

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

The regular meeting of the BBMUA was held on June 25, 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. Talarico	R. Casella
D. Carolla	C. Santore	S. Testa
J. Marinacci	J. Erber	John Kulin – High Grass Farms
D. Romeo	D. Horst	
J. Santagata	J. Mohnack	

Chairman Romeo stated the first order of business for tonight's meeting is a copy of the Borough of Buena Resolution 121-25 appointing Justen Talarico to the position of Borough of Buena Municipal Utilities Authority Alternate 1 to fill the unexpired term of Ken Barbagli.

Chairman Romeo informed the board a letter was received from Jeffrey Beavan of Bohler Engineering requesting will serve letters for water and sewer for their proposed subdivision plan located at 314 E. Arbor Avenue. At this time there is no development proposed and the application is only for a subdivision plan. However, to satisfy Pinelands requirements, the applicant must show the ability to connect to public water and sewer at such time a development may be proposed. Chairman Romeo asked if a map was provided as it states in Mr. Beavan's letter. Ms. Santore said there was one map which was too large to photocopy for everyone and that Plant Superintendent Jonathan Erber did mark up the map as requested with the current water and sewer lines that exist. Mr. Erber stated that the water dead ends on Arbor Avenue and at least one of their properties currently has water and sewer so those two properties would not be a problem and would be able to be serviced with water and sewer. Of the two lots on Kennedy Drive they do show a 30 foot wide water easement on one of the proposed lots and they would need the same easement on the other lot as well. The Borough owns the vacant field out in front so both of those lots would come off of that line. Water definitely shouldn't be a problem and sewer would be available if they have enough pitch. There is

no water or sewer on Clara Street. Joseph Mohnack stated he can speak about this property because he reviewed the planning board application. There are currently two homes and one industrial building on the property. Their intention is to subdivide each home onto its own property and put the industrial use building on its own property and the other lot will remain vacant. Member Ken Barbagli asked if they do not have the pitch for the two lots on Kennedy are they allowed to install a pump tank so we are not involved in it. Mr. Mohnack said he doesn't see any reason why they couldn't. Member Jerry Marinacci asked what the industrial use building is used for. Mr. Mohnack said all he knows is there is an industrial building but they don't specify what it is used for. Chairman Romeo said the lot on Clara wouldn't be able to be serviced? Mr. Eber said if they put an easement on that lot, they can service it off of Kennedy Drive. Mr. Erber also said he had been contacted stating they were interested in putting in another Marijuana facility there and asked Mr. Mohnack if he had heard that or was aware of it. Mr. Mohnack said they aren't proposing anything at this time and are just drawing lines and looking to subdivide. Chairman Romeo said he heard there is another facility interested that is an industrial property right now but he doesn't know what the address is for that one. This could be the property. Chairman Romeo said this is his first will serve letter, and asked if we normally put in all of the information regarding the size and depth of the lines that run by the property. Mr. Erber said he has never done it since he has been here but they did put the brand and invert of the manholes on the map. The Chairman asked if this is something we need to get more information about. Member Joseph Santagata asked if they are going to go to the planning board first. Joseph Mohnack stated that the Land Use Secretary is not letting them be heard until they have a certificate of filing from Pinelands. However, the will serve is just a hypothetical letter that states we can serve these properties. The chairman asked if this is binding us to anything. Mr. Mohnack stated it is binding the BBMUA that in the future you can service those lots. Alternate member Justen Talarico asked if we know if they submitted anything to Pinelands yet. Mr. Mohnack stated they are currently working towards their certificate of filing so he is presuming they filed something and the Pinelands came back and said we need this but that is an assumption. The Chairman asked Mr. Erber if he sees anything that would be out of the ordinary. Mr. Erber said the only thing would be if they had to put in a pump station it would be on them and they maintain that line up to a certain point and then we take over but they would have to get an easement to go through the Borough's property. The Chairman asked if that is something we can put in the will serve letter, that there has to be an agreement with the Borough for an easement. Solicitor Robert Casella stated if that is a requirement you would tell them that is a necessity subject to that being available. Solicitor Casella asked if there is a form letter that we have for will serve letters and Ms. Santore said no there is not. Mr. Casella said the letter should be written on the BBMUA's letterhead and any conditions should be written in the letter and that the MUA presently has the capacity for those lots. Chairman Romeo asked if we type up a letter can we send it to the Solicitor to be reviewed and he stated sure we could. Chairman Romeo asked Secretary Cheryl Santore if she could draw up the letter and send it to the Solicitor for review and we will go from there.

