

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

The regular meeting of the BBMUA was held on May 14, 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.

Chairman David Romeo presented Alan Zorzi with a plaque at tonight's meeting honoring him for his thirty plus years of dedicated service and congratulated him on his retirement. Alan Zorzi thanked the Board for everything and thanked all past and present employees that he has worked with over the years.

Those present were:

K. Barbagli	C. Santore
J. Marinacci	A. Zorzi
D. Romeo	J. Erber
J. Santagata	Roger Thorson Jr. Teamsters Local 676

Chairman Romeo stated the first order of business for tonight's meeting is a copy of the Borough of Buena Resolution 94-25 appointing Ken Barbagli to the position of Borough of Buena Municipal Utilities Authority Member to fill the unexpired term of Jeffery Johnston.

m/Marinacci s/Santagata adopt Resolution R-21-2025 authorizing employment of Jonathan Erber as Superintendent of Water/Sewer and further authorizing execution of a memorandum of agreement for a three and one half year term of employment.

m/passed

Chairman Romeo stated a letter was received from Marc DeBlasio of DeBlasio & Associates submitting a proposal to provide professional engineering and grant application services for the water tank rehabilitation and adjacent watermain improvement project NJ Infrastructure Bank Application FY2026 Nano Program application in the amount not to exceed \$7,000.00

m/Santagata s/Marinacci to approve the proposal to provide professional engineering and grant application services for the water tank rehabilitation and adjacent watermain improvement project NJ Infrastructure Bank Application FY2026 Nano Program application in the amount not to exceed \$7,000.00 for DeBlasio & Associates.

m/passed

m/Marinacci s/Barbagli to adopt Resolution R-22-2025 authorizing DeBlasio & Associates to provide professional engineering and grant application services for water tank rehabilitation and adjacent watermain improvements project through the NJ Infrastructure Bank application FY2026 Nano Program Application.

m/passed

Chairman Romeo stated he received an email from David Horst of DeBlasio & Associates regarding an email Mr. Horst received from Douglas DiMeo of Atlantic County regarding the Brewster Road drainage project and water service relocations. The County is taking the position that the BBMUA should relocate or pay to relocate the water services for the properties at 444, 430, 428 & 426 South Brewster Road. Mr. Horst is recommending that the BBMUA enter into an interlocal agreement with Atlantic County to have the County include the water service relocation work into their contract and the BBMUA reimburse the County for this work. Solicitor Robert Casella agrees an interlocal agreement is appropriate as a means to implement the relocation if the Board agrees. Chairman Romeo stated a couple of emails have come out on this. There is precedent case law that the MUA does have to work with the County and pay for it. Mr. Horst and Mr. Casella are of the opinion if we were to go out to bid and find someone to move the lines ourselves and it was installed in the incorrect location, we would have to pay for it again. Where as if we go with their contractor and the contractor was to install it improperly it would be on them. So even though it may cost us more initially it will save us money in the long run because it should be installed where the County wants it to be installed from the beginning and it should not be an issue. The Chairman and Joseph Santagata feel that this is the way it should be handled. Member Ken Barbagli asked if the Superintendent is ok with handling it this way. Plant Superintendent Alan Zorzi said they do not have a problem with that, however, when the work is being done, we should have one of our guys inspect the installation to make sure they are doing the installation the way we require and the way we want it done. It was asked if we will have a copy of the plans when the work is being done. Chairman Romeo said they are still in the planning stages right now. Plant Superintendent Alan Zorzi stated they already have plans and have met the County out there several times and this has been an ongoing project for years.

m/Marinacci s/Barbagli approve having David Horst of DeBlasio & Associates and Robert Casella of Testa, Heck, Testa & White draw up an interlocal agreement between Atlantic County and the Borough of Buena Municipal Utilities Authority to relocate the water services for the properties located at 444, 430, 428, & 426 South Brewster Road with the Borough of Buena MUA reimbursing the County for the cost of relocations of those water services.

m/passed

A letter was received from Dennis Levinson, County Executive requesting appointing a representative to attend quarterly meetings with representatives of multiple utility companies regarding utility infrastructure and projects within Atlantic County. The Chairman asked if they gave any direction on if they are looking for a Board Member or someone from the Utility to be a representative. Ms. Santore stated she wasn't sure what they are looking for. Plant Superintendent Alan Zorzi stated in the past he has always attended or he has sent a representative from the BBMUA who will be inspecting the job to any construction meetings and we have never missed one. The Board feels that the Plant Superintendent and or Assistant Superintendent should be the attendee. Chairman Romeo asked if the attendee could update the board with any happenings at the quarterly meetings. The Plant Superintendent will contact the County with the list of names, email addresses and phone numbers of the person or people that will attend on behalf of the BBMUA.

