

REGULAR MEETING AGENDA

CALL THE MEETING TO ORDER:

FLAG SALUTE:

SUNSHINE LAW: “This regular meeting held on August 27, 2025 at 6:30 P.M. is being conducted in compliance with the open public meetings act of the state of New Jersey upon publication and posting of notice as required by law.”

ROLL CALL OF ATTENDANCE:

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: FIRST ORDER OF BUSINESS:

PUBLIC PORTION:

ENGINEER’S REPORT: #1 Engineers report from Marc DeBlasio dated August 27, 2025 providing updates on Grant Applications, Capital Projects and Misc. Projects.

#2 Email from Joseph Mohnack to Matt Acquarola regarding the design plan update per utility mark outs on West Avenue. The start date for the project is set for September 15, 2025.

#3 Proposal from Marc DeBlasio of DeBlasio & Associates to provide professional engineering and grant application services for the NJ Infrastructure Bank Application – FY2026 Clean Water Application in the amount of \$7,000.00

#4 Adopt Resolution R-31-2025 authorizing DeBlasio & Associates to provide professional engineering and grant application services for improvements to the sanitary sewer system and roadway restoration projects through the NJ I-Bank FY2026 Clean Water Application in the amount of \$7,000.00.

m. _____ s. _____

Roll Call: K. Barbagli, D. Carolla, J. Marinacci, J. Santagata, D. Romeo

#5 Email from Joe Cugino, Principal Engineer for the Atlantic Co. Dept. of Regional Planning and Development providing the interlocal agreement pertaining to the BBMUA water service relocations and coordination necessary endorsements where indicated. The interlocal agreement needs to be executed and returned with a resolution authorizing the BBMUA to enter into the agreement.

#6 Adopt Resolution R-32-2025 authorizing an interlocal agreement with the Borough of Buena Municipal Utilities Authority and the County of Atlantic for the relocation of utilities along Brewster Road (CR672) in the Borough of Buena, Atlantic County.

m. _____ s. _____

Roll Call: K. Barbagli, D. Carolla, J. Marinacci, J. Santagata, D. Romeo

#7 Email from Greg Schneider of Kates Schneider Engineering LLC regarding the property located at Block 207, Lot 62. Mr. Schneider has a client interested in purchasing the property and wants to know if there is anything that would make a typical connection to the sanitary sewer and water impractical. Mr. Mohnack reached out to Plant Superintendent Jonathan Erber and Secretary Cheryl Santore asking for information on water and sewer for this property. Ms. Santore stated there is currently a house on Block 207 Lot 62 which is serviced by water and sewer whose address is 1608 S. Central Avenue and the pumping station referenced in the email is located on a sanitary easement located on that block and lot. The pumping station services the homes on Buena Drive and Louis Drive. Ms. Santore also stated to better answer the buyer's questions they would need to provide more detail to the BBMUA on their plans so the BBMUA Board can review the request at a regular meeting.

#8 Email from Kyle Quinn of Mumford Bjorkman regarding the post inspection of the water tower as AT&T upgrades have been completed. Mr. Quinn will reach out with a date and time of the post inspection next week as he is out of the office.

SOLICITOR'S REPORT:

AUDITOR'S REPORT: #9 Adopt Resolution R-33-2025 Authorizing the Employment of Maryann Chalow as a Consultant for the Borough of Buena Municipal Utilities Authority beginning September 1, 2025 through August 31, 2026.

m. _____ s. _____

Roll Call: K. Barbagli, D. Carolla, J. Marinacci, J. Santagata, D. Romeo

TREASURER'S REPORT: Motion to approve treasurer's report as read

m. _____ s. _____

Roll Call: K. Barbagli, D. Carolla, J. Marinacci, J. Santagata, D. Romeo

SECRETARY'S REPORT: #10 Email from Robert Smith of Remington & Vernick providing change order #3 – final for the Board's approval. The change order indicates a reduction in the well #3 generator project of \$30,000.00.

