

AGENDA
BORDENTOWN SEWERAGE AUTHORITY
April 17, 2023

DATE: April 17, 2023, 6:00pm AUTHORITY CONFERENCE ROOM

1. Call to Order
2. Salute to the Flag
3. Open Public Meetings Act:

In compliance with the Open Public Meetings Act, adequate notice of this meeting was provided by posting written notice on the Official Bulletin Boards of the City of Bordentown, Township of Bordentown and Bordentown Sewerage Authority, mailing written notice to THE TIMES and BURLINGTON COUNTY TIMES and filing written notice with the Clerks of the City of Bordentown and the Township of Bordentown and mailing written notice to all persons who requested and paid for same on March 1, 2023.

4. Roll Call:

Present	Absent		Present	Absent	
<u>X</u>	___	Mrs. Gulbinsky	<u>X</u>	___	Mr. Redwood
<u>X</u>	___	Mr. Lynch	<u>X</u>	___	Mrs. Kwelty
<u>X</u>	___	Mrs. Miller	<u>X</u>	___	Mr. Drollas
<u>X</u>	___	Mr. Hornickel	<u>X</u>	___	Mr. Czekanski
<u>X</u>	___	Ms. Cheesman			
<u>X</u>	___	Mr. Malone			

5. MINUTES:

MOTION TO APPROVE THE MINUTES OF THE MARCH 20, 2023 REGULAR MEETING (XAS SUBMITTED), (___AS CORRECTED).

MOTION TO APPROVE THE MINUTES OF THE MARCH 20, 2023 EXECUTIVE MEETING (XAS SUBMITTED), (___AS CORRECTED).

6. RESOLUTION 2023-44, APPROVING THE PAYMENT OF BILLS FROM THE OPERATING FUND FOR THE MONTH OF APRIL IN THE AMOUNT OF \$502,818.05 OF WHICH \$270,390.72 IS A PAYROLL TRANSFER AND \$4,057.50 IS A CAPITAL EXPENSE.

7. RESOLUTION 2023-45, APPROVING THE PAYMENT OF BILLS FROM THE ESCROW FUND FOR THE MONTH OF APRIL IN THE AMOUNT OF \$5,418.75.

8. RESOLUTION 2023-46 APPROVING THE CREDITS AND/OR REFUNDS OF CUSTOMER ACCOUNTS IN THE AMOUNT OF \$1.97.

9. AGENDA ITEMS FOR DISCUSSION AND/OR ACTION:

A. SALARY RESOLUTION:

RESOLUTION 2023-47, AUTHORIZING HOURLY PAY INCREASE TO QUENTIN NIXON FOR S-1 LICENSE.

B. DOCUMENT REMOVAL:

RESOLUTION 2023-48, APPROVING THE DESTRUCTION OF DOCUMENTS AS APPROVED BY DIVISION OF ARCHIVES AND RECORDS MANAGEMENT IN ACCORDANCE WITH THE PROVISION OF THE NEW JERSEY DESTRUCTION OF PUBLIC RECORDS LAW.

C. THE RESERVE AT CROSSWICKS (NISSIM PROPERTY):

- 1.) RESOLUTION 2023-49, AUTHORIZING THE RELEASE OF PERFORMANCE BOND TO THE RESERVE AT CROSSWICKS, LLC FOR IMPROVEMENTS TO THE AUTHORITY'S SYLVAN GLEN PUMP STATION RELATED TO THE CONSTRUCTION OF SEVEN APARTMENT BUILDINGS AND ONE CLUBHOUSE KNOWN AS THE RESERVE AT CROSSWICKS.
- 2.) RESOLUTION 2023-50, AUTHORIZING THE RELEASE OF PERFORMANCE GUARANTEE TO 206 BORDENTOWN URBAN RENEWAL, LLC FOR ON-SITE IMPROVEMENTS RELATED TO THE CONSTRUCTION OF SEVEN APARTMENT BUILDINGS AND ONE CLUBHOUSE KNOWN AS THE RESERVE AT CROSSWICKS.

D. REPLACEMENT PUMP PURCHASE:

RESOLUTION 2023-51, AUTHORIZING THE AWARD OF CONTRACT TO SUNAIR COMPANY FOR THE REPLACEMENT OF TWO ALLIS CHALMERS UTILITY WATER PUMPS IN THE AMOUNT OF \$15,820.00.

10. PROFESSIONAL REPORTS:

A. EXECUTIVE DIRECTOR

- 1.) Township development meeting is scheduled for April 21, 2023.
- 2.) Reserve at Crosswicks Building 1 issued a Sewer Use Permit, Connection Fee realized as revenue in the amount of \$645,955.00.
- 3.) Notice of Public Hearing Bordentown Township Planning Board. Habitat for Humanity is seeking amended approval for additional relief for yard setback variances related to construction of 5 duplexes on Thorntown Lane.
- 4.) Notice of Public Hearing Bordentown Township Planning Board. Bordentown Crossroads One, LLC, seeking preliminary and final site plan approval for the construction of a 172,240 sf warehouse with 7,560 sf of office space to be located on the Scottish Rite site.
- 5.) Notice of Public Hearing Bordentown Township Planning Board. Owner of 4 Charles Bossert Drive, a single family home, applied for yard setback variance for the addition of a kitchen and attached deck.
- 6.) Notice of Public Hearing Bordentown Township Planning Board. Owner of 49 Valley Forge Road, a single family home, applied for setback variance for the installation of a 6 foot fence.

- 7.) Notice of Public Hearing City of Bordentown Planning/Zoning Board. PSIF Elizabeth Street LLC has applied for preliminary and final major site plan approval for the property known as 201 Elizabeth Street. Applicant proposing phased upgrades including additional off-street passenger vehicle parking, loading docks, and off-street trailer parking.
- 8.) Notice of Public Hearing Township of Chesterfield Planning Board. Active Acquisitions OY LLC seeking preliminary and final site plan approval for the construction of a single warehouse building approximately 1,135,260 square feet as part of the Old York Redevelopment Plan.
- 9.) Congressman Kim's office confirmed the Authority's project is moving forward in the process of review. The appropriations are anticipated to be finalized in January 2024.
- 10.) Emergency declared for utility water pump failure at the WWTP. Contracts to be ratified at a future meeting for purchase costs of onsite assistance, pump rebuild and pump rental. The purchase of two replacement pumps is on this agenda.
- 11.) S&P Global has requested a rating review to take place April 26, 2023.
- 12.) Bill S3333 approved April 5, 2023, P.L.2023, c.33 - prohibits a utility from taking certain actions if the utility fails to participate in LIHWAP (Low Income Household Water Assistance Program). Additional language will be required on all billing statements mailed to customers.

DEVELOPER ESCROW AND PROJECT TIME:

- 1.) Executive Director: April, 20 Hours
- 2.) Administrative Office: April, 15 Hours

Monthly Financial Report

B. SOLICITOR

C. ENGINEER

11. PUBLIC PARTICIPATION:

Questions and/or comments from members of the public in attendance.

12. RESOLUTION 2023-52 TO MEET IN EXECUTIVE SESSION FOR THE DISCUSSION OF LITIGATION AND/OR PERSONNEL ISSUES, IF NECESSARY. *yes*

13. RECONVENING OF MEETING.

14. ADDITIONAL MATTERS FOR DISCUSSION.

15. ADJOURNMENT OF MEETING.

NOTE: NEXT REGULARLY SCHEDULED MEETING OF THE BOARD MONDAY, MAY 15, 2023, TO TAKE PLACE IN THE AUTHORITY'S CONFERENCE ROOM.