

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

The regular meeting of the BBMUA was held on July 23, 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	John Kulin – High Grass Farms
D. Carolla	C. Santore	
J. Marinacci	J. Erber	
D. Romeo	J. Mohnack	
J. Santagata	R. Casella	

Chairman Romeo stated the first order of business for tonight's meeting is an email received from Marc DeBlasio of DeBlasio & Associates providing a proposal for updating sanitary sewer and water service maps in the amount of \$65,000.00. Chairman Romeo stated they had spoken about that at the last couple of meetings. Chairman Romeo said DeBlasio was asked to submit a proposal to draw up a master plan for the Borough and our water and sewer services so we have updated maps and an item that we can keep updated moving forward. This way with the Borough wanting to promote the Borough to business growth and with new companies coming in we know what we have out there and what our infrastructure looks like. Chairman Romeo said he doesn't think the number is outrageous. He did think the cost would come in at the \$30,000.00 to \$40,000.00 range. Plant Superintendent Jonathan Erber has some information that we can forward to DeBlasio & Associates to possibly reduce the costs. The Chairman asked Joseph Mohnack of DeBlasio & Associates if he had anything to add to the discussion. Mr. Mohnack stated that the NJDEP is requiring a master plan of the storm sewer systems for every town by the end of 2026. Mr. Mohnack said in starting this now it seems as they might do the same for the sanitary sewer as well so if the BBMUA moves forward with this you would have a jump on that. The Chairman asked if there is any funding available for it to help with the cost. Mr. Mohnack said in the past they have had success with the NJ I-Bank in seeking reimbursement for other towns for this type of work. Therefore, that may be an option in the future for the BBMUA to offset some of the soft costs. The Chairman stated since the Auditor, Steve Testa is not in attendance at tonight's meeting he would like to put this on the agenda for the next meeting to see if it

can be added to the 2026 Budget. Joseph Santagata and Jerry Marinacci feel it is something we should do because they don't think it has been updated since the sewer lines were installed. The water was done in 2002 but the sewer has not been done in a long time. Ken Barbagli asked if that will show all of the fire hydrant locations and the volume of the water coming out of those hydrants. Mr. Mohnack stated it will not. It only shows location, elevation and will be digital so it can be shared of the water and sewer lines. Chairman Romeo asked Mr. Erber if that is something we can do in house. Mr. Erber stated we do not have the equipment they use to flow test hydrants. Mr. Barbagli said he believes the fire department can get the equipment and will do the testing but the fire hydrants would have to be repainted so when they pull up to a hydrant, they know the flow that is pushing out of each hydrant. Mr. Erber said they way they are painted now is by the size of the line, green is 10", yellow is 8" and red is 6". Mr. Erber said the NFPA standards are by flow. Jerry Marinacci asked if there is an instrument we can buy to test the flow on each hydrant. Mr. Erber said yes, we could look into it. Mr. Barbagli said the fire department is going to try to get one because they really need to know. Mr. Barbagli stated they were flowing water the other day by the way and it wasn't enough to push out. The truck was sucking it dry. Mr. Erber asked what hydrant it was. Mr. Barbagli said they started at the Commerce Center and then moved over to the hydrant near 114 Arctic Avenue to see what they were putting out. The Chairman stated that when the fire department does something with the hydrants to send an email to Jonathan so the water used can be accounted for. Mr. Barbagli said they will let everyone know.

Joseph Mohnack of DeBlasio & Associates stated the only real news to report since last month is that a preconstruction meeting was held on July 16, 2025 for the NJ I-Bank Sanitary Sewer Improvement project. They plan to start construction in September and will start with West Avenue and finish with East Summer Road.

Joseph Mohnack stated another update is the contractor who will be updating the antenna for AT&T is anxious to get the work started. They have been very patient but would like an update following tonight's meeting as to when work can begin at the site. Jerry Marinacci said he spoke with John Garry of Atlantic County on Friday and he stated they had to do RF testing prior to any work beginning on the antennas. Mr. Marinacci does not know when that is going to be scheduled but if he doesn't hear from him by the middle of next week, he will contact Mr. Garry again to see if there is a schedule.

Secretary Cheryl Santore asked if items that have been completed can be removed from the Engineer's report to keep it current. If items are still in process they can stay on there but there are some items that have been complete that we will not be covering anymore.

