

BORDENTOWN SEWERAGE AUTHORITY
MEETING MINUTES
November 15, 2021

The meeting was called to order by Chairwoman, M. Ellen Gulbinsky, 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 October 25, 2021,
- b. Mailing written notice to THE TIMES and BURLINGTON COUNTY TIMES on October 25, 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 October 25, 2021.

The following persons were in attendance: Board Members, M. Ellen Gulbinsky, James E. Lynch, Jr., Leonard J. de Groot, Joseph R. Malone, III, and Aneka Miller via telephone. Also, in attendance were: Executive Director Thomas M. Redwood, Administrative Manager Elizabeth J. Kwelty, the Authority's Solicitor Thomas Hastie, the Authority's Engineer Richard B. Czekanski, the Authority's Auditor Michael Holt, and the Authority's Labor Counsel Stephen Raymond, Jr. Absent was board member Heather Cheesman.

RATE HEARING

On motion by Lynch, seconded by de Groot, it was moved to adopt Resolution 2021-87 approving the proposed changes as amended during the testimony to the rate schedule effective January 1, 2022.

Testimony was presented and the transcript is attached to these minutes and made a part thereof.

Recorded vote:

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

On motion by de Groot, seconded by Miller, it was moved to approve the regular session minutes of the October 18, 2021 meeting as submitted.

There was no discussion on the minutes.

Recorded vote:

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

On motion by Lynch, seconded by de Groot, it was moved to adopt Resolution 2021-88, approving the November payment of bills from the Operating Fund in the amount of \$178,091.19 of which \$111,113.83 is a payroll transfer and \$8,283.99 is a capital expense.

No discussion on this Resolution.

Recorded vote:

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

On motion by Miller, seconded by Malone, it was moved to adopt Resolution 2021-89, approving the payment of November bills from the Escrow Fund in the amount of \$10,561.47.

No discussion on this Resolution.

Recorded vote:

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

On motion by de Groot, seconded by Miller, it was moved to adopt Resolution 2021-90, approving credits and/or refunds to customer accounts in the amount of \$368.61.

No discussion on this Resolution.

Recorded vote:

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

Abstained: None
Absent: Cheesman

I. AGENDA ITEMS FOR DISCUSSION AND/OR ACTION:

A. BUDGET YEAR ENDING NOVEMBER 30, 2022:

BUDGET ADOPTION:

- 1) On motion by Malone, seconded by Lynch, it was moved to adopt Resolution 2021-91, adopting the Authority's approved 2021 budget (December 1, 2021 – November 30, 2022).

No Discussion on this Resolution

Recorded vote:

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

RENEWAL & REPLACEMENT FUND:

- 2) On motion by de Groot, seconded by Malone, it was moved to adopt Resolution 2021-92, authorizing an increase to the required balance of the Renewal & Replacement fund from \$650,000 to \$700,000 effective December 1, 2021.

No Discussion on this Resolution

Recorded vote:

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

B. BUDGET YEAR ENDING NOVEMBER 30, 2021:

- 1) On motion by Malone, seconded by de Groot, it was moved to adopt Resolution 2021-93, amending the Authority's 2020 Operating Budget (December 1, 2020 – November 30, 2021) adjusting shortages and overages within budget line items with no change to overall budget amount.

No Discussion on this Resolution

Recorded vote:

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

- 2) On motion by Malone, seconded by Lynch, it was moved to adopt Resolution 2021-94, amending the Authority's 2020 Capital Budget (December 1, 2020 – November 30, 2021) adjusting shortages and overages within budget line items with no change to overall budget amount.

No Discussion on this Resolution

Recorded vote:

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

C. CASH MANAGEMENT PLAN:

On motion by de Groot, seconded by Lynch, it was moved to adopt Resolution 2021-95, adopting the Bordentown Sewerage Authority's Cash Management Plan for fiscal year ending November 30, 2022.

No discussion on this Resolution.

Recorded vote:

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

D. PROGRESSIVE CAVITY PUMPS:

On motion by Miller, seconded by Lynch, it was moved to adopt Resolution 2021-96, authorizing the award of contract to Iron Horse Environmental in the amount of \$42,000 for Progressive Cavity Pumps to replace one primary sludge pump and one belt filter press feed pump.

No discussion on this Resolution.

Recorded vote:

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

E. COLLECTIVE BARGAINING AGREEMENT:

On motion by de Groot, seconded by Malone, it was moved to adopt Resolution 2021-97, authorizing a collective bargaining agreement between the Bordentown Sewerage Authority and Utility Workers of America AFL-CIO Local 601.

Mr. Lynch, Mrs. Gulbinsky, and Mr. Malone were present during the negotiation process. Mr. Lynch thought everyone did a nice job.

