

BORDENTOWN SEWERAGE AUTHORITY  
MEETING MINUTES  
September 16, 2013

The meeting was called to order by the Chairman, Ronald Marino, at 6:00 p.m. in the Conference Room of the Authority located at 954 Farnsworth Avenue, Bordentown, New Jersey.

In compliance with the Open Public Meetings Act, adequate notice of this meeting was provided in the following manner:

- a. posting written notice on the Official Bulletin Boards of the City of Bordentown, Township of Bordentown and Bordentown Sewerage Authority on February 26, 2013,
- b. by mailing written notice to THE TIMES, REGISTER-NEWS and BURLINGTON COUNTY TIMES on February 26, 2013; and
- c. filing written notice with the Clerks of the City of Bordentown and Township of Bordentown and mailing written notice to all persons who requested and paid for same on February 26, 2013.

The following persons were in attendance: Ronald L. Marino, James E. Lynch, Zigmont Targonski, Nancy A Liberman, Joseph R. Malone III and Stephen Monson. Also in attendance were: Richard D. Eustace, Judith A. Wilson, Edward A. Kondracki and Richard Czekanski.

On motion by Malone, seconded by Lynch, it was moved to approve the minutes of the August 19, 2013 regular session as submitted.

Recorded vote:

Ayes:	Marino, Targonski, Liberman, Lynch, Malone, Monson
Nays:	None
Abstained:	None
Absent:	None

On motion by Liberman, seconded by Malone, it was moved to adopt Resolution 2013-060, approving the September payment of bills from the Operating Fund in the amount of \$220,294.33, of which \$102,072.88 is a payroll transfer and \$29,429.02 is a capital expense.

Recorded vote:

Ayes:	Marino, Targonski, Liberman, Lynch, Malone, Monson
Nays:	None
Abstained:	None
Absent:	None

On motion by Targonski, seconded by Malone, it was moved to adopt Resolution 2013-061, approving the payment of August bills from the Escrow Fund in the amount of \$20,628.17.

Recorded vote:

Ayes:	Marino, Targonski, Liberman, Lynch, Malone, Monson
Nays:	None
Abstained:	None
Absent:	None

AGENDA ITEMS FOR DISCUSSION AND/OR ACTION:

A. OPEN SEWER CONNECTION ACCOUNTS

K. Johnson Urban Renewal, LLC/Team Campus made payment of \$5952.82 for the connection of Building F, Block 57, Lot 6.02, as defined by the Deferred Connection Agreement and payment schedule. (Pymt #2)

Recorded vote:

Ayes:	Marino, Targonski, Liberman, Lynch, Malone, Monson
Nays:	None
Abstained:	None
Absent:	None

Rivergate Urban Renewal, LLC Campus made payment of \$27,316.43 for the connection of Phase 1A, Block 140, Lot 5.01, as defined by the Deferred Connection Agreement. (Pymt #2)

Recorded vote:

Ayes:	Marino, Targonski, Liberman, Lynch, Malone, Monson
Nays:	None
Abstained:	None
Absent:	None

B. FY 2013 BUDGET

On motion by Liberman, seconded by Targonski, it was moved to adopt Resolution 2013-062, approving the introduction of the Authority's FY 2013 Budget.

Recorded vote:

Ayes:	Marino, Targonski, Liberman, Lynch, Malone, Monson
Nays:	None
Abstained:	None
Absent:	None

C. RESOLUTION 2013-063

On motion by Malone, seconded by Targonski, it was moved to adopt Resolution 2013-063, awarding emergency contract to Electrical Motor Repair Company in the amount of \$6,500.00 for repair to Mile Hollow 60HP submersible pump.

Recorded vote:

Ayes:	Marino, Targonski, Liberman, Lynch, Malone, Monson
Nays:	None
Abstained:	None
Absent:	None

D. RESOLUTION 2013-064

On motion by Lynch, seconded by Liberman, it was moved to adopt Resolution 2013-064, awarding contract to J.T. Seeley & Company, Inc. for \$12,620.00 for a Fairbanks Morse (NIJHUIS) Pump.

