

BORDENTOWN SEWERAGE AUTHORITY
MEETING MINUTES
October 15, 2018

The meeting was called to order by Chairman, James E. Lynch, Jr., at 6:00 p.m. and led a salute to the flag 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 Board of the Bordentown Sewerage Authority on February 26, 2018,
- b. Mailing written notice to THE TIMES and BURLINGTON COUNTY TIMES on February 26, 2018; 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, 2018.

The following persons were in attendance: Board Members, James E. Lynch, Jr., M. Ellen Gulbinsky, Joseph R. Malone III, Leonard J. de Groot, Aneka Miller, and Zigmont F. Targonski. Also in attendance were: Executive Director Richard D. Eustace, Administrative Manager Elizabeth J. Kwelty, the Authority's Solicitor Thomas J. Coleman, III, and the Authority's Engineer Richard B. Czekanski.

On motion by Malone, seconded by Gulbinsky, it was moved to approve the minutes of the September 25, 2018 meeting as submitted.

There was no discussion on the minutes.

Recorded vote:

Ayes:	Lynch, Gulbinsky, Malone, de Groot, Miller, Targonski
Nays:	None
Abstained:	None
Absent:	None

On motion by de Groot, seconded by Gulbinsky, it was moved to adopt Resolution 2018-73, approving the October payment of bills from the Operating Fund in the amount of \$149,889.05 of which \$75,566.46 is a payroll transfer and \$8,599.26 is a capital expense.

No discussion on this Resolution.

Recorded vote:

Ayes:	Lynch, Gulbinsky, Malone, de Groot, Miller, Targonski
Nays:	None
Abstained:	None
Absent:	None

On motion by de Groot, seconded by Targonski, it was moved to adopt Resolution 2018-74, approving the payment of October bills from the Escrow Fund in the amount of \$9,310.25.

No discussion on this Resolution.

Recorded vote:

Ayes:	Lynch, Gulbinsky, Malone, de Groot, Miller, Targonski
Nays:	None
Abstained:	None
Absent:	None

On motion by de Groot, seconded by Gulbinsky, it was moved to adopt Resolution 2018-75, approving the credits and/or refunds of customer accounts in the amount of \$60.00.

No discussion on this Resolution.

Recorded vote:

Ayes:	Lynch, Gulbinsky, Malone, de Groot, Miller, Targonski
Nays:	None
Abstained:	None
Absent:	None

I. AGENDA ITEMS FOR DISCUSSION AND/OR ACTION:

A. 2018 BUDGET INTRODUCTION:

On motion by Malone, seconded by Gulbinsky, it was moved to adopt Resolution 2018-76 introducing the Authority's 2018 Budget for fiscal year December 1, 2018 – November 30, 2019.

No discussion on this Resolution.

Recorded vote:

Ayes:	Lynch, Gulbinsky, Malone, de Groot, Miller, Targonski
Nays:	None
Abstained:	None
Absent:	None

B. PERFORMANCE GUARANTEE REDUCTION:

On motion by Gulbinsky, seconded by Targonski, it was moved to adopt Resolution 2018-77 authorizing the reduction of a performance guarantee for Amboy Bank for the Rising Sun Road Force Main improvements.

No discussion on this Resolution.

Recorded vote:

Ayes:	Lynch, Gulbinsky, Malone, de Groot, Miller, Targonski
Nays:	None
Abstained:	None
Absent:	None

C. EQUIPMENT DESTRUCTION:

On motion by Gulbinsky, seconded by Targonski, it was moved to adopt Resolution 2018-78 authorizing the destruction of unusable operations equipment.

No discussion on this Resolution.

Recorded vote:

Ayes:	Lynch, Gulbinsky, Malone, de Groot, Miller, Targonski
Nays:	None
Abstained:	None
Absent:	None

II. PROFESSIONAL REPORTS:

A. EXECUTIVE DIRECTOR:

OPEN SEWER CONNECTION ACCOUNTS:

- 1.) Monthly development meeting with Township construction and planning officers took place October 12, 2018.
- 2.) Auto Body Repair of America (ABRA) 60 Route 130; Approval of S-3 and S-4 Applications. Sewer Connection Permit issued 9/25/2018.
- 3.) Notice of Public Hearing; Township Zoning Board; 1037 US Highway 206/Corner of Georgetown Road; Applicant requests continued use of premises for sale and service of used cars/trucks.
- 4.) Notice of Public Hearing; Township Planning Board; 250 Route 130 South, Block 120, Lot 4; Singh Tile and Stone LLC requests approval for re-tenanting property from abandoned bicycle shop to a tile and stone showroom.
- 5.) Water Quality Management Plan site specific amendment; Rising Sun Meadows, LLC, Block 138.01 Lots 42 and 43. Route 130 and Rising Sun Road, across from Acme Commons.

The executive director spent 25 hours and the administrative staff spent 10 hours on developer projects. The New Jersey Department of Transportation install a "Do Not Block Driveway" sign on October 3, 2018 on Farnsworth Avenue before the access road. There were no questions on the monthly financial report.

B. GENERAL COUNSEL:

Mr. Coleman spent time on 348 Farnsworth Avenue appeal, connection fees, reviewed bonds as requested, and finalized the Rising Sun Road recapture recalculation.

C. ENGINEER:

Mr. Czekanski's full report is attached to these minutes and made a part thereof. Mr. Czekanski reported the developer's engineers are continuing to work on the Nissim property. They are working on design of their on-site pump station, as well as upgrades to the Authority's Sylvan Glen pump station.

