

BORDENTOWN SEWERAGE AUTHORITY  
MEETING MINUTES  
January 20, 2026

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, and Joseph R. Malone, III. Also, in attendance were: Executive Director Charles Bluhm, Jr., Administrative Manager Elizabeth J. Kwelty, the Authority's Engineer Richard B. Czekanski, and the Authority's Labor Counsel Evan Crook. Absent were board members Daniel Hornickel, Heather Cheesman, and the Authority's Solicitor Anthony Drollas.

On motion by Malone, seconded by Lynch, it was moved to approve both the regular session minutes and the executive session minutes of December 15, 2025, meeting as submitted.

There was no discussion regarding the minutes.

Recorded vote:

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

On motion by Malone, seconded by Lynch, it was moved to approve consent agenda Resolutions 2026-001, 2026-002, 2026-003, 2026-004, 2026-005, 2026-006, 2026-007, 2026-008, 2026-009, 2026-010, 2026-011, and 2026-012 as follows:

Resolution 2026-001, approving the April payment of bills from the Operating Fund in the amount of \$669,000.90 of which \$221,525.05 is a payroll transfer, and \$55,483.37 is a capital expense.

Resolution 2026-002, approving the January payment of bills from the Escrow Fund in the amount of \$34,181.70.

No discussion on this Resolution.

Resolution 2026-003, approving credits and refunds of customer accounts in the amount of \$6.17.

No discussion on this Resolution.

Resolution 2026-004, authorizing the award of contract 2026-C13 to De Block Environmental, LLC for licensed plant operator and licensed collection system operator services.

No discussion on this Resolution.

Resolution 2026-005, authorizing the award of contract 2026-C4 to D.J. Sewer Operations for Backup licensed Plant Operator and Backup Licensed Collection systems Operator services.

No discussion on this Resolution.

Resolution 2026-006, authorizing a change order to Municipal Maintenance Company in the amount of \$25,347.59 for additional work done related to Emergency Valve Replacement and Installation of the third utility water pump.

No discussion on this Resolution.

Resolution 2026-007, authorizing the award of contract to D'Angelo Electrical Contractor, Inc., in the amount of \$12,095.00 to supply the material and labor to replace seven non-working Electric Heaters in B-4 Chemical Building.

No discussion on this Resolution.

Resolution 2026-008, authorizing an agreement with Apptegy to Redesign the Authority's website and provide support and hosting services in future years.

No discussion on this Resolution.

Resolution 2026-009, authorizing the sale of public property no longer needed for public use through on-line auction.

No discussion on this Resolution.

Resolution 2026-010, authorizing the Authority's Executive Director to execute an intermunicipal sludge management agreement with the County of Burlington.

No discussion on this Resolution.

Resolution 2026-011, authorizing membership in Houston- Galveston Area Council Cooperative Purchasing Program.

No discussion on this Resolution.

Resolution 2026-012, authorizing the advertisement of bids for Blacks Creek WWTP and Pump Station Improvements, Mile Hollow Pump Stations

Driveway Reconstruction, and Sylvan Glen Pump Station Structural Reinforcement Contracts.

There was no discussion on these Resolutions.

Recorded vote:

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

II. PROFESSIONAL REPORTS:

A. EXECUTIVE DIRECTOR:

Mr. Bluhm's full report.

- 1.) A development meeting with the construction office and water department took place on January 8, 2026.
- 2.) Sewer Construction Approval issued to Mr. Kilic for the construction of a single family house at 17 Roosevelt Ave.
- 3.) Treatment Works Approval (TWA) No. 24-0419a received January 13, 2026 for The Reserve at Turgyan Farms.
- 4.) Escrow refund in the amount of \$4,780 to Pointe Breeze Apartments for the construction of a clubhouse.
- 5.) Bordentown Township Police Department has requested to install a license plate reader onsite of the Bywater Pump Station.
- 6.) Emergency work: temporary repair to 28 lineal feet of the 16" Mile Hollow force main Route 130 South and Farnsworth Ave in front of the abandoned gas station completed on December 23, 2025.
- 7.) Sylvan Glen Pump Station: adjacent vacant lot is for sale.

On motion by Malone, seconded by Lynch, it was moved to provide Bordentown Township Police Department permission to install a license plate reader onsite of the Authority's Bywater Pump Station.

Recorded vote:

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

The Executive Director spent 12 hours, and the administrative office spent 15 hours on development projects.

B. SOLICITOR:

Mr. Crook did not have anything to report on behalf of Mr. Drollas. Closed session is needed for personnel discussion.

C. ENGINEER:

Mr. Czekanski' s full report is attached to these minutes and made a part thereof.

III. PUBLIC PARTICIPATION:

There was no one from the public present.

IV. EXECUTIVE SESSION:

On motion by Lynch, seconded by Miller, it was moved to adopt Resolution 2026-013 and enter executive session to discuss items related to potential litigation and personnel.

No discussion on this Resolution.

Recorded vote:

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

On motion by Lynch, seconded Malone, it was moved to close executive session and re-open public session.

Recorded vote:

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

ACTION AS A RESULT OF EXECUTIVE SESSION DISCUSSION:

On motion by Malone, Seconded by Miller, it was moved to approve the declared emergency and direct the Authority's Solicitor to take any action necessary to enter into appropriate contracts and to authorize anything else that needs to happen to deal with the emergency.

Recorded vote:

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

V. ADJOURNMENT OF MEETING:

On motion by Malone, seconded by Miller, it was moved to adjourn the meeting at approximately 6:35 p.m.

Recorded vote:

Ayes:	Gulbinsky, Lynch, Miller, Malone
-------	----------------------------------

Nays: None  
Abstained: None  
Absent: Hornickel, Cheesman

Respectfully submitted,



---

Secretary, ANEKA MILLER

APPROVED ON:  
February 17, 2026

**BORDENTOWN SEWERAGE AUTHORITY  
ENGINEER'S STATUS REPORT FOR JANUARY 20, 2026 MEETING  
PREPARED BY REMINGTON & VERNICK (RVE) ENGINEERS**

**EMERGENCY CONDITION**

**Mile Hollow Force Main Collapse:** While performing night work on Monday, December 22<sup>nd</sup> the Rt 130 NJDOT contractor excavated a force main test pit in front of the abandoned gas station near the Route 130 South and Farnsworth Avenue intersection to find the ductile iron force main pipe integrity in a fragile condition. When BSA personnel responded to the site with a repair coupling and the contractor attempted to tighten the coupling bolts/nuts the piping section collapsed. Ultimately until early evening on Tuesday, December 23<sup>rd</sup> the BSA had 8 hauling trucks positioned upstream since both the Park Avenue and the Mile Hollow pump station had to be shut down. To replace the collapsed pipe 28 feet of PVC gravity sewer piping was temporarily installed as a replacement section. At this time the NJDOT contractor is re-scheduling their work assignments to avoid working near the force main. A meeting with NJDOT consulting engineers, NJDOT/BSA/RVE personnel, and the contractor's personnel was held on Monday, January 12<sup>th</sup> to discuss the approach for resolving the situation. RVE recommends a directionally drilled HDPE pipe be installed parallel to the existing piping. The last 3,700 feet of the force main is sloped continuously downhill with the collapse occurring 1,050 feet from the force main discharge location. Similar to the Crystal Lake pump station downhill force main collapse earlier in 2025, the release of hydrogen sulfide within the Mile Hollow pump station force main that was flowing one-third to one-half full resulted in the deterioration of the top half of 16 inch diameter ductile iron force main. With the top half of the piping system above the water level the exposure to the hydrogen sulfide gases resulted in a sulfuric acid attack on the piping interior. RVE is obtaining the CADD drawings for two NJDOT projects along Route 130 to develop a plan and profile of the proposed replacement piping system. By the next Board meeting more information on construction costs and the method to engage with a contractor should be established for Board consideration.

**DEVELOPER ACTIVITY**

- **Lennar Ward Avenue Development (The Reserve at Turgyan Farms – 59 Residential Homes):**
  - **Pump Station:** The NJDEP Treatment Works permit application modification was issued for the required switch from a standby pump to a generator.
  - Pump station shop drawings are being reviewed and returned.
- **Warehouse/Self Storage Facility Projects:** The BSA possesses applications for 3 active warehouse/self-storage development projects that are in various stages of either RVE review, design resubmission work, shop drawing review or construction as follows:
  - **Route 130 North Self Storage Facility (Next to Tractor Supply): In Construction:** The project is undergoing a field change with the Applicant's engineer designing an extension to their force main to a BSA manhole as opposed to connecting directly to the sewer main.
  - **Oliver Tract (Adjacent to the NJTP on Old York Road):** Project entering construction and S-4 connection fee payment stages. RVE noted last week that site demolition work has commenced.

- **Hedding Road Warehouse (behind Candlewood Suites): In S-3 Application Stage: A resubmittal has been provided but escrow is in the negative so RVE is waiting for replenishment of the escrow funds.**

### **CAPITAL PROJECTS**

- **WWTP and Pump Station Facility Improvements: Contract documents for an overall facility improvement project are being developed related to door replacement, window replacement, sidewalk replacement, Administration Building stair nosing replacement, etc. . RVE staff met with BSA personnel last week to discuss the work prepared to date.**
- **Mile Hollow Driveway Replacement: Contract documents for the removal and replacement of the pump station driveway (20' wide) off the Stanton Avenue right of way are being prepared.**
- **WWTP Federal Grant Improvements: RVE is progressing with the design drawings/specifications mainly with items related to the soda ash area.**
- **GIS Conveyance System Mapping: RVE is moving forward mapping the sewer system based on the available drawings scanned. An early February 2026 partial submittal is planned.**
- **Bywater Pump Station Modifications: Drawing development work is ongoing. A design review meeting with BSA personnel occurred last week.**
- **Sylvan Glen Pump Station Structural Enhancements: RVE's structural department personnel are completing the proposed structural enhancement plating design. RVE suggests the Board consider the purchase of the adjacent property that is for sale for the location of a new pump station. To ascertain the amount of usable property on the adjacent lot an environmental study would have to be conducted as the property borders a creek.**
- **Wellington Woods Pump Station Conversion to a Submersible Pump Station: Drawing development work is ongoing. A design review meeting with BSA personnel occurred last week.**

**END OF ENGINEER'S REPORT  
PREPARED BY RICHARD B. CZEKANSKI, PE, BCEE, CME**