Recorded vote:

Ayes:	Marino, Targonski, Liberman, Lynch, Malone, Monson
Nays:	None
Abstained:	None
Absent:	None

PROFESSIONAL REPORTS

A. EXECUTIVE DIRECTOR

Mr. Eustace reported briefly on the month's activities. Mr. Eustace's report is attached.

B. GENERAL COUNSEL

Mr. Coleman reported on the month's activities.

C. ENGINEER

Mr. Czekanski reported briefly on the month's activities. His report is attached.

PUBLIC PARTICATION:

Mr. Steve Benowitz and Mr. John Moynihan from Bordentown Township attended the meeting.

Mr. Moynihan shared information regarding the progress of the new Ocean Spray plant in Pennsylvania.

There was discussion regarding the repair of the Bossert foot bridge. Mr. Moynihan noted that there is a concern regarding the safety of the bridge. The Board expressed their concern regarding the continued integrity and safety of our sewer pipe that runs under and through the bridge.

Mr Benowitz opened a discussion regarding the Rockefeller Group and proposed development within Central Crossing Business Park. Mr. Benowitz questioned the connection fee for the Group's project and expressed concern over an apparent increase in the fee. The connection fee calculation was explained by Mr. Kondracki and Mr. Czekanski in terms of the statutory formula used to calculate the fee and how size and usage further dictate the cost to connect. It was further explained that it is difficult to arrive at a connection fee at this point inasmuch as the Authority does not have a concrete set of drawings or plans to use for the connection fee calculation.

Mr. Kondracki further explained that the Township of Bordentown could, unlike the Authority, levy an assessment for the infrastructure improvements also necessary to the Central Crossing Business Park project and other projects in the area. Only the developers impacted by the need for infrastructure improvements would be assessed. Mr. Kondracki noted that the Authority does not have the power to levy local assessments; only the ability to raise rates which then spreads the cost of the improvements for a few developers to all of the rate payers of the Authority.

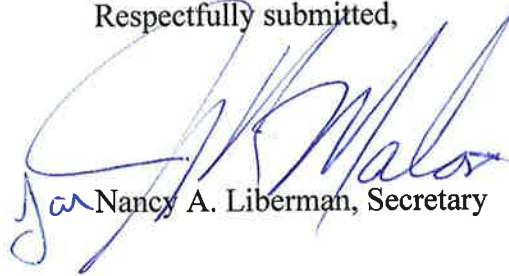
The Authority recognized that it is not necessary for us to know the specific entity utilizing the space within Central Crossing Business Park. However, it is important that the Authority know the use(s) within the building and the square footage associated with each use to accurately determine a connection fee for the building. It was explained to Mr. Benowitz that until the Authority receives this information it is not possible to calculate an accurate connection fee. The Authority further explained that they would work with the developer if the developer makes a reasonable presentation supported by plans. However, any changes to the original plan would be addressed in terms of additional connection fees (if warranted) under a deferred connection fee agreement between the developer and the Authority

On motion by Malone, seconded by Targonski, it was moved to adjourn the meeting at approximately 7 p.m.

Respectfully submitted,

APPROVED ON:

November 18, 2013



Nancy A. Liberman, Secretary

13-041

## Executive Director's Report

9/16/13

On September 11, 2013, Mr. Eustace reported that he and Rick Czekanski met with NJDEP and representatives of Central Crossings Business Park Building #1 regarding revisions on the Wastewater Management Plan.

Mr. Eustace also met with Township officials regarding footbridge in Bossart Park

On Saturday Sept. 14<sup>th</sup>, Mr. Eustace informed the Board that he conducted a tour at the Blacks Creek Treatment Plant for approximately 15 to 20 members of the Bordentown City Green Team

Mr. Eustace briefly discussed the Authority's Flow of Funds status.

