

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

The regular meeting of the BBMUA was held on June 28, 2017 at 7 p.m. This meeting notice was provided to The Daily Journal and the Atlantic County Record 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.

The meeting was called to order by Chairman Joseph Santagata.

Those present were:

R. Baker	J. Alvarez
R. Delano	C. Santore
J. Formisano	A. Zorzi
J. Johnston	R. Smith
J. Santagata	R. Casella

Chairman Joseph Santagata informed the board that Pat Yacovelli, the Business Administrator/Board Secretary for Buena Regional School District, sent over the interlocal agreement renewal for services to be performed by Alan Zorzi for the school district.

m/Baker s/Delano to adopt Resolution R-18-2017 authorizing an interlocal agreement with the Buena Regional School District for services to be provided by the BBMUA's employee Alan Zorzi. m/passed

Mayor David Zappariello had emailed Plant Superintendent Alan Zorzi regarding Buena Gardens Sr. Apartments and Mr. Hans Lampart looking for a fee reduction from the BBMUA for water and sewer charges. Mr. Zorzi stated that Mayor Zappariello should speak with either Chairman Santagata or Secretary/Treasurer Cheryl Santore regarding billing. Ms. Santore emailed the mayor in response to his inquiry and stated that Buena Gardens Sr. Apartments is billed per the classification of Apartments as set forth in the rules and regulations of the MUA that have been in effect for years and is charged just like every other Apartment complex the BBMUA provides services to. To treat Mr. Lampart's complex differently would mean restructuring the way all apartments are charged and could potentially cause revenue problems and lead to a rate increase for all customers.

A letter was received from John Maselli of the State of NJ DEP Division of Water Quality Bureau of Environmental, Engineering & Permitting acknowledging receipt of the request for a one year time extension for the Louis Drive sanitary sewer extension project. We have not received the permit approval as of yet and cannot start construction until that is received. Remington, Vernick & Walberg is working on the construction drawings. Robert Smith of Remington, Vernick & Walberg was speaking with Mayor Zappariello about the project. It will be tight getting the construction done and still providing access to the properties. We may have to look into getting a temporary access easement out the back of the cul-de-sac and out to Wheat Road due to the width of the roadway and the depth of the sewer line and the width of the trench boxes taking up a good portion of the roadway. Before we would go to construction we would have to have a meeting with the residents to explain to them what they are going to be up against and how much of an issue/inconvenience this will be for them. Mr. Smith also has to contact the County to find out if they will let us work during the day when we tie into the manhole on Central Avenue. It will probably only be one day but they may require us, due the amount of disturbance to work at night. If night work is required that will have to be written into the bid. Mr. Smith will continue to keep the Board updated.

Robert Smith of Remington, Vernick & Walberg received an email from Mark Paoletti, Engineer for Keystone Fire Protection in reference to 213 E. Weymouth Road for File Access asking if the double check valve assembly is acceptable to use on their fire protection system. Mr. Smith stated they have no problem with the check valve assembly as proposed. The applicant has an existing 6" fire line and wants to tap into that line to service a second building. They have no objection to that, however, the applicant will have to comply with the NFPA Code and the sprinkler system design will have to be reviewed by their mechanical engineer and the fire official to make sure they have sufficient flow to service the second building.

Robert Smith and Plant Superintendent Alan Zorzi received an email from Teligent regarding their fire water flow test analysis. As stated in the past the obligation of the BBMUA has been fulfilled. Teligent requested water and sewer for their project and that has been connected. Any issues they are having with their fire system is on them. Mr. Zorzi attended a meeting and explained how the water and sewer lines are looped and where our wells are and he has not heard from them since this meeting. Teligent was going to try a few other things after the meeting that Mr. Zorzi attended but as far as the BBMUA is concerned we have provided them water and sewer as requested from the BBMUA board.

Robert Smith of Remington, Vernick & Walberg emailed the Daily Journal providing the Notice to Bidders to be published on Wednesday, June 28, 2017 in the Daily Journal and the Atlantic County Record for the sludge composting screening system. Mr. Smith checked both papers and both ads were run and bids will be opened on Tuesday, July 11, 2017 at 11 am at the Buena Borough hall.

A letter was received by Robert Smith of Remington, Vernick & Walberg from Peter Mitt of Engineer Design Associates regarding the water and sanitary sewer application for the Liberty Village site plan located on Block 145 Lot 9 and the revised submission package for the above submitted application. Mr. Smith had requested from them a letter from the fire chief regarding the placement of the fire hydrants and also based on the last review revised plans were submitted. Mr. Smith will review all of that and if everything is ok the information will be forwarded to the BBMUA office for the Chairman's signature on the treatment works approval application. The water and sewer line servicing the project will be privately owned and therefore other than the Chairman's signature on the application nothing else is required of the BBMUA.

An email was received from Ebony Myrick of Pepco Holdings regarding the interconnection of the Cambria Solar project with ACE. Written notice must be received within 5 days with the status of the project to hold the position of the project in the queue. Mike Adkins of Cambria Solar responded to Ms. Myrick stating that they are moving forward with the project and anticipate beginning construction in approximately 6 weeks.

Robert Smith of Remington, Vernick & Walberg informed the BBMUA board that at last night's Land Use Board Meeting for the Borough of Buena that an application was made and a density variance was approved for a 9 lot subdivision at the end of Williams Avenue. It was proposed for 9 lots just under 15,000 square feet. They still need to come back to the land use board with a major subdivision application but they will be coming to us at some point and time to extend the water and sanitary sewer lines to provide water and sewer to the proposed homes. The cost to extend those lines will be paid for by the project owner.

Chairman Santagata had brought up having an energy audit performed by the New Jersey Clean Energy at the last regular meeting. Chairman asked the engineer if he knew of any other towns that have done this before. He had tried to fill out the application and had no luck with completing it online. Robert Smith said that he believes there were but not recently, however they did complete the applications for a few towns. Mr. Smith stated that he will look into it and see if any of our pumps for our wells would qualify and he will work with Cheryl Santore in the BBMUA office.

At this time the board went into closed session.

m/Baker s/Delano to adopt resolution R-19-2017 authorizing a meeting of the BBMUA closed to the public for the purpose of discussing the purchase, lease, or acquisition of real property with public funds pursuant to N.J.S.A. 10:4-12(b)(5) at 7:17 pm.

m/passed

m/Baker s/Johnston to end closed session meeting and reopen the regular meeting at 7:27 pm. m/passed

m/Baker s/Johnston to authorize the solicitor Testa, Heck, Testa & White to prepare an agreement for the purchase of the property that is for sale by John Lillie located at 501 Plymouth Road Block 121 Lot 13 in the amount of \$60,000.00 contingent upon the completion of an environmental phase I study resulting in no identified issues or concerns with the property. m/passed

An email was received from Karen Burris of the AEA concerning proposed legislation being worked on regarding sewer and water connection fees. A draft of the proposed legislation was provided and sets out what has conceptually been agreed upon by the NJ Builders Association and the AEA. Mr. Steve Testa of Romano, Hearing, Testa & Knorr reviewed this information and spoke with a member of the AEA in regard to the impact this could have on the Authority. Mr. Testa believes that some of the proposed law changes could be helpful to the Authority when it comes to the change of use of a property and the charging of additional connection fees. There could be negative impacts to the Authority as well that Mr. Testa looked into further. First and foremost this is not a law that has been passed yet and probably won't be for some time as they have one sponsor and are still looking for another sponsor to present this. Also, this will NOT apply to any facility that has already been built in the past. Therefore, no fees that have already been charged would have to be refunded. The Board will be notified of future updates.

m/Baker s/Delano to approve the treasurer's report as read. m/passed

m/Baker s/Johnston to approve the minutes of the regular meeting held on May 24, 2017. m/passed

m/Baker s/Johnston to approve the minutes of the closed executive session meeting held on May 24, 2017. m/passed

Plant Superintendent Alan Zorzi informed the board that the Insight Pro support for the GE MBR membrane system is about to expire. Mr. Zorzi received a proposal from GE Power and Water for a one year service agreement in the amount of \$7,200.00 per year. When preparing the 2017 budget we prepared for a 2 year service agreement. Section 8 of the proposal states that multi-year options are available and if the BBMUA is able to issue a firm, multi-year purchase order for a 2, 3, 4, or 5 year period, the stated price per year will be held unchanged over the full duration. A multi-year purchase order would

save the BBMUA on annual inflation adjustments and any other price adjustments over the period and will save on the administrative burden of preparing and issuing purchase orders. Therefore, the board felt it to be in the best interest of the BBMUA to go with a 2 year service agreement in the amount of \$14,400.00 plus \$1,600.00 for the replacement of the InSight Hardware which has surpassed its life expectancy and requires replacement to ensure continuation of service without disruption.

m/Baker s/Delano to purchase a two year service agreement for the Insight Pro support for the GE MBR membrane system in the amount of \$14,400.00 plus \$1,600.00 for the replacement of the InSight Hardware for a total of \$16,000.00. m/passed

Mr. Zorzi stated that an email was received from Danielle Sanders of J.A. Montgomery Risk Control providing our loss control report from the J.A. Montgomery Risk Control Survey performed on May 9, 2017 by Robert Holwitt. All of the suggestions they had listed for improvement have been performed.

Mr. Zorzi informed the board that he had Video Pipe televise a few of our lines that we have been having problems with. We have been having issues on Sumner and Flower. When Mr. Zorzi had Central Avenue televised down near Louis Drive to check for the taps along Central he had Video Pipe try to video the Sumner and Flower line. Video pipe wasn't able to get the camera through that 18" line due to it being full of sand and debris. Video Pipe are going to come back out and vacuum and jet that line and then try to get the camera through to see if there is a break somewhere and Mr. Zorzi will inform the board at the next meeting of the findings.

We have been having issues with our jet machine. We had sent it out to John Doheny to have it repaired. They rebuilt the pump but didn't have a tool to finish the job. They told us to take it back and see how it works. We had a problem on Wheat Road and tried to use it but couldn't build pressure. We called the company back and told them that it still is not working properly. Jack Doheny stated they will order the tool they need to repair the machine and we should bring the machine back to be repaired but they will have it for a few days. Mr. Zorzi asked if they have a rental that we can use while ours is being repaired and they do. We will probably have the rental for a week which will cost \$1,950.00 for the week.

Jim Stiteler would like to take the Intro to Water and Wastewater class at Gloucester County College beginning July 11, 2017 through February 8, 2018 in the amount of \$1,399.00 and would like the board's approval to do so.

m/Baker s/Johnston to allow Jim Stiteler to take the Intro to Water and Wastewater class at Gloucester County College in the amount of \$1,399.00. m/passed

m/Baker s/Johnston to file all correspondence sent out for review without reading
number 1 through number 14. m/passed

m/Baker s/Johnston to pay all bills presented for the month of June 2017.
m/passed

The next regular meeting will be held on July 12, 2017 at 7:00 p.m.

m/Johnston s/Delano to adjourn the meeting 7:38 p.m. m/passed

Submitted by
Cheryl Santore-BBMUA Secretary