

**CARNEYS POINT TOWNSHIP SEWERAGE AUTHORITY  
RESOLUTION 2016-21**

**Resolution Authorizing Assignment of Deed of Easement**

**WHEREAS** MMTM Associates (“MMTM”) is the owner of a certain real property within the Township of Carney’s Point identified as **Block 67, lot 33** (herein referred to as the “Property”), and

**WHEREAS** prior to MMTM’s ownership, the Property was owned by Heritage-CP Commercial I, LLC (“Heritage”), and

**WHEREAS** Heritage gave an Easement to the Pollution Control Financing Authority of Salem County for sewer line construction, installation, maintenance and repair dated January 17, 2007 and recorded with the Clerk of the County of Salem on January 22, 2007 in **Deed Book 1265 Page 262 et seq.** (the “Easement”), and

**WHEREAS**, the initial construction of the sewer system has been completed and the PCFA is transferring its rights and responsibilities reserved to it under the Easement to the CPTSA in accordance with paragraph 7 of the Easement, and

**WHEREAS**, upon the assignment of the Easement to the CPTSA, the PCFA shall be released and forever discharged from its rights and responsibilities under the Easement, and

**WHEREAS**, the CPTSA shall assume all such rights and responsibilities under the Easement that would otherwise inure to the benefit of the PCFA, and

**WHEREAS**, a copy of the Assignment of Deed of Easement has been attached hereto as Exhibit A;

**NOW, THEREFORE BE IT RESOLVED**, by the members of the CPTSA that the Chairman is hereby authorized to execute the attached Assignment of Deed of Easement on behalf of the CPTSA;

**AND, BE IT FUTHER RESOLVED**, that the Secretary certify a copy of this Resolution and file it on the public record.

  
\_\_\_\_\_  
Anthony Rullo, Chairman

2/17/16  
\_\_\_\_\_  
Date

Committee	Moved	Seconded	Y	N	Abstain	Absent
Dr. Racite					X	
Mr. Pelura			X			
Mr. Gatanis	X		X			
Mr. Newton		X	X			
Mr. Rullo			X			

Prepared by:

Adam I. Telsey, Esquire  
Attorney at Law of New Jersey

## ASSIGNMENT of DEED of EASEMENT

Block 67 Lot 33, Township of Carneys Point, Salem County

This Assignment of Deed of Easement is made on Feb. 12, 2016,

**Between The Pollution Control Financing Authority of Salem County**, whose address is 94 Market Street, Salem, New Jersey 08079, referred to as "PCFA and/or Assignor"

**And Carneys Point Township Sewer Authority**, whose address is 303 Harding Highway, Carneys Point, New Jersey, referred to as "CPTSA and/or Assignee".

Whereas MMTM Associates ("MMTM") is the owner of a certain real property within the Township of Carney's Point identified as **Block 67, lot 33** (herein referred to as the "Property"), and

Whereas prior to MMTM's ownership, the Property was owned by Heritage-CP Commercial I, LLC ("Heritage"), and

Whereas Heritage gave an Easement to the Pollution Control Financing Authority of Salem County for sewer line construction, installation, maintenance and repair dated January 17, 2007 and recorded with the Clerk of the County of Salem on January 22, 2007 in **Deed Book 1265 Page 262 et seq.** (the "Easement"), and

Whereas, the initial construction of the sewer system has been completed and the PCFA would like to transfer its rights and responsibilities reserved to it under the Easement to the CPTSA in accordance with paragraph 7 of the Easement, and

Whereas, upon the assignment of the Easement to the CPTSA, the PCFA shall be released and forever discharged from its rights and responsibilities under the Easement, and

Whereas, the CPTSA shall assume all such rights and responsibilities under the Easement that would otherwise inure to the benefit of the PCFA

Now therefore in consideration of one dollar (\$1.00) and other good and valuable consideration:

**Assignment of Deed of Easement.** PCFA hereby assigns the Easement to CPTSA.

**Assumption of Rights and Responsibilities.** The CPTSA assumes all such rights and responsibilities under the Easement that would otherwise inure to the benefit of the PCFA

**Tax Map Reference.** (N.J.S. 46:15-1.1) Township of Carneys Point, Salem County, **Block 67, Lot 33.**

**Signatures.** PCFA signs this Assignment of Deed of Easement as Assignor of the rights conferred herein as of the date at the top of the first page.

CPTSA signs this Assignment of Deed of Easement to acknowledge its assumption of rights and responsibilities as set forth herein.

**Pollution Control Financing Authority of  
Salem County**

Marjorie L. Sperry  
(Witness)

Fran Grenier  
By: Fran Grenier, Chairman

**Carneys Point Township Sewerage Authority**

Jay Todd  
(Witness)

Arthur L. ...  
By:

**STATE OF NEW JERSEY:**

ss.:

**COUNTY OF SALEM**

I CERTIFY that on February 2 2016, Fran Grenier,  
personally came before me and acknowledged under oath, to my satisfaction that he/she:

- (a) Is the Chairman of Pollution Control Financing Authority of Salem County named as the Assignor and a maker of this Assignment of Deed of Easement; and
- (b) executed this Assignment of Deed of Easement as the authorized act of said PCFA, and
- (c) made this Assignment of Deed of Easement for **\$1.00** as the full and actual consideration paid or to be paid for the transfer of title.

Jean S. Chetney  
Jean S. Chetney (Notary)  
Attorney at Law  
State of NJ

STATE OF NEW JERSEY:

ss.:

COUNTY OF SALEM

I CERTIFY that on Feb. 13 2016, Anthony Bullo,  
personally came before me and acknowledged under oath, to my satisfaction that he/she:

- (a) Is the Chairman of Carneys Point Township Sewerage Authority named as the Assignee of this Assignment of Deed of Easement; and
- (b) executed this Assignment of Deed of Easement as the authorized act of said CPTSA, and
- (c) made this Assignment of Deed of Easement for **\$1.00** as the full and actual consideration paid or to be paid for the transfer of title.

Bonnie Warren

(Notary)



BONNIE WARREN  
Notary Public - New Jersey  
Comm. No. 2453444  
My Comm. Expires Aug. 27, 2020

**POLLUTION CONTROL FINANCING AUTHORITY OF SALEM COUNTY  
RESOLUTION 2016- 13**

**Resolution Authorizing Assignment of Deed of Easement**

**WHEREAS** MMTM Associates (“MMTM”) is the owner of a certain real property within the Township of Carney’s Point identified as **Block 67, lot 33** (herein referred to as the “Property”), and

**WHEREAS** prior to MMTM’s ownership, the Property was owned by Heritage-CP Commercial I, LLC (“Heritage”), and

**WHEREAS** Heritage gave an Easement to the Pollution Control Financing Authority of Salem County for sewer line construction, installation, maintenance and repair dated January 17, 2007 and recorded with the Clerk of the County of Salem on January 22, 2007 in **Deed Book 1265 Page 262 et seq.** (the “Easement”), and

**WHEREAS**, the initial construction of the sewer system has been completed and the PCFA would like to transfer its rights and responsibilities reserved to it under the Easement to the CPTSA in accordance with paragraph 7 of the Easement, and

**WHEREAS**, upon the assignment of the Easement to the CPTSA, the PCFA shall be released and forever discharged from its rights and responsibilities under the Easement, and

**WHEREAS**, the CPTSA shall assume all such rights and responsibilities under the Easement that would otherwise inure to the benefit of the PCFA, and

**WHEREAS**, a copy of the Assignment of Deed of Easement has been attached hereto as Exhibit A.

**NOW, THEREFORE BE IT RESOLVED**, by the members of the PCFA that the Chairman is hereby authorized to execute the attached Assignment of Deed of Easement on behalf of the PCFA.

**AND, BE IT FUTHER RESOLVED**, that the Secretary certify a copy of this Resolution and file it on the public record.

**Attest:**

  
\_\_\_\_\_  
Marjorie Sperry, Secretary

  
\_\_\_\_\_  
Fran Grenier, Chairman

**I certify, by signing and affixing the Government Seal, that the foregoing is a true copy of a Resolution adopted by the Pollution Control Financing Authority of Salem County at a regular meeting thereof held on the 2<sup>nd</sup> \_day of February, 2016.**

*Marjorie S. Sperry*  

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Marjorie Sperry, Secretary

**CARNEYS POINT TOWNSHIP SEWERAGE AUTHORITY**

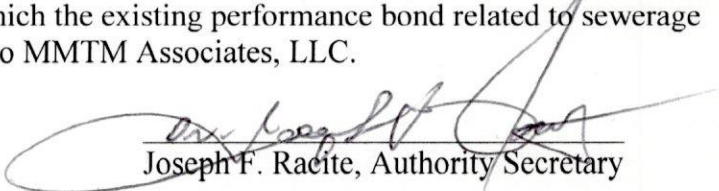
**RESOLUTION 2016-22**

**AUTHORIZING MAINTENANCE BOND AND RELEASING PERFORMANCE BOND FOR SEWERAGE FACILITIES FOR ADULT DAY CARE OF SALEM COUNTY**

WHEREAS, the Carneys Point Township Sewerage Authority Engineer Sickels & Associates has recommended (see attached letter), regarding the Adult Day Care of Salem County (Block 67, Lot 33), establishment of a 2-year maintenance bond in the amount of \$9,588.75; replenishment of their existing escrow account with an additional \$2,500.00; provision of as-built drawings; and subsequent release of the existing performance bond to MMTM Associates, LLC; and

WHEREAS, the Authority Engineer has recommended release of the performance bond only after the maintenance bond has been properly and legally established and the escrow account has been replenished;

NOW BE IT THEREFORE RESOLVED, that the Carneys Point Township Sewerage Authority hereby requires, regarding Adult Day Care of Salem County (Block 67, Lot 33), establishment of a 2-year maintenance bond in the amount of \$9,588.75; replenishment of their existing escrow account with an additional \$2,500.00; provision of as-built drawings; after which the existing performance bond related to sewerage facilities will be released to MMTM Associates, LLC.



Joseph F. Racite, Authority Secretary

Date of Adoption: February 16, 2016

Committee	Moved	Seconded	Y	N	Abstain	Absent
Dr. Racite			X			
Mr. Pelura			X			
Mr. Gatanis	X		X			
Mr. Newton		X	X			
Mr. Rullo			X			



February 10, 2016

Carneys Point Township Sewerage Authority  
303 Harding Highway  
Carneys Point, New Jersey 08069

Attention: Chairman and Board Members

**Reference: Sanitary Sewer Improvement Bond Release  
Adult Day Care of Salem County  
435 Harding Highway (NJSH Rt. 48) - Block 67, Lot 33  
Township of Carneys Point, Salem County, New Jersey  
Applicant: MMTM Associates, LLC  
S&A File No. CPSA-1000**

Dear Chairman and Board Members:

Pursuant to the request made by Applicant, we have completed our review of the above referenced site to determine if the performance bond can be released for the above referenced project. The Applicant's Contractor completed the required improvements on January 20, 2016.

As such, this office has completed our construction observation of the sanitary sewer improvements for the purpose of determining if the performance bond can be released in the amount of \$76,710.00. Based on the findings of our site observation, we are informing the Authority that the work under this project has been completed, corrected and/or repaired in accordance with the requirements of the Carneys Point Township Sewerage Authority.

It should be noted that the Carneys Point Township Sewerage Authority requires that the Applicant post a two (2) year maintenance bond in the amount of 15% of the original performance bond construction cost amount (\$76,710.00). As such, we would recommend that the Authority consider the release of the performance bond contingent upon the posting of the required maintenance bond in the amount of \$9,588.75 and **an additional \$2,500.00** to be deposited into the escrow account to cover the current escrow charges, maintenance period, and release of the maintenance bond (*check to be made payable to Carneys Point Township Sewerage Authority and delivered to the attention of Jay Todd, Business Manager*). The maintenance bond should provide coverage for the two (2) year period. Therefore, the maintenance bond expiration date is January 20, 2018.

By copy of this letter to Mr. Todd, **we are requesting that this matter be placed on the agenda for approval at the next available Carneys Point Township Sewerage Authority meeting.**

In addition to the above, per the S&A letter dated June 22, 2015, general comment note no. 3, The vault and connection to the CPTSA force main in North Golfwood Avenue will be constructed by the Applicant and owned and operated by the Applicant or any subsequent property owner(s). Please note that the gravity lateral, pump station, all ancillary facilities, and the force main, up to and including the vault, are to be owned and maintained by the owner of the facility.

**Reference: Sanitary Sewer Improvement Bond Release  
Adult Day Care of Salem County  
435 Harding Highway (NJSH Rt. 48) - Block 67, Lot 33  
Township of Carneys Point, Salem County, New Jersey  
Applicant: MMTM Associates, LLC  
S&A File No. CPSA-1000**

note that the gravity lateral, pump station, all ancillary facilities, and the force main, up to and including the vault, are to be owned and maintained by the owner of the facility.

Please also note that the CPTSA has received the force main easement, which has been assigned by the Pollution Control Financing Authority of Salem County to the Carneys Point Township Sewerage Authority. In addition, the Carneys Point Township Sewerage Authority has authorized entering into a hold harmless agreement with the project Owner, MMTM Associates, LLC (MMTM) where MMTM indemnifies the Authority for damages arising from backup and/or backflow of sanitary sewerage. *This agreement must be executed by both parties prior to release of the performance bond.*

The Owner has paid the connection fee in the amount of \$22,225.00, based on an equivalent of 5 residential units. Regarding the sanitary sewerage rates, there is no specific designation for adult day care facilities, however given the projected wastewater flow from the project, we recommend that the flat rate quarterly billing rate be based upon 5 units or \$550.00 per quarter.

If you have any questions regarding the above matter, please feel free to contact our office at (856) 848-6800 or via e-mail ([oap@sickelsassoc.com](mailto:oap@sickelsassoc.com)) at your earliest convenience.

Very truly yours,

**SICKELS & ASSOCIATES, INC.**



Erik K. Biermann, P.E., C.M.E.  
Senior Engineer

Enclosures: Agreement Resolution 2016-6  
Draft Agreement

EKB: oap

Copy To: Jay Todd, Business Manager (via e-mail & standard mail)  
Robert DeBlock, Superintendent (via e-mail only)  
Adam Telsey, Esq., Authority Solicitor (via e-mail only)  
Township of Carneys Point Planning Board  
MMTM Associates, LLC, Applicant  
Matthew Marcello, P.E., Trimark Building Contractors, Inc. (via e-mail only)  
Patricia Owens, Sickels & Associates, Inc. (via e-mail only)  
David R. Roche Sickels & Associates, Inc. (via e-mail only)  
Olivier Peña, Sickels & Associates, Inc. (via e-mail only)  
Kim Croft, Sickels & Associates, Inc. (via e-mail only)

**RESOLUTION 2016-23**

**RESOLUTION AUTHORIZING CONSENT OF THE CARNEYS POINT TOWNSHIP  
SEWERAGE AUTHORITY FOR A TREATMENT WORKS APPROVAL (TWA)  
APPLICATION BY MULTANI BROTHERS, INC. FOR THE DEEPWATER DINER  
SANITARY SEWER PUMPING STATION AND FORCE MAIN**

*WHEREAS*, the Multani Brothers, Inc. require the consent of the Carneys Point Township Sewerage Authority for execution and filing of the Treatment Works Approval application to New Jersey Department of Environmental Protection (NJDEP) for installation of a sanitary sewer pumping station and force main for the Deepwater Diner site at block 193, lot 7 located in the Township of Carneys Point; and

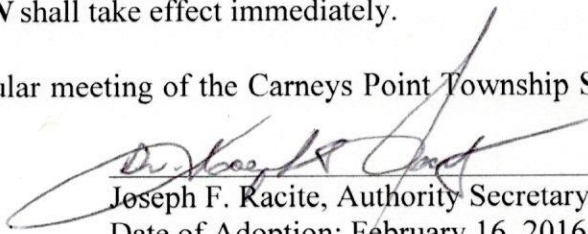
*WHEREAS*, NJDEP requires the CPTSA's consent for said approval.

*NOW, THEREFORE, BE IT RESOLVED*, by the Authority Chairman and Board of the Carneys Point Township Sewerage Authority of the Township of Carneys Point, County of Salem, and State of New Jersey, as follows:

1. That the governing body does hereby consent to the execution and submission of the said TWA application by Multani Brothers, Inc. for the Deepwater Diner sanitary sewer pump station and force main, contingent upon receipt of plan revisions in accordance with the letter dated February 12, 2016 from Sickels & Associates, Inc.
2. That Anthony Rullo, Chairman of the Carneys Point Township Sewerage Authority, is hereby authorized to act on and sign said TWA application and forms on behalf of the Carneys Point Township Sewerage Authority.

*THIS RESOLUTION* shall take effect immediately.

*ADOPTED*, at a regular meeting of the Carneys Point Township Sewerage Authority on February 16, 2016.

  
Joseph F. Racite, Authority Secretary  
Date of Adoption: February 16, 2016

Committee	Moved	Seconded	Y	N	Abstain	Absent
Dr. Racite			X			
Mr. Pelura					X	
Mr. Gatanis	X		X			
Mr. Newton		X	X			
Mr. Rullo			X			

February 12, 2016

Chairman and Board  
Carneys Point Township Sewerage Authority  
303 Harding Highway  
Carneys Point, NJ 08069

**Re: Sanitary Sewer Review Letter  
Deepwater Diner Pumping Station and Force Main  
Block 193, Lot 7  
Township of Carneys Point, Salem County  
Applicant: Multani Brothers, Inc.  
S&A File No. CPSA-1004**

Dear Mr. Chairman and Board:

We are in receipt of two (2) full sets of the following correspondence and documentation that was submitted on February 4, 2016 by Clancy & Associates, Inc., the Applicant's Engineer, in support of the above referenced application:

- CPTSA Service Connection Permit – Dated February 4, 2016
- CPTSA Application for Sewerage Service
- CPTSA Inspection Record (draft forms)
- TWA Checklist for Administrative Completeness
- Treatment Works Approval Permit Application (TWA-) – Dated February 4, 2016
- Engineer's Report for Domestic TWA Applications (WQM-006)
- Statements of Consent (WQM-003)
- Treatment Works Approval Fee Schedule
- Engineer's Cost Estimate
- Letter Notifications for Carneys Point Township Planning Board and Environmental Commission
- USGS Quadrangle Map
- Pumping Station Design Information and Calculations, incl. pump curves and product data
- Construction Specifications, Signed & Sealed by James A. Clancy, P.E., L.S.
- Design plan – prepared by James A. Clancy, P.E., L.S. of Clancy & Associates, Inc., signed and sealed;

SHEET	TITLE	DATE	REVISED	SIGNED
1 of 1	FORCE MAIN PLAN FOR DEEPWATER DINER	10/13/15		02/03/16

The Applicant's Engineer had provided previous submissions for review on December 3, 2015, supplemental design information on January 13, 2016 and January 14, 2016, and a complete draft application on January 22, 2016 for review. Design review was then coordinated through our office via a meeting and subsequent phone and email correspondence with the Applicant's Engineer.

Re: Sanitary Sewer Review Letter  
Deepwater Diner Pumping Station and Force Main  
Block 193, Lot 7  
Township of Carneys Point, Salem County  
Applicant: Multani Brothers, Inc.  
S&A File No. CPSA-1004

February 12, 2015  
Page 2

The Applicant is seeking to provide public sanitary sewer service to the existing Deepwater Diner commercial complex. The existing facility is currently served by a septic system. The pumping station will be located next to the existing septic tanks, which will be abandoned in place. Four existing 1,000 gallon grease traps in series will remain upstream of the pump station for the kitchen wastewater from the diner. The pump station will also receive sanitary wastewater from a warehouse, garage, and filling station. Two single pump individual (simplex) pump stations are proposed to convey wastewater from these locations to the main pumping station as shown on the plans.

The force main is proposed to be installed across the Applicant's property for a distance of approximately 3,640 lineal feet to the CPTSA Route 295 Pumping Station. A portion of the force main is proposed to be directionally drilled to limit environmental impacts of the force main installation. The force main will then connect to the CPTSA manhole immediately upstream of the CPTSA Route 295 Pumping Station.

The documents submitted have been revised in accordance with our previous review comments and discussions with the applicant.

On this application submission we have the following comment(s):

1. Provide for separate sanitary sewer laterals from the Diner for the sanitary (bathroom) wastewater and the kitchen wastewater. The kitchen wastewater shall go through the existing four grease traps and the sanitary wastewater shall go directly to the pumping station.

### **Conclusion**

The general design and details provided for the pump station, force main and manhole connection are appropriate for the proposed use and we have no objection to the Authority's providing consent for submission of the NJDEP TWA application and granting approval for this project. However, prior to the Authority's release of the NJDEP TWA Statements of Consent form to the Applicant, we advise the Applicant to:

1. Revise the plans per the plan review comment noted above, and
2. **Replenish the escrow in the amount of \$2,500.00** to cover the current escrow charges and project review (*check to be made payable to Carneys Point Township Sewerage Authority and delivered to the attention of Jay Todd, Business Manager*).

Should the Applicant's Engineer prepare any plan revisions, those plans when finalized must be submitted to our office to verify that there are no conflicts between the changes and the sewer service as proposed. Our inspectors will then use these final plans during construction.

Plan approval by this office does not constitute an endorsement of the design concept nor does it warrant the accuracy of the plans, which have been prepared by the applicant's professionals. The applicant is solely responsible to determine what (if any) other permits or approvals are required for this project and to apply for and obtain such approvals.

Re: Sanitary Sewer Review Letter  
Deepwater Diner Pumping Station and Force Main  
Block 193, Lot 7  
Township of Carneys Point, Salem County  
Applicant: Multani Brothers, Inc.  
S&A File No. CPSA-1004

February 12, 2015  
Page 3

The bond estimate and escrow requirements for the sewer improvements will be prepared by our office and submitted to the Authority for approval under separate cover.

Prior to construction of the sanitary sewer improvements, the following items must be addressed:

1. Four sets of the final signed and sealed plans must be submitted to our office.
2. Approval of NJDEP with issuance of the TWA Approval and any NJDEP Land Use Regulation permits required for installation of the force main. *Copies of said approvals must be submitted to both the CPTSA and its Engineer along with the final plans prior to start of construction.*
3. Approval (Soil Erosion & Sediment Control Plan Certification) of the Cumberland-Salem Soil Conservation District. *Copies of said approvals must be submitted to both the CPTSA and its Engineer along with the final plans prior to start of construction.*
4. The CPTSA must approve the performance bond for the utility improvements. The Applicant must submit the original bond to Jay Todd, Business Administrator, for filing. A copy of the bond must also be submitted to the Authority Solicitor, Adam Telsey, Esq., for review and approval. The performance bonds must be approved and in place prior to the start of construction.
5. All inspection escrow fees must be posted prior to the start of construction.
6. Appropriate connection fees for the sanitary sewer connections must be paid to the Authority at the time construction permits are requested. The basis of the sewer connection fees are as follows:

Flow: 7,250 gallons per day  
Service Unit: 200 gallons per day per service unit  
No. of Service Units = 7,250 gpd / 200 gpd per service unit  
= 37 service units (service units are rounded up)  
Connection Fee = \$4,445 per service unit x 37 service units  
**Connection Fee = \$164,465.00**

7. Shop drawings and product submittals must be provided to the Authority for Engineering review and approval.
8. A preconstruction conference with the applicant, his contractor, our office, and the Authority Superintendent must be scheduled prior to the start of construction.
9. The owner must contact David Roché of our office a minimum of 48 hours prior to the start of any construction activities.
10. Upon completion of the utility installation, an as-built plan of improvements must be provided by the design engineer, to our office. No release of any performance bond can be completed until this as-built plan is provided.

**Re: Sanitary Sewer Review Letter  
Deepwater Diner Pumping Station and Force Main  
Block 193, Lot 7  
Township of Carneys Point, Salem County  
Applicant: Multani Brothers, Inc.  
S&A File No. CPSA-1004**

**February 12, 2015  
Page 4**

11. The property owner(s) own(s) and is/are responsible for maintenance of sanitary sewer infrastructure from the building to the manhole connection with the Authority sanitary sewer system.

If you have any questions regarding the above matter, please contact me at your earliest convenience.

Very truly yours,

**SICKELS & ASSOCIATES, INC.**



Erik Biermann, P.E., C.M.E.  
Senior Engineer

cc: Jay Todd, Business Manager  
Adam Telsey, Esq., Authority Solicitor  
Robert DeBlock, Superintendent  
David Roche, S&A, Inc.  
Applicant (Bajinder Singh, Multani Brothers, Inc., 716 Market Street Gloucester City, NJ 08030)  
James A. Clancy, P.E., L.S., Applicant's Engineer

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# CARNEYS POINT TOWNSHIP SEWERAGE AUTHORITY

## RESOLUTION 2016-24

### Authorizing Executive Session

**WHEREAS**, the Open Public Meetings Act, N.J.S.A. 10:4-12b permits a public body to go into a closed session during a public meeting to discuss certain matters as follows:

(1) *Matters required by law to be confidential*: Any matter which by express provision of the Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.

(2) Any matter in which the release of information would impair the right to receive federal funding.

(3) *Matters involving individual privacy*: Any matter, the disclosure of which constitutes an unwarranted invasion of individual privacy such as records, data, reports, recommendations or other personal material of any education, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including, but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned .

(4) *Matters pertaining to a collective bargaining agreement*: Any matter involving a collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.

(5) *Matters relating to the purchase, lease acquisition of real property or investment of public funds*: Any matter involving the lease, purchase or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed.

(6) *Matters of public protection*: Any tactic and techniques utilized in protecting the safety and property of the public, provided that their closure could impair such protection.

(7) *Matters relating to litigation, negotiations and attorney-client privilege*: Any matter of pending or anticipated litigation or contract negotiation other than in (4) above in which the Carneys Point Township Sewerage Authority is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required for the attorney to exercise ethical duties as a lawyer.

(8) *Matters relating to the employment relationship*: Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all of the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed in public.

(9) *Deliberations after public hearing*. Deliberations by the Carneys Point Township Sewerage Authority occurring after a public hearing that may result in a civil penalty or the suspension or loss of a license or permit of a responding party; and



**WHEREAS**, the CPTSA Board has determined that it is necessary to go into a closed session to discuss certain matters relating to the items as permitted by N.J.S.A. 10:4-12b

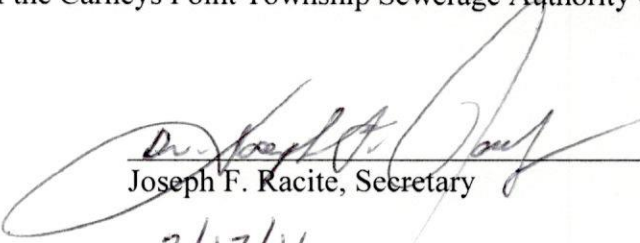
**NOW, THEREFORE BE IT RESOLVED**, by the Carneys Point Township Sewerage Authority Board will go into closed session to discuss the following, in accordance with the aforesaid provisions of the Open Public Meetings Act, after which it will reconvene in the public:

A. Personnel: union contract

**THIS RESOLUTION** shall take effect immediately.

**BE IT FURTHER RESOLVED** that the minutes of the closed session will be made available to the public when the need for privacy no longer exists.

**ADOPTED**, at a regular meeting of the Carneys Point Township Sewerage Authority on February 16, 2016.

  
\_\_\_\_\_  
Joseph F. Racite, Secretary

2/17/16  
\_\_\_\_\_  
Date

Committee	Moved	Seconded	Y	N	Abstain	Absent
Dr. Racite	X		X			
Mr. Pelura			X			
Mr. Gatani			X			
Mr. Newton		X	X			
Mr. Rullo			X			

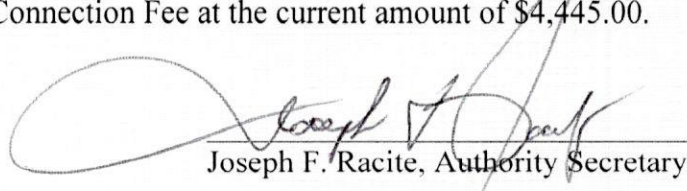
**CARNEYS POINT TOWNSHIP SEWERAGE AUTHORITY**

**RESOLUTION 2016-25**

**ESTABLISHING CONNECTION FEE FOR 2016**

WHEREAS, the Carneys Point Township Sewerage Authority has determined that there is currently no need to increase the Connection Fee;

NOW BE IT THEREFORE RESOLVED, that the Carneys Point Township Sewerage Authority will maintain the Connection Fee at the current amount of \$4,445.00.



Joseph F. Racite, Authority Secretary

Date of Adoption: March 15, 2016

Committee	Moved	Seconded	Y	N	Abstain	Absent
Dr. Racite		X	X			
Mr. Pelura			X			
Mr. Gatanis	X		X			
Mr. Newton			X			
Mr. Rullo			X			

**WHEREAS**, the CPTSA Board has determined that it is necessary to go into a closed session to discuss certain matters relating to the items as permitted by N.J.S.A. 10:4-12b

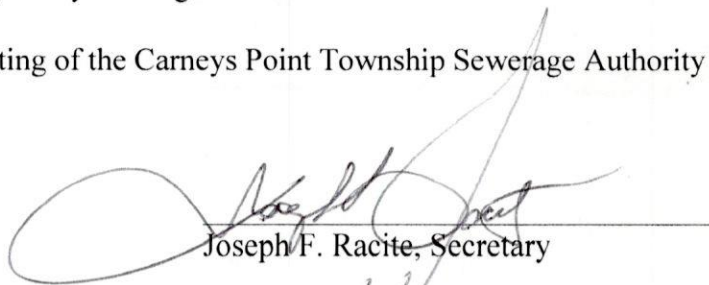
**NOW, THEREFORE BE IT RESOLVED**, by the Carneys Point Township Sewerage Authority Board will go into closed session to discuss the following, in accordance with the aforesaid provisions of the Open Public Meetings Act, after which it will reconvene in the public:

A. Personnel: union contract

**THIS RESOLUTION** shall take effect immediately.

**BE IT FURTHER RESOLVED** that the minutes of the closed session will be made available to the public when the need for privacy no longer exists.

**ADOPTED**, at a regular meeting of the Carneys Point Township Sewerage Authority on March 15, 2016.

  
Joseph F. Racite, Secretary

3/16/16  
Date

Committee	Moved	Seconded	Y	N	Abstain	Absent
Dr. Racite	X		X			
Mr. Pelura			X			
Mr. Gatanis		X	X			
Mr. Newton			X			
Mr. Rullo			X			