

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

The regular meeting of the BBMUA was held on April 9, 2025 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 David Romeo.

Those present were:

D. Carolla	C. Santore
J. Marinacci	A. Zorzi
D. Romeo	J. Erber
J. Santagata	

Chairman Romeo informed the board that the first order of business for tonight's meeting will be to adopt Resolution R-19-2025 authorizing a meeting of the Borough of Buena closed to the public to discuss matters of personnel pursuant to N.J.S.A. 10:4-12(b)(8).

m/Marinacci s/Santagata adopt Resolution R-19-2025 authorizing the meeting of the Borough of Buena Municipal Utilities Authority closed to the public to discuss matters of personnel pursuant to N.J.S.A. 10:4-12(b)(8). m/passed

m/Marinacci s/Carolla to open the executive closed session meeting at 6:33 pm. m/passed

m/Marinacci s/Carolla to close the executive closed session meeting and return to regular session at 6:40 pm. m/passed

m/Santagata s/Marinacci to approve the treasurer's report as read. m/passed

Cheryl Santore informed the Board that Kate Douglas of DeBlasio & Associates has set up a virtual meeting about the I-Bank drinking water grant opportunities for FY2026 for Tuesday, April 15, 2025 at 10 am. Ms. Douglas has emailed everyone a link to the Zoom meeting. Those attending will be David Horst of DeBlasio & Associates, Joseph Santagata, Jerry Marinacci, Steve Testa, Cheryl Santore, Alan Zorzi and Jonathan Erber. Ms. Santore said if you click on that link in the email, you can do it from your computer at home or you can do it from your phone if you have the Zoom app loaded on your phone.

m/Marinacci s/Carolla to accept the minutes of the last regular meeting held on March 26, 2025. m/passed

Assistant Plant Superintendent Jonathan Erber presented the board with the 2025 Grass Cutting Quotes that were obtained. Three quotes were attempted and Cutting Edge came in as the only quote in the amount of \$300.00 per cut at the plant with an estimated 16 cuts and \$275.00 per cut if additional cuts are needed and \$250.00 per cut at the pump stations for an estimated 6 cuts for a total estimated cost for 2025 in the amount of \$6,300.00.

m/Santagata s/Marinacci to authorize Cutting Edge to perform the grass cutting services at the plant and pump stations for a total estimated cost of \$6,300.00 for the year 2025. m/passed

Jonathan Erber said he was contacted by Larry Hannah from Green Thumb who is going to be another Cannabis grower at the Weymouth Road Facility. Mr. Hannah went to the planning board and everything was approved and stated he was unaware that he had to submit a sewer application until speaking with John Kulin of High Grass Farms. He spoke with Cheryl also and we both told him he has to submit a sewer tap-in fee application. Ms. Santore said hopefully he will submit the application and a check for escrow so that the engineer can review the application. Chairman Romeo said he did not hear anything at the regular Borough council meeting as far as Green Thumb being approved by the Land Use Board. Ms. Santore stated the gentlemen was a little short on the phone because he wasn't aware of any of this. Chairman Romeo said we may have to send something to the Land Use Board, perhaps a checklist, of what departments they need to go to and apply for permits when they are approving these. Cheryl Santore stated there used to be a member of the MUA on the land use board so they could speak up on behalf of the MUA. Ms. Santore asked if Jerry Marinacci is on the land use board. Mr. Marinacci said he is but he has never seen any check list. Mr. Marinacci asked if we have a check list. Ms. Santore stated not that she is aware of. Again, that would be a Land Use Board function. Plant Superintendent Alan Zorzi said that Jerry would have to make them aware. Just like when we approve something here, we tell them pending any and all other approvals. Just because we approve something does not mean it will be a go. There are other agencies that have a say.