An email was received from Kate Douglass providing a completed secondary interim agreement for industrial wastewater for the High Grass Farms project for review and

signature. Chairman Romeo said this is the next step in allowing High Grass Farms to officially utilize our water and sewer lines. Chairman Romeo asked if anyone has any questions or comments on the agreement. Mr. Mohnack said this was finalized by Bill Cathcart at DeBlasio and Associates. BBMUA Solicitor, Robert Casella stated he reviewed the agreement and did not have any issues with the agreement. Plant Superintendent Jonathan Erber stated he is a little confused by the agreement because there are items that were in the first interim agreement that have been met that are still in the second interim agreement. We should be at the point where High Grass Farms can begin dispensing into the system and testing will continue during the interim period. Mr. Mohnack said he will have the agreement updated. Chairman Romeo asked if we can get this corrected and if can we approve the agreement for signature tonight and when the corrected agreement comes in sign it and forward it to Mr. Kulin for his signature. Solicitor Casella said that would be fine.

m/Barbagli s/Marinacci to approve the signature of the Secondary Interim Agreement for Industrial Wastewater for the High Grass Farms project. m/passed

m/Marinacci s/Barbagli to adopt Resolution R-27-2025 executing an agreement with Mumford-Bjorkman Associates, Inc. for the pre and post work inspections to the water tower in the amount of \$4,800.00 which will be reimbursed by AT&T after the upgrades to their equipment are made and the inspections are complete. m/passed

Auditor, Steve Testa of Romano Hearing Testa & Knorr was not in attendance at tonight's meeting, however he reported they are continuously working on the 2023 Audit of the BBMUA's financial statements and will keep the Board abreast of their progress. We will also send Mr. Testa information to be addressed at the next regular meeting regarding the sanitary sewer and water maps.

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

Jerry Marinacci stated he looked over the AT&T contracts and amendments and he has questions for AT&T. He thinks that another amendment should be done after the upgrades to the current antennas are made. Ms. Santore stated this was worked out between our previous board and our Solicitor and their Solicitor. Mr. Marinacci thinks we are getting short changed. Ms. Santore said she agrees. Mr. Marinacci said he has been told that we should be getting between \$35,000.00 and \$50,000.00 a year and we aren't. Mr. Marinacci said in the last amendment we actually went backwards and lost \$216.00 per month. Mr. Marinacci said he has dealt with cell phone companies in the past and they are like bandits without a gun and he doesn't trust them at all. Mr. Marinacci said the next time an amendment is brought up for the contract he wants to be involved. Chairman Romeo said that it will be brought up before the full board. Ms. Santore stated that by saying this was negotiated by the Solicitors it was brought before

the full board and the Solicitor negotiated on our behalf under the direction of the BBMUA Board. Chairman Romeo said that over the next few years there are things that need to be addressed and will be addressed and the Board will have input in all of it.

m/Santagata s/Marinacci to accept the minutes of the last regular meeting held on June 25, 2025. m/passed

m/Barbagli s/Carolla to accept the minutes of the last closed executive session meeting held on June 25, 2025. m/passed

Plant Superintendent Jonathan Erber presented a copy of a quotation received from Rio Supply for the Neptune Gateway System. With the upgrade the annual software cost would increase with the upgrade. The quotation for the Gateway System is \$85,358.00 and the annual software cost will increase to \$10,265.00. Chairman Romeo asked what would be the benefit of this. Mr. Erber said this would alleviate them having to go out and physically read the radio read meters and we would be able to read those meters with a push of a button from the office. Chairman Romeo asked the Engineer to look into the availability of grant funds to cover the cost of this. The Chairman thinks this would be a good thing as it would streamline the process and free up the time of the plant workers and wear and tear on the trucks and it will save the office time because they could look a read up without having to wait for someone to go out and obtain the information for them. Chairman Romeo said that we will continue to work on this and see if we can obtain some type of grant to cover some if not all of the cost or this could possibly be a capital expense and be budgeted for starting with next year's capital budget. We will discuss this with the Auditor as well.

Superintendent Erber also obtained quotes to replace the 10 galvanized water services that have been identified to date while conducting the lead service line replacement investigations. Letters are being sent out to all water customers regarding the identification of lead service lines in our system per the requirements set out by the State. We have 1565 water accounts in our system. We have identified 335 so far because that is all the responses we have received to date. Out of the 335 we have 12 galvanized services which the State considers lead which have to be replaced. The State is mandating the replacement of 5% to 7% per year. This year we have not replaced any but this is the first year we have had any services identified. That means by next July we would have to replace some. GE Mechanical came back with a price of \$59,500.00 +/- 10% for them to replace from the curb stop into the house for 10 services. Tony Campana Plumbing came back with a price of \$48,350.00 for the same 10 addresses. Campana Plumbing also gave us a quote which GE Mechanical did not provide at the time for us to pull the service from the curb to the house. We cannot go into the house and make the connection because it has to be done by a licensed plumber. That price was approximately \$1,500.00 per service. We would supply the material and the plumber

would provide the two shut off valves and would do all the work in the house. We would be responsible for pulling the permits. One residence has a slab. Superintendent Erber was unsure if we could pull a service through a slab. That meter is shoved in a pantry closet and the line comes up through her floor. That service may have to be done by the plumber. All of the others with basements he feels would be able to be done by the MUA. For the BBMUA to replace them it would take three guys and he is unsure how many we could pull in a day. The plumber wanted to do several a day. The BBMUA Board needs to decide who will pay for this. Will it be the customer or will the BBMUA absorb the cost. This has to be done. Otherwise, we are going to get letters from the State of NJ. Jerry Marinacci asked if the owner of the property paid for the initial hookup. Chairman Romeo said yes, they did. However, this is mandated by the State and the lead pipe requirements. Mr. Erber said yes, the State of NJ and the EPA. Chairman Romeo stated that we had talked about whose responsibility it is and Superintendent Erber said ultimately it falls on the BBMUA. Mr. Erber said yes to make sure it gets done. Chairman Romeo said that our prior engineer David Horst had said they may be able to go to the NJ I-Bank to obtain funding through the clean water fund. Member Ken Barbagli said he doesn't feel the homeowner should be charged. The homeowner already paid for it once. Chairman Romeo said the homeowner paid a plumber to install what was acceptable at the time. Mr. Barbagli said if one homeowner can pay and one can't then what do you do. They have to be replaced. Mr. Erber said there is a refusal form that the homeowner would have to fill out. However, then we have to supply them with pitchers with lead removing filters and every six months you have to give them a filter for the pitchers. Mr. Erber said what we are doing right now is performing lead tests on the services that have been identified right now. Each lead test is \$12.00. Mr. Erber doesn't think we will have any issues. We do not adjust our Ph. Our Ph is naturally an 8 and it doesn't release the lead or copper. One of the houses is identified on our lead and copper sampling plan and was less than the allowable amount for lead. Chairman Romeo feels if it is a small number that we do have to do it. Chairman Romeo also asked if we provide anyone new that comes to us to connect what material has to be used. Mr. Erber said that is up to the plumber that the homeowner hires. Mr. Erber said plumbers today generally use poly pipe and do not use galvanized pipe. Chairman Romeo said that we should put this on the agenda for the next meeting and speak to the Auditor to see if this can be put in the budget and if we can get money to fund it.

Chairman Romeo stated that an email was received by Joe Cugino, the Engineer for Atlantic County providing the tech specs for the Brewster Road storm drain project.

m/Marinacci s/Barbagli adopt Resolution R-28-2025 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/Barbagli to open the executive closed session meeting at 7:17 pm.  
m/passed

m/Barbagli s/Marinacci to close the executive closed session meeting and return to regular session at 7:39 pm.  
m/passed

m/Marinacci s/Santagata to adopt Resolution R-29-2025 to offer the position of plant operator to the candidate discussed at the rate agreed upon in closed session and approve the hiring if the offer is accepted.  
m/passed

m/Barbagli s/Marinacci to file all correspondence sent out for review without reading number 1 through number 13.  
m/passed

m/Marinacci s/Carolla to pay all bills presented.  
m/passed

The next regular meeting will be held on August 27, 2025 at 6:30 p.m.

m/Marinacci s/Carolla to adjourn the meeting 7:41 p.m.  
m/passed

Submitted by  
Cheryl Santore-BBMUA Secretary