

AGENDA
BORDENTOWN SEWERAGE AUTHORITY
November 17, 2025

DATE: November 17, 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>	_____	Mrs. Gulbinsky	<u> X </u>	_____	Mr. Bluhm
_____	<u> X </u>	Mr. Lynch	<u> X </u>	_____	Mrs. Kwelty
_____	<u> X </u>	Mrs. Miller	<u> X </u>	_____	Mr. Drollas
<u> X </u>	_____	Mr. Hornickel	<u> X </u>	_____	Mr. Czekanski
<u> X </u>	_____	Ms. Cheesman			
<u> X </u>	_____	Mr. Malone			

5. MINUTES:

MOTION TO APPROVE THE MINUTES OF OCTOBER 20, 2025 REGULAR MEETING (X AS SUBMITTED), (AS CORRECTED).

6. RESOLUTION 2025-132, APPROVING THE PAYMENT OF BILLS FROM THE OPERATING FUND FOR THE MONTH OF NOVEMBER IN THE AMOUNT OF \$437,805.84 OF WHICH \$139,053.69 IS A PAYROLL TRANSFER AND \$129,718.21 IS A CAPITAL EXPENSE.

7. RESOLUTION 2025-133, APPROVING THE PAYMENT OF BILLS FROM THE ESCROW FUND FOR THE MONTH OF NOVEMBER IN THE AMOUNT OF \$21,519.10.

8. RESOLUTION 2025-134, APPROVING THE CREDITS AND/OR REFUNDS OF CUSTOMER ACCOUNTS IN THE AMOUNT OF \$16.15.

9. AGENDA ITEMS FOR DISCUSSION AND/OR ACTION:

A. SALARY RESOLUTION:

RESOLUTION 2025-135, AUTHORIZING THE APPOINTMENT OF RYAN PARKER AS SEWER MAINTENANCE WORKER, EFFECTIVE NOVEMBER 3, 2025.

B. BUDGET YEAR ENDING NOVEMBER 30, 2025:

- 1.) RESOLUTION 2025-136, AMENDING THE AUTHORITY'S OPERATING BUDGET FOR THE CURRENT YEAR, DECEMBER 1, 2024 - NOVEMBER 30, 2025, ADJUSTING SHORTAGES AND OVERAGES WITHIN BUDGET LINE ITEMS WITH NO CHANGE TO OVERALL BUDGET AMOUNT.
- 2.) RESOLUTION 2025-137, AMENDING THE AUTHORITY'S CAPITAL BUDGET FOR THE CURRENT YEAR, DECEMBER 1, 2024 – NOVEMBER 30, 2025, ADJUSTING SHORTAGES AND OVERAGES WITHIN BUDGET LINE ITEMS WITH NO CHANGE TO OVERALL BUDGET AMOUNT.

C. CASH MANAGEMENT PLAN:

RESOLUTION 2025-138, ADOPTING THE BORDENTOWN SEWERAGE AUTHORITY'S CASH MANAGEMENT PLAN FOR FISCAL YEAR ENDING NOVEMBER 30, 2026.

D. RELEASE OF PERFORMANCE GUARANTEE

RESOLUTION 2025-139, AUTHORIZING THE RELEASE OF A PERFORMANCE GUARANTEE TO RISING SUN MEADOWS, LLC FOR THE OFF- SITE IMPROVEMENTS TO THE CRYSTAL LAKE PUMP STATION.

E. PUBLIC PROPERTY SALE:

RESOLUTION 2025-140, AUTHORIZING THE SALE OF PUBLIC PROPERTY NO LONGER NEEDED FOR PUBLIC USE THROUGH ON-LINE AUCTION.

F. POLYMER:

RESOLUTION 2025-141, AUTHORIZING THE AWARD OF CONTRACT TO UNIVAR SOLUTIONS USA INC. IN THE AMOUNT OF \$26,589.89 FOR 7,937.28 POUNDS OF ZETAG 7563 POLYMER.

G. WASTEWATER TREATMENT PLANT STRUCTURAL REPAIR:

- 1.) RESOLUTION 2025-142, REJECTING ALL BIDS FOR THE ADMINISTRATION BUILDING CONCRETE STEP REPAIR PROJECT.
- 2.) RESOLUTION 2025-143, AUTHORIZING THE AWARD OF CONTRACT TO REMINGTON AND VERNICK ENGINEERS FOR ENGINEERING/DESIGN, BID DOCUMENTS/SPECIFICATIONS, AND BIDDING/ADVERTISEMENT SUPPORT SERVICES FOR THE VARIOUS BUILDING IMPROVEMENTS TO DESIGNATED BUILDINGS AND STRUCTURES IN THE AMOUNT OF \$46,000.00.

H. REQUEST FOR PROPOSALS:

- 1.) RESOLUTION 2025-144, AUTHORIZING ADVERTISEMENT OF REQUEST FOR PROPOSALS FOR CONTRACTED LICENSED OPERATOR SERVICES, AND BACKUP LICENSED OPERATOR SERVICES.
- 2.) RESOLUTION 2025-145, AUTHORIZING ADVERTISEMENT OF REQUEST FOR PROPOSALS FOR PROFESSIONAL SERVICES.

I. DESTRUCTION OF COMPUTER EQUIPMENT:

RESOLUTION 2025-146, AUTHORIZING DESTRUCTION AND PROPER DISPOSAL OF THE AUTHORITY'S UNUSABLE COMPUTER EQUIPMENT.

J. AWARD OF CONTRACT:

RESOLUTION 2025-147, AUTHORIZING THE AWARD OF CONTRACT TO REMINGTON AND VERNICK ENGINEERS FOR ENGINEERING/DESIGN, BID DOCUMENTS/SPECIFICATIONS, AND BIDDING/ADVERTISEMENT SUPPORT SERVICES FOR THE RECONSTRUCTION OF THE MILE HOLLOW PUMP STATION DRIVEWAY IN THE AMOUNT OF \$24,560.00

10. PROFESSIONAL REPORTS:

A. EXECUTIVE DIRECTOR

- 1.) A development meeting with the construction office and water department took place on November 13, 2025.
- 2.) Sewer Use Permit issued to Pointe Breeze Apartments, LLC for the connection of a clubhouse. Connection fees in the amount of \$5,976.00 have been realized as revenue.
- 3.) S-3 approval provided to 17 Roosevelt Avenue, a single-family home.
- 4.) Notice of Public Hearing, City of Bordentown Planning Board, Leaping Dog Art Studios, LLC submitted a Change of Use application for 1 ½ Crosswicks Street and is seeking a "C" Bulk Variance related to parking requirements.
- 5.) Notice of Public Hearing, Township of Bordentown Planning Board, The Sterling Properties Group, LLC is seeking Preliminary and Final Major Site Plan Approval to permit the redevelopment of a portion of the Property (located within the Waterfront Village Redevelopment Area) known as Lot 19.01, with a multi-family inclusionary residential development.
- 6.) Notice of Public Hearing, Township of Bordentown Planning Board, iONNA LLC is seeking minor site plan and variance approvals to install EV (electric vehicle) charging stations at 1076 Route 206 known as WAWA.
- 7.) Notice of Intent to Settle, Chesterfield Township, New Jersey Department of Environmental Protection has entered into a Settlement Agreement with Active Acquisitions OY, LLC. The Authorization to be issued pursuant to the Settlement Agreement will authorize the construction of a warehouse building on Old York Road.

8.) Additional time is needed to review the proposals received for Banking Services. Request for motion to extend the anticipated award date of the Banking Services contract to December 15, 2025.

DEVELOPER ESCROW AND PROJECT TIME:

- 1.) Executive Director: November, 17 Hours
- 2.) Administrative Office: November, 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 2025-148 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, DECEMBER 15, 2025.