

BORDENTOWN SEWERAGE AUTHORITY  
MEETING MINUTES  
January 19, 2021

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 meeting room of Carslake Community Center located at 207 Crosswicks Street, 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 January 13, 2021,

b. Mailing written notice to THE TIMES and BURLINGTON COUNTY TIMES on January 13, 2021; 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 January 13, 2021.

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

On motion by Gulbinsky, seconded by Miller, it was moved to approve the December 21, 2020 regular session minutes as submitted.

There was no discussion on the minutes.

Recorded vote:

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

On motion by Gulbinsky, seconded by Malone, it was moved to adopt Resolution 2021-01, approving the January payment of bills from the Operating Fund in the amount of \$334,463.03 of which \$146,947.58 is a payroll transfer and \$50,864.46 is a capital expense.

No discussion on this Resolution.

Recorded vote:

Ayes:	Lynch, Gulbinsky, Malone, Miller
Nays:	None

Abstained: None  
Absent: de Groot, Targonski

On motion by Miller, seconded by Gulbinsky, it was moved to adopt Resolution 2021-02, approving the payment of January bills from the Escrow Fund in the amount of \$8,449.62.

No discussion on this Resolution.

Recorded vote:

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

On motion by Gulbinsky, seconded by Miller, it was moved to adopt Resolution 2021-03, approving credits and/or refunds to customer accounts in the amount of \$68,900.00.

No discussion on this Resolution.

Recorded vote:

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

I. AGENDA ITEMS FOR DISCUSSION AND/OR ACTION:

A. GENERATOR PREVENTATIVE MAINTENANCE CONTRACT:

On motion by Gulbinsky, seconded by Malone, it was moved to adopt Resolution 2021-04, authorizing the award of contract 2021-C5 to Modern Power Systems for emergency generator preventative maintenance in the amount of \$15,726.69 for the period of one year commencing February 1, 2021.

No Discussion on this Resolution.

Recorded vote:

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

B. LABORATORY EQUIPMENT:

On motion by Gulbinsky, seconded by Miller, it was moved to adopt Resolution 2021-05, approving the award of contract to Buchi Corporation for distillation unit K-355, set sample tubes, installation, and training, in the amount of \$12,913.10.

No discussion on this Resolution.

Recorded vote:

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

C. PRELIMINARY DESIGN OF WELLINGTON WOODS PUMP STATION:

On motion by Miller, seconded by Malone, it was moved to adopt Resolution 2021-06, authorizing the award of contract to Remington & Vernick Engineers in the amount of \$21,800, for preliminary design work for the modification of the Wellington Woods pump station.

No discussion on this Resolution.

Recorded vote:

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

II. PROFESSIONAL REPORTS:

A. EXECUTIVE DIRECTOR:

OPEN SEWER CONNECTION ACCOUNTS:

- 1.) Monthly in-person development meeting with Township Construction and Planning Officers and City of Bordentown Water Utility officials has been cancelled. The Authority's report with current activity was emailed to all.
- 2.) 348 Farnsworth Avenue – All sewer rents were paid in full on 12/28/2020, the first installment payment of fines in the amount of \$5,000 was received 01/15/2021. The received check was made payable to City of Bordentown and will be returned to the owner for re-issue. The improvements to the on-site pump station have not been completed. Mr. Coleman will review the settlement to determine by what date the improvements are to be completed.
- 3.) Eventide 130, LLC having an address of 56 Route 130 South, approval of S-4 application and connection approval issued to Bordentown Township.

- 4.) S-4 approval and issuance of connection approvals for Buildings #5, #6, and #7 for the project known as Reserve at Crosswicks. Nissim property located on Route 206 behind Jarons and Goodwill.
  - 5.) Township of Bordentown Planning Board application for sign variances from Amazon.com Services, LLC for 2471 Old York Road, Building 1 of Old York Business Park owned by Exeter 2473 Old York LLC.
  - 6.) S-3 approval for 210 Lafayette Street, a single family home constructed by NJ Homes.
- The Executive Director spent 10 hours and the administrative staff spent 20 hours on development projects. There were no questions regarding the monthly financial report.

There was a sewer service complaint issued to City of Bordentown from homeowner Mr. Dyson on Mary Street. The Authority tried to assist the homeowner with a potential tree root problem. The homeowner hired roto roter for a backup and was told their sewer lateral needed to be replaced because of tree root damage. The Authority's camera could not be pushed around the bend in the pipe from the cleanout out front. Another cleanout located in the backyard, on the neighbor's side of the fence could only be accessed by entering the backyard of the home two doors away. The adjacent neighbor granted access to their backyard, but the neighbor two doors away would not grant access to their backyard. Without viewing the condition of the lateral with the camera, the Authority could not confirm that the line needs replacing. Suggested that a tree root product be used to help protect the line against roots.

B. GENERAL COUNSEL:

Mr. Coleman spent time on items that were previously addressed including 348 Farnsworth Ave.

C. ENGINEER:

Mr. Czekanski's full report is attached to these minutes and made a part thereof. Mr. Czekanski briefly reported on current activity. A new application was received for a large warehouse spanning the full block of Rising Sun Road to Dunns Mill Road across Route 130 from the shopping center. The Point Apartments have submitted their application to the New Jersey Department of Environmental Protection for the Treatment Works Approval. The larger projects Rising Sun Meadows, Cranberry Park, and Nissim, are all in different stages. Nissim had an on-site force main test today, which was still ongoing at 4:30pm.

III. PUBLIC PARTICIPATION:

There was no one from the public present.

IV. ADJOURNMENT OF MEETING:

On motion Gulbinsky, seconded by Miller, it was moved to adjourn the meeting at approximately 6:20 p.m.

Recorded vote:

Ayes:

Lynch, Gulbinsky, Malone, Miller

Nays:

None

Abstained:

None

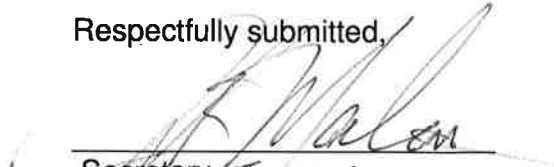
Absent:

de Groot, Targonski

Respectfully submitted,

APPROVED ON:

February 16, 2021

  
Secretary JOSEPH R. MALONE, III



**BORDENTOWN SEWERAGE AUTHORITY  
ENGINEER'S STATUS REPORT FOR JANUARY 19, 2021 MEETING PREPARED  
BY REMINGTON & VERNICK (RVE) ENGINEERS**

**AUTHORITY CONVEYANCE SYSTEM TOPICS**

- **Nissim Development: (Behind Goodwill Store on Route 206 near Hamilton Circle):** On-site force main testing occurred today. Sewer main testing 90% complete. Finalization of the improvements to the Sylvan Glen Pump Station and review of the pump station shop drawings are under way.
- **Cranberry Park (Redevelopment of Ocean Spray Property):** This project is in the S1/S3 application stage. We have not recommended S1 approval since no information has been provided regarding pretreatment of the brewery wastewater. A resubmittal by the Applicant is under review.
- **Rising Sun Meadows: Corner of Route 130 and Rising Sun Road:** A response for the upgrades of the Crystal Lake pump station and the Rising Sun Road sewer main system was provided to the applicant's engineer last week.
- **The Pointe Residential Apartments at Borden's Crossing Along Route 130N Near Hamilton: 82 Apartments:** The NJDEP Treatment Works permit application is under review by the NJDEP.
- **Dunns Industrial Warehouse:** A warehouse that occupies the entire block between Dunns Mill Road and Rising Sun Road along Route 130 across from the shopping center has been submitted.

**TREATMENT PLANT TOPICS**

- **Mile Hollow Pump Station Spare Pump 9/16/2020 Bid:** Shop Drawings have been approved and pump to be delivered prior to 2/21/2021. Pump is now in shipment.
- **Plant Discharge Permit:** Permit application has been confirmed as being received by the NJDEP for their review and draft permit generation.
- **Oxidation Tank Shaft Replacement:** In preliminary design.

**MAINTENANCE BOND SUMMARY**

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

- **DCT I-295 Warehouse:** Per Resolution 2019-9 for manhole lining main. bond; Expires Jan. 2021
- **Administration Building Roof:** 6/21/2021
- **Rising Sun Road PS and FM Improvements:** 9/16/2021
- **2020 Roof Replacements (B2, B4, EB1, PS2):** 5/21/2022
- **Tractor Supply Manhole Penetration:** 6/10/2022

**PREPARED BY RICHARD B. CZEKANSKI, PE, BCEE, CME**