

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

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

K. Barbagli	J. Santagata
D. Carolla	M. Bertonazzi
J. Marinacci	C. Santore
D. Romeo	J. Erber

Chairman Romeo stated an email received from DeBlasio & Associates requesting signature on the Water Allocation Permit Renewal and then notification from Crista VanHaren of the NJDEP stating the permit renewal application is administratively complete and the application has been assigned for technical review.

Chairman Romeo stated an email was received from Robert Casella of Testa, Heck, Testa & White notifying the BBMUA Board that he spoke with Arthur Murray, Esquire, Assistant Atlantic County Counsel regarding the relocation of MUA infrastructure for the County Road Improvement Project. Mr. Murray advised that the County is in the process of bidding the project and part of the bidding involved the removal of the MUA infrastructure. The County will provide the BBMUA with that bid to decide whether we want to remove the infrastructure ourselves during the process or reimburse the County based on the bid received. The County will copy Mr. Casella with the bids for the work and he will forward them to the BBMUA Board for its consideration. Chairman Romeo said this is for the Brewster Road project. Mr. Marinacci said we already decided to have the County relocate the water services that will be affected. Chairman said yes but this is pertaining to the removal of the current lines and it may be cheaper for us to remove it than them. His recommendation would be let the bid come in and if the cost is fair let them remove it but if the cost of the removal is outrageous, we will be able to remove the lines to keep the cost down. Mr. Marinacci asked how long those four units will be out of service. The Chairman said we have to wait for the bid to come back.

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

m/passed

m/Barbagli s/Marinacci to accept the minutes of the last regular meeting held on May 28, 2025.

m/passed

m/Marinacci s/Carolla to accept the minutes of the last closed executive session meeting held on May 28, 2025.

m/passed

Assistant Plant Superintendent Jonathan Erber informed the board that they met with the Brewery last Thursday, June 5, 2025. They had approximately 1,000 gallons to discharge. They watched as that was discharged into our system and samples were taken. The Brewery is getting a little antsy as to when he can actually begin discharging without storing the waste in totes. Mr. Eber had a conversation with Bill Cathcart of DeBlasio & Associates and Mr. Cathcart said they are writing up another six-month interim agreement for the brewery and High Grass Farms and want to do more sampling. Mr. Erber said while he agrees with Mr. Cathcart and we don't want those facilities to just discharge the wastewater without the testing, however we have to start letting them discharge it at some point and time without them storing it and in High Grass Farms case hauling it offsite. We also have to figure out how we are going to bill them. Mr. Cathcart doesn't think High Grass's strength is going to warrant an industrial use but he is not positive. Mr. Cathcart said the way they mixing their fertilizer there is very little left over that is being discharged. The plants are taking all the nutrients. Mr. Erber said again, how do we bill them. Because how do we monitor the flow. The same with the Brewery. The Brewery strength is a lot higher. When Mr. Erber met with the Brewery, they had two and a half months worth of discharge which equated to 1,000 gallons. If the Brewery were to put a flow meter in, a flow meter is not going to register that small amount of discharge. When the vats are cleaned about three times a week it is 40 or 50 gallons each time. The Chairman asked if we can put a flow meter in and do a minimum like we do with water for example 10,000 gallons and then anything over that if they dispense a lot then it would be billed on that amount since such a small amount wont register on the flow meter. Mr. Erber asked if they are being billed as a commercial establishment currently. Cheryl Santore stated yes, they are being billed commercial which means they are billed for their sewer based on their water usage. Chairman Romeo said he talked individually with some of the board members and are talking about our rates because we are getting into uncharted territory. The Chairman said we do have to come up with new subdivisions in our rate schedule. Being the first time on here it is all new. The difference between the industrial and the commercial, the industrial is based on the amount of water they use and then there is a formula with the percentage of the strength of the discharge. He asked if the commercial is billed based on a different rate. Ms. Santore stated commercial accounts are billed based on their water usage. If the commercial account uses 10,000 gallons of water they are billed on the 10,000 gallons of water in a formula with the base of \$136.25 and 15,000 gallons. If there is an industrial