Mr. Roger Thorson Jr. from the Teamsters Union Local 676 was in attendance at tonight's meeting. Mr. Thorson is the business agent and recording secretary representing the workers at the BBMUA and wanted to come down and introduce himself and meet the people he we will be negotiating with on the upcoming contract. The working contract expires December 31, 2025 and Mr. Thorson would like to start getting dates together to see when the best time to meet would be. Chairman Romeo introduced all members in attendance and stated that a committee hasn't been set just yet and asked if Mr. Thorson had any dates in mind or a month in mind that he would like to start negotiations. Mr. Thorson said we could start as early as next month but he knows the summer gets a little crazy but he does not want to wait until November or December. Chairman Romeo said he was thinking either the end of June or July and only two members can be on the committee. Chairman Romeo said he is not available to meet during the day but they will be in touch with a committee and get in front of the contract.

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

m/Santagata s/Marinacci to accept the minutes of the last regular meeting held on April 30, 2025. m/passed

m/Marinacci s/Barbagli to accept the minutes of the last closed executive session meeting held on April 30, 2025. m/passed

Assistant Plant Superintendent Jonathan Erber informed the board there was a water leak on the evening of May 2, 2025. In order to repair the water break the customer's concrete driveway had to be cut due to the water main being located that far back. Mr. Erber obtained three quotes to repair the concrete driveway located at 404 W. Flower

Street. The lowest quote obtained was from Renown Construction LLC in the amount of \$2,200.00.

m/Marinacci s/Santagata to authorize Renown Construction LLC to repair the concrete driveway located at 404 W. Flower Street in the amount of \$2,200.00. m/passed

The Assistant Plant Superintendent position was posted in house and one letter of interest was received. Jonathan Erber, Joseph Santagata and Jerry Marinacci will meet with him if he is available this week and have an answer at the next meeting if he will be promoted. This gentleman will be out due to having surgery at least three weeks so Mr. Erber asked the board to authorize the advertisement of a Plant Operator as soon as possible. The Board agreed to authorize the advertisement of the Plant Operator position immediately.

Chairman Romeo stated he reached out to Buena Campground and Lisa Tilton at Buena Vista Township. The Campground and Buena Vista Township are working together and Ms. Tilton will reach out to our Board once they are done with their review of the documents submitted from the Campground. The Chairman asked how the Township would like us to handle the allocation aspect. Ms. Tilton said they will let us know once the review is complete. Therefore, the BBMUA's response to the Campground is that Buena Vista Township is reviewing their documents and until the Township is done with their review we cannot move forward.

Chairman Romeo stated this summer we will work on negotiations with the Union Contract. The Board also needs to start doing our homework in reference to our rate schedule and how different dwellings are categorized. The Chairman said he has had some discussions with our professionals and hopefully in the next six months we can come up with rates that we can all agree on and become more transparent and make our lives easier. We will have to come up with details for Cannabis growers and the Brewery which would fall under the Industrial Classification. The classifications to be reviewed will be Residential, Multi Family, Commercial and Private Developments as well as Industrial.

Jerry Marinacci asked if we reached out to the Cannabis growers. Ms. Santore stated that she did reach out to the attorney that Mr. Marinacci provided her with the information on and the attorney informed her that she is representing two of the companies that will be located at the Cannabis growing facility and she is fully aware as are the companies that they need to submit an application to the BBMUA to be able to dispense into the sanitary sewer system. Ms. Santore stated that the Land Use Department for the Borough of Buena did not have contact information on Green Thumb.

m/Marinacci s/Barbagli to file all correspondence sent out for review without reading number 1 through number 8. m/passed

m/Santagata s/Barbagli to pay all bills presented for the month of May 2025. m/passed

The next regular meeting will be held on May 28, 2025 at 6:30 p.m.

m/Marinacci s/Barbagli to adjourn the meeting 7:03 p.m. m/passed

Submitted by  
Cheryl Santore-BBMUA Secretary