Mr. Raymond excused himself from the meeting at 6:33 pm.

Recorded vote:

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

II. PROFESSIONAL REPORTS:

A. EXECUTIVE DIRECTOR:

OPEN SEWER CONNECTION ACCOUNTS:

- 1.) Monthly development meeting with Township Construction and Planning Officers and City of Bordentown Water Utility officials took place November 12, 2021.
- 2.) Pomona Development Group S-1, S-2, and S-3 approval for CVS Pharmacy.
- 3.) Volunteers of America S-1 and S-2 approval for 66 residential units known as Gerard's Riverview to be constructed near Quick Chek at Bordentown Waterfront, in the open space between the train tracks and the Quick Chek.
- 4.) Escrow refund in the amount of \$1,726.00 to Bordentown Hospitality Associates LLC, for cancelled project known as Bordentown Hospitality Holiday Inn.
- 5.) Received notice that an application for waterfront development/coastal wetlands permit will be submitted to New Jersey Department of Environmental Protection for Gerard's Riverview.
- 6.) Notice of Public Hearing, Township of Bordentown Planning Board: Application for Use variance to allow construction of a privacy fence, 1 Frederick Court.

- 7.) Notice of Public Hearing, Township of Bordentown Planning Board:
Application for Bulk variance to construct a garage addition, 345 Crescent Drive.
- 8.) Notice of Public Hearing, Township of Mansfield Joint Land Use Board:
Application by Cox Automotive for minor site plan approval to permit construction of solar canopies. Property known as Manheim, corner of Rt 68 and Rt 206.

The Authority will be hiring one or two individuals in the coming months. The executive director spent 30 hours and the administrative staff spent 10 hours on developer projects. The staff will be providing changes to the Rules and Regulations for review. There were no questions regarding the monthly financial report.

Mr. Malone would like Mr. Redwood to be included for any meetings for projects that may impact the Sewerage Authority so the developer is aware the Sewer Authority needs to be involved. Mr. Malone would like Mr. Redwood to write a letter to the City and Planning Board requesting to be included on all meetings that may have any item pertaining to the sewerage authority.

B. GENERAL COUNSEL:
No Report

C. ENGINEER:
Mr. Czekanski's full report is attached to these minutes and made a part thereof. The Point Apartments are close to opening, CVS Pharmacy is submitting shop drawings, and Dunns Mill Industrial has submitted additional plans for review.

III. PUBLIC PARTICIPATION:
No one from the public was present.

IV. ADJOURNMENT OF MEETING:

On motion by Lynch, seconded by Malone, it was moved to adjourn the meeting at approximately 6:40 p.m.


Recorded vote:

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

Respectfully submitted,

APPROVED ON:

December 20, 2021



Joseph R. Malone, III, Secretary

1 BORDENTOWN SEWERAGE AUTHORITY

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4 AUDIO RECORDING

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8 DATE: MONDAY, NOVEMBER 15, 2021

