

AGENDA
BORDENTOWN SEWERAGE AUTHORITY
July 17, 2023

DATE: July 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 JUNE 19, 2023 REGULAR MEETING
(AS SUBMITTED), (XAS CORRECTED).

MOTION TO APPROVE THE MINUTES OF THE JUNE 19, 2023 EXECUTIVE
MEETING (XAS SUBMITTED), (AS CORRECTED).

6. RESOLUTION 2023-74, APPROVING THE PAYMENT OF BILLS FROM THE
OPERATING FUND FOR THE MONTH OF JULY IN THE AMOUNT OF \$229,914.49 OF
WHICH \$116,630.22 IS A PAYROLL TRANSFER AND \$581.66 IS A CAPITAL EXPENSE.

7. RESOLUTION 2023-75, APPROVING THE PAYMENT OF BILLS FROM THE
ESCROW FUND FOR THE MONTH OF JULY IN THE AMOUNT OF \$9,385.93.

8. RESOLUTION 2023-76 APPROVING THE CREDITS AND/OR REFUNDS OF
CUSTOMER ACCOUNTS IN THE AMOUNT OF \$1.51.

9. AGENDA ITEMS FOR DISCUSSION AND/OR ACTION:

A. GERARD'S RIVERVIEW EASEMENT:

RESOLUTION 2023-77, AUTHORIZING ENTRY INTO AN ACCESS EASEMENT
AGREEMENT WITH THE OWNER OF BLOCK 140.01 LOT 1.02 ASSOCIATED WITH
THE DEVELOPMENT OF GERARD'S RIVERVIEW APARTMENTS PROJECT.

10. PROFESSIONAL REPORTS:

A. EXECUTIVE DIRECTOR

- 1.) The next township development meeting is scheduled for July 21, 2023.
- 2.) PSEG claim was filed for the emergency repair completed by the Authority's contractor. PSEG has reimbursed the Authority for the full amount of the emergency repair \$76,500.00.
- 3.) Old York Road Industrial Properties, LLC S-1 and S-2 approval for the development of a 301,470 square foot warehouse to be constructed on the corner of Route 206 North and Old York Road.
- 4.) Notice of Public Hearing, City of Bordentown Joint Land Use Board – 106 E Burlington Street applying to subdivide Lot 3 into two lots and construct a single family home on the vacant lot.
- 5.) Notice of Public Hearing, City of Bordentown Planning/Zoning Board – The Spot Bordentown, LLC is appealing denial of application for the renovation of 1 East Park Street for use as wellness center.
- 6.) Notice of Public Hearing, City of Bordentown Planning/Zoning Board – RWJ Barnabas Health EMS applied for the use of 1 East Park Street for use as an ambulance parking and office facility for a single ambulance and staff required to operate the ambulance.
- 7.) Notice of Public Hearing, Bordentown Township Planning Board – US Home, LLC dba Lennar seeking approval for preliminary and major subdivision and approval to subdivide 292 Ward Avenue into 62 lots, construct 59 homes, and other related improvements.
- 8.) Notice of Public Hearing, Chesterfield Township Planning Board – Double O Properties, LLC seeking preliminary and final site plan approval for redevelopment of Block 105, Lot 1, known as 404 Ward Ave for use as the base of operations and administrative offices for a commercial and industrial communications contracting company.
- 9.) Notice an application for a Letter of Interpretation will be submitted to NJDEP by Double O Properties, Block 105, Lot 1, Chesterfield Township.
- 10.) Notice an application for a Letter of Interpretation will be submitted to NJDEP by Active Acquisitions OY, LLC, Block 701, Lots 1.02 & 2.01, (former site of Old York Country Club) Chesterfield Township.
- 11.) Standard & Poor's Rating report updated June 27, 2023.
- 12.) Bids to be advertised for Miscellaneous Chemicals and Polymer.

DEVELOPER ESCROW AND PROJECT TIME:

- 1.) Executive Director: July, 23 Hours
- 2.) Administrative Office: July, 19 Hours

Monthly Financial Report

B. SOLICITOR

C. ENGINEER

11. PUBLIC PARTICIPATION:

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

12. RESOLUTION 2023-78 TO MEET IN EXECUTIVE SESSION FOR THE DISCUSSION OF LITIGATION AND/OR PERSONNEL ISSUES, IF NECESSARY.

NO

13. RECONVENING OF MEETING.

14. ADDITIONAL MATTERS FOR DISCUSSION.

15. ADJOURNMENT OF MEETING.

NOTE: NEXT REGULARLY SCHEDULED MEETING OF THE BOARD MONDAY, AUGUST 21, 2023, TO TAKE PLACE IN THE AUTHORITY'S CONFERENCE ROOM.