Old York Road Business Park possesses two large buildings and two small pump stations. The Authority will be dedicated one manhole. The New Jersey Department of Environmental Protection has recommended to Mr. Czekanski not to submit a Treatment Works application for one manhole. The recommended procedure is to ask the developer to construct everything and then later on, assign the manhole to the Authority. Mr. Eustace explained the manhole location has been changed so it is not located in the middle of Rising Sun Road, and instead is located behind the curb.

Mr. Lynch discussed in brief the overall concerns of the water utility in relation to new development in the sewer service area. Mr. de Groot requested for a brief overview of the Team Campus Phase II project. Mr. Coleman explained that there are some issues that need to be worked out, and feels all issues can be worked out with the line of communication open with the Executive Director.

APPEAL: 348 FARNSWORTH AVENUE

Representatives for the owners of 348 Farnsworth Avenue were in attendance to address the board. Kenneth W. Biedzynski, Esq. and Pax addressed the board and requested relief from daily fines imposed due to violations of the Authority's Rules and Regulations. Mr. Coleman briefed the board; The owner of 348 Farnsworth Avenue is being fined \$100 per day for violations. As discussed in prior meetings storm water

drains are connected to the sanitary sewer system which is in violation of the Authority's Rules and Regulations. The owner was first notified of the violations in February 2018. The penalty of \$100/day was effective August 1, 2018 and has been suspended until the owner has an opportunity to appeal the board.

Mr. Biedzynski and Pax of Levado 1003, LLC explained to the board the efforts made to rectify the problem and the issues they have run into.

The board asked questions of Pax. It was determined by the board appropriate professionals were not consulted to rectify the problem. The board agreed to continue to postpone violation fines provided Pax is able to provide a documented solution to the Authority's engineer prior to the November 19, 2018 public meeting; Levado 1003, LLC posts \$5,000 in escrow by October 19, 2018 where \$4,000 is to be held until the cause of violations are cleared up and \$1,000 is to be used to pay Authority's review invoices; Levado 1003, LLC appears before the board at the November 19, 2018 meeting to present the proposed solution.

III. PUBLIC PARTICIPATION:

In attendance was Pax of Levado 1003, LLC, Ken Biedzowski attorney for Levado 1003, LLC both to address the board about the property located 348 Farnsworth Avenue. Carol de Groot was also in attendance, and did not have any questions or comments for the board.

On motion by Targonski, seconded by Miller, it was moved to adjourn the meeting at approximately 6:50 p.m.

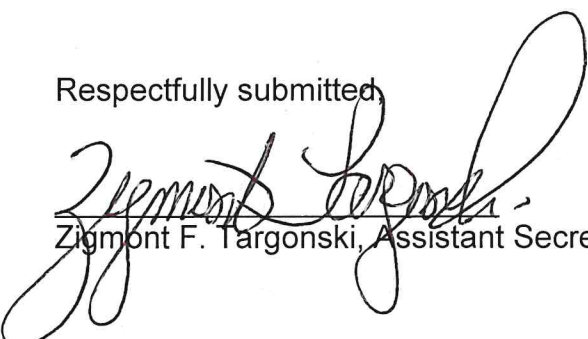
Recorded vote:

Ayes:	Lynch, Gulbinsky, Malone, de Groot, Miller, Targonski
Nays:	None
Abstained:	None
Absent:	None

Respectfully submitted,

APPROVED ON:

November 19, 2018


Zigmunt F. Targonski, Assistant Secretary

**BORDENTOWN SEWERAGE AUTHORITY
ENGINEER'S STATUS REPORT FOR OCTOBER 15, 2018 MEETING
PREPARED BY REMINGTON & VERNICK (RVE) ENGINEERS**

AUTHORITY CONVEYANCE SYSTEM TOPICS:

- **Nissan Property:** The applicant's engineer is moving forward with establishing design improvements at the Authority's Sylvan Glen pump station along with a private on-site pump station/force main system that discharges into the Authority's sanitary sewer system that fronts the development.
- **Rising Sun Road Force Main:** Performance bond reduction is recommended. We understand the past groundwater issue is not resolved however its resolution should not require more than the remaining bond amount.

DEVELOPMENT TOPICS:

- **Rising Sun Meadows:** The Authority provided a will serve letter. No recent interaction. The Authority recently provided a will serve letter for the adjacent commercial property on the corner of Route 130 and Rising Sun Road.
- **Old York Business Park:** This project has been updated since initial submissions in 2005. We provided a second review letter. Under this project one manhole will be dedicated to the Authority.
- **Route 130 WaWa:** Our office provided design review comments to the applicant.

MAINTENANCE BOND SUMMARY

Expiration Dates are Subject to Maintenance Bond Submittal Date and Resolution of all Conditions:

- **Bordentown Holiday Inn Express:** Expires March 20, 2019: Per Resolution 2017-035
- **Quik Check:** Expires July 16, 2019: Per Resolution 2017-062
- **Route 206 Sanitary Sewer:** Expires August 21, 2019; Per 8/2017 Res.
- **East Haven Woods:** Expires September 17, 2019: Per Res. 2017-078
- **JDF B3 Roof:** Expires February 2020; Per 2/2018 Res.
- **Mile Hollow Pump Station;** Expires August 20, 2020

**End of Report - Prepared by Richard B. Czekanski, PE, BCEE, CME
Remington & Vernick Engineers**