strength that is billed on top of the base sewer bill that was based on the water usage. Chairman Romeo said it was determined they will be using a lot more water there but it won't be discharged into the system because the plants are absorbing it. He stated that we may have to come up with a percentage or install a meter on the discharge line that will catch what is being pumped in and then they have to test it quarterly or biannually and then the strength would be applied. Mr. Erber said they have to test quarterly because we bill quarterly. If they have an industrial strength then they are billed for that strength. Member Ken Barbagli asked if this is being run like a business. The Chairman said yes. Mr. Barbagli then asked why aren't the Commercial/Industrial users billed for whatever they are taking in and assume whatever they are taking in they are dispensing out. He doesn't understand why we are looking to discount the user. Chairman Romeo said the brewery for example may take in 10,000 gallons of water but they are creating 8,000 gallons of beer so we are not processing 10,000 gallons of wastewater. Mr. Barbagli understands that but they are a business and they should understand that is the rules and regulations established. Mr. Erber stated that is past practice. The rule has always been that anything that went through the water meter had the potential to go down the drain and be discharged as wastewater. Mr. Marinacci stated if that has been past practice that should carry forward. The Chairman stated if that is how the board wants to continue, he doesn't have a problem with that and the industrial charge would only be charged if the quarterly testing came back with a strength factor. Member Dennis Carolla asked how difficult it would be to monitor the discharge. Mr. Erber said a flow meter would have to be installed and that would be an expense for the customer. In the case of the Brewery their discharge is so low the flow meter would not register a usage because their flow is so low. Mr. Barbagli said this town is looking to grow and we should have the same rules for all of the businesses and not make special breaks for different people. Ms. Santore said she thinks the board should set the rules and everyone should be treated the same. You shouldn't allow the user to make a decision of either you can be billed this way or you can buy a meter and be billed this way. Member Jerry Marinacci said he feels that will be the best way to handle it. He feels if you want to bill based on a flow meter, we should obtain a price for a flow meter and the cost associated with that and then make a decision and discuss that with the applicant or customer when they come to connect into the system and tell them what we require. Jon Erber stated the Brewery doesn't have a sampling pit either which is another problem. We have been opening up a manhole for them. Mr. Erber said he doesn't know if the lab would set up a sampler in the manhole. Teligent has a sampling pit. High Grass doesn't have one either. The Chairman said then they will have to install a sampling pit. If an industrial user is required to test, they have to install a sampling pit. He feels that is a must so they are not at the mercy of everyone else who is discharging there. We need to be able to isolate their discharge from everyone else.

Assistant Plant Superintendent Jonathan Erber stated he and James Harris went to class yesterday with the NJDEP to learn about the new drinking water reporting system they are putting out. They are going to try to work their way through it since it is a new system and is still a little bit of a mess. The NJDEP wanted to go online with the new reporting system July 1, 2025 but their program doesn't even work yet. Mr. Erber said

there have been some drinking water updates and the lead service line inventory is coming due July 10, 2025 and that information is supposed to be put on this new system. We have to put all of the data for our 1500 plus water accounts from the spreadsheet we did have and put it into this new system. An unknown is considered a lead service line to them and we still haven't received a good response to the letters we sent out. We have been knocking on doors and when the water meters are replaced, we have been determining the lines then. Mr. Erber said he spoke with someone today who stated we could set up survey that we could post on our website with a QR code that will take them to another website where they can enter the information and upload a picture. The person I spoke with said a lot of other towns have been having success with it. Mr. Erber told our guys that we are going to use this also once it is up and running.

Chairman Romeo said that he and Jerry Marinacci have been talking about water and sewer maps. At the next meeting when the professionals are here the Board is going to request the engineer to give us an estimate on redoing the sewer maps. Mr. Romeo said he feels the water maps are in good shape and we don't have to redo those. With the new maps, the Chairman was contacted by the Borough of Buena Council President, Doug Adams, and they want to set up subcommittees with the Land Use Board, Council, and our Board to discuss possible expansion of water and sewer lines to coincide with a new master plan for the Borough of Buena for development for commercial and residential development. There would be a couple of members from each board to meet monthly or quarterly and everyone would have input where we would like to go. One area was talked about with finishing the loop on Brewster Road. That is something that after we finish the water tower, looking into a fourth well and finishing that loop. Jerry Marinacci said there are two areas they have been looking at promoting which are between Central, Wheat, Harding Highway and Summer. Everything along Wheat Road. The other area is the Brewster Road section.

Chairman Romeo stated in reference to the water tower, he has been riding around looking at other towns water towers. The fire department just put a logo on their trucks which says Buena Borough with the Chiefs head. West Deptford has the American Flag up there. This is something we can discuss with the Engineer when the work is being done do we want to change and update what is up there.

Chairman Romeo said Jerry Marinacci and Joseph Santagata are going to begin contract negotiations next week. If they have anything to come back to the Board with, we will go into closed session at the next meeting to begin that discussion.

Chairman Romeo said that Alan Zorzi had discussed a discharge depot at the plant instead of just the one main that they use. Jonathan Erber asked if he was speaking about the septage receiving station. Chairman Romeo said that is what he is referring to and he doesn't know if there are plans and how far they got into it or if it was just talked about.

Mr. Erber said Remington & Vernick did draw up plans and its funny this was brought up because the salesman was there today. They came around with a trailer showing the equipment and Mr. Erber told him they were looking into a septage receiving station. The salesman used to work for Delcore which is one of the biggest companies around. The salesman invited Mr. Erber to go look at the receiving station we had the plans drawn up for next month to view the set up and operation. One of the issues we would have is grit and dirt which is filling up our tanks so, we are losing capacity. It may be able to be modified. Therefore, they would like to go and look at one that is operational. Ken Barbagli asked how many pumping stations we have in our town. Mr. Erber told him we have five pumping stations. He asked if the septage trucks that come into our plant is that a big income for us. He was told yes, it is good income. Mr. Barbagli stated that is something we should look into then.

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

m/Marinacci s/Carolla to pay all bills presented for the month of June 2025. m/passed

The next regular meeting will be held on June 25, 2025 at 6:30 p.m.

m/Barbagli s/Marinacci to adjourn the meeting 7:10 p.m. m/passed

Submitted by
Cheryl Santore-BBMUA Secretary