Mr. Eustace explained to the Board that the Authority has been experiencing some problems with the plant generator, so D'Angelo Electric was contacted. A meeting was set up between the Authority and the manufacturer's technical support team. We received a quote of \$24,850 from for the initial generator inspection and repairs. Another meeting with D'Angelo will be scheduled to determine why the quote was so high. Mr. Eustace will report back to the Board with his findings.

Mr. Eustace informed that, with their permission, he would be attending WEFTECH in Chicago on Oct 7<sup>th</sup> thru Oct 10<sup>th</sup>. This would be at no cost to the Authority as expenses are covered by NJWEA due to his position as President- Elect.

**DIRECTOR OF OPERATIONS  
CORPORATE SECRETARY**  
Bradley A. Blubaugh, BA, MPA

**SENIOR ASSOCIATES**  
John J. Cantwell, PE, PP, CME  
Alan Dittlenhofer, PE, PP, CME  
Frank J. Seney, Jr., PE, PP, CME  
Terence Vogt, PE, PP, CME  
Dennis K. Yoder, PE, PP, CME, LEED  
Charles E. Adamson, PLS, AET  
Kim Wendell Bibbs, PE, CME  
Marc DeBlasio, PE, PP, CME  
Leonard A. Faiola, PE, CME  
Christopher J. Fazio, PE, CME  
Kenneth C. Resstor, PE, CME  
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## BORDENTOWN SEWERAGE AUTHORITY ENGINEER'S STATUS REPORT FOR SEPTEMBER 2013 MEETING PREPARED BY REMINGTON VERNICK & ARANGO (RV&A) ENGINEERS

### PLANT TOPICS

- **Energy Reduction Improvements:** The project includes bar screen replacement, variable frequency drives on the oxygenation tank motors, replacement of the utility water system pumps/motors/vfd's, a new mixing system for the sludge holding tanks and addition of a secondary sludge conveyor in the sludge dewatering building. Proposed project duration is as follows:

Notice to Proceed Date: June 1, 2012

Contract Duration: 370 Calendar Days (Extended to 511 days)

Contract Completion Date: Prior to June 6, 2013 (Revised to October 25, 2013)

At this time the last major project work is being conducted within the sludge holding tank facility. The new mixing piping is installed in one tank while the associated pumps for both tanks are installed. After a minimum 5 consecutive day test operating period the Authority can shift sludge holding operations to the refurbished tank and the contractor can clean and begin modifying the second tank.

The BSA is working with the Contractor to optimize the number of aerators active in the oxygenation tank in combination with fine tuning the response time to changes in the supplied air in order to maximize the energy savings.

- **Ammonia Feed System:** The BSA is using up the chemicals in the existing temporary system prior to initiating operations in the new permanent facility.

DEVELOPMENT TOPICS:

- **Bordentown Waterfront Community:** A majority of the sanitary sewer piping is installed but not tested. Force main installation has commenced along Route 130 in the Dunns Mill Road area.
- **Team Campus:** We are preparing a deferred connection fee letter for Building A which is a two story building on the back left side of the development. The projected connection fee is \$126,701.40.
- **Route 206 Infrastructure Improvements:**
  - **Interchange 7 Warehouse:** We provided a telephone explanation of the expected improvements and reviewed past correspondence with the developer to provide an improved understanding of the BSA's requirements.
  - **Central Crossing Building Number 1:** On Wednesday, September 11, 2013 with Mr. Eustace at the Applicant's request we attended a meeting at the NJDEP to address the inclusion of two lots containing easements into the BSA's wastewater management plan. One lot on the building side of Bordentown Hedding Road will be pursued by the NJDEP revision process while the second which has no immediate development plans will be added by its inclusion in the Burlington County WMP.

Please note there are items the Central Crossing Applicant could be resolving with the BSA such as submitting projected flows; evaluating construction costs for the bypass force main and discussing a potential agreement with the BSA that the Applicant has elected not to initiate.

End of Report

Prepared by Richard B. Czekanski, PE, BCEE, CME