#11 Adopt resolution R-34-2025 Accepting Change Order #3 to Amend the Contract with Hughes Electric Co., LLC for the Purchase of the Well #3 Emergency Generator.

m. _____ s. _____

Roll Call: K. Barbagli, D. Carolla, J. Marinacci, J. Santagata, D. Romeo

#12 Email from Janie Testa of Perma Inc. providing a MEL bulletin on stormwater responses to the public.

#13 Email from Karen Burris of the AEA providing a copy of the AEA's comment letter requesting an extension of the comment deadline to the NJDEP for the proposed PFAS settlement with 3M.

MINUTES OF THE MEETING: Minutes for the July 23, 2025 regular and closed session meetings will be presented for adoption at the next regular meeting scheduled for September 10, 2025.

PLANT SUPERINTENDENT'S REPORT: #14 Quotation from Zenon Environmental Corporation for the annual InSight Process Consulting Service Annual fee in the amount of \$9,979.20. This is the monitoring software used for the MBR.

I need a motion to approve the renewal of the InSight Process Consulting Service annual fee in the amount of \$9,979.20 with Zenon Environmental Corp. for the period of 08/17/2025 to 08/16/2026.

m. _____ s. _____

Roll Call: K. Barbagli, D. Carolla, J. Marinacci, J. Santagata, D. Romeo

#15 Letter from the State of New Jersey Department of Environmental Protection regarding a notice of water usage certification application in the matter of Consalo Family Farm Area 22.

OLD BUSINESS: #16 Adopt Resolution R-30-2025 Authorizing Employment of Kassandra Kopanyi as Water/Sewer Plant Operator Effective August 11, 2025.

m. _____ s. _____

Roll Call: K. Barbagli, D. Carolla, J. Marinacci, J. Santagata, D. Romeo

#17 Marked up Secondary Interim Agreement for Industrial Wastewater for the High Grass Farms project for review and signature. The revisions were agreed upon at the meeting held on June 25, 2025, however when the draft was submitted the old information from the first interim agreement was not modified. (I have copies with all the markups removed for signature that will be forwarded to Mr. Kulin of High Grass Farms.)

I need a motion to approve the signature of the Secondary Interim Agreement for Industrial Wastewater for the High Grass Farms project.

m. _____ s. _____

Roll Call: K. Barbagli, D. Carolla, J. Marinacci, J. Santagata, D. Romeo

#18 Email from Jay Black regarding Buena Vista Campground and the sanitary sewer design. Mr. Black was asking if the BBMUA's Engineer team is in a position to proceed with the review of the documentation submitted.

#19 Copy of the quotation received from Rio Supply for the Neptune Gateway System. Please note the annual software cost would increase with this upgrade. The quotation for the Gateway System is \$85,358.00 and the annual software cost will increase to \$10,265.00. This Gateway System would be a capital expense and would have to be budgeted for starting with next year's capital budget. This was on last months agenda and was placed back on for discussion with the BBMUA Auditor.

#20 Email from Marc DeBlasio of DeBlasio & Associates providing a revised proposal for updating Sanitary Sewer and Water Service maps in the amount of \$60,000.00. The original proposal was for \$65,000.00. This was on last months agenda and was placed back on for discussion with the BBMUA Auditor.

#21 Quotes received to replace the 10 galvanized water services identified so far. One quote was received from GE Mechanical in the amount of \$59,500.00 +/- 10% and the other quote was received from Tony Campana Plumbing, Inc. in the amount of \$48,350.00. We now have 17 to date.

NEW BUSINESS:

Motion to accept and file all correspondence sent out for review without reading numbered 1 through 21. Second-Roll Call

m. _____ s. _____

Roll Call: K. Barbagli, D. Carolla, J. Marinacci, J. Santagata, D. Romeo

PAYMENT OF THE BILLS: Motion to pay all bills presented.

m. _____ s. _____

Roll Call: K. Barbagli, D. Carolla, J. Marinacci, J. Santagata, D. Romeo

The next regular meeting will be held on September 10, 2025 at 6:30 p.m.

MEETING ADJOURNMENT: Motion to adjourn the meeting. Second-Roll Call

m. _____ s. _____ Time: _____

Roll Call: K. Barbagli, D. Carolla, J. Marinacci, J. Santagata, D. Romeo