

BORDENTOWN SEWERAGE AUTHORITY
MEETING MINUTES
March 17, 2025

The meeting was called to order by the Board Chair, 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 February 24, 2025; and
- b. Mailing written notice to THE TIMES via NJ.COM and BURLINGTON COUNTY TIMES on February 24, 2025; 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 24, 2025.

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 Charles Bluhm, Jr., Administrative Manager Elizabeth J. Kwelty, the Authority's Solicitor Anthony Drollas, and the Authority's Engineer Richard B. Czekanski.

On motion by Lynch, seconded by Malone, it was moved to approve the regular session minutes of the February 18, 2025, meeting as submitted.

There was no discussion regarding the minutes.

Recorded vote:

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

On motion by Lynch, seconded by Miller, it was moved to approve the executive session minutes of the February 18, 2025, meeting as submitted.

There was no discussion regarding the minutes.

Recorded vote:

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

On motion by Lynch, seconded by Miller, it was moved to adopt Resolution 2025-033, approving the March payment of bills from the Operating Fund in the amount of \$524,996.22 of which \$291,299.34 is a payroll transfer, and \$83,214.81 is a 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 Malone, seconded by Miller, it was moved to adopt Resolution 2025-034, approving the March payment of bills from the Escrow Fund in the amount of \$40,577.57.

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. RISK MANAGEMENT COUNSULTANT:

On motion by Lynch, seconded by Malone, it was moved to adopt Resolution 2025-035, Authorizing the Appointment of Stephen Walsh, of Barclay Insurance as the Authority's Risk Management Consultant.

No discussion on this Resolution.

Recorded vote:

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

B. AWARD OF CONTRACT:

On motion by Lynch, seconded by Miller, it was moved to adopt Resolution 2025-036, approving the award of contract to Corrpro in the amount

of \$7,000.00 for the engineering design of a Cathodic Protection System for the Sylvan Glen Pump Station.

No discussion on this Resolution.

Recorded vote:

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

C. AWARD OF EMERGENCY CONTRACTS:

1) On motion by Lynch, seconded by Miller, it was moved to adopt Resolution 2025-037, ratifying emergency contract to D'Angelo Electrical for heater repair and replacement in building B3 in the amount of \$27,220.00

No discussion on this Resolution.

Recorded vote:

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

2) On motion by Malone, seconded by Lynch, it was moved to adopt Resolution 2025-038, ratifying emergency contract to Modern Group (\$7,894.00) and FM Generator (\$11,378.15) for parts and labor to repair emergency generators for the Armcon and Clifton Mills Pump Station in the total amount of \$19,272.15.

No discussion on this Resolution.

Recorded vote:

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

D. PERFORMANCE GUARANTEE:

On motion by Lynch, seconded by Miller, it was moved to adopt Resolution 2025-039, authorizing the release of a performance guarantee to Old York Road Industrial Properties, LLC for the connection of a warehouse located at 2015 US-206 Bordentown.

No discussion on this Resolution.

Recorded vote:

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

E. AWARD OF CONTRACT:

On motion by Miller, seconded by Malone, it was moved to adopt Resolution 2025-040, approving the award of contract to Survivor Fire and Safety Equipment Co., Inc, in the amount of \$14,495.00 for the repairs to the fire sprinkler systems on the buildings B-1, B-3, and PS-2.

No discussion on this Resolution.

Recorded vote:

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

II. PROFESSIONAL REPORTS:

A. EXECUTIVE DIRECTOR

- 1.) A development meeting with the construction office and water department has been scheduled for April 3, 2025.
- 2.) S-3 Application approval issued to 1784 Capital Holdings, LLC for the construction of a self-storage facility.
- 3.) S-3 Application approval issued to Bordentown Township for the construction of a municipal building complex.
- 4.) S-3 and S-4 application approval for Team Campus Living Urban Renewal. Sewer Use Permit issued for building H1A and connection fees in the amount of \$421,275.00 realized as revenue.
- 5.) Escrow refund request: \$1,905.00 to be returned to Satsang Investments LLC for the re-construction of 32 West Street.
- 6.) Conditional S-1 and S-2 approval issued to 1357 Ann Street, LLC, for the construction of four townhomes.
- 7.) Notice to neighboring landowners that block 105, lot 1, also known as 404 Ward Ave submitted application to NJDEP for Freshwater Wetlands General Permit 6.
- 8.) Legal Notification that an application for a letter of interpretation (LOI) will be submitted to the NJ Department of Environmental Protection for 561 Route 206, the Authority's Bywater pump station.
- 9.) Notice of Public Hearing, Township of Bordentown, Joint Land Use Board, Fiberglass Pool Designs, LLC applied for preliminary and final

site plan approval and variance relief for outside storage located a 270 NJ State Highway 130 South.

- 10) On or about April 1st, the Financial Disclosure Statements can be filed. Board members will be notified when the filing can begin, all statements are due by April 30, 2025.

The Executive Director spent 10 hours, and the administrative office spent 11 hours on development projects. There were no comments on the monthly financial report.

B. SOLICITOR

Mr. Drollas has items to discuss in closed session.

C. ENGINEER

Mr. Czekanski's full report is attached to these minutes and made a part thereof. Mr. Czekanski reported that a meeting took place with Tower Gate on February 28, 2025.

III. PUBLIC PARTICIPATION:

No one from the public was present.

IV. EXECUTIVE SESSION:

On motion by Lynch, seconded by Miller, it was moved to adopt Resolution 2025-041 and enter executive session to discuss items related to potential litigation and personnel.

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 Miller, it was moved to close executive session and re-open public session.

Recorded vote:

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

ACTION FOLLOWING RETURN TO PUBLIC SESSION:

On motion by Malone, seconded by Miller, it was moved to approve two documents discussed. The first document is a letter to New Jersey Department of Environmental Protection Bureau Chief Tedesco, the second document is clarified language to Section 403 of the Authority's Rules and Regulations. The staff will prepare for a public hearing at a future meeting.

Recorded vote:

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

V. ADJOURNMENT OF MEETING:

On motion by Malone, seconded by Miller, it was moved to adjourn the meeting at approximately 6:55 p.m.

Recorded vote:

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

Respectfully submitted,

APPROVED ON:

April 28, 2025



Aneka Miller, Secretary