

REGULAR MEETING AGENDA

CALL THE MEETING TO ORDER:

FLAG SALUTE:

SUNSHINE LAW: “This regular meeting held on September 24, 2025 at 6:30 P.M. is being conducted in compliance with the open public meetings act of the state of New Jersey upon publication and posting of notice as required by law.”

ROLL CALL OF ATTENDANCE:

K. Barbagli	J. Talarico	R. Casella
D. Carolla	M. Bertonazzi	S. Testa
J. Marinacci	C. Santore	
D. Romeo	J. Erber	
J. Santagata	J. Mohnack	

CHAIRMAN: FIRST ORDER OF BUSINESS: # 1 Letter from Fire Chief, Kenneth Barbagli of the Buena Borough Fire Department requesting installation of two additional fire hydrants. The request is for one hydrant to be located behind the fire department and the other to be located on Harding Highway across from WaWa in front of the Budget Lodge.

#2 Letter from Alan Giebner, Esq providing the Notice of In Rem Foreclosure for the property located on Block 123, Lot 6 at 441 Wheat Road owned by Omer Gunaydin.

#3 Letter from Kevin Diduch, Esq. on behalf of Maryann Slusarczyk, owner of 103 Marlyn Avenue Block 111 Lot 6 providing Notice of Public Hearing at the Borough of Buena Land Use Board for a use variance approval for the property to permit the housing of chickens or other poultry on the property.

#4 Email from Patricia Chiu, owner of 101 S. West Blvd. Landisville, NJ requesting to waive the payment of one additional connection fee for water and sewer at the property. The property was originally 5 units and the previous owner signed off on 2 of the units on 9/14/2001 reducing the property to a 3-unit apartment complex. When Mrs. Chiu purchased the property, she stated it was 4 units. She still has kept it as four units and when she came to pay her bill, she stated the property was 4 units. In our system the property has only been listed as 3 since 2001. Therefore, Cheryl Santore informed Mrs. Chiu that she would be required to pay a connection fee for water in the amount of \$756.00 and sewer in the amount of \$3,500.00 since it has been more than 5 years from the date of disconnection as stated in our Resolution R-48-1993.

#5 Email from Joseph Mohnack of DeBlasio & Associates informing the BBMUA and the Borough of Buena which streets have been identified as candidates for the FY2026 I-Bank Clean Water Grant Application.

#6 Email from William Cathcart of DeBlasio & Associates regarding Green Thumb Growing Company and the drawing submitted by Richard Figarole the licensed master plumber of EOG Mechanical LLC who is installing the plumbing at their facility. Mr. Cathcart feels it is important to review the whole operating plan before recommending any approval on an installation like this. Therefore, Mr. Cathcart would like to see the entire application and understand the whole drainage system before recommending any approvals.

#7 Email from Joseph Mohnack and William Cathcart of DeBlasio & Associates regarding Buena Connection Brewing Company's proposed procedure that was submitted at the regular meeting held on September 10, 2025. Mr. Cathcart has reviewed the procedure and stated it makes sense and should minimize the discharge of a "slug" of the wastewater to the collection system. After updating the excel file of the lab results, even when the waste pH is controlled and diluted, it still contains a relatively high concentration of nutrients that are a concern at the treatment plant. Mr. Cathcart feels there should be no problem if they are diluted as much as possible before discharge, discharging is performed during daytime high flow periods and plant personnel are notified of the discharge. However, Mr. Cathcart recommends that the Applicant be required to install a sampling manhole at a convenient location on the property so the total discharge from the facility can be sampled safely.

PUBLIC PORTION:

ENGINEER'S REPORT: #8 Engineers report from Marc DeBlasio dated September 24, 2025 providing updates on Grant Applications, Capital Projects and Misc. Projects.

SOLICITOR'S REPORT: #9 Email from Matthew Robinson attorney for Frank Carpino stating they will be attending one of the October 2025 meetings to discuss the current status of the Liberty Village situation.

AUDITOR'S REPORT:

TREASURER'S REPORT: NO REPORT

SECRETARY'S REPORT: NO REPORT

MINUTES OF THE MEETING: Dispense with reading the minutes of the regular meeting held on September 10, 2025. Second-Roll Call

m. _____ s. _____

Roll Call: K. Barbagli, D. Carolla, J. Marinacci, J. Santagata, D. Romeo

Dispense with reading the minutes of the last closed executive session meeting held on September 10, 2025. Second-Roll Call

m. _____ s. _____

Roll Call: K. Barbagli, D. Carolla, J. Marinacci, J. Santagata, D. Romeo

PLANT SUPERINTENDENT’S REPORT: #10 At the last regular meeting the clean up of the water tower property was discussed. The board suggested asking the Borough of Buena Road department if they had the equipment and could assist in the clean up of the property. Road Department Supervisor William Nimohay stated they did not have the equipment to perform the cleanup. Therefore, three quotes were obtained. DP Disposal provided the lowest quote in the amount of \$1,200.00 per day not to exceed 5 days. If the board would like to hire DP Disposal a motion would need to be made.

I need a motion to authorize DP Disposal to perform the cleanup of the Water Tower Property in the amount of \$1,200.00 per day for a period not to exceed 5 days.

m. _____ s. _____

Roll Call: K. Barbagli, D. Carolla, J. Marinacci, J. Santagata, D. Romeo

#11 Prices were obtained for fencing at the BBMUA Plant. Two different quotes were received. The quote for Vinyl Privacy Fence came in with a low quote of \$9,800.00 from Superior Fence & Railing. The quote for Chain Link Fence came in with a low quote of \$12,900.00 from C&K Fencing. If the board would like to have the fence installed a motion would need to be made.

I need a motion to authorize _____ to install fencing at the BBMUA Plant in the amount of \$_____.

m. _____ s. _____

Roll Call: K. Barbagli, D. Carolla, J. Marinacci, J. Santagata, D. Romeo

OLD BUSINESS: #12 An email was received from Jay Black of the Buena Vista Campground regarding the proposed sanitary sewer connection. Mr. Black would like to know who he can speak with about the next steps as they would like to move the conversation forward on the overall project. Secretary Cheryl Santore stated that he needed to speak with Buena Vista Township as a first step and Mr. Black replied that he has been try to get traction with the Township, and while there was a recent response from Lisa Tilton, it was directed at the Township Engineer. Mr. Black asked if Chairman Romeo could reach out to Ms. Tilton again to try to move the conversation along further.

NEW BUSINESS:

Motion to accept and file all correspondence sent out for review without reading numbered 1 through 12. Second-Roll Call

m. _____ s. _____

Roll Call: K. Barbagli, D. Carolla, J. Marinacci, J. Santagata, D. Romeo

PAYMENT OF THE BILLS: NO BILLS PRESENTED THIS EVENING

The next regular meeting will be held on October 8, 2025 at 6:30 p.m.

MEETING ADJOURNMENT: **Motion** to adjourn the meeting. Second-Roll Call

m. _____ s. _____ Time: _____

Roll Call: K. Barbagli, D. Carolla, J. Marinacci, J. Santagata, D. Romeo