

BORDENTOWN SEWERAGE AUTHORITY
SPECIAL MEETING MINUTES
August 4, 2021

The special meeting was called to order by Chairwoman, M. Ellen Gulbinsky, at 1:00 p.m. and led a salute to the flag in the Authority's conference room, 954 Farnsworth Avenue, Bordentown, New Jersey, and virtual GoToMeeting 1-877-568-4106; Access code 864-551-301.

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 July 29, 2021,
- b. Mailing written notice to THE TIMES and BURLINGTON COUNTY TIMES on July 29, 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 July 29, 2021.

The following persons were in attendance: Board Members, M. Ellen Gulbinsky, James E. Lynch, Jr., Leonard J. de Groot, Joseph R. Malone III, Aneka Miller, and Heather Cheesman. Also, in attendance were: Executive Director Thomas M. Redwood, and Administrative Manager Elizabeth J. Kwelty.

I. AGENDA ITEMS FOR DISCUSSION AND/OR ACTION:

A. SPECIAL COUNSEL:

On motion by de Groot, seconded by Miller, it was moved to adopt Resolution 2021-56, authorizing the appointment of Maraziti Falcon, LLP as special counsel to provide the Bordentown Sewerage Authority legal representation regarding a current litigation matter or any other matters related thereto.

Recorded vote:

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

II. PUBLIC PARTICIPATION:

In attendance were multiple people both listening to the virtual meeting and in person in the conference room.

Speaker 1: Kate Tallon, President of Crafts Creek Spring Hill Brook Watershed Association and runs citizens advocacy group called Friends of Crystal Lake Park. Ms. Tallon expressed support to the Authority in this litigation. The two environmental groups do not want to see the public open space destroyed by development, and stated that the creek is a C1 protected area that should not have a force main run through it. Ms. Tallon explained a few developments that have come before the Mansfield committee and offered to provide information to the Authority.

Speaker 2: Kristen Marter of 220 East Front Street Florence NJ. Ms. Marter stated she enjoys the Crystal Lake Park as well as cycling throughout the park and surrounding country roads. Ms. Marter is concerned about traffic patterns and additional cars and trucks on the roads as a result of future development. Ms. Marter also stated that it is amazing what everyone has done to preserve that area from Roebling all the way to Lambertville, and that it would be a sin to run a force main through Crystal Lake park.

Speaker 3: Mike Fitzpatrick of 2 Fireside Circle, Columbus NJ. Mr. Fitzpatrick asked the board how many warehouses are in located in Bordentown. The board wasn't sure how many, Mr. Lynch said there is one approved near the Tractor Supply, and the board directed Mr. Fitzpatrick to contact Bordentown Township officials directly for additional information. Mr. de Groot asked Mr. Fitzpatrick why Bordentown Township and Bordentown City were not notified of the lawsuit, and also wanted to know who was looking at Mansfield Township's master plan. Mr. Fitzpatrick explained that he is in attendance as a private citizen with concerns of traffic traveling through Mansfield Township, and not as the Mansfield Township Administrator.

Mr. Lynch: The Authority was notified of a lawsuit from Tower Gate. The burden of the agreement that Mansfield Township entered into with Tower Gate is being put on the Bordentown Sewerage Authority. This is a serious problem for the taxpayers of Bordentown Township and Bordentown City and the burden is going to be on the Authority. Mr. Lynch and Mrs. Gulbinsky interviewed counsel and are happy with who was appointed today.

Speaker 4: Kristen Marter of 220 East Front Street Florence NJ suggested the Authority look into a lawsuit that is active between the towns of Freehold and Colts Neck.

Speaker 5: Jane Frantz of 14 Thompson Street Bordentown NJ. Ms. Frantz expressed her concern and support of the environmental groups who want to save Crystal Lake Park and supports the Authority.

III. ADJOURNMENT OF MEETING:

On motion de Groot, seconded by Miller, it was moved to adjourn the meeting at approximately 1:25 p.m.

Recorded vote:

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

Respectfully submitted,



APPROVED ON:

August 16, 2021

Aneka Miller, Assistant Secretary