

BORDENTOWN SEWERAGE AUTHORITY  
MEETING MINUTES  
April 15, 2024

The meeting was called to order by Secretary, Aneka Miller, 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 February 28, 2024; and
- b. Mailing written notice to THE TIMES and BURLINGTON COUNTY TIMES on February 28, 2024; 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 February 28, 2024.

The following people were in attendance: Board Members, 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. Absent were board members James E. Lynch, Jr., and M. Ellen Gulbinsky.

I. AGENDA ITEMS FOR DISCUSSION AND/OR ACTION:

On motion by Hornickel, seconded by Malone, it was moved to approve the regular minutes of the March 18, 2024, meeting as submitted.

There was no discussion regarding the minutes.

Recorded vote:

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

On motion by Malone, seconded by Hornickel, it was moved to adopt Resolution 2024-51, approving the April payment of bills from the Operating Fund in the amount of \$463,473.44 of which \$299,004.62 is a payroll transfer, and \$17,732.60 is a capital expense.

No discussion on this Resolution.

Recorded vote:

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

On motion by Malone, seconded by Hornickel, it was moved to adopt Resolutions 2024-52, 2024-53, 2024-54, and 2024-55 approving the following:

Resolution 2024-52, approving the payment of bills from the Escrow Fund for the month of April in the amount of \$9,512.50.

Resolution 2024-53, approving credits and/or refunds of customer accounts in the amount of \$4.94.

Resolution 2024-54, authorizing the appointment of Sarah Guzik as an Accounts Clerk.

Resolution 2024-55, authorizing the release of a performance guarantee to Habitat for Humanity of South Central New Jersey for the connection of 10 homes on Thorntown Lane.

No discussion on these Resolutions.

Recorded vote:

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

## II. PROFESSIONAL REPORTS:

### A. EXECUTIVE DIRECTOR

- 1.) A development meeting with construction office and water department will be scheduled to take place early May.
- 2.) Refund remaining escrow balances for the project known as Habitat for Humanity on Thorntown Lane. Refund of \$732.50 to Bordentown Township and \$4,905 to Habitat for Humanity of South Central New Jersey.
- 3.) Notice of Public Hearing, Township of Bordentown Planning Board, Triple H Properties LLC seeking hardship variance relief to construct a single-family home having an address of 21 Wilson Ave.
- 4.) Notice of Public Hearing, City of Bordentown Planning Board – The Spot Bordentown LLC is seeking preliminary and final site plan approval and approvals for proposed signage for the renovation of 1 East Park Street for a wellness center offering fitness classes.
- 5.) Notification of an application for Waterfront Development Individual Permit will be submitted to New Jersey Department of Environmental

Protection for Crosswicks Creek Bridge Rehabilitation for Light Rail Train (LRT) and pedestrian walkway for the rehabilitation of 10 timber piles.

6.) Rules and Regulations revisions.

7.) Financial Disclosure Statements filings are due April 30, 2024.

The Executive Director spent 11 hours and the administrative office spent 9 on development projects. There were no comments on the monthly financial report.

B. SOLICITOR

Mr. Drollas spent time with Mr. Redwood, Mr. Czekanski and Mrs. Kwelty on development matters and in preparation of tonight's meeting.

C. ENGINEER

Mr. Czekanski's full report is attached to these minutes and made a part thereof. Mr. Czekanski reported that a new application was submitted for a retail center on the corner of Groveville Road and Route 130. The Lennar Ward Avenue development will be receiving several letters in the next few days which will be approximately 25 pages in length. The length of the letters is in direct response to the need to coordinate items on the project and Mr. Czekanski issued an addendum for the pump station specifications.

III. PUBLIC PARTICIPATION:

No one from the public was present.

IV. ADJOURNMENT OF MEETING:

On motion by Hornickel, seconded by Malone, it was moved to adjourn the meeting at approximately 6:06 p.m.

Recorded vote:

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

Respectfully submitted,



Aneka Miller, Secretary

APPROVED ON:

May 20, 2024

**BORDENTOWN SEWERAGE AUTHORITY  
ENGINEER'S STATUS REPORT FOR APRIL 15, 2024, MEETING  
PREPARED BY REMINGTON & VERNICK (RVE) ENGINEERS**

**DEVELOPER ACTIVITY**

- **Warehouse/Self Storage Facility Projects: The BSA possesses applications for 5 active warehouse/self-storage development projects that are in various stages of review/resubmission/changing owners/shop drawing review as follows:**
  - **Dunns Mill Road Warehouse (On former site of the Scottish Rite and numerous residences)**
  - **Route 130 North Self Storage Facility (Next to Tractor Supply)**
  - **Hedding Road (Behind the Candlewood Suites Hotel)**
  - **Oliver Tract (Adjacent to the NJTP on Old York Road)**
  - **Johnson Development (Route 206 just south of the NJTP overpass); Per a permit requirement set by the New Jersey Turnpike Authority the crossing of the Turnpike with a force main must be completed this year. This is the warehouse that is the most advanced in the design/construction process.**
  
- **Lennar Ward Avenue Development (The Reserve at Turgyan Farms – 59 Residential Homes): RVE is providing drawing/specification/geotechnical feedback to the developer on the proposed design.**
  
- **Route 130 South/Groveville Road Retail Center: New application for review.**

**CAPITAL PROJECTS - SYLVAN GLEN PUMP STATION AND FEDERAL GRANT VARIOUS WWTP IMPROVEMENTS**

**Initial project/preliminary design work has commenced.**

**WASTEWATER GIS CONVEYANCE SYSTEM MAPPING**

**RVE has broken down the BSA's wastewater conveyance system into a grid pattern to make the locations of the inventoried drawings easier to identify.**

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