

BORDENTOWN SEWERAGE AUTHORITY
MEETING MINUTES
March 21, 2022

The meeting was called to order by Chairman, James E. Lynch, Jr., at 6:05 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 March 2, 2022,
- b. Mailing written notice to THE TIMES and BURLINGTON COUNTY TIMES on March 2, 2022; 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 March 2, 2022.

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

On motion by Gulbinsky, seconded by Malone, it was moved to approve the regular session minutes of the February 22, 2022, meeting as submitted.

There was no discussion on the minutes.

Recorded vote:

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

On motion by Malone, seconded by Miller, it was moved to approve the executive session minutes of the February 22, 2022, meeting as submitted.

There was no discussion on the minutes.

Recorded vote:

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

On motion by Malone, seconded by Gulbinsky, it was moved to adopt,

Resolution 2022-21, approving the March payment of bills from the Operating Fund in the amount of \$422,544.28 of which \$253,989.62 is a payroll transfer and \$2,450.17 is capital expense; and

Resolution 2022-22, approving the payment of March bills from the Escrow Fund in the amount of \$680.00; and

Resolution 2022-23, approving the credits and/or refunds of customer accounts in the amount of \$363.00

No discussion on these Resolutions.

Recorded vote:

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

I. AGENDA ITEMS FOR DISCUSSION AND/OR ACTION:

A. RELEASE OF PERFORMANCE GUARANTEE:

1.) On motion by Gulbinsky, seconded by Miller, it was moved to adopt Resolution 2022-24, authorizing the release of performance bond to Team Campus Senior Luxury Apartments, LLC, for The Point Luxury Apartments at Borden's Crossing without the requirement for a maintenance bond.

No discussion on this Resolution.

Recorded vote:

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

2.) On motion by Gulbinsky, seconded by Miller, it was moved to adopt Resolution 2022-25, authorizing the release of performance bond to W.C. Fallows Plumbing Services, LLC, for 210 Lafayette Street, owned by Fidelity Asset Management, without the requirement for a maintenance bond.

No discussion on this Resolution.

Recorded vote:

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

3.) On motion by Gulbinsky, seconded by Miller, it was moved to adopt Resolution 2022-26, authorizing the release of performance bond to Root 24hrs Plumbing, Inc., for 212 Pine Street, owned by Fidelity Asset Management, without the requirement for a maintenance bond.

No discussion on this Resolution.

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

4.) On motion by Gulbinsky, seconded by Malone, it was moved to adopt Resolution 2022-27, authorizing the release of performance bond to Root 24hrs Plumbing, Inc., 56 Route 130, owned by Eventide 130, LLC, without the requirement for a maintenance bond.

No discussion on this Resolution.

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

B. GERARD'S RIVERVIEW:

On motion by Gulbinsky, seconded by Malone, it was moved to adopt Resolution 2022-28, authorizing the Executive Director of the Bordentown Sewerage Authority to sign the endorsement portion of the Treatment Works Approval for Gerard's Riverview apartments adjacent to the Authority's waterfront development pump station and the Quickchek facility off Route 130 South.

No Discussion on this Resolution.

Recorded vote:
Ayes: Lynch, Gulbinsky, Miller, Malone
Nays: None
Abstained: None
Absent: de Groot, 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 March 18, 2022.
- 2.) Sewer Use permit issued to Team Campus Phase II, LLC for the connection of The Point Building 600. Connection fee in the amount of \$367,336.00 was realized as revenue.
- 3.) Sewer Use permit issued to New Jersey Home Construction for 212 Pine Street. Connection fee in the amount of \$9,918.00 was realized as revenue.
- 4.) S-2 and S-3 approvals for 375 W Burlington Street, a residential property currently served by a cesspool.
- 5.) Notice of Public Hearing Bordentown Township Planning Board; Old York Road Industrial Properties, LLC seeks preliminary and final major subdivision approval to develop 1 proposed warehouse of 301,470 square feet. Block 131, Lots 1, 2, and 4.02, located on Route 206N and Old York Road near Ahern Rentals.

