

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

The regular meeting of the BBMUA was held on October 10, 2018 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	C. Santore
J. Formisano	A. Zorzi
J. Santagata	

Dennis Yoder of Remington, Vernick & Walberg sent a letter to John Peterson of the Atlantic County Department of Regional Planning and Development regarding the BBMUA Wastewater Treatment Plant Expansion of the Sewer Service Area. The letter was requesting an amendment to the existing wastewater quality management plan for Atlantic County in order to increase the discharge from the existing wastewater treatment plant from 400,000 gpd to 600,000 gpd while at the same time proposing to expand the sewer system service area. Anthony Esochaghi of the Atlantic County Department of Regional Planning and Development emailed Dennis Yoder requesting more information that will enable them to process the request. Dennis Yoder has Monica Bell of Remington, Vernick & Walberg looking into a response.

m/Baker s/Formisano to approve the treasurer's report as presented. m/passed

Secretary Cheryl Santore sent an email to Plant Superintendent, Alan Zorzi regarding the connection fees for Frank Carpino's Liberty Village Project. Mr. Frank Carpino came into the office again asking what his connection fees are for his property located on Block 145 Lot 9 where his Liberty Village project is to be built. I provided Mr. Carpino with the cost of \$187,264.00 for the 44 units that he will be constructing there. Mr. Carpino stated that he does not want to pay for these all at one time and I told him that he would have to come before the board to discuss this and that since it is a project that the BBMUA has always required anyone constructing a project to pay for all units before construction is started on the project as is stated in the Rules and Regulations of the

BBMUA for sewer and water connections which can be found on the BBMUA's website. Mr. Carpino's attorney Matt Robinson contacted the BBMUA Solicitor Michael Testa Jr. who in turn called Cheryl Santore. Mr. Robinson stated that Mr. Carpino doesn't want to pay for all 44 units at one time and that he doesn't see anything in writing that states his client has to do that. Mr. Testa agreed that the units should be paid for upfront. Mr. Testa stated that we need to be aware this could possibly lead into litigation. Mr. Formisano stated this project is serviced by one line being fed by one meter and Mr. Carpino is going to have to pay for all connections at one time. Mr. Robinson emailed Mr. Testa to follow up about the water and sewer tie-in fees. Mr. Robinson stated that "his client was told he had to pay for all properties he owns at once." He also wrote "obviously he does not want to do that since the development will be built in phases over the next 2 years or so. Mr. Carpino wants to buy 3-5 tie-ins at a time to coordinate with when a home is actually being built. This will help with cash flow but also will help to avoid the 18 month deadline for when water/sewer bills accrue at the minimum rate." Ms. Santore explained that once the connection fees are paid a customer begins to be charged the minimum water and sewer rates after 18 months whether the home is connected into the system or not. This was instituted by our prior board to deter people from purchasing the connections and holding on to them for the future. Chairman Santagata stated that rule applies for everyone. Ms. Santore stated she went on the BBMUA's website and printed out the pages from both water and sewer rates, rules and regulations and forwarded them to Michael Testa where it states that "new service connections will be made upon written application signed by the property owner. No application for service will be accepted by the Authority until the applicant has paid all charges due....". Alan Zorzi stated that the only thing Mr. Carpino could do is purchase all 44 units and prior to the 18 month deadline sell any units back to the BBMUA that he has not used for the amount he paid for them initially. There is no guarantee that the units he sells back would be there to purchase in the future after that. Mr. Zorzi tried to explain to Mr. Carpino that once our connection fees are paid it is considered a viable project to the BBMUA. At this time Mr. Carpino has not even submitted an application for the project. Ms. Santore stated that a letter was submitted with plans back when he asked if the allocation was available for the project. That is not an application. Robert Smith of Remington, Vernick & Walberg stated we signed off on his treatment works applications and I stated that yes because the BBMUA said we would provide him with water and sewer if he received all approvals from the NJDEP and Pinelands. In order to submit the applications to the NJDEP and Pinelands we had to sign stating if they approve the project we are willing allow him to connect into our system and provide him service when he pays the connection fees. Supposedly Mr. Carpino has all of his approvals. Mr. Zorzi stated another point that everyone is forgetting is per the MOA with the Pinelands Commission if the BBMUA is unable to meet the limits set out in our NJDEP permit we are not allowed to accept any money or give approval for any new sewer connections into the system until we start meeting the limits again. This is a restriction over and above the amount of gallons per day the MUA is allowed to accept. Mr. Zorzi stated you would be taking a huge risk with a project anywhere in the Borough without allocating the units up front and paying for them. If they are paid for and included in the allocation you can connect those units to the system even if our limits are not met because they are already in existence. Teligent came to the board asking for

