

AGENDA
BORDENTOWN SEWERAGE AUTHORITY
July 21, 2025

DATE: July 21, 2025, 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 via NJ.com 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 February 24, 2025.

4. Roll Call:

Present Absent

<u>X</u>	_____	Mrs. Gulbinsky
<u>X</u>	_____	Mr. Lynch
<u>X</u>	_____	Mrs. Miller
<u>X</u>	_____	Mr. Hornickel
<u>X</u>	_____	Ms. Cheesman
<u>X</u>	_____	Mr. Malone

Present Absent

<u>X</u>	_____	Mr. Bluhm
<u>X</u>	_____	Mrs. Kwelty
<u>X</u>	_____	Mr. Drollas
<u>X</u>	_____	Mr. Czekanski

5. MINUTES:

MOTION TO APPROVE THE MINUTES OF JUNE 16, 2025 REGULAR MEETING (XAS SUBMITTED), (___AS CORRECTED).

6. RESOLUTION 2025-082, APPROVING THE PAYMENT OF BILLS FROM THE OPERATING FUND FOR THE MONTH OF JULY IN THE AMOUNT OF \$497,549.53 OF WHICH \$169,120.75 IS A PAYROLL TRANSFER AND \$190,951.21 IS A CAPITAL EXPENSE.

7. RESOLUTION 2025-083, APPROVING THE PAYMENT OF BILLS FROM THE ESCROW FUND FOR THE MONTH OF JULY IN THE AMOUNT OF \$9,700.80.

8. RESOLUTION 2025-084, APPROVING THE CREDITS AND/OR REFUNDS OF CUSTOMER ACCOUNTS IN THE AMOUNT OF \$43.90.

9. AGENDA ITEMS FOR DISCUSSION AND/OR ACTION:

A. AWARD OF EMERGENCY CONTRACT:

RESOLUTION 2025-085, RATIFYING AN EMERGENCY CONTRACT TO HYDRA-NUMATIC SALES CO. IN THE AMOUNT \$18,494.81 FOR LABOR AND REPAIRS TO THE WELLINGTON WOODS PUMP STATION.

B. AWARD OF CONTRACTS:

- 1) RESOLUTION 2025-086, AUTHORIZING THE AWARD OF CONTRACT TO D'ANGELO ELECTRICAL CONTRACTOR, INC, FOR THE REPLACEMENT OF 16 EMERGENCY STOP SWITCHES FOR DISC AERATORS IN T3-A & T3-B, AND NEW WIRE FOR MOTOR DISC AERATOR D-12 IN THE AMOUNT OF \$17,590.00.
- 2) RESOLUTION 2025-087, AUTHORIZING THE AWARD OF CONTRACT TO WILLIER ELECTRIC MOTOR REPAIR CO., INC., FOR THE INSTALLATION OF FOUR 25HP MOTORS FOR D-4, D-9, D-16, AND D-18 DISC AERATORS IN THE AMOUNT OF \$18,099.12.
- 3) RESOLUTION 2025-088, AUTHORIZING A REVISION TO THE AWARD OF CONTRACT TO SHAFTS AND SLEEVES FOR THE INSTALLATION OF TWO NETZSCH CAVITY PUMPS AND THE PURCHASE AND INSTALLATION OF ONE 6-INCH GLOBE VALVE FOR THE ADDITIONAL AMOUNT OF \$5,660.00.

C. WELLINGTON WOODS:

- 1.) RESOLUTION 2025-089, AUTHORIZING THE AWARD OF CONTRACT TO REMINGTON AND VERNICK ENGINEERS FOR DESIGN, PERMITTING, ADVERTISEMENT, BID, AND CONTRACT ENDORSEMENT PHASE SERVICES FOR WELLINGTON WOODS PUMP STATION MODIFICATIONS IN THE AMOUNT OF \$136,300.00.
- 2.) RESOLUTION 2025-090, AUTHORIZING A \$136,300.00 TRANSFER OF FUNDS FROM THE GENERAL FUND ACCOUNT FOR THE CONTRACT AWARDED WITH RESOLUTION 2025-089.

D. MANSFIELD INCLUSIONARY DEVELOPMENT (TOWER GATE):

RESOLUTION 2025-091, CONSENTING TO THE PROPOSED MANSFIELD INCLUSIONARY MIXED USE DEVELOPMENT AMENDMENT TO THE TRI-COUNTY WATER QUALITY MANAGEMENT PLAN.

E. ESCROW FUNDS:

RESOLUTION 2025-092, AUTHORIZING AN ESCROW ACCOUNT FOR US HOME, LLC, KNOWN AS LENNAR.

F. DOCUMENT DISPOSAL:

RESOLUTION 2025-093, APPROVING THE DISPOSAL 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.

G. SALARY RESOLUTION:

RESOLUTION 2025-094, AUTHORIZING PROMOTION AND HOURLY PAY INCREASE FOR EMILY GEHM, ASSISTANT FINANCE OFFICER.

10. PROFESSIONAL REPORTS:

A. EXECUTIVE DIRECTOR

- 1.) A development meeting with the construction office and water department took place July 17, 2025.
- 2.) S-4 application approval and Sewer Use Permit issued to Rising Sun Meadows, LLC for the connection of 8 Townhomes on Marion Avenue known as Building D. Connection fees in the amount of \$56,170.00 has been realized as revenue.
- 3.) Notice of Public hearing, Bordentown Township Planning Board, Megaland, Enterprises, is seeking bulk variance for shopping center sign at 260-284 Dunns Mill Road.
- 4.) Notice of Public hearing, Bordentown Township Planning Board, 69 Route 130 seeking preliminary and final major site plan approval and variance relief for parking spaces in connection with repaving and restriping project.
- 5.) Notice of Public hearing, Bordentown Township Planning Board, WW Grainger, Inc. is seeking amended preliminary and final major site approval along with bulk variance relief for an expansion of the existing outdoor patio at 400 Hedding Road.
- 6.) Notice of Public hearing, City of Bordentown Planning Board, Cira Property 2 LLC, seeking use variance and bulk variance for 105 Farnsworth Ave to be code compliant.
- 7.) Per LFN 2025-08, the Authority's Quotation threshold is now \$7,950 and Bidding threshold is now \$53,000.

DEVELOPER ESCROW AND PROJECT TIME:

- 1.) Executive Director: July, 16 Hours
- 2.) Administrative Office: July, 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 2025-095 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 IS MONDAY, AUGUST 18, 2025.