

**CARNEYS POINT TOWNSHIP SEWERAGE AUTHORITY  
REGULAR MEETING February 19, 2019**

The meeting was called to order by Joanne O'Neill 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.

Mr. Telsey administered the oath of office to the appointed Board member, Kenneth Brown, for a five-year term beginning February 1, 2019 through to January 31, 2024.

**Roll Call**

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

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

1. Motion to appoint Mr. Rullo as Authority Chairman for the term February 2019 to February 2020.  
Nominated by: Mr. Newman, seconded by Mr. Brown  
Aye: Dr. Racite, Mr. Pelura
2. Motion to appoint Mr. Brown as Authority Vice-Chairman for the term February 2019 to February 2020.  
Nominated by: Mr. Newton, seconded by Mr. Rullo  
Aye: Dr. Racite, Mr. Pelura
3. Motion to appoint Mr. Newton as Authority Treasurer for the term February 2019 to February 2020.  
Nominated by: Mr. Brown, seconded by Mr. Pelura  
Aye: Mr. Rullo, Dr. Racite
4. Motion to appoint Dr. Racite as Authority Secretary for the term February 2019 to February 2020  
Nominated by: Mr. Brown, seconded by Mr. Newton  
Aye: Mr. Rullo, Mr. Pelura
5. Motion to appoint Mr. Pelura as Authority Alternate Treasurer/Secretary for the term February 2019 to February 2020.  
Nominated by: Mr. Newton, seconded by Dr. Racite  
Aye: Mr. Rullo, Mr. Brown

**Payment of Vouchers:**

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

**Approval of Minutes:**

- On motion by Mr. Pelura, second by Mr. Newton to accept Regular Session minutes from the December 18, 2018 meetings.  
RECORDED VOTE: Aye: Mr. Rullo  
Nay: None  
Abstain: Dr. Racite and Mr. Brown  
MOTION CARRIED: 3-0-2

**Old Business – Section 2:**

**Correspondence – Section 3:**

- Salem Community College Glass Education Center & Parking Lot Expansion Sanitary Sewer Improvement Bond Estimate & Escrow Fee and Sanitary Sewer Review #3. (Please see attached). To be address under agenda item #16 Resolution 2019-6.

**New Business – Section 4:**

- Resolution 2019-2 Appointment of Authority Accountant/Auditor – Bowman and Company LLP  
On motion by Mr. Newton, second by Mr. Brown  
RECORDED VOTE: Aye: Mr. Rullo, Mr. Pelura and Dr. Racite  
Nay: None  
Abstain: None  
MOTION CARRIED: 5-0-0
- Resolution 2019-3 Appointment of Authority Solicitor – Telsey and Telsey Attorneys at Law

On motion by Mr. Newton, second by Mr. Pelura  
RECORDED VOTE: Aye: Mr. Rullo, Mr. Brown and Dr. Racite  
Nay: None  
Abstain: None  
MOTION CARRIED: 5-0-0

- Resolution 2019-4 Appointment of Authority Engineer – Sickels and Associates, Inc.

On motion by Mr. Brown, second by Mr. Newton  
RECORDED VOTE: Aye: Mr. Rullo, Mr. Pelura and Dr. Racite  
Nay: None  
Abstain: None  
MOTION CARRIED: 5-0-0

- Resolution 2019-5 Appointment of Authority Bond Counsel –Parker McCay PA

On motion by Mr. Brown, second by Mr. Newton  
RECORDED VOTE: Aye: Mr. Rullo, Mr. Pelura and Dr. Racite  
Nay: None  
Abstain: None  
MOTION CARRIED: 5-0-0

- Resolution 2019-6 Resolution Approval of Application for Sanitary Sewer Improvements, Establishment Of Estimated Escrow Fees, Establishment of the Safety & Stabilization Guarantee, Performance Bond/Guarantee and Establishment of the Sewerage Connection Fee for Salem Community College Glass Education Center (Block 170, Lot 2 & 2.01) Township of Carneys Point, Salem County.