more allocation that they were not planning on using right away but they purchased the units to ensure they would have it when the time comes. The smart thing to do for a developer is to pay for the units which secures that you have that allocation to service the project with water and sewer. What is the project without water and sewer? Chairman Santagata said he would think if you are going to construct a project you would make sure you have your financing in place before you start. Alan Zorzi had another good point. When it comes time to purchase the meter that meter and pit to house the meter will be close to \$30,000.00 if not more. That cost isn't even calculated into the figures given to Mr. Carpino because there was no meter on the original plans so we are unable to get a quote on the meter to provide to him. The Chairman stated this is their decision and they are all on the same page that all connection fees have to be paid prior to installation of any lines per the rates, rules and regulations set out by the BBMUA.

m/Baker s/Formisano to accept the minutes of the last regular meeting held on September 26, 2018. m/passed

Plant Superintendent Alan Zorzi informed the board that he had sent an email to Robert Smith of Remington, Vernick & Walberg regarding a manual screen that he and Jonathan Erber had found and researched for the BBMUA's septage receiving station. We had budgeted for an automatic screen at a substantial amount of money in the 2018 budget. Our septage receiving station is having to be cleaned a lot more. In the past our pumps would last several years and the last pump we purchased did not even last a year. The environment is really bad so we are trying to look at something we could purchase that would be relatively quick and a lot less expensive than the automatic screen. In the email to Mr. Smith we asked him to look into this. There are two different sizes one which costs \$12,337.00 and one which costs \$16,637.00. Mr. Zorzi wants the engineer to be involved because there may be some concrete work that needs to be done with it and if it we go over the bid threshold of \$17,500.00 we would have to bid this job. Mr. Zorzi asked that we bring this up again at the next meeting to discuss the matter further.

Alan Zorzi emailed Robert Smith of Remington, Vernick & Walberg regarding the drainage on block 145 lot 9 where the Liberty Village is going to be built. Mr. Zorzi has had concerns from when they started that project regarding our water tower. Our water tower drains into that lot. When Mr. Zorzi looks at the plans the area where our water tower drains will be a lot with a trailer. What Mr. Zorzi is concerned about is that if our water tower has an overflow which can happen if the level transmitter malfunctions or we need to drain the tank for maintenance or to paint the tower the 400,000 – 500,000 gallons of water needs to be drained into that area. Therefore, he would like the engineer for the project to verify that the drainage is set up for that so that we are covered. He doesn't want the MUA to be blamed for someone losing their home. Mr. Zorzi feels this should be addressed now while they are redesigning the drainage for the project. He wanted to put this in writing and is still waiting on a response.

Plant Superintendent, Alan Zorzi informed the board they have begun tagging the fire hydrants to comply with the water quality accountability act. While doing this they noticed on every hydrant on Route 40 and Route 54 the bolts on every bonnet were rotted completely off. Putting their heads together they figured out it is probably the salt and brine the NJDOT puts on the road in the winter. Therefore, they replaced all of the bolts on the bonnet heads with stainless steel bolts on all 20 hydrants and are in the process of repainting them for added protection.

Mr. Zorzi noticed in the minutes for the last meeting the Chairman had asked about generators at the pumping stations. Currently there are no generators at any of the stations. This is one of the items that is included in the pumping station replacements/upgrade study Remington, Vernick & Walberg had done. They provided us with a budget number of approximately \$1,000,000.00 for the three pumping stations. Hopefully this coming year we will be able to do those upgrades/replacements and Cheryl Santore mentioned this since we are currently working on the 2019 budget. Dennis Yoder of Remington, Vernick & Walberg is looking into some grant money that may be available but he is unsure if the money can be used for the pumping stations. The information Mr. Yoder found will be presented at the next meeting. We do have one portable generator that we can use for the 5 pumping stations, however if there is a major storm predicted we have an emergency plan where we would rent generators to cover the stations. At the very least if we do not do the pumping stations in 2019 maybe we can purchase the gas generators for those stations so when we update the stations we can connect them.

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

m/Baker s/Formisano to pay all bills presented for the month of October 2018. m/passed

The next regular meeting is scheduled for October 24, 2018 at 7:00 p.m.

m/Formisano s/Baker to adjourn the meeting 7:29 p.m. m/passed

Submitted by
Cheryl Santore-BBMUA Secretary