

AGENDA
BORDENTOWN SEWERAGE AUTHORITY
August 18, 2025

DATE: August 18, 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		Present	Absent	
<u> X </u>	<u> </u>	Mrs. Gulbinsky	<u> X </u>	<u> </u>	Mr. Bluhm
<u> </u>	<u> X </u>	Mr. Lynch	<u> X </u>	<u> </u>	Mrs. Kwelty
<u> </u>	<u> X </u>	Mrs. Miller	<u> X </u>	<u> </u>	Mr. Drollas
<u> X </u>	<u> </u>	Mr. Hornickel	<u> X </u>	<u> </u>	Mr. Czekanski
<u> X </u>	<u> </u>	Ms. Cheesman			
<u> X </u>	<u> </u>	Mr. Malone			

5. MINUTES:

MOTION TO APPROVE THE MINUTES OF JULY 21, 2025 REGULAR MEETING (X AS SUBMITTED), (AS CORRECTED).

MOTION TO APPROVE THE MINUTES OF JULY 21, 2025 EXECUTIVE MEETING (X AS SUBMITTED), (AS CORRECTED).

6. RESOLUTION 2025-096, APPROVING THE PAYMENT OF BILLS FROM THE OPERATING FUND FOR THE MONTH OF AUGUST IN THE AMOUNT OF \$319,718.32 OF WHICH \$131,580.41 IS A PAYROLL TRANSFER AND \$75,118.76 IS A CAPITAL EXPENSE.

7. RESOLUTION 2025-097, APPROVING THE PAYMENT OF BILLS FROM THE ESCROW FUND FOR THE MONTH OF AUGUST IN THE AMOUNT OF \$47,635.55.

8. RESOLUTION 2025-098, APPROVING THE CREDITS AND/OR REFUNDS OF CUSTOMER ACCOUNTS IN THE AMOUNT OF \$376.24.

9. AGENDA ITEMS FOR DISCUSSION AND/OR ACTION:

A. RELEASE OF MAINTENANCE GUARANTEE:

RESOLUTION 2025-099, AUTHORIZING THE REFUND OF A MAINTENANCE GUARANTEE IN THE AMOUNT OF \$1,830 TO FIRST INDUSTRIAL, LP FOR THE CONSTRUCTION OF THE DUNNS MILL INDUSTRIAL WAREHOUSE.

B. PIPE INVENTORY PURCHASE:

RESOLUTION 2025-100, APPROVING THE PURCHASE OF PIPE INVENTORY FROM RARITAN PIPE & SUPPLY CO. IN THE AMOUNT OF \$11,945.78 UNDER THE NORTH JERSEY WASTEWATER COOPERATIVE PURCHASING SYSTEM.

C. AWARD OF CONTRACT:

RESOLUTION 2025-101, AUTHORIZING THE AWARD OF CONTRACT TO REMINGTON & VERNICK ENGINEERS FOR THE INSPECTION OF SANITARY SEWER WORK TO BE PERFORMED BY NJ DEPARTMENT OF TRANSPORTATION CONTRACTOR FOR THE RT 130/FARNSWORTH AVENUE INTERSECTION IN THE AMOUNT OF \$42,700.

D. CONCRETE STEP REPAIR:

RESOLUTION 2025-102, AUTHORIZING ADVERTISEMENT OF BID FOR ADMINISTRATION BUILDING CONCRETE STEP REPAIR.

E. VALVE REPLACEMENT CHANGE ORDER:

RESOLUTION 2025-103, AUTHORIZING CHANGE ORDER TO RTW CONSTRUCTION, INC IN THE AMOUNT OF \$47,325 FOR THE REPLACEMENT OF UTILITY WATER VALVES.

F. LENNAR HOMES:

RESOLUTION 2025-104, AUTHORIZING THE EXECUTIVE DIRECTOR OF THE BORDENTOWN SEWERAGE AUTHORITY TO SIGN FORMS OF TWA-1 AND WQM-003 OF THE TREATMENT WORKS APPROVAL APPLICATION FOR THE PROJECT KNOWN AS THE RESERVE AT TURGYAN FARMS LOCATED ON WARD AVENUE.

G. INFORMAL BUDGET INTRODUCTION – NO VOTE Required:

INTRODUCING THE AUTHORITY'S 2026 BUDGET (DECEMBER 1, 2025 – NOVEMBER 30, 2026) OPERATING AND CAPITAL BUDGETS.

10. PROFESSIONAL REPORTS:

A. EXECUTIVE DIRECTOR

- 1.) A development meeting with the construction office and water department will be scheduled to take place in September.

- 2.) S-3 and S-4 application approval and Sewer Construction approval was issued to 1357 Ann St, LLC for the connection of 4 Townhomes on Ann St. Applicant paid connection fees in the amount of \$44,936.
- 3.) Oliver Tract EPA waiver received July 10, 2025
- 4.) Notice of Public hearing, Bordentown Township Planning Board, 133 Rt 130 seeking minor site plan approval, bulk variance relief and waiver relief to expand existing parking lot.
- 5.) Notice of Public hearing, Bordentown Township Planning Board, 1092 Rt 206 seeking revised preliminary and final site plan approval and variance relief to permit limited tractor maintenance at existing alternative energy fueling station.
- 6.) Notice of Public hearing, Chesterfield Township Planning Board, 131 Hogback Road seeking preliminary and final major site plan and use approval for private playgrounds.

DEVELOPER ESCROW AND PROJECT TIME:

- 1.) Executive Director: August, 11 Hours
- 2.) Administrative Office: August, 9 Hours

Monthly Financial Report

B. SOLICITOR

C. ENGINEER

11. PUBLIC PARTICIPATION:

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

12. RESOLUTION 2025-105 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, SEPTEMBER 15, 2025.