The executive director spent 20 hours and the administrative staff spent 15 hours on developer projects. Mr. Redwood reported he will be attending the Association of Environmental Authorities conference March 22nd and March 23rd in Atlantic City. The annual financial disclosure filing will be due April 30, 2022. There were not any questions regarding the monthly financial report.

B. GENERAL COUNSEL:

Mr. Drollas spent time with staff and Mr. Czekanski preparing the Performance Bond resolutions for tonight's meeting.

C. ENGINEER:

Mr. Czekanski's full report is attached to these minutes and made a part thereof. The Oxidation Tank contract for eight new shafts and aerators is delayed because the contractor is having difficulty getting shop drawings and materials. There possibly are liquidated damages that could be set against the contractor. Mr. Czekanski will be sending a letter to the contractor for an update of the contract completion.

III. PUBLIC PARTICIPATION:

No one from the public was present. Diane Alexander, who is the Authority's appointed special counsel arrived at 6:15pm for executive session discussion.

IV. EXECUTIVE SESSION:

On motion by Gulbinsky, seconded by Miller, it was moved to adopt Resolution 2022-29 and enter executive session to discuss items related to current litigation matters.

No discussion on this Resolution.

Recorded vote:

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

On motion by Miller, seconded by Malone, it was moved to close executive session and re-open public session.

Recorded vote:

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

There was no action taken as a result of executive session.

V. ADJOURNMENT OF MEETING:

On motion by Gulbinsky, seconded by Miller, it was moved to adjourn the meeting at approximately 7:08 p.m.

Recorded vote:

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

Respectfully submitted,

APPROVED ON:

May 16, 2022



Aneka Miller, Secretary



**BORDENTOWN SEWERAGE AUTHORITY
ENGINEER'S STATUS REPORT FOR MARCH 21, 2022, MEETING
PREPARED BY REMINGTON & VERNICK (RVE) ENGINEERS**

AUTHORITY CONVEYANCE SYSTEM TOPICS

- **Reserve at Crosswicks: (Behind Goodwill Store on Route 206 near Hamilton Circle):** Sylvan Glen Pump Station upgrading work has been initiated. Completion of this pump station upgrade is a condition of allowing individuals to move into this new development.
- **Rising Sun Meadows: Corner of Route 130 and Rising Sun Road:** Sewer main infrastructure work has commenced. The Applicant is selecting a contractor to perform the off-site improvements associated with this project.
- **Farnsworth Avenue CVS and Office Building:** Proposed development is integrated into the McDonalds site. Project is in the construction stage. A BSA owned manhole will be installed in the Route 130 shoulder in front of McDonalds.
- **Dunns Mill Road Warehouse:** On Wednesday, March 23rd the site contractor is proposing to connect the warehouse lateral into the BSA's manhole.
- **Gerard's Riverview: (VOA Apartment Complex near Rt 130 Quick Chek):** In review process.
- **Habitat for Humanity: 10 Units on Thorntown Lane:** In review process.
- **Route 130 Self Storage Facility:** In review process.

TREATMENT PLANT AND ADMINISTRATIVE TOPICS

- **Plant Discharge Permit:** NJDEP Draft discharge permit issued.
- **Oxidation Tank Shaft Replacement:** Contract duration has been exceeded and RVE has informed the contractor to make this contract a priority.
- **Tower Gate Litigation:** RVE is reviewing topics related to the Phase I Waterfront Pump Station System and overall system buildout.

MAINTENANCE BOND SUMMARY

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

- **2020 Roof Replacements (B2, B4, EB1, PS2):** 5/21/202
- **Tractor Supply Manhole Penetration:** 6/10/2022
- **Bordentown VOA Rivergate Blvd Manhole:** 10/19/2022
- **Reserve at Crosswicks Manholes (2) Lined:** 02/2022 (Relates to future bond)