9 6:00 PM CARSLAKE COMMUNITY CENTER
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20 RENZI LEGAL RESOURCES

21 Court Reporting, Videography & Legal Services

22 2277 STATE HIGHWAY #33, SUITE 410

23 HAMILTON SQUARE, NEW JERSEY 08690

24 TEL: (609) 989-9199 TOLL FREE: (800) 368-7652

25 www.RLResources.com No. 409517

<p style="text-align: right;">2</p> <p>1 BOARD MEMBERS PRESENT: 2 3 M. ELLEN GULBINSKY, Chairwoman 4 JAMES E. LYNCH, JR. , Vice-Chairman 5 JOSEPH R. MALONE, III, Secretary 6 LEONARD J. de GROOT, Treasurer 7 ANEKA MILLER, Assistant Secretary 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p>	<p style="text-align: right;">4</p> <p>1 (START RECORDING - 00:01:39) 2 CHAIR: Okay. Already, it's time for our 3 rate scheduled hearing. Mr. Hastie, will you conduct 4 please? 5 MR. THOMAS J. HASTIE: Certainly. Please 6 -- all right. (Inaudible) I'm going to take my mask 7 down just so -- 8 CHAIR: Yeah, yeah so -- 9 MR. HASTIE: -- so people can hear. 10 CHAIR: Yes. 11 MR. HASTIE: This is a public hearing. It 12 has been conducted on the post adjustment of the 13 connection (inaudible) reschedule (inaudible) Authority 14 under the law, Sewerage Authority is required to 15 recalculate its connection fees at the end of each 16 fiscal year. 17 Notice of this rate hearing has been given 18 in accordance with the law. Notice was published in 19 The Times (inaudible) on October 25th 2021, and the 20 Burlington County Times on October 22nd 2021, and has 21 been served upon in the Municipal Court in the City of 22 Bordentown, in the township of Bordentown on October 23 20th 2021, all more than 20 days prior to this hearing. 24 And so hearing would be conducted in the 25 following manner. The Authority present it's witnesses</p>
<p style="text-align: right;">3</p> <p>1 A P P E A R A N C E S: 2 3 MALAMUT & ASSOCIATES 4 BY: THOMAS J. HASTIE, ESQ 5 457 Haddonfield Road, Suite 500 6 Cherry Hill, New Jersey 08002 7 Tel: (856) 424-1808 8 General Counsel 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p>	<p style="text-align: right;">5</p> <p>1 to testify (inaudible) proposed connection fee. After 2 the witnesses testify, any member of the Public or 3 Defendants will the opportunity to ask questions. 4 After the witness for the Authority 5 testifying and is cross-examine, anyone wishing to make 6 a statement concerning the post connection fees can 7 make a statement. 8 That statement is also subject to 9 cross-examination. After everyone has a chance to make 10 his or her statement, the public hearing will be closed 11 and the Authority will consider the proposed adjustment 12 to its connection fees and rate schedule. 13 The Authority will like to call Michael 14 Holt of Holt McNally & Associates, the auditor for the 15 Authority and Thomas Redwood, the executive director 16 for the Authority. 17 Mr. Holt, if I can swear you in at this 18 time. Do you swear to tell the truth, the whole truth 19 and nothing but the truth? 20 MR. MICHAEL HOLT: I do. 21 M I C H A E L H O L T, SWORN, WITNESS. 22 MR. HASTIE: Okay. Mr. Holt, what is your 23 relationship with the Bordentown Sewerage Authority? 24 MR. HOLT: I am the Authority's appointed 25 auditor.</p>

<p style="text-align: right;">6</p> <p>1 MR. HASTIE: Would you state your 2 professional qualifications? 3 MR. HOLT: I am a certified public 4 accountant registered (inaudible) accountant. I'm a 5 partner with the firm Holt McNally & associates and our 6 expertise includes doing the audit work and consulting 7 for Sewerage Authorities, utilities of all nature, 8 municipalities and school districts. 9 MR. HASTIE: And how long have you been a 10 certified public accountant? 11 MR. HOLT: Little over 30 years. 12 MR. HASTIE: And how long have you 13 represented the Bordentown and Sewerage Authority in 14 that capacity? 15 MR. HOLT: If you count the acquisition of 16 Jack Valley's firm back in 2015, we've been here about 17 24 years. Used to be a partner with HFA, Home and 18 Friend Allison, and we split off in the beginning of 19 2020 to create Holt McNally Associate. So in total, 24 20 years. 21 MR. HASTIE: Okay. And are you familiar 22 with the financial records of the Authority? 23 MR. HOLT: Yes, I am. 24 MR. HASTIE: Okay. Now we're gonna swear 25 in the executive director. Mr. Redwood, do you swear</p>	<p style="text-align: right;">8</p> <p>1 single family residences. There were 4,799 single 2 family residences in the study area. There was 3 270,997,000 gallons of residential water used in the 4 study area during the study period. 5 Dividing that number by the number of 6 single family residences in the study area and by 365 7 days, I calculated that the average water usage for a 8 single family residents served by the Authority during 9 my study period was 155 gallons per day. 10 Once I had the number of gallons per day 11 of usage by a single family residence, I was able to 12 determine the number of service units in the Authority 13 system. 14 I calculated the total gallons of water 15 bill to all customers in the system during the same 16 study period was 408,886,000 gallons. This equals an 17 average of 1,120,236 gallons per day. 18 Dividing that number by the average single 19 family usage of 155 gallons per day, I calculated that 20 there were 7,227 service units in the system based on 21 the statutory formula as at the end of the immediately 22 preceding year. 23 MR. HASTIE: Mr. Holt, did you three 24 compute capital base for the Bordentown Sewerage 25 Authority as at the end of the previous fiscal year?</p>
<p style="text-align: right;">7</p> <p>1 to tell the truth, the whole truth and nothing but the 2 truth. 3 MR. THOMAS M. REDWOOD: I do. 4 T H O M A S M R E D W O O D, SWORN, WITNESS. 5 MR. HASTIE: Okay. And by whom are you 6 employed? 7 MR. REDWOOD: Bordentown Sewerage 8 Authority. 9 MR. HASTIE: In what capacity? 10 MR. REDWOOD: Executive director. 11 MR. HASTIE: I know I gave that away 12 already. Are you familiar with the procedures for 13 calculating fees under the statutes of the State of New 14 Jersey? 15 MR. REDWOOD: Yes, I am. And if illegal 16 opinion or interpretation were necessary, I would 17 consult with the attorney for the Authority. 18 MR. HASTIE: And did you recompute the 19 connection fees for the Bordentown Sewerage Authority 20 as of the end of the previous fiscal year? 21 MR. REDWOOD: Yes, I did. First, I 22 determined the average daily water usage for a single 23 family residence in the service area of the Authority. 24 I used the study period, 2020. 25 My study area was comprised exclusively of</p>	<p style="text-align: right;">9</p> <p>1 MR. HOLT: Yes, I did. The capital base 2 for the Authority, I went in and did a calculation 3 through November 30th 2020, and that amounted in 4 \$81,191,559. The capital base of the Authority was 5 calculated in accordance with the statutory formula 6 contained in NJSA 4014-22. 7 MR. HASTIE: Thank you. Now Mr. Redwood, 8 can you please continue with explaining the connection 9 fee calculation? 10 MR. REDWOOD: Yes. The connection fee for 11 a residential dwelling unit is calculated by dividing 12 the capital base, Mr. Holt provided, by the number of 13 service units. 14 The connection fee per residential 15 dwelling unit came to \$11,234. I then divided the 16 connection fee per residential dwelling unit by the 17 average number of gallons per day for a single family 18 residence to determine the connection fee per gallon 19 per day for non-residential customers. 20 The connection fee per gallon per day for 21 non-residential customers came \$272 per gallon per day, 22 with a minimum connection fee equal to the connection 23 fee that is charged to residential users. 24 Mathematically, the rate per gallon is the 25 same for both residential and non-residential users.</p>