Chairman Romeo stated that Buena Vista Campground is petitioning us for units for a development they want to do over there. Chairman Romeo would like to bring this up at the next meeting as he doesn't know if we can we even entertain this because we don't have 600 units to approve. Ms. Santore stated we had sent the campground and their engineer a letter informing them of the steps that need to be taken before we can move forward and the box that was sent to her was exactly what was sent prior. That correspondence will go on the agenda for the next meeting when the professionals are in attendance. Chairman Romeo asked for a copy of that letter and stated that we need to send a stronger letter stating this is not approved and these are the reasons why. Jerry Marinacci asked if this is for hookups for RVs at the campground. Chairman Romeo said this was for so many year-round and so many seasonal sites. Mr. Marinacci said he did not realize there are year-round sites there. Chairman Romeo stated that the Engineer David Horst stated they are using an arbitrary number that is incorrect in their calculations on the number of units. Plant Superintendent Alan Zorzi stated the Engineer for the campground was using 30 gallons per day. The number we use is 165 gallons per day. When the campground Engineer is using 30 gallons per day to calculate 600 units is way off. A residential unit for the State is 225 gallons per day. Jonathan looked up campgrounds and that unit is 100 gallons per day. We at the BBMUA have always used 165 gallons per day to calculate a unit with what we always billed and what calculates a unit for us. Mr. Zorzi stated don't forget on the flip side you are talking approximately \$2.5 million dollars in revenues in connection fees. Mr. Zorzi thinks that might set them back when they find that out also. This is still in the early stages. We met out there multiple times with Remington & Vernick and the people involved from the campground and the campground is under an administrative consent order from the State of New Jersey which states they have to connect into the sanitary sewer system. So that is a whole other curve ball in this that the Solicitor is going to have to look into as it gets closer. Chairman Romeo says the Township with that deal, the MOU, Mr. Zorzi corrected him stating it is the MOA, states the Township gets 66,000 gallons per day. Chairman Romeo says using the 165 gallons per day for 600 units it equates to 99,000 gallons. So, they are way over the allocation for Buena Vista Township just for the campground which would mean no one else in the Township could connect. Jerry Marinacci said that means that you couldn't connect the High School St. Augustine. Mr. Marinacci was told the Senator never called back about that and Mr. Zorzi stated that has nothing to do with the MOA. Plant Superintendent Alan Zorzi said to bring the new board members up to speed on the MOA that the Chairman is talking about, roughly 18 years ago when he became Plant Superintendent, and Joseph Santagata was on Borough Council at the time, the BBMUA was forced for years to get out of the stream. When the Pinelands came, the comprehensive management plan says no sewer discharges into a Pinelands stream. So even though we were here prior to them we were told we had to get out of the stream. The BBMUA spent millions of dollars, researching deep well injection studies, purchased the Donato property and conducted studies to use for a lagoon type system, and finally it got to a boiling point of we are going to get out of the stream and the Pinelands was holding up the building of the Buena Regional Middle School by saying they could not tie the school into the sewer system and the BBMUA had to get out of the stream. That is when negotiations got more serious, Mayor and Council got involved, and because we discharge in Buena Vista Township, they were part of the

agreement. That agreement, the MOA, allowed us an additional 200,000 gallons per day if we met stringent limits set by the Pinelands and the NJDEP for two consecutive years and would give the blessing to the state to grant us the additional 200,000 gallons more and if not, we were locked in at 400,000 gallons per day and we had to find a way to get out of the stream. The BBMUA upgraded the plant multiple times and spent millions of dollars and finally with the building of the MBR system, that helped us meet those limits that gave us the blessing for the additional 200,000 gallons. That 200,000 gallons as it is in our permit right now doesn't necessarily mean it is a guarantee. It is there but there are things that still have to be done. As far as the MUA is concerned, we did everything that is required on our end, the Township has to do what is required on their end and the Pinelands to do what is required on their end. Mr. Zorzi said that is just a quick overview of the MOA and gives the members an idea of what is involved. Mr. Zorzi said the one good thing about that document is it gives us the ability to keep us in the stream and it took us as a Utility Authority in spending millions of dollars to get to this point. With the additional 200,000 gallons per day that equates to a potential additional revenue of \$4.5 million dollars in connection fees. So instead of that's it, you're capped, you're done, get out of the stream, we don't care where you put your discharge, we had the blessing to potentially get a little bit more. That MOA is a very important document for this Authority and this town and for regardless of what we have to do on that end or this end because we were fighting to stay in the stream, we have the opportunity to make millions and recoup some of the money spent. This is a very important document that we should follow. However, the Solicitors should make sure that all the things are getting done because we want to keep that additional 200,000 gallons. If we have a rain event season, similar to what we had the year Liberty Village was built, and had issues to where we were above that 400,000 gallon per day limit and we had to stop all new sewer connections and weren't allowed to have any new projects or houses to connect into the system. Nothing really has changed with that other than some I&I studies and thankfully we don't have any substantial amounts of inflow and infiltration into our system because that would affect our flows. Mr. Zorzi said that Cheryl Santore can provide the new board members with a copy of the MOA and they can read and see what is spelled out, each thing that has been required, and what the future allocation is. Chairman Romeo feels we should reach out to the Township and review it because just like our Board is new their Council is new also and he doesn't know if any of them were on there when the agreement was made. Mr. Zorzi said that he and Jon had a meeting with the Pinelands and Buena Vista Township about a year or so ago and there were people who were new and didn't know much about it. The Chairman said that is why he wants to really get something started at the next meeting because he doesn't think the campground is going to go away and we can't give away the Township's allocation so they really need to get involved.

m/Marinacci s/Carolla to file all correspondence sent out for review without reading number 1 through number 2. m/passed

m/Marinacci s/Santagata to pay all bills presented for the month of April 2025.

m/passed

The next regular meeting scheduled for April 23, 2025 will now be held on April 30, 2025 at 6:30 p.m. if all the professionals are able to attend. This meeting date is being changed due to the fact that two of the board members will be out of town and the Chairman wants to make sure there is a quorum as a potential personnel decision will be made at this meeting for Alan Zorzi's Plant Superintendent position once he retires.

m/Marinacci s/Carolla to adjourn the meeting 7:06 p.m.

m/passed

Submitted by  
Cheryl Santore-BBMUA Secretary