

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

The regular meeting of the BBMUA was held on August 27, 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:

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| K. Barbagli | J. Talarico | Steve Testa |
| D. Carolla | C. Santore | John Kulin – High Grass Farms |
| J. Marinacci | J. Erber | |
| D. Romeo | J. Mohnack | |
| J. Santagata | R. Casella | |

Chairman Romeo stated he would like to change the format of the meetings. Chairman Romeo said he would like to have anything that needs to be addressed and voted on by the Board to be read by the Board and all of the professionals will be at the end with any updates. If we need comments on anything we will reach out to the specific department. The Chairman asked if that is acceptable with the rest of the board. He stated it gets a little confusing as to who is reading what and it is ultimately the Board approving purchases and the outlay of money. Chairman Romeo feels this falls in line with what other municipalities are doing and would like to move forward in this manner.

Chairman Romeo asked if there was anyone from the public wishing to speak. Seeing no one the Chairman moved on to the agenda.

Chairman Romeo stated an email was sent from Joseph Mohnack of DeBlasio & Associates to Matt Acquarola regarding the design plan update per the utility mark outs on West Avenue. The start date for the project is set for September 15, 2025. The Chairman asked Mr. Mohnack if he had any updates on this. Mr. Mohnack stated that Jon Erber and his people marked out the sanitary sewer service laterals in the street so DeBlasio and Associates basically updated the plans to reflect what is existing. Some assumptions were made in the time they originally designed the project and they cleaned up the plans.

Chairman Romeo stated a proposal was received from Marc DeBlasio of DeBlasio & Associates to provide professional engineering and grant application services for the NJ Infrastructure Bank Application FY2026 Clean Water Application in the amount of \$7,000.00. This is the second application that we if agree upon will give DeBlasio the go ahead to submit this application for us and try to acquire funding for fiscal year 2026. Joseph Mohnack stated the project that we just spoke about was last year's application where we received \$3,000,000.00 in fully forgivable grant monies. This application would be for the next fiscal year. The I Bank will be ranking projects starting October 15, 2025 so the sooner the application can be submitted the better. Chairman Romeo said this is in conjunction with the Borough of Buena. Mr. Mohnack stated that is correct. Last year the Borough made the application and took the lead on the job. This year due to economics the recommendation is the BBMUA take the lead on this application. The DCA made a determination that the Borough is no longer eligible for fully forgivable grants due to the economics of the Borough and have moved up and out of the threshold. Being the BBMUA services part of Buena Vista Township and the population in Buena Vista brought the Borough's score down that put us back into the fully forgivable tier of funding through the BBMUA. Justen Talarico asked if we received money in fiscal year 2025 does that prevent us or lower our chances of obtaining money in fiscal year 2026. Mr. Mohnack stated no. By his understanding it is a new year and a new slate. How projects are ranked and how they decided which projects are awarded money he is not absolutely sure of but it is a new year and a new slate so the applications submitted are all reviewed individually.

m/Marinacci s/Barbagli to adopt resolution R-31-2025 authorizing DeBlasio & Associates to provide professional engineering and grant application services for improvements to the sanitary sewer system and roadway restoration projects through the NJ I-Bank FY2026 Clean Water Application in the amount of \$7,000.00 m/passed

Chairman Romeo stated an email was received from Joe Cugino, Principal Engineer for the Atlantic Co. Dept. of Regional Planning and Development providing the interlocal agreement pertaining to the BBMUA water service relocations and coordination necessary endorsements where indicated. The interlocal agreement needs to be executed and returned with a resolution authorizing the BBMUA to enter into the agreement. Chairman Romeo stated this is for Brewster Road and the storm drain restoration project the County will be doing.

m/Marinacci s/Santagata to adopt Resolution R-32-2025 authorizing an interlocal agreement with the Borough of Buena Municipal Utilities Authority and the County of Atlantic for the relocation of utilities along Brewster Road (CR672) in the Borough of Buena, Atlantic County. m/passed

An email was received from Greg Schneider of Kates Schneider Engineering LLC regarding the property located at Block 207, Lot 62. Mr. Schneider has a client interested in purchasing the property and wants to know if there is anything that would make a typical connection to the sanitary sewer and water impractical. Mr. Mohnack of DeBlasio & Associates reached out to Plant Superintendent Jonathan Erber and Secretary Cheryl Santore asking for information on water and sewer for this property. Ms. Santore stated there is currently a house on Block 207 Lot 62 which is serviced by water and sewer whose address is 1608 S. Central Avenue and the pumping station referenced in the email is located on a sanitary easement located on that block and lot. The pumping station services the homes on Buena Drive and Louis Drive. Ms. Santore also stated to better answer the buyer's questions they would need to provide more detail to the BBMUA on their plans so the BBMUA Board can review the request at a regular meeting. Chairman Romeo said the big question is we don't know what they want to put on this lot. If they want to put a single family home on this lot Chairman Romeo says he doesn't see a problem with that. However, if they need additional information, they would have to give us more detailed information on what they are planning to do. Mr. Barbagli asked if they are allowed to put two homes on one block and lot. The Chairman stated they would have to go through the Borough of Buena Land Use Board and follow the rules and regulations of the Land Use Board. Ms. Santore stated this lot is owned by the people who developed Minotola Estates. It was previously granted a use variance for town homes and a strip mall type of thing on that corner. They never moved forward with that. This engineer did not submit any further information as to what his client's intentions are unless it was provided to Mr. Mohnack which is why she told them to send more information to the Board so the Board could give them a better answer. Chairman Romeo said they should go to the Land Use Board first to see if the use variance is still valid and then should contact us with at least a letter stating their intentions so we can give them a better answer. Chairman Romeo asked Ms. Santore to send them an email telling them their first step should be to contact the Land Use Board and invite them to the next meeting if they would like to continue the conversation about that parcel of land.

An email was received from Kyle Quinn of Mumford Bjorkman regarding the post inspection of the water tower as AT&T upgrades have been completed. Mr. Quinn will reach out with a date and time of the post inspection next week as he is out of the office. Mr. Marinacci stated there is just a little storage trailer left at the site and everything else is cleaned up. Superintendent Erber stated there were no issues while the work was being performed at the site.

Joseph Mohnack of DeBlasio & Associates provided an update on the FY2026 I-Bank funding. As stated before, we were able to get the favorable redesignation with the argument that the BBMUA services a portion of Buena Vista Township so with that they will move forward with the Application.

Mr. Mohnack provided an update on the Nano application for the drinking water projects to loop the system by the water tower and the renovation of the water tower. DeBlasio & Associates is working on submitting that application. The environmental report has been produced it just has to be reviewed. The application is on track to be submitted on time.

m/Marinacci s/Barbagli to adopt Resolution R-33-2025 authorizing the employment of Maryann Chalow as a consultant for the Borough of Buena Municipal Utilities Authority beginning September 1, 2025 through August 31, 2026. m/passed

Steve Testa of Romano, Hearing, Testa & Knorr stated they are continuing work on the 2023 Audit. Once that is complete, they will begin the 2024 Audit to get caught up. Chairman Romeo said once the 2023 Audit is complete the Board would like to begin the discussion about any changes to fees and rates.

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

Secretary Cheryl Santore informed the board that an email was received from Robert Smith of Remington & Vernick providing change order #3 which is the final change order for the well #3 generator project for the Board's approval. The change order indicates a reduction in the well #3 generator project of \$30,000.00. Therefore, the Board needs to adopt a resolution approving the change order.

m/Santagata s/Marinacci to adopt Resolution R-24-2025 accepting change order #3 to amend the contract with Hughes Electric Co., LLC for the purchase of the well #3 emergency generator for a reduction of \$30,000.00. m/passed

Ms. Santore received an email from Janie Testa of Perma, Inc. providing a MEL bulletin on stormwater responses to the public. Ms. Santore previously emailed this to all board members and the solicitor as indicated in the email but provided it to the Board again tonight.

Ms. Santore received an email from Karen Burris of the AEA providing a copy of the AEA's comment letter requesting an extension of the comment deadline to the NJDEP for the proposed PFAS settlement with 3M.

Plant Superintendent Jonathan Erber received a quotation from Zenon Environmental Corporation for the annual InSight Process Consulting Service Annual fee in the amount of \$9,979.20. This is the monitoring software used for the MBR.

m/Marinacci s/Carolla to approve the renewal of the InSight Process Consulting Service annual fee in the amount of \$9,979.20 with Zenon Environmental Corporation for the period of 08/17/2025 to 08/16/2026. m/passed

Superintendent Jonathan Erber received a letter from the State of New Jersey Department of Environmental Protection regarding a notice of water usage certification application in the matter of Consalo Family Farm Area 22. Mr. Erber said he believes that is over a Quarella farms area off of Weymouth Road. Apparently, they sunk a well and applied for a water utilization permit and we had to be notified because we service the town with water.

Superintendent Jonathan Erber is soliciting quotes to remove the overgrowth at the elevated tank site inside and outside of the fence. Mr. Erber is hoping to have this for the next regular meeting in September as he is waiting on one more quote.

m/Marinacci s/Barbagli to adopt Resolution R-30-2025 authorizing the employment of Kassandra Kopanyi as water/sewer plant operator effective August 11, 2025. m/passed

Mr. John Kulin of High Grass Farms submitted a marked up copy of the Secondary Interim Agreement for Industrial Wastewater for the High Grass Farms project for review and signature. The revisions were agreed upon at the meeting held on June 25, 2025, however when the draft was submitted the old information from the first interim agreement was not modified. If the Board is in agreement with the changes made, we will need a motion to approve the signature of the Secondary Interim Agreement .

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

Mr. Jay Black of Diamond Properties emailed regarding Buena Vista Campground and their sanitary sewer design. Mr. Black was asking if the BBMUA's Engineering team is in a position to proceed with the review of the documentation submitted. Ms. Santore told him that our Chairman had reached out to Buena Vista Township and Mr. Black should be in touch with Buena Vista Township. Mr. Black said he has been trying to schedule a time to speak with the Township as well in order to review their process. Ms. Santore stated this correspondence was from July 31 and she has not heard back from him since. The Chairman stated the last he spoke with the Township she was very clear that she would be in touch with us and he has not heard back from them either. Mr. Barbagli asked if the Campground already has a line going to our sewer plant from the

campground. He was told yes, they do and we service 39 units from there. Mr. Barbagli asked if they want to run an additional line now. Superintendent Erber stated they want to run a new line. The Pinelands Commission wants the entire campground connected into our system. Mr. Barbagli is concerned if we will be reaching our maximum permitted amount which would prevent the Borough from any new connections. Mr. Erber said if we keep going the way we are right now no. Our plant can handle up to 600,000 gallons per day.

At the last meeting 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. 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. Steve Testa stated the \$85,358.00 could be budgeted in our Capital Budget and the \$10,265.00 would be placed in the operating budget because it is not a capital expense. We just have to make sure that we provided this information to Maryann Chalow when she is preparing the budget for 2026.

Marc DeBlasio of DeBlasio & Associates provided a revised proposal for updating sanitary sewer and water service maps in the amount of \$60,000.00. The original proposal was for \$65,000.00. This item was on last month's agenda and we would like to see if this can be placed in the 2026 Agenda. Auditor, Steve Testa stated that DeBlasio & Associates put in a proposal to do the same thing at another Authority. The one question is if this would be a Capital Expense or operating expense. This is not a problem to put in the budget. However, if we are going to put in for reimbursement through the I-Bank, they typically look at Capital Expenses and the useful life of an item to see how long it can be spread out. Further discussion will be had with Mark DeBlasio to see what his previous experience was regarding principal forgiveness funds with the I-Bank so we know how it will have to be budgeted in the 2026 Budget.

Superintendent Erber obtained quotes to replace the 10 galvanized water services that have been identified to date while conducting the lead service line replacement investigations. We have identified 17 galvanized services to date. One quote received was from GE Mechanical came back with a price of \$59,500.00 +/- 10% and the other quote was received from Tony Campana Plumbing in the amount of \$48,350.00 for the same 10 addresses. The Chairman stated we are responsible for replacing 5% of the known services per year. We are trying to reach out to the NJ I-Bank to see if this could be covered by any type of funding. Mr. Erber stated that we could pull the services ourselves for a majority of those identified so far from the curb to the house. A licensed

plumber has to do the actual tie in. That would be a significant savings. We could comfortably pull one to two services a day. Chairman Romeo asked if a licensed plumber would be satisfied with only doing one or two a day. Mr. Erber stated that he believes Campana Plumbing said they would do that. Chairman Romeo asked Mr. Erber to get a quote from them to see how much they would charge to do one or two a day. We would begin this work in 2026 so it would have to be put in the 2026 Budget.

Jerry Marinacci stated that he made arrangements with our EMS department to make IDs for our plant employees so when they have to go out to change meters or investigate the service lines, they will have IDs to identify themselves to our customers. Mr. Marinacci also obtained a quote from Custom Graphics for 3 dozen t-shirts printed on the front and back with the BBMUA name and logo in navy blue with white lettering. The quote came in at \$540.32. Chairman Romeo asked if Mr. Marinacci could obtain a quote on a polo shirt. Mr. Marinacci said the polo shirts are more expensive but he can get a quote on them. Chairman Romeo said the polo shirts are more professional. Superintendent Erber said he will ask the employees if they would wear the polo shirts versus the t shirts. Mr. Erber said if it is possible we could possibly use the funds from our scrap metal to offset the cost. Steve Testa stated that if it is equipment it would have to be treated differently and would have to be auctioned off rather than scrapped. Mr. Erber stated it is not equipment. It is curb boxes, meter bodies, etc. that were replaced. It is not actual equipment. Mr. Testa stated that could be scrapped and shouldn't be a problem.

Jerry Marinacci was looking into our Septage Haulers and how much money is outstanding. Mr. Marinacci stated that we have over \$70,000.00 in septage a month out there that is not paid. Cheryl Santore asked if Mr. Marinacci was looking at just past due amounts or the total amounts for all septage haulers billed that month. If we have 7 haulers dumping every day several times a day they will have large bills at the end of the month. That septage is then billed and due at the end of the next month. We do not have all haulers outstanding at the end of a month. Chairman Romeo asked to have an aging report showing the outstanding balances for the next meeting.

Mr. Marinacci asked what is going on with the Brewing Company and if we have decided what we are doing with them as far as the discharge. Chairman Romeo stated as we are doing with High Grass once an agreement is finalized that will be the agreement for everyone. Chairman Romeo said he thought we were sending them a letter stating at minimum they have to put a testing pit in. Mr. Marinacci said we did talk about it. Chairman Romeo asked if the Engineer reached out to them and told them at minimum they are going to have to install some way to test their discharge. Chairman Romeo asked Mr. Mohnack if anyone had reached out to the Brewery. Mr. Mohnack said he does not have any update on that.

Mr. Marinacci also stated that we have not heard from the other cannabis facility that is moving into the old Scott paper facility. They had come to the land use board and have all of their approvals but they have never come to us regarding the water and sewer. Mr. Barbagli stated he was in the large portion of that building for a fire call and that building is under construction. We definitely need to reach out to them and tell them they need to come before the board so we can let them know what the requirements are for them.

Chairman Romeo said it is his understanding that the Quonset hut for the septage is needing to be replaced or repaired. Superintendent Erber said that the Engineer should come out and look at it.

Mr. Barbagli stated we should also look into a septage receiving station. Superintendent Erber said they are making an appointment to go to Delcora to see the receiving station.

Mr. Erber said he has to obtain quotes to have the grit tanks cleaned out. Once he has the quotes he will present them to the board.

Ms. Santore stated that we need to obtain pricing to fence in the front portion of the plant where the garage is where we store files and equipment. Chairman Romeo said to obtain pricing and we will see if we can put it in our budget.

Mr. Barbagli asked if we have \$6,000,000.00 in a CD because people have been coming up to him and asking him. He was told no. We do not have any CDs. Joseph Santagata stated if you look at the Audit it does have a large figure in there but that is all of our assets combined. Mr. Steve Testa stated that they are looking at the net position and the capital and all of that. They aren't looking at the cash.

m/Marinacci s/Barbagli to file all correspondence sent out for review without reading number 1 through number 21. m/passed

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

The next regular meeting will be held on September 10, 2025 at 6:30 p.m.

m/Marinacci s/Carolla to adjourn the meeting 7:45 p.m. m/passed

Submitted by
Cheryl Santore-BBMUA Secretary