<p style="text-align: right;">10</p> <p>1 Not all residential users will reach the average 2 residential usage, but they pay a connection fee as 3 though they had. 4 To be fair and consistent to charge a 5 non-residential customer, a minimum connection fee as 6 though they had reached the average residential usage. 7 There is a special sewer connection fee for hotels and 8 motels. 9 Connection fee for hotels and motels is a 10 function of the number of rooms plus the amenities 11 offered in a hotel or motel. The connection fee is 12 calculated by multiplying the number of guest rooms by 13 the rate per guest room which is one half of the 14 residential rate. 15 However, any office space convention or 16 meeting rooms, restaurants, laundries, et cetera that 17 are on the premises are calculated separately at the 18 non-residential rate per gallon of estimated usage. 19 MR. HASTIE: Thank you. Now, Mr. Redwood, 20 in your opinion, are you -- are the proposed revisions 21 to the connection fee rate schedule both necessary and 22 reasonable amount? 23 MR. REDWOOD: Yes. Revisions are 24 necessary since the statute requires the Authority to 25 recalculate the connection fees at the end of each</p>	<p style="text-align: right;">12</p> <p>1 the hotels and motels, if the Authority wishes to 2 extend all these extra amenities or (inaudible) goals, 3 which may or may not say it or maybe it's covered 4 already, but there is a development. 5 (Inaudible). There's a large meeting room 6 in the apartment building. So you see if there's 7 offices in there, and we're going to get a basement, 8 somebody's got offices and apartment buildings. The 9 manager, the apartment building and conference rooms. 10 So just bring it out. 11 CHAIR: Now, what do you think, members? 12 THE SECRETARY: What -- I guess, what are 13 the ramifications? I mean, what do you suggest -- what 14 are you suggesting we do? 15 MR. CZEKANSKI: It's -- it says here that 16 the -- the same conditions for the additional 17 connection fee also applies to apartment buildings if 18 there's extra amenities. 19 CHAIR: Okay. So we would change the 20 paragraph here. Okay. However, I mean the 21 (inaudible). 22 VICE CHAIR: They were -- they have to 23 specify that? 24 CHAIR: Mm-hm. 25 MR. CZEKANSKI: Plus that?</p>
<p style="text-align: right;">11</p> <p>1 fiscal year. 2 Revisions are reasonable in amount since 3 the connection fees were calculated in accordance with 4 the statutory formula and are designed to have the 5 customer pays it's proportionate share of the sewerage 6 system in the manner required by law. 7 MR. HASTIE: Okay. And Mr. Redwood, is 8 there anything else you'd like to add? 9 MR. REDWOOD: Yes. The Authority 10 recalculates and reviews all rates in the rate schedule 11 each fiscal year. As part of this review process, user 12 rents are also reevaluated. 13 The Authority refunded the remaining long 14 term debt which resulted in a savings of \$160,000 for 15 fiscal year 2022, were approximately five percent of 16 the budgeted sewer rent revenue. 17 Due to these current financial conditions, 18 user rates will stay steady at the current amounts for 19 the coming year. 20 MR. HASTIE: And this concludes the 21 testimony of Mr. Holt and Mr. Redwood. Are there any 22 members of the public who wish to speak or ask any 23 questions? 24 MR. RICHARD B. CZEKANSKI: The only thing 25 I want to add is that (inaudible) that paragraph about</p>	<p style="text-align: right;">13</p> <p>1 VICE CHAIR: You should specify that 2 (inaudible). 3 MR. CZEKANSKI: I -- it ends up that the 4 point apartments up here which are (inaudible) the 5 apartments, because it was like no offices inside, but 6 we met the VOA and there were a lot of offices inside, 7 and so we charge for the lobby. 8 These offices and things, and now they're 9 coming in with another application where there's like a 10 large meeting room in the apartment building which -- 11 CHAIR: In the apartment building. 12 MR. CZEKANSKI: -- which doesn't make a 13 lot of sense. A community room? 14 CHAIR: Yeah. 15 MR. CZEKANSKI: But if there's no offices 16 like -- okay, the apartment people can use the 17 community room, but to say when you start getting 18 offices that it starts being a business where there -- 19 you have apartment managers in certain office areas. 20 THE SECRETARY: Any (inaudible) use in the 21 apartment complex will be charged at non -- 22 MR. CZEKANSKI: Just like it says a 23 non-residential rate. 24 CHAIR: Okay. What would we do? Would we 25 amend Mr. Redwood's statement, and I'm looking at the</p>