Mr. Biermann the county college is moving their main glass education facility back to Carneys Point. It was in Alloway for a while. There are approximately 70 students and several instructors. The sewer flow from the building can't get to the Authority's system by gravity and they have to put in a pump station next to their building and a small force main that runs across their property to one of the manholes on Hollywood Avenue. Mr. Biermann has evaluated the amount of sewer flow they anticipate to calculate the connection fee. The connection fee is equivalent to five sewer service units which is \$22,225.00. We have prepared estimates for the performance guarantee, the safety/stabilization guarantee of \$ and inspection escrow based off of current state laws.

The performance guarantee is \$4,800.00 and basically the performance guarantee works if the property owner maintains the portion of the work that portion is not bonded so they are only bonded for the connection.

The safety/stabilization guarantee is a flat \$5,000.00 for this size project and this is if there are any unsafe conditions they Authority can use these funds in order to address the unsafe conditions.

The inspection escrow is 5 percent of the construction costs.

Dr. Racite asked if they have received these numbers. Mr. Biermann stated yes in their letter. Dr. Racite asked if they have commented on them. Mr. Biermann replied no. Dr. Racite asked if Mr. Biermann expects a comment. Mr. Biermann responded he doesn't know if he will or not. The numbers are what they are. The Authority hasn't changed the connection fees for anyone. Dr. Racite asked if they have claimed that they want special consideration because of what/who they are. Mr. Biermann stated he hasn't had any requests like that. The performance, safety/stabilization and inspection escrow fees are all standard and they would have to post those no matter what. Mr. DeBlock asked if they have plans for irrigation on site because if we are going to be billing them as bulk user address as the rest of the facilities are based on water usage then we have to deduct the irrigation flows. Mr. Biermann replied he'll check the site plans that are in his office to see if they have any additional irrigation for that location but Mr. Biermann doesn't think they do. Dr. Racite asked where this is located at. Mr. Biermann responded that it's in the back of the first parking lot on the right-hand side as you are turn off of Shell Rd. onto Hollywood Ave. Mr. Brown stated you can also see it from Route 130. Mr. Biermann stated their recommendation is to establish those dollar values in the resolution and approve their connection subject to posting of the escrows, bonds, connection fee and remaining review escrow that they need to post. Mr. Rullo asked if we have to take any action now. Mr. Biermann stated yes he would recommend taking action on it and approve this by resolution.

On motion by Mr. Brown, second by Mr. Newton  
RECORDED VOTE: Aye: Mr. Rullo, Mr. Pelura and Dr. Racite  
Nay: None  
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:  
The phase 2 sewer replacement and the 295 pump station gravity main reconstruction both of those were constructed by the same contractor Pioneer Pipe. They do have punch-list items that need to be completed on both projects and do anticipate them to get out there once the weather improved enough that they can do some of the work so probably late winter/early spring when Mr. Biermann anticipates they will get in there to do some of that work. Right now currently we are holding performance bonds on them although it does say the period ends we have noted corrections that need to be made the performance bond is still valid until such time that we are acceptable to the corrections. The treatment plant roof replacement we did have cores taken of all three roofs. Based on what they found there is likely concrete underneath roof surface and we need to conduct some pull test on that to make sure the new roof is designed to account for the layer of concrete.  
The system-wide air permitting we did receive some comments back from DEP on the big permit that is the sledge-gant boiler and we have responded to DEP and don't anticipate any further comments and expect they'll issue the permit in the next few weeks.  
Agro Merchants Group this is the gateway business park. This facility is adding onto the Mullica Hill Refrigerated Warehouse with a processing facility. Relatively small in comparison to the facility but is still a large square footage addition for processing facility. They are processing lamb from a company called Lambco. They provided us with some information on the water quality and we flagged a couple of parameters and that these exceed the parameters that are in our rules and regulations and we have concerns about it. They came back to us and said that the facility they tested actually had multiple units in it and not all that they have control over. It's the mixing of the waste water that they have some exceeded on the parameters. They are probably right about that however Mr. Biermann has asked them to run additional tests to isolate exactly what their wastewater is, take it straight from their own facility without any outside influence on it and provide us with that water quality data. If it comes back good and it looks like we can accept the wastewater Mr. Biermann will provide a review letter to the board and we'll also have provisions for them where they have to put in sampling manholes and a flow meter so we can actually meter the flow out and sample it to make sure they remain in compliance as with our requirements. This is in the works and Mr. Biermann's office has received dozens of phone calls about this project. They are really trying to push this as they had gotten approval from Oldsman planning board before they came to us. It would have been good if they had been in the preliminary stages if Oldsman had given them a clue that they needed reach out to Carneys Point Sewer Authority.  
Mr. Brown asked what is we say no. Mr. Biermann answered that they would be out of luck as we are not under any obligation to take this wastewater and right now if it turns out that the wastewater is still such that we can't receive it then it would require pre-treatment or we would just have to say no.  
Mr. Pelura asked that the numbers they gave you is that from another plant that they have. Mr. Biermann responded that they have multiple plants across the country. They have one in LA and then one in LA has multiple units in it.  
Dr. Racite asked for comments on report numbers 2, 6 and 9. Mr. Biermann responded on #2 – Deepwater Diner they are moving along. They tested the force main, passed the pressure test, they still have some additional work that needs to be done so they probably two thirds of the way done. Dr. Racite asked if their escrows are up-to-date and Mr. Biermann responded they are and they are current. #6 – The manhole project – Mr. Biermann stated we are not much further along with our side of putting together a project to repair the manhole and the wet-well. There has been much movement of 424 Harding Highway and we have had other priorities and this has been on the back-burner. If you do hear there's a lot of movement on that job Mr. Biermann will put it on the front burner. #9 – They haven't posted their bonds or their escrows and hopefully they haven't started any construction. If you see anything at the Slapes Corner Rd behind the Sunoco and they start doing anything then we have to send out a letter to shut them down.

