

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

The regular meeting of the BBMUA was held on September 10, 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	Representative from Social Leaf
D. Carolla	M. Bertonazzi	Freddie Schwindt – Buena Brewing
J. Marinacci	C. Santore	
D. Romeo	J. Erber	
J. Santagata	Jesse Pantaleone/EOG Plumbing on behalf of Green Thumb	

Chairman Romeo stated the first order of business tonight will be the public portion since there was public in attendance at tonight's meeting. Chairman Romeo asked if there was anyone from the public wishing to speak.

Jesse Pantaleone of EOG Plumbing located at 110 S. Harding Highway was in attendance at tonight's meeting concerning the processing order of the cannabis growing facilities. Mr. Pantaleone asked what standard process the BBMUA has set regarding the set up of the connection into the sanitary sewer main. Mr. Pantaleone is the plumber representing Green Thumb Growing Company and wants to know how we are requiring the connection. Chairman Romeo stated we are in stage two of three of having an official document drawn up as to what is expected when you are applying for cannabis facilities and also the brewery. This will state what is expected of the property owner and the licensee and what you can expect from the BBMUA. We are in the process of coming up with that because it is all new to us. Mr. Pantaleone stated he is getting to the stages now where they need to make some decisions. Chairman Romeo stated our professionals will be at the next meeting and could provide more information. The Chairman said if you reach out to Cheryl in the office she will reach out to our Solicitor. We should be able to draft a copy of what we are using for the company that is in there right now and this way it will show you the steps we have taken and what is expected. Right now, we need to know, the test results of your discharge, we need to have a way to collect those samples, so every company that is building over there is either going to have to have holding tanks

or a test pit. Mr. Pantaleone asked if they should be above ground or underground. Chairman Romeo said the company that is there now is using above ground holding tanks that seem to be working out really well. Mr. Pantaleone stated the situation right now with Green Thumb and the way everything was set up, everything has been pitched all the way down and were going to hit a tank which is probably going to be underground because everything is too low to put in some kind of pump system. Chairman Romeo said if it is going to be underground there will need to be a test pit where test samples can be pulled from for Green Thumbs discharge only. Mr. Pantaleone said all of the discharge will be caught in a tank and then will manually pump from there once the test are drawn. Plant Superintendent Jonathan Erber reiterated that Mr. Pantaleone is the plumber for Green Thumb. Mr. Pantaleone said he is just the plumber but he really needs to know how to proceed and that is why he came to the meeting. He has to know what is going on because he is getting to the point where he will probably have to put a 1500-gallon tank underground with some type of alarm. That way when the alarm goes off someone will have to get a call to come and draw a test sample. Plant Superintendent Erber stated Green Thumb would have to get set up with a lab and the lab would have to come out and draw the sample and do the testing and then Green Thumb would have to send the test results to the BBMUA. Mr. Pantaleone said once the discharge is approved and they are cleared to discharge they can pump that into the sanitary sewer system over a span of time. Mr. Pantaleone asked how often the testing will need to be conducted. He was told that in the beginning testing will be required quite often but once the test results come back testing will eventually be cut back to quarterly. Mr. Pantaleone asked if anything has been seen with these processes that would have an adverse effect on anything. Mr. Erber said we have not received any feed back from the NJDEP as of yet. They are still trying to get through the breweries and haven't gotten to the cannabis facilities yet. Secretary Cheryl Santore stated that Green Thumb has not submitted an application or any plans or anything for the engineer to look at. Mr. Pantaleone said that is another reason he is here. He stated he was sent on behalf of Green Thumb to find out what the requirements are and what steps need to be taken because the owners are out of state. Ms. Santore stated that the first step for any new customer should always be to complete an application and submit it with as much information as possible along with a check to be deposited in their developer's escrow account so it can be reviewed by the Engineer and the Plant Superintendent and the BBMUA Board. Chairman Romeo said that is what he was saying earlier they should submit the application and we can check with the solicitor to see if the first agreement that we had with High Grass Farms could be used for the new cannabis facilities that make an application. Mr. Jerry Marinacci stated that he spoke to the attorney for the cannabis facilities at the Land Use Board meeting and stated that they needed to fill out an application with the BBMUA and she stated that she knew what was required and needed to be done and would pass that information along to her clients. Ms. Santore stated that they can either obtain an application on our website or they can come in and pick an application up from her. Ms. Santore stated at this location she doesn't know the arrangements made with the owner of the property as to whether they are tapping into his current water and sewer lines and paying him for the water usage like High Grass Farms does, however they will also need to purchase a water meter as well so that we can read that meter to know how to bill them for the sewer being dispensed into our system. The can also double check that meter to

know how much money to pay for their portion of the water usage to the owner if that is the arrangement. Regardless of the arrangement, you will need to fill in as much of the application with as much information possible for the review. Ms. Santore will also need a completed W-9 so she can pay any engineering bills out of their escrow account that she has to set up with the check provided with the application. Chairman Romeo stated at the second meeting of the month all of the professionals are in attendance and they can answer any questions they may have in person if they would like to attend that meeting also.

Freddie Schwindt, of Buena Connection Brewing Company located at 112 Wheat Road was in attendance at tonight's meeting. Mr. Schwindt was looking to get an agreement established for the brewery to be able to move forward and be able to dispense into the sanitary sewer system on a more regular basis. Mr. Schwindt stated he has been working with Plant Superintendent Jonathan Erber for the last four months. They have been doing testing and he has holding tanks which hold their discharge from cleaning procedures and all organic material from production gets placed into a different tote which gets hauled away from a farmer. Mr. Schwindt stated they have tested the discharge after it has been collected and no adverse effects have been reported to them. Therefore, they just want to move forward and have a more consistent way to dispense the discharge into the sanitary sewer system. Dispensing as they are currently, while it has had no adverse effects, it is a big load on the plant. The volume that Mr. Schwindt is using are always neutralized to a neutral 7 pH and would only be between 20 and 40 or sometimes 80 gallons depending on what he is doing. So, he would like to get it to a place where a subtle drop at a time is dispensed and it isn't all dispensed at one time. Superintendent Jonathan Erber said they just discharged approximately 1,100 gallons the other day which is a lot in one shot because the brewery does have high test product that they dispense. Mr. Erber said it would be better for the brewery when they clean to dispense at that time. Mr. Schwindt submitted photos with his SOP of how he would want to sample out of the cleaning container and dispense into the floor drain. Chairman Romeo stated they felt as a Board that testing from a manhole 200 feet down the road was not fair to them and to be able to test from their business would make it fair to them and fair to the BBMUA and the Brewery isn't paying for something they are not producing. Chairman Romeo asked Secretary Cheryl Santore to submit the information presented by Mr. Schwindt at tonight's meeting to the Engineer for review and comment. Superintendent Erber asked Mr. Schwindt how many times a week he cleans. Mr. Schwindt stated it depends on the season. When things are slower, he may have one to two tanks a week to clean. It is certainly not an everyday thing. Chairman Romeo asked what the normal discharge amount is. Mr. Schwindt stated it is 20 to 40 gallons. Once this information is submitted to the Engineer, we will discuss this with him at the next meeting to see if it is acceptable to him. If his response is acceptable to the Board they will vote on it at the next meeting and this will get the Brewery further along in the process. Superintendent Erber asked Mr. Schwindt if he could, when he does the next cleaning, schedule a test for the BOD, Total Suspended Solids, TKN and pH out of the tank to see how the numbers come in. Mr. Erber feels his numbers may come in a lot lower than when the product is stored for

several months in the storage tank and then tested. Mr. Erber stated if Mr. Schwindt wanted them to come over when he does this, they would be happy to.

m/Marinacci s/Barbagli adopt Resolution R-35-2025 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 6:58 pm. m/passed

m/Marinacci s/Barbagli to close the executive closed session meeting and return to regular session at 7:13 pm. m/passed

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

Secretary Cheryl Santore provided the Board with an email she received from Karen Burris of the AEA which provided information regarding the PFAS settlement between New Jersey and 3M Corporation and Dupont. This information was emailed to all board members as well as the BBMUA Solicitor, Robert Casella for review. Upon review by Mr. Casella, he felt it best to respond to the NJDEP with a letter. Mr. Casella drafted a letter that was presented to the BBMUA Board tonight for signature. Once signed Ms. Santore will mail the letter to the NJDEP on the BBMUA's behalf.

m/Marinacci s/Barbagli to accept the minutes of the last regular meeting held on July 23, 2025. m/passed

m/Barbagli s/Marinacci to accept the minutes of the last closed executive session meeting held on July 23, 2025. m/passed

m/Marinacci s/Carolla to accept the minutes of the last regular meeting held on August 27, 2025. m/passed

At this point in the meeting Mr. Barbagli left the meeting. Therefore, Alternate #1, Mr. Talarico voted on any items that required a vote for the remainder of the meeting.

Plant Superintendent Jonathan Erber stated there was a water service repair on Route 40 and Morris Avenue on September 9, 2025. It was a 1" service and has been repaired and is no longer leaking.

Plant Superintendent Jonathan Erber solicited quotes to remove the overgrowth at the elevated tank site inside and outside of the fence. Mr. Erber said he received two of the three quotes and DP Disposal came in with the lowest quote in the amount of \$1,200.00 per day not to exceed 5 days. If the board is interested in getting it cleaned up that is the lowest cost received. Chairman Romeo asked where the piece of property is. Mr. Erber said it is the water tower site located on Atlantic and Cass Avenue. Mr. Erber said there is a pile of dirt stored there and he doesn't know who that belongs to but it may have to be moved. Everything is growing all over the fence inside and outside and it is starting to tear the fence down so it will need to be addressed at some point. Mr. Erber said once it is cleaned up, we will have our lawn company maintain it. Chairman Romeo asked if the Road Department sprays maybe they can spray it for us. Mr. Erber said he doesn't think they spray. Joseph Santagata said maybe if the Road Department has the equipment to do it, maybe they will clean it up for us. Jerry Marinacci said he will talk to Bill and the Mayor. Chairman Romeo said if the Road Department is unable to help us then we will address it at the next meeting.

When making the repair on Harding Highway, the tamper we have died. We are in the process of obtaining pricing on a new one. We tried to borrow the Road Department's but it wouldn't start. Therefore, we had to use the backhoe which we don't like to do because of the pipe but we had no choice. As soon as the prices are received Mr. Erber said he would let the board know.

Secretary Cheryl Santore presented an Aging on the Septage Haulers as discussed at the last regular meeting. The only haulers with past due balances are Piggy's, Starr, Able, and Lasassa. All of the other haulers listed are the haulers who dumped this month. Those funds are not due until the end of September. Lasassa just paid and will be bringing another check next week and comes just about every two weeks with a check. Piggy's is current and a small portion of last month. Starr is the current month and last month and Able is not dumping or paying at all. Ms. Santore stated she tried reporting that to the tax collector for the township Able is in to be put on the tax sale. The tax collector refused to put it on the sale. Chairman Romeo said he will ask the Solicitor how we can approach Able but everything else is not terrible and the Septage Collections are working well.

A copy of the post antenna inspection report from Mumford Bjorkman was provided to the Board after the work performed by the contractor for AT&T Mobility was completed on the elevated water tank. Mr. Marinacci would like to have it videoed again to see exactly what is up there. Ms. Santore said these photos are in color in the report and she can email that to him. He said that would be good.

An email was received from Greg Schneider of Kates Schneider Engineering, LLC stating his client is no longer interested in purchasing the property located on Block 207 Lot 62 which is on the corner of Wheat Road and Central Avenue.

Chairman Romeo stated he reached out to Buena Vista Township regarding follow up on the Buena Campground and has not received any response.

Jerry Marinacci stated he went back to Custom Graphics and kept the same number of t-shirts but added three polo shirts per employee. He figured when the guys are working on a regular basis, they can wear the t-shirts but if they are reading meters or changing meters and going to check on the service line material they can use the polo shirts. The total bill for everything came in at \$849.81. That would be 8 shirts for each employee. Five t-shirts and three polo shirts. The EMS is still going to make badges for the employees so they can identify themselves to the customers. Secretary Cheryl Santore requested the information be provided to her so she can issue a purchase order and obtain the proper paperwork required by the State of New Jersey for our vendors. Mr. Marinacci said he will provide her with a copy of the quote so she can issue the purchase order.

m/Carolla s/Marinacci to purchase shirts for the employees from Custom Graphics in the amount of \$849.81. m/passed

m/Marinacci s/Carolla to file all correspondence sent out for review without reading number 1 through number 6. m/passed

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

The next regular meeting will be held on September 24, 2025 at 6:30 p.m.

m/Marinacci s/Santagata to adjourn the meeting 7:37 p.m. m/passed

Submitted by
Cheryl Santore-BBMUA Secretary