portion of Flower Street. Robert Smith of Remington & Vernick stated that was the piece of Flower Street where the Liberty Village project is. Mr. Carpino owned both sides and they vacated that piece and that is where Mr. Carpino will put the storm water management basin for the Liberty Village project. This was provided to the BBMUA for information purposes only.

A letter was received from Michael Fralinger of Capizola, Pancari, Lapham & Fralinger on behalf of John Caselli requesting a refund for 3 sewer hookups that were purchased in 2004 for the property that he recently sold located at Block 210 Lot 39 in the amount of \$2,404.00 each for a total of \$7,212.00. A copy of the agreement of sale shows that it did

not include 3 of the 8 connections originally paid for and only 5 connections were sold in the transaction. Chairman Santagata asked if we have ever done this before. Ms. Santore stated that normally when someone comes to the BBMUA and requests connections for a commercial project they tell us what their anticipated water usage will be for the project. That usage is converted into the number of units that will equate to and the developer is charged accordingly. Once the project is built and after a year or two of usage, if the amount of units they paid for are not being utilized the developer could ask the Board to be refunded for the unused number of units. We have never had anyone come back 15 years later after they have sold the property asking to be refunded for units. Mr. Formisano asked if it is our problem that the units weren't sold. Chairman Santagata doesn't see a problem with selling them back as long as we have the funds because Mr. Casella only paid \$2,404.00 for them and the tap in fee today is \$3,500.00. Robert Smith of Remington & Vernick asked if at any time did the flows exceed the 5 units. Ms. Santore stated no the flow never exceeded 5 units. Ms. Santore stated she feels we should get the solicitor's opinion on this matter. She had discussed this with Plant Superintendent Alan Zorzi as well and he agreed that we should obtain the solicitor's opinion before a decision is made. Mr. Casella doesn't believe we are obligated to buy these back. Mr. Delano asked are we in a position where we need these units back. The board asked the Solicitor to look into whether when units are purchased for a project on a property can units not being utilized be kept by the owner of that property once the property is sold to a new owner. The question was also asked if those 3 units are calculated into the flow allocation. Ms. Santore stated she doesn't believe that is how the allocation is calculated. If that were the case we would have to know every vacant unit in the Borough and that would be next to impossible to know. The questions that needs to be answered are 1) are connection fees (hook ups) project specific, 2) how are they calculated for our allocation, 3) what has been past practice in an instance like this, and 4) do we need the units. The Chairman wants the solicitor to look into these questions and we will address this again at the next regular meeting when the professionals are present which will be January 22, 2020.

Robert Smith of Remington & Vernick stated that an email was sent from Monica Bell of Remington & Vernick to Dennis Yoder, Gail Rodgers, and Alan Zorzi regarding the withdrawal of the Treatment Work Approval Application for the BBMUA discharge increase. Mr. Smith stated that the NJDEP explained the TWA application needs to be withdrawn since the wastewater management plan amendment for Atlantic County won't be finalized until January 2020 which surpasses the timeframe that the TWA approval needs to occur. The NJDEP said we can resubmit the same application upon approval of the wastewater management plan amendment. The NJDEP will hold onto the fee and another fee will not need to be submitted. Monica also stated that the wastewater management amendment will publish the preliminary notice on 12/16/19 and the public hearing date is scheduled on 01/22/2020.

Steve Testa of Romano, Hearing, Testa & Knorr stated that the State of NJ Department of Community Affairs approved the 2020 Budget that was introduced in November 2019.

Therefore, the board needs to adopt the resolution R-44-2019 which officially adopts the 2020 budget.

m/Baker s/Delano adopt Resolution R-44-2019 adopting the 2020 sewer and water operating budget. m/passed

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

Secretary/Treasurer Cheryl Santore informed the board that a letter was received from Gregory Ohmer, Director of Network Planning for AT&T regarding the water tower lease buyback program. AT&T is looking into purchasing the water towers that their antenna are on. The board would like to fill out the spreadsheet attached and return it to AT&T and see what offer comes back.

m/Baker s/Formisano to approve the Barber Consulting Services LLC MIS Proposal for 2020 in the amount of \$1,500.00. m/passed

A notice of the regular meetings and holidays for 2020 were provided to the board for their information.

A copy of the public notice to be advertised for the solicitation of professional services contract appointments for February 1, 2020 through January 1, 2021 was provided to the board for approval to advertise.

m/Baker s/Delano to approve advertisement of the public notice to be advertised for the solicitation of professional services contract appointments for February 1, 2020 through January 31, 2021. m/passed

A notice of Elected Official Liability Seminars was provided to the board. If anyone is interested they were asked to let Ms. Santore know and she will register them ahead of time.

m/Baker s/Delano to approve the minutes of the regular meeting held on November 13, 2019. m/passed

m/Baker s/Delano to approve the 2020 AllMax Software, Inc. support contract through January 31, 2021 in the amount of \$1,895.00. m/passed

Three quotes were attempted in all of the lab testing and chemical quotations. The vendors listed below came in with the lowest quotations.

m/Baker s/Delano to purchase Citric Acid from Brenntag NorthEast Inc. in the amount of \$46.00/bag (50lb. bag) m/passed

m/Baker s/Delano to purchase Sodium Hypochlorite from Buckman's Inc. in the amount of \$135.00/drum (55 gal. drum) + \$40.00 refundable deposit per drum m/passed

m/Baker s/Delano to purchase Chlorine Gas from Coyne Chemical in the amount of \$264.53/cylinder (150lb. cylinder) m/passed

m/Baker s/Delano to purchase Chlorine Tablets from Coyne Chemical in the amount of \$151.34/pail (55 lb. pail) m/passed

m/Baker s/Delano to purchase Sulfuric Acid from Brenntag NorthEast Inc. in the amount of \$1.91/gal. m/passed

m/Baker s/Delano to purchase Zeta Lyte 21 polymer from CET in the amount of \$219.45/box (55lb. box) m/passed

Please Note: Coyne Chemical bench tested several of their polymers in 2013. It was found that the equivalent dosage to the Zeta Lyte 21, their Zetag 8125 provided a larger faster flock and yielded a faster free-water release with far lower filtrate solids. Coyne provided the MUA with a sample in December 2013. After trying the product in use with our belt filter press it was found to be non-compatible with our process.

m/Baker s/Formisano to have Group A Lab Testing performed by Atlantic County Utilities Authority in the amount of \$5,208.05. m/passed

m/Baker s/Formisano to have Group B Lab Testing performed by Eurofins QC Laboratories in the amount of \$5,000.00. m/passed

m/Baker s/Formisano to have Bioassay testing performed by American Aquatic Testing Inc. in the amount of \$1,250.00 per test. m/passed

m/Baker s/Formisano to have Compost testing performed by Suburban Testing Labs in the amount of \$13,200.00 per year. m/passed

m/Baker s/Formisano to have PFNA Testing performed by South Jersey Water Testing in the amount of \$1,073.00 per test. m/passed

Johnathan Erber forwarded a copy of an email he received from the NJDEP providing Water Allocation Permit Fee Changes for 2020 for our information.

m/Baker s/Johnston to file all correspondence sent out for review without reading number 1 through number 17. m/passed

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

The next regular meeting will be held on January 8, 2020 at 7:00 p.m. Chairman Santagata will not be in attendance at that meeting.

m/Baker s/Delano to adjourn the meeting 7:49 p.m. m/passed

Submitted by  
Cheryl Santore-BBMUA Secretary