

BORDENTOWN SEWERAGE AUTHORITY
MEETING MINUTES
July 17, 2023

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 conference room of Bordentown Sewerage Authority located at 954 Farnsworth Avenue, 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 1, 2023; and
- b. Mailing written notice to THE TIMES and BURLINGTON COUNTY TIMES on March 1, 2023; 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 1, 2023.

The following persons were in attendance: Board Members, M. Ellen Gulbinsky, James E. Lynch, Jr., Aneka Miller, Daniel Hornickel, Heather Cheesman, 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.

On motion by Malone, seconded by Hornickel it was moved to approve the regular session minutes of the June 19, 2023, meeting as corrected.

Added to page 23-63 of the minutes was the Lennar Homes proposal detail.

Recorded vote:

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

On motion by Malone, seconded by Hornickel, it was moved to approve the executive session minutes of the June 19, 2023, meeting as submitted.

There was no discussion regarding the minutes.

Recorded vote:

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

On motion by Malone, seconded by Lynch, it was moved to adopt Resolution 2023-74, approving the July payment of bills from the Operating Fund in the amount of \$229,914.49 of which \$116,630.22 is a payroll transfer and \$581.66 is capital expense.

No discussion on this Resolution.

Recorded vote:

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

On motion by Lynch, seconded by Miller, it was moved to adopt Resolution 2023-75, approving the July payment of bills from the Escrow Fund in the amount of \$9,385.93.

No discussion on this Resolution.

Recorded vote:

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

On motion by Lynch, seconded by Miller, it was moved to adopt Resolution 2023-76, approving credits and refunds to customer accounts in the amount of \$1.51.

No discussion on this Resolution.

Recorded vote:

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

I. AGENDA ITEMS FOR DISCUSSION AND/OR ACTION:

A. GERARD'S RIVERVIEW EASEMENT:

On motion by Lynch, seconded by Miller, it was moved to adopt 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.

Block 140.01 Lot 1.02 was previously owned by Bordentown Township and is currently owned by VOADV Property, Inc. The property is adjacent to the Authority's Waterfront pump station known as Block 140.01 Lot 3. The easement

will grant the Authority access to the sewer mains, access to garage bays of the pump station, and require the property owner maintain the area in the easement.

Recorded vote:

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

II. PROFESSIONAL REPORTS:

A. EXECUTIVE DIRECTOR:

Mr. Redwood reported a scholarship recipient sent a note of thanks for the award.

- 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.

The executive director spent 23 hours and the administrative staff spent 19 hours on developer projects. There were not any questions about the financial report.

B. GENERAL COUNSEL:

Mr. Drollas spent time with staff on issues already discussed on the agenda as well as updates to the Rules and Regulations.

Mr. Lynch informed Mr. Drollas and the board that the attorney representing Borough of Fieldsboro will be reaching to Mr. Drollas in the coming weeks regarding possible connection to Bordentown Sewerage Authority.

C. ENGINEER:

Mr. Czekanski's full report is attached to these minutes and made a part thereof. Mr. Czekanski stated the Rising Sun Meadows developer is anticipated to complete the sewer main work in the coming weeks.

III. PUBLIC PARTICIPATION:

No one from the public was present.

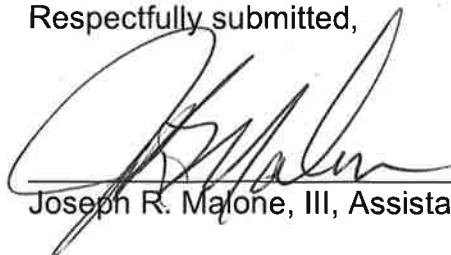
IV. ADJOURNMENT OF MEETING:

On motion by Lynch, seconded by Cheesman, it was moved to adjourn the meeting at approximately 6:10 p.m.

Recorded vote:

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

Respectfully submitted,



Joseph R. Malone, III, Assistant Secretary

APPROVED ON:

August 21, 2023



**BORDENTOWN SEWERAGE AUTHORITY
ENGINEER'S STATUS REPORT FOR JULY 17, 2023, MEETING
PREPARED BY REMINGTON & VERNICK (RVE) ENGINEERS**

TOPICS OF IMPORTANCE TO BOARD MEMBERS AND EXECUTIVE STAFF

- **Route 130 30 Inch Diameter Pipe Into the WWTP:** Based on an Authority request the NJDOT engineer has relocated a proposed stormwater retention basin off of the Authority's 30-inch diameter plant influent piping easement. Based on this relocation there are no further issues with accessing the influent piping.

DEVELOPER ACTIVITY

- **Rising Sun Meadow Off Site Work:**
 - **Rising Sun Road Manhole/Sewer Main Lining:** Initial pipe cleaning and video work was performed on three of the five sewer main segments. The developer requires more enhanced cleaning equipment to complete the work.
 - **Crystal Lake Pump Station Upgrades:** Upgrade work and utilization of a 24/7 diesel driven pump for bypassing flow is projected to commence in late July.
- **Thorntown Avenue Habitat for Humanity Townhouses (10):** Lateral installation is periodic based on when the prefabricated dwelling units are delivered and installed.
- **Team Campus I Residential Expansion:** The project is under Treatment Works permit application review by the NJDEP.
- **Old York Road Industrial Properties (Johnson):** The Applicant believes NJDEP TWA permit issuance is imminent and is discussing final S3 application approval items with the BSA.
- **New Warehouse Behind the Rising Sun Road Candlewood Suites Hotel:** S1 review comments provided.
- **New Warehouse Submittals:** Bordentown Crossroads at corner of Dunns Mill and Hedding Road, and Oliver Tract along Old York Road adjacent to the New Jersey Turnpike. S1 review letters have been provided for both.

Prepared by Richard B. Czekanski, PE, BCEE, CME