David Horst of DeBlasio & Associates introduced the BBMUA Board to his associate Joseph Mohnack who will be taking over for him as he retires. Joe is currently the engineer for the Borough of Buena. Chairman Romeo thanked Mr. Horst for all of his help here and he knows Mr. Mohnack will be an asset to the Board and we look forward to working with him. The Chairman wished him well on his retirement.

Mr. Horst stated the first item on their engineer's report is regarding the NJ I-Bank Sanitary Sewer Replacement Project and Mr. Mohnack has an update on that. Mr. Mohnack stated in regard to the project to be covered by the \$3,000,000.00 forgivable grant they were given authorization by the NJDEP last week to award the project to South State. The Borough awarded that job on Monday and they are closing on the loan this week. That is for E. Summer Road, West Avenue, and E. Atlantic Avenue.

Mr. Horst stated regarding the Atlantic County Brewster Road Drainage Project there are four services that will need to be moved and replaced when that project gets underway and Atlantic County and the BBMUA want to enter into an interlocal agreement to have the work included in the project and the BBMUA to reimburse the County for the work. Mr. Horst asked the BBMUA Solicitor if he is drawing up the interlocal agreement. The BBMUA Solicitor, Robert Casella stated that he has been in contact with the counsel for Atlantic County and they are coordinating to prepare the agreement.

Mr. Horst stated the next item on the agenda is High Grass Farms. Test data has been received by Bill Cathcart in his office who is putting together a modification to the initial interim agreement and is calling it the secondary interim agreement. Jonathan Erber pointed out that some previous data logs submitted were incorrect so Bill is going to go back and look at that again to see if and how that affects his calculations so far. If there are any modifications, he will send that along.

Joseph Mohnack is working in conjunction with the contractor who is doing the work for AT&T on their equipment located on the BBMUA Water Tower. Correspondence has been going back and forth and all specifications and work has been reviewed by DeBlasio & Associates. It was agreed that the BBMUA is requiring an inspection of the tank prior to the contractor beginning work and also after the work has been completed. AT&T has agreed to reimburse the BBMUA for the cost of the inspections. DeBlasio & Associates is requesting a proposal for the inspection and will forward that proposal onto AT&T prior to any work being performed. Chairman Romeo said the only other issue is the antennas that are on top of the tank who belong to Atlantic County and whether they can be shut off. Jerry Marinacci has been working with the contractor and putting him in contact with the John Garry who is the Atlantic County Radio Administrator after the 7th of July when John is available. The contractor, John and the Police will get together to come up with some options and see what they can do. Mr. Garry said they cannot be shut down. Mr. Horst said if someone reviews the contract with AT&T maybe all of the

consulting services could be covered by AT&T as well. Mr. Marinacci stated he has the latest amendment to the contract and Cheryl Santore is going to get the original and all of the amendments to the contract for him to review.

Chairman Romeo stated at the last meeting items were brought up about the cannabis facilities and the brewery since they are new areas to the BBMUA. One of the items discussed was that each entity should have their own test pit and their own supply because at the old Scott Paper facility the Borough stated there are now two facilities and wants to put four facilities total at that location. Therefore, we want to make sure that each entity is only being billed for the water they are actually using and are being billed for what they dispensed into the sewer system. We don't want anything to be confused or construed. With the Brewery, we are currently using a manhole that is a couple of hundred feet down the road from them. Mr. Horst feels that is a wise decision that each entity have their own meter and testing site. Chairman Romeo said he knows the land owner is taking care of the water billing but he doesn't want to see anyone get overcharged and we can not say definitively what was used by each entity. Mr. Marinacci stated that he and Jon Erber went to visit the site last week to see how High Grass Farms is set up. Mr. Kulin stated that all of his discharge tanks can be hooked up to a manifold. It is a terrific set up so if each new entity can have the same set up it should be easy to test and monitor. Mr. Erber said High Grass Farms set up is a good example of how we should move forward with that building at that facility. Mr. John Kulin, the owner of High Grass Farms was in attendance. Mr. Erber said Mr. Kulin was talking about installing a control valve so we would get a constant flow instead of everything coming to the plant all at once. It would go to the holding tank and the valve would open and close for so long so we would get a constant flow. There is also a sample port installed at the location of the valve. That would alleviate questions for billing purposes. They have their own water meter that we read. Cheryl Santore provided everyone with a copy of the industrial user rules and regulations so you can see how it is billed so everyone can read it and see how industrial users are billed. Chairman Romeo said that everyone would like to move forward and we appreciate Mr. Kulin and the brewery's patience with us moving through this process. Jonathan Erber said this process for this building is how this should be handled where there is only one sewer line. If it is a new building or new business in one single building, we could require them to install a control manhole. The holding tanks with the with a control valve would work in well in a situation where there is one sewer line and multiple businesses on that line and we could have certain hours designated where we can accept the flow. The Chairman asked Mr. Erber if he would be willing to work with Joe Mohnack on that so it is part of the process and paperwork so everyone is doing the same thing and is following the same rules. Member Ken Barbagli asked if that is for clean water. Chairman Romeo said that is for the run off from the process. Mr. John Kulin said that is for the condensate and the table run off which is fertilized water. His discharge in the tanks is 90 percent condensate from the HVAC and dehumidifier and 10 % table run off. Cheryl Santore stated she ran some numbers for examples on what High Grass Farms industrial bill would be based on his last water meter reading and an estimated Industrial Strength of 1. The industrial strength calculation parameters are in our rules and regulations. Mr. Erber