This concludes the Engineer's report.

### **Superintendent's Report**

- Mr. DeBlock reported the following:  
The repairs on pump #3 are ongoing. The operation staff is working on getting that completed. The pump is physically out and work is ongoing.  
VFD for pump #1 has been replaced. That is the variable frequency drive this is what controls the speed of the motor of the pump. The VFD is being repaired and we'll keep it on the shelf as a backup.  
Delaware Ave pump station pump #1 was returned to service on February 7<sup>th</sup>.  
Salem County Health Department completed their generator inspection of Game Creek Pump Station.  
Route 295 Pump Station also referred to as sub-pump station. We had an emergency on January 18, 2019. Pump #1 failed the pedal on the pump actually spun off the pump. During the course of the repairs Mr. Whittaker was there with the team and as he was trying to isolate pump #2 the valving on pump #2 failed which prevented us from pumping any wastewater. As you are aware some of the pump stations we slowly scheduled over the last 5 or 6 years installing emergency bypass at each of our pump stations so we can roll up our 6 inch dry prime, physically connect to the system and pump around the pump station. We haven't done it at the 295 pump station for a couple of reason one being the water main. In order to make this repair we mobilized Mr. DeBlock was on the phone with Eric and Andy was on site with Dave Kennedy and Steve Lee. We brought in English Septic Service to haul wastewater from the 295 pump station back to the plant to keep the water from overflowing. That went on until repairs were completed. Garrison was mobilized to install an emergency bypass. The only reason we were able to do it in the time frame that we did was because we had that real cold snap. We now have a permanent bypass installed and are still

running on the bypass at this time because there are additional issues with grit and sediment coming into the system and Andy is working on getting into the tank tomorrow, do a confined space entry, plug it, inspect the line to see where the issues are and then try to return pump #1 & #2 to service. All of these bills are being compiled by Frank and provided to Joanne and if you approve it to be tagged to the R&R account as an emergency. I request board acknowledgement of the emergency declaration of January 18, 2019 as it relates to the 295 pump station and apply the charges of those repairs to the R&R account. Dr. Racite asked if there is a permanent bypass there now. Mr. DeBlock responded yes. There is not a total amount as Mr. Hartman is still pulling the amounts.

On motion by Mr. Brown, second by Mr. Newton

RECORDED VOTE: Aye: Mr. Rullo, Mr. Pelