

CARNEYS POINT TOWNSHIP SEWERAGE AUTHORITY  
REGULAR MEETING May 15, 2018

The meeting was called to order by Chairman Rullo at 5:30 p.m. with the pledge of allegiance and stating the following: This meeting is being held in compliance with the Open Public Meeting Act. Advance notice of this meeting was given by way of the annual notice which was filed with the Carneys Point Township Clerk, forwarded to the South Jersey Times and the Elmer Times and was posted on the bulletin board in the lobby of the Carneys Point Township Municipal Building. The pledge of allegiance was recited.

**Roll Call:**

Present: Mr. Rullo, Mr. Gatanis, Mr. Newton, Mr. Pelura, Dr. Racite

Others Present: Mr. Biermann, Mr. James DeBlock, Mr. Telsey, and Mrs. O'Neill

**Payment of Vouchers:**

1. On motion by Mr. Newton, second by Mr. Gatanis, it was moved to approve all properly audited vouchers.  
RECORDED VOTE:       Aye: Mr. Rullo, Mr. Gatanis, Mr. Newton, Mr. Pelura, Dr. Racite  
                                  1. Nay: None  
                                  2. Abstain: None  
MOTION CARRIED:       5-0-0

**Approval of Minutes:**

2. On motion by Mr. Newton, second by Mr. Gatanis it was moved to approve the Regular minutes of the meeting of March 20, 2018.  
RECORDED VOTE:       Aye: Mr. Rullo, Mr. Gatanis, Mr. Newton, Mr. Pelura  
                                  1. Nay: None  
                                  2. Abstain: Dr. Racite  
MOTION CARRIED:       4-0-1

**Old Business:**

**Correspondence:**

1. Letter dated April 25, 2018 from Erik Biermann at Sickles & Associates, Inc. in regards to Pilot Flying "J" Travel Center Proposed Truck Repair Shop (Block 197 Lot 5) S&A File #CPSA1011. (Letter attached).
  - Mr. Biermann asked to discuss this letter under new business, Resolution #2018-20. Mr. Rullo approved.
2. Letter dated April 30, 2018 from Fralinger Engineering PA in regards to Salem County Community College – Block 170, Lots #2 & 2.01; 460 Hollywood Road Carney's Point Township, Salem County, NJ Our Comm #29316.00. (Letter attached).
  - Mr. Biermann reached out to Fralinger Engineering in regards to this letter to see what the planned development was attached to this application. Fralinger Engineering said there is no planned development at the moment. The county college needed to do wetland alasion. Fralinger said that there are no plans to build any buildings. This is an application to DEP in regards to the wetlands.

**New Business**

3. Resolution #2018-20: Approval of Application for Sanitary Sewer Improvement Bond Estimate and Escrow Fees for Pilot Flying "J" Travel Center Site (Block 197, Lot 5). S&A File #CPSA-1011. (Letter Attached).
  - Mr. Biermann received an application from Flying J and behind the Denny's is where they are proposing to put a new truck maintenance building with a bathroom and sanitary line. They are connecting on-site to their own sanitary line. As per Mr. Biermann made some comments to Flying J and Mr. Biermann received the revised plans and Mr. Biermann is recommending approval for this application. It will essentially be one connection. Mr. Biermann prepared two letters, one is the

recommendation for approval for various conditions and second letter was an estimate for the performance guarantee, safety and stabilization guarantee and the escrow fee. There are some changes from what has been done in the past in regards to the performance bond/performance guarantee. At the beginning of 2018 the state legislature passed a law that changed how we have to calculate how municipalities and authorities have to calculate the escrow fees. If the improvements are going to wholly owned by the applicant and not transferred over to the municipality or authority, they do not have to post a performance guarantee for that work. While we do an estimate for it there is zero dollar value that they have to post for it. The only thing that they have to post is a safety and stabilization guarantee. If a developer started to install a piece of pipe, left the trench open and never got back to the job. Now there is a safety hazard then the authority would have the right to call the safety and stabilization bond, hire a contractor and fill in the hole. Before with the way the law was written we could call the bond and complete the remainder of the work now that is not the case. Because their sewer system will not be turned over to the authority, they don't have a direct connection to the authority on this line and they are connecting up to their own manhole on their own property and there is no work on our sewer system so their performance guarantee is zero dollars. They do need to post a \$5000.00 safety and stabilization bond and escrow fee for our office to inspect their work. There is a hook-up fee of \$4,445.00. The Resolution states all of that with the bond amounts and connection fees. Mr. Pelura asked if the resolution should state the above information. Mrs. O'Neill stated that the connection fee is not on the resolution. Mr. Biermann asked to amend the Resolution to state the connection fee should be and to add a third "whereas..." paragraph to state the calculated connection fee is \$4,445.00 and shall be paid to Carney's Point Township Sewerage Authority prior to pertaining the construction permit. Approved. Mr. Pelura asked if there will be additional flow. Mr. Biermann responded that there will be an additional 200 gallon flow which is very minor. Mr. Pelura made a motion to accept Resolution 2018-20 with the additional of the connection fee paragraph.

RECORDED VOTE: Aye: Mr. Rullo, Mr. Gatani, Mr. Newton, Mr. Pelura, Dr. Racite

1. Nay: None

2. Abstain: None

MOTION CARRIED: 5-0-0

## **Reports**

### **Solicitor's Report**

Mr. Telsey had nothing to report.

### **Engineer's Report**

Mr. Biermann reported the following:

- We did a final walk-thru inspection with the one year anniversary on the E Street project. We did the walk-thru on April 16, 2108 and did not identify any construction-related issues.
- Infrastructure Trust Projects: We are moving forward and work is on-going. We participated in a pre-application conference call on April 17, 2018 with Joanne O'Neill. We are moving ahead with the design and application documents for those.
- Mr. Biermann has not heard anything regarding the Deepwater Diner whether they are moving forward so if anyone happens to see any activity at this location please let Mr. Biermann know.
- Mr. Gatani asked about Project #26 on the engineer's report and when was this initiated? Mr. Biermann stated that this came in between meetings. Mr. Gatani asked if this is something we want to get involved with in regards to commercial waste? Mr. Biermann stated we are not obligated to get involved. Mr. Biermann sent a letter to Carney's Oil, LLC requesting additional information and that they post an escrow, which is what our rules and regulations state to do. Mr. Biermann stated that Carney's Oil would treat the contaminated water first and Mr. Biermann's request was that Carney's Oil supply Mr. Biermann with the results of the testing of the treated water and then decide if we can accept it or not. They are in two tanks on their site right now and we don't know how much gasoline or petroleum are in the tanks if at all. They pulled the tank this is from de-

watering. Mr. Pelura asked the board if this is something we want to get involved in this type of work. Mr. Biermann stated that Carney's Oil has their own treatment unit that they would bring in and we would have to receive the results and this is a verbally valid concern. Mr. Pelura asked what do we do once we receive the results and where are they discharging. Mr. Biermann responded that they would be discharging to the sanitary sewer lateral, they open up a clean-out and discharge thru the lateral on the property. Mr. Biermann hasn't heard back from them since he sent the letter. Mr. Pelura asked if Carney's Oil would pay Carney's Point Sewerage Authority for this service. Mr. Biermann replied yes they would pay us for this. It's not a big fee that they would pay. Mr. Block added that we could charge them for a new connection fee. Legislature just passed a change in use connection fee. Mr. Pelura asked how this would affect our flow rate. Mr. Biermann stated it would be minimal and that we wouldn't even notice it. Mr. Pelura asked if it's just two tanks that they are going to dispose of. Mr. Biermann stated yes and they dewatered the activation and the back-filled it and now it's the water from the excavation of 42,000 gallons. Mr. Pelura asked how we would charge a new connection fee. Mr. DeBlock replied in the past once someone had a connection fee regardless of their usage to include going from one bathroom to a laundromat with significant higher water usage. We were calculated based on the washers that they had on site and what their appropriate fee would be and subtracted the fee that they previously paid and sent a bill for the remainder of the connection fee. At that time the owner fought the added costs and won. This happened in numerous authorities which prompted action in the legislature. Mr. Pelura asked how we can charge the connection fee. Mr. Biermann responded yes, that they are changing the nature of the sewer that we would be receiving for this one time. Since this is not a permanent connection it would be up to the board if they want to charge this fee. There is also a lot of oversight required on our part so that we are not receiving anything that could kill the bioda in our treatment plant or cause us to violate our discharge permit. Mr. Pelura asked what they normally do with those rain for rent tanks that are out at the site now. Do they just usually take them away? Mr. Biermann replied that they can't take them away full, they cannot be towed down the road with water in them. They have to have tankard trucks come in to empty the tanks. Then the water has to be taken to a hazardous waste treatment facility, such as the refinery in Paulsboro or DuPont. Mr. Gatani asked what their other alternative is and how did they get to us. Mr. Biermann replied Carney's Oil has to find their own place to take it and we would be the easiest and cheapest solution for Carney's Oil. Mr. Pelura asked if they hook up to our system would this back it up? Mr. Biermann stated no as long as they do it at a relatively low rate. Mr. Gatani stated he would not be in favor of this. Mr. Biermann stated if the board want to take action on this now and decline it Mr. Biermann can reach out to Carney's Oil and that the board reviewed your request and has declined the waste and no more action would be needed. Mr. Pelura and Dr. Racite are leery with not being sure what they would actually be pumping into our system and if something got by us the results could be disastrous. Mr. Biermann stated if they would get in trouble but we would have even more problems. Mr. Rullo stated we will wait to hear back from Carney's Oil.

This concludes the Engineer's report.

### **Superintendent's Report**

Mr. DeBlock reported the following:

- RBC1C and 2C remain off-line. We are still waiting for parts on 1C to repair the bearings. We have had no issues with treatments and all the laboratory results are where we want them to be. We have been able to operate with two or three RBCs off-line at any given time and that's part of the benefit of the RBC process.
- Flows are coming back down. April was just under one million gallons a day as an average and just under 850,000 a gallon a day for May.
- One of our operators attended continuing education courses in order to maintain the appropriate TCA with the NJWEA conference.
- We did have a lateral repair at 314 Shell Rd this was our portion of the lateral that needed to be repaired. We took responsibility from the curb line to the main.

This concludes the Superintendent's report.

**Business Office Report**

Mrs. O'Neill's report reflects operating revenue and expense results for February 2018 are:

- Operating revenue and expense results for March 2018 are  
Revenue: \$140,759.20      Operating Expenses: \$103,542.39
- The delinquency bills are being sent out this week and we are expecting a good response from them.

This concludes the Business Office Report.

**Public Session**

No one from the public wished to be heard.

**Closed Session**

A closed session was not necessary at this time.

**Other Business:**

Mr. Rullo inquired about the overgrowth (bushes and shrubs) along the fence and road at the treatment plant. Mr. Rullo spoke to Mr. DeBlock tonight and got three quotes on cleaning all of the overgrowth up. Mr. DeBlock said to turn it over to Frank Hartman, our QPA and he would contact these contractors, fill out paperwork and applications. Mr. DeBlock stated that Frank will reach out to Mr. Rullo with the scope of work includes everything that you want covered. Frank will also review it with Eric. Mr. Pelura brought up if the quote included getting all the greens off the chain-link fence? Because there are people who don't want to see the plant. Mr. Rullo states that is not in the pricing of the quotes.

**Adjourn**

On motion by Mr. Rullo, second by Mr. Gatanis, it was moved to adjourn the meeting at approximately 6:00 p.m.

Respectfully Submitted,

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Joseph F. Racite, Authority Secretary