calculates the strength factor based on the test results submitted to him by the Industrial user. He then provides that strength too me prior to sewer billing. That strength is then calculated on the number of gallons used and that strength bill is added to the commercial industrial sewer bill amount. The industrial bills are based on the water meter reading and water usage. There would not be a need to install a flow meter installed on the sewer end. Every drop of water used has the potential to go down the drain. That is how the industrial commercial billing has been handled since 1965. Everyone was good with the billing rules and regulations. Jonathan Erber asked about the brewery. The Chairman stated the brewery is going to have to install a test pit. The brewery industrial billing will be calculated the same way, based on the water usage and the strength of their discharge. Mr. Erber would prefer that they install a control manhole on their property.

Robert Casella of Testa, Heck, Testa & White stated in December 2024 the BBMUA Board approved a shared services agreement with the Borough of Buena Council. There was an intent to get the agreement signed even though there was some language in it that we wanted changed but all parties were in agreement that after it was signed and approved it could be revised. When speaking with Cheryl Santore today we both remember this being signed in December. Ms. Santore stated she remembers the Engineer had wanted a copy of the share services agreement to accompany the application for the sewer improvement project. The board agreed to sign the shared services agreement at the December 11, 2024 meeting but there was some wording that was in question regarding any excess funds over the amount of the original dollar amount being split equally between the Borough and the BBMUA and payable to the Borough within 30 days and the fact that there was no cap on the excess amount. At the December 11, 2024 meeting we passed a resolution authorizing the execution of the agreement. After the meeting when both Mr. Tonnetta and Mr. Casella were away the decision was made to sign the agreement and give it to the Engineer and the concerns could be addressed and amended at a later date. Ms. Santore remembers the Chairman at that time, Robert Delano, coming in and signing that agreement and forwarding it on to the Borough. Mr. Casella suggested we sign this again tonight just in case the original cannot be located.

Steve Testa of Romano, Hearing Testa & Knorr informed the board that he received the work papers from Maryann Chalow and his office has begun work on the 2023 Audit of the financial statements and will keep the board informed on the progress of the Audit.

Secretary Cheryl Santore informed the board an email was received from Robert Smith of Remington & Vernick providing Change Order #2 for the Well No. 3 Emergency Generator Project for the Board's approval. The change order represents the additional cost to fill the generator fuel tank with diesel fuel in the amount of \$2,622.00.

m/Marinacci s/Barbagli to adopt Resolution R-25-2025 accepting Change Order #2 to amend the contract with Hughes Electric Co., LLC for the purchase of the Well #3 emergency generator. m/passed

m/Barbagli s/Marinacci to accept the minutes of the last regular meeting held on June 11, 2025. m/passed

Plant Superintendent Jonathan Erber informed the board that he obtained three quotes to purchase a replacement portable dissolved oxygen meter with rugged electrode. The lowest quote was received from Hach in the amount of \$2,461.86. This is a crucial piece of equipment. The meter we currently have is over 20 years old and cannot be serviced anymore.

m/Marinacci s/Carolla to authorize the purchase of a portable dissolved oxygen meter with rugged electrode from Hach in the amount of \$2,461.86. m/passed

Superintendent Erber informed the board that we went live this week with the online submittal for the Lead Service Line inventory. So far, we have only had two people fill out the survey. We are asking anyone that has water with the BBMUA to go online on our website and click on the green box on our home page and that will take you to the link to fill out the survey. The State just extended the due date from July 10, 2025 to August 10, 2025 because their program is not working correctly. We have to get as many as we can because any unknown services we have, which is a lot, is considered a lead service line and we have to write a progress report of how we are handling that.

Mr. Erber stated in reference to the sewer project, he was approached by Road Department Supervisor, Bill Nimohay, wanting to know if they were going to run sewer laterals to the vacant lots and possible lots that could be subdivided. Mr. Erber said he thought that would be a question for the Engineer. Mr. Nimohay has a list. Mr. Erber said we did mark out the sewer services on West Avenue and will drop back and do the mains which won't be an issue. One question Mr. Erber did have for the Engineer was regarding the long side water services. Is the contractor going to put new services there because we do not allow services too be cut and crimped and then a coupling to be installed in the middle of the street. Mr. Erber said he wouldn't think they would want to do that anyway since it will be a newly paved street and if there is any break after it is paved to have to dig up a newly paved road. Joe Mohnack stated it is not specked in the plans to do that. Mr. Erber said that every long side water service is going to be a conflict if they are pulling a trench box down the street. Mr. Mohnack said it is the contractor's responsibility to reestablish services if they do shut them down. Mr. Erber asked if the board would want a coupling in the middle of a newly paved road? Chairman Romeo asked if this is in reference to the sewer project. Mr. Erber said this is regarding the sewer project. Any long side water service, the water service is in the

shoulder or grass on one side of the road. Any water customer on the opposite side of the street, in order for them to pull the trench box through the contractor would have to cut the water line. Usually, it would be cut and crimped and then put back together with a coupling. We don't allow that. It would be the same thing on Brewster Road and we weren't going to allow them to do that there. That is why we want them replaced with new not cut and put back together. Chairman Romeo said we should have that in this project. The Chairman stated that we do have extra money in this project and if he knew of other roads that we need to address but if we do it this way we do have funding there to make sure these are done correctly. Mr. Erber said we can't pull a service through with a coupling. Mr. Erber said that will have to be an extra in the contract. Auditor Steve Testa said there would have to be an amendment to the contract because it is not currently included in the contract. Joe Mohnack said they would have to change order the work in to replace the long side connections entirely. Mr. Erber said the lines are copper now but could possibly be replaced with poly. It may be cheaper. Mr. Marinacci asked if this is all over the Borough or just on West Avenue and Summer Avenue. This is in reference to what Bill was mentioning. Mr. Erber said there is lot on West Avenue, Block 180 Lot 5 which is a buildable lot with potential for subdivision into 4 buildable lots. It is located at West and Jonas Avenues. Sewer access is currently not available on Jonas Avenue. Member Joseph Santagata asked if we are replacing the sewer line on West Avenue. He thought we were only replacing the sewer lines on Summer Avenue. It was stated that we are doing both West and Summer. There was also one on Summer Road, Block 202 Lot 14. It is a wooded area but it is buildable. A water service should also be installed while they are doing that. Chairman Romeo asked the Engineers if they see any problems with that. The Engineers stated they did not. The Auditor Steve Testa stated he is a little confused because it is a sewer project but they are also talking about water. He wants to make sure that will not be a problem. The Engineer said even though it is a sewer project, there are some water services that will be affected by the sewer project so they will be covered under the project.

m/Marinacci s/Santagata adopt Resolution R-26-2025 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) and a collective bargaining agreement pursuant to N.J.S.A. 10:4-12(b)(4). m/passed

m/Marinacci s/Carolla to open the executive closed session meeting at 7:29 pm. m/passed

m/Marinacci s/Barbagli to close the executive closed session meeting and return to regular session at 7:55 pm. m/passed

Chairman Romeo asked DeBlasio & Associates to provide a proposal on redoing the water and sanitary sewer maps. The water maps we currently have are in better condition than the sewer maps. The Chairman would like them updated because the Borough of Buena would like to set up a committee comprised of members from the Borough, the Land Use Board, and the BBMUA to review and revise the Master Plan for the Borough of Buena.

Chairman Romeo will be discussing the 10-year plan at the next meeting in August 2025 and requesting a proposal from the Engineer. The current 10-year plan expires in 2027 but he would like to start working on it now.

Ken Barbagli asked if the two fire hydrants he asked about have been discussed any further. Chairman Romeo stated the fire company needs to write a letter to the Board so it can be discussed further.

m/Marinacci s/Carolla to file all correspondence sent out for review without reading number 1 through number 10. m/passed

The next regular meeting will be held on July 23, 2025 at 6:30 p.m.

m/Barbagli s/Carolla to adjourn the meeting 8:03 p.m. m/passed

Submitted by
Cheryl Santore-BBMUA Secretary