<p style="text-align: right;">14</p> <p>1 -- the top of the paragraph, Page 5, where it says 2 "There's a special sewer connection favorite hotels, 3 motels" or shall we say apartments? 4 MR. CZEKANSKI: That's what I think. 5 CHAIR: And add the (inaudible) and 6 apartments? 7 MR. CZEKANSKI: For the complexes. 8 CHAIR: And apartments complexes? 9 MR. CZEKANSKI: Well, the -- 10 CHAIR: Will that (inaudible) the 11 situation? 12 MR. HASTIE: I'm looking at your -- 13 because what we really have to amend is not the 14 testimony. 15 CHAIR: Right. 16 MR. HASTIE: We would have to amend the 17 rate schedule. 18 CHAIR: Okay. 19 MR. HASTIE: And what I'm looking at is 20 last year's rate schedule connection fees 21 non-residential general. The per gallon per day rate 22 is \$72 and the non-residential minimum connection fee 23 is 10,000 or 64. 24 That -- we were taking this under and 25 wanting to amend, I would -- just I would have to go up</p>	<p style="text-align: right;">16</p> <p>1 like that. And it's more of a -- maybe not a long term 2 type lease. But I don't know the lease issue, but I'm 3 just saying what's the frequency of people come in and 4 out. 5 THE SECRETARY: Will the flow be any more 6 or less if there was an office in the apartment 7 complex? 8 MR. CZEKANSKI: No, it would be -- would 9 be more because -- it will be slightly more because you 10 have people permanently sitting there. Okay. 11 (Inaudible). As you would, if you had a hotel and the 12 clerk was behind the desk. 13 CHAIR: What do you think, Mr. Hastie? 14 What would we (inaudible) to do -- to accomplish this? 15 MR. HASTIE: Well, I'm not certain. It's 16 not (inaudible) then. 17 CHAIR: Okay. 18 MR. HASTIE: You would just -- I mean, 19 Class 3, non-residential general minimum connection fee 20 -- 21 CHAIR: Okay. 22 MR. HASTIE: -- up to -- because I don't 23 think we have to specify apartments. 24 CHAIR: Okay. 25 MR. HASTIE: The same way we're specifying</p>
<p style="text-align: right;">15</p> <p>1 to the new \$11,000 number. 2 MR. HOLT: Yeah, that's the new one, 3 right? 4 MR. HASTIE: Right. 5 MR. HOLT: That's with the revise, yeah. 6 CHAIR: Okay. 7 THE SECRETARY: What calculation is used 8 for (inaudible)? 9 MR. CZEKANSKI: It's usually -- most times 10 we don't get it. It's -- ideally, it would be the 11 (inaudible) chiefs number of people per 23 gallon 12 (inaudible) -- 13 THE SECRETARY: It is. It's part of the 14 complex and the people who live in the complex are 15 using it. 16 MR. CZEKANSKI: Then I'm okay with that. 17 THE SECRETARY: Right. 18 MR. CZEKANSKI: It's when it becomes more 19 of a business than -- 20 THE SECRETARY: (Interposing) Around for 21 the (inaudible). 22 MR. CZEKANSKI: -- the offices. 23 CHAIR: Right. 24 MR. CZEKANSKI: The offices or an 25 apartment building, a facility manager is there, things</p>	<p style="text-align: right;">17</p> <p>1 hotels. I think it's just the general thing that we 2 would look to collect on or calculate. 3 CHAIR: Okay. 4 THE SECRETARY: Under the current 5 circumstances -- 6 MR. HASTIE: Yeah. 7 THE SECRETARY: -- will somebody has an 8 (inaudible) -- 9 MR. HASTIE: (Interposing) Yeah. 10 MR. CZEKANSKI: We charge a certain rate. 11 12 THE SECRETARY: Would we have an office 13 building and 21 gallon per day per square foot? We're 14 just thinking about the area. 15 MR. CZEKANSKI: So why wouldn't we do the 16 same thing for an office inside of an apartment? 17 THE SECRETARY: An apartment, yes, we 18 would. 19 MR. CZEKANSKI: Okay. 20 THE SECRETARY: Yes, we would. 21 MR. CZEKANSKI: So what are changing? 22 MR. HASTIE: Actually, we're not because 23 the connection fee schedule that's in front of you 24 shows Class 3, non-residential connection fee going up 25 to 11234.</p>

<p style="text-align: right;">18</p> <p>1 CHAIR: Yes.</p> <p>2 MR. HASTIE: So I think the question is an</p> <p>3 interpretation of non-residential being applicable to</p> <p>4 non-residential portions in apartment.</p> <p>5 CHAIR: Not -- okay. Non-residential</p> <p>6 portions of the apartment.</p> <p>7 MR. HASTIE: An apartment complex.</p> <p>8 CHAIR: Okay.</p> <p>9 MR. HASTIE: The same way the calculation</p> <p>10 would be done at non-residential portions of a hotel.</p> <p>11 CHAIR: Okay.</p> <p>12 MR. CZEKANSKI: Let's say you -- under</p> <p>13 Class 1, it says, single family condominiums,</p> <p>14 townhouses, apartments, multi family. So everything's</p> <p>15 under Class 1 on this page here are grouped together,</p> <p>16 but below it when you talk about hotels, motels, that's</p> <p>17 where all the exceptions come in for all the extra</p> <p>18 things.</p> <p>19 CHAIR: Mm-hm.</p> <p>20 MR. CZEKANSKI: That is -- and just for --</p> <p>21 all literally saying this, I'm reinforcing this for --</p> <p>22 CHAIR: Yes.</p> <p>23 MR. CZEKANSKI: -- for some next developer</p> <p>24 who comes in and says, well, you didn't -- under Class</p> <p>25 1, there shouldn't be any reason that you charge me</p>	<p style="text-align: right;">20</p> <p>1 say that under Class 2. You say that it's (inaudible)</p> <p>2 Class 3B. I would just put like a number one or</p> <p>3 something next to apartments after the word apartment</p> <p>4 and a little note, number one that the connection fee</p> <p>5 for non-occupancy portion of the building is as applies</p> <p>6 to Class 2 users.</p> <p>7 CHAIR: Okay.</p> <p>8 MR. CZEKANSKI: (Inaudible).</p> <p>9 MR. HASTIE: Instead of parenthetically</p> <p>10 suggesting, just a footnote to apartments.</p> <p>11 MR. CZEKANSKI: Yeah, I mean, under Class</p> <p>12 2. You already talked about it.</p> <p>13 MR. HASTIE: I understand. I'm trying to</p> <p>14 -- in breaking these things down, single family</p> <p>15 condominiums, town homes and then we get to apartment</p> <p>16 multifamily and I'm trying to differentiate my mind</p> <p>17 with the difference between apartments and multi</p> <p>18 (inaudible).</p> <p>19 MR. CZEKANSKI: (Inaudible). Yeah. Well,</p> <p>20 it could be -- there could be another set of like condo</p> <p>21 complexes like adding river gate that are different</p> <p>22 kinds of building or different kinds of construction</p> <p>23 that may or may apply also.</p> <p>24 THE SECRETARY: I highly recommend that we</p> <p>25 correct that.</p>
<p style="text-align: right;">19</p> <p>1 extra because you distinguished on hotels and motels</p> <p>2 and refused to charge me extra here, but not on the</p> <p>3 apartments.</p> <p>4 CHAIR: So what would we put an E perhaps,</p> <p>5 under Number 1, that would say and any -- that would</p> <p>6 add under Section 1 and E provision?</p> <p>7 MR. HASTIE: I think if you wanted to</p> <p>8 clarify under Class 1 residential where it gives the</p> <p>9 description and then there's a parenthetical per unit.</p> <p>10 CHAIR: Mm-hm.</p> <p>11 MR. HASTIE: I would add another</p> <p>12 parenthetical that says, plus non-residential uses</p> <p>13 charge in accordance with Class 3.</p> <p>14 CHAIR: Okay. And where are you gonna put</p> <p>15 that? Under one?</p> <p>16 MR. HASTIE: I would put it under Class 1.</p> <p>17 CHAIR: Okay.</p> <p>18 MR. HASTIE: After per unit, I would add</p> <p>19 another parenthetical -- parentheses and just say</p> <p>20 additional --</p> <p>21 MR. CZEKANSKI: (Interposing) Well, the</p> <p>22 conditions that are applicable to Class 2 could result</p> <p>23 in a Class 3 fee.</p> <p>24 CHAIR: Yeah, okay.</p> <p>25 MR. CZEKANSKI: Right. And actually, you</p>	<p style="text-align: right;">21</p> <p>1 MR. CZEKANSKI: Is some -- that --</p> <p>2 THE SECRETARY: You gave us a problem and</p> <p>3 now, you fixed it.</p> <p>4 MR. CZEKANSKI: Yeah. I think -- I think</p> <p>5 it could relate to apartments and multifamily that --</p> <p>6 that they should reference Class 2 because those seems</p> <p>7 to be any -- anything that's multifamily like this --</p> <p>8 all I can say is those two instances, but probably</p> <p>9 applies to both of them.</p> <p>10 MR. HASTIE: Yeah, if you footnote</p> <p>11 apartments, superscript one -- multifamily superscript</p> <p>12 one and then you put below it, superscript one and</p> <p>13 essentially just take the language from the second</p> <p>14 paragraph or the second sentence of Class 2 and put it</p> <p>15 up there in the footnote. The connection fee for the</p> <p>16 non-occupancy portion of this -- such buildings shall</p> <p>17 be based upon estimated usage for the remainder of the</p> <p>18 building including kitchens, restaurants, taverns,</p> <p>19 laundries, offices, convention meeting rooms, sports,</p> <p>20 athletic facilities, common areas, restrooms at a Class</p> <p>21 3 per gallon per day.</p> <p>22 MR. CZEKANSKI: And I hate to say it. It</p> <p>23 also applies they're referenced age restricted in the</p> <p>24 event you got a -- another complex here where there is</p> <p>25 the age restricted that has offices and I'll say a bar</p>

<p style="text-align: right;">22</p> <p>1 area, a lobby area.</p> <p>2 MR. HASTIE: (Inaudible).</p> <p>3 MR. CZEKANSKI: That they're running --</p> <p>4 they're running a business out of the eight need</p> <p>5 restricted community.</p> <p>6 MR. HASTIE: Okay.</p> <p>7 CHAIR: Do you know which one of your --</p> <p>8 do you know how you want to phrase this, Mr. Hastie?</p> <p>9 MR. HASTIE: I would -- I would --</p> <p>10 CHAIR: You should?</p> <p>11 MR. HASTIE: Yeah. The apartments?</p> <p>12 CHAIR: Yes.</p> <p>13 MR. HASTIE: Multifamily age restricted.</p> <p>14 CHAIR: Okay.</p> <p>15 MR. HASTIE: Language should mirror the</p> <p>16 second sentence in Class 2. So the connection fee for</p> <p>17 the non-occupancy portion of the building shall be</p> <p>18 based upon estimated usage.</p> <p>19 For the remainder of the building</p> <p>20 including kitchens, restaurants, taverns, laundries,</p> <p>21 offices, convention or meeting rooms, sport or athletic</p> <p>22 facilities, common areas and restrooms at the Class 3</p> <p>23 per gallon per day rate.</p> <p>24 CHAIR: Okay.</p> <p>25 MR. CZEKANSKI: All right.</p>	<p style="text-align: right;">24</p> <p>1 MS. KWELTY: Mr. Lynch?</p> <p>2 VICE CHAIR: Yes.</p> <p>3 MS. KWELTY: Mr. de Groot.</p> <p>4 TREASURER: Yes.</p> <p>5 MS. KWELTY: Mr. Malone.</p> <p>6 THE SECRETARY: Yes.</p> <p>7 MS. KWELTY: Mrs. Miller?</p> <p>8 ASSISTANT SECRETARY: Yeah.</p> <p>9 CHAIR: Okay. Okay.</p> <p>10 MR. HASTIE: Any other further additional</p> <p>11 comments?</p> <p>12 MR. CZEKANSKI: Oh, could you put my name</p> <p>13 next to the (inaudible)? (Inaudible).</p> <p>14 (Interposing).</p> <p>15 MR. HASTIE: So Madam Chair, seeing no one</p> <p>16 -- (inaudible).</p> <p>17 CHAIR: Okay.</p> <p>18 MR. HASTIE: Seeing no one -- no one</p> <p>19 wishing to make any other statement or ask any other</p> <p>20 questions, I'd like to make -- move forward to the next</p> <p>21 part of the public hearing for adjustments to</p> <p>22 development, application review and inspection fees.</p> <p>23 And for that, I would like to call Mr. Redwood again.</p> <p>24 Mr. Redwood, again let me remind you, you're still</p> <p>25 under oath.</p>
<p style="text-align: right;">23</p> <p>1 CHAIR: All right.</p> <p>2 MR. CZEKANSKI: (Inaudible).</p> <p>3 CHAIR: Do we need to -- do we need to</p> <p>4 make a motion to pass that separately from the</p> <p>5 (inaudible)?</p> <p>6 THE SECRETARY: Make a motion that may</p> <p>7 have amend --</p> <p>8 MR. HASTIE: We amend that rate schedule</p> <p>9 to reflect that line.</p> <p>10 CHAIR: Okay. All right. And we have a</p> <p>11 second. All in favor?</p> <p>12 All: All right.</p> <p>13 CHAIR: Do we need a roll call or anything</p> <p>14 for that?</p> <p>15 VICE CHAIR: (Inaudible).</p> <p>16 CHAIR: Okay. Nickers on, okay.</p> <p>17 MR. HASTIE: We can take a roll call just</p> <p>18 so the record is clear.</p> <p>19 CHAIR: Okay.</p> <p>20 MR. HASTIE: And then we'll know what</p> <p>21 we're voting on when we vote.</p> <p>22 CHAIR: Yes. Okay. Let's do roll call</p> <p>23 then on that motion.</p> <p>24 MS. ELIZABETH KWELTY: Mrs. Gulbinsky?</p> <p>25 CHAIR: Yes.</p>	<p style="text-align: right;">25</p> <p>1 Can you explain the race to be adjusted</p> <p>2 for the developer application fee and inspection fee</p> <p>3 schedule.</p> <p>4 MR. REDWOOD: The S1 application fee for</p> <p>5 all applicants is proposed to be \$35. The S1 initial</p> <p>6 review fees will establish the escrow amount minimum</p> <p>7 for the development as follows.</p> <p>8 For an existing sewer customers submitting</p> <p>9 plans for change of use, a balance of \$2,000 will be</p> <p>10 required. For a single family dwelling connection, a</p> <p>11 balance of \$4,000 will be required. All other</p> <p>12 applications of balance of \$5,000 will be required.</p> <p>13 The S3 application fees are to be adjusted</p> <p>14 to remove escrow costs per foot of sewer lines and</p> <p>15 require the S1 escrow minimums to be maintained.</p> <p>16 \$2,000 for a change of use, \$4,000 for single family</p> <p>17 dwelling connection and \$5,000 for all other</p> <p>18 applications.</p> <p>19 MR. HASTIE: I've nothing further for Mr.</p> <p>20 Redwood. Are there any other members of the public who</p> <p>21 wish to ask Mr. Redwood any questions? If so, again,</p> <p>22 please state your name.</p> <p>23 Madam Chair, I see no one wishing to make</p> <p>24 statements and I would recommend that the public</p> <p>25 portion of this rate hearing be closed.</p>



**BORDENTOWN SEWERAGE AUTHORITY
ENGINEER'S STATUS REPORT FOR NOVEMBER 15, 2021, MEETING
PREPARED BY REMINGTON & VERNICK (RVE) ENGINEERS**

AUTHORITY CONVEYANCE SYSTEM TOPICS

- **Nissim Development: (Behind Goodwill Store on Route 206 near Hamilton Circle):** Sylvan Glen Pump Station upgrading work is expected to commence this year.
- **Rising Sun Meadows: Corner of Route 130 and Rising Sun Road:** On-site construction is commencing. Off-site improvement design work is not yet finalized.
- **Farnsworth Avenue CVS and Office Building:** Proposed development is integrated into the McDonalds site. Project is in the construction stage.
- **NJDOT Barracks (RT 130 & Dunns Mill Road):** The project is close to receiving S3 design approval. The recapture fee must be paid prior to our approval recommendation being issued.
- **Dunns Mill Road Warehouse:** Site work may be commencing but the project is not expected to receive a S3 design approval recommendation until December 1st since the EPA waiver was recently submitted.
- **Route 130 Point Apartments:** A successful post construction video of the sewer main system was conducted last Friday.

TREATMENT PLANT AND ADMINISTRATIVE TOPICS

- **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:** The shop drawings have still not been received to date.
- **20 Year Capital Improvement Plan:** RVE provided an initial outline of facilities considered for future replacement to the BSA for review.
- **BSA Rules/Regs:** RVE provided draft revisions of the BSA Rules and Regulations.
- **Annual Trustee Report:** RVE generated and submitted the report last month.

MAINTENANCE BOND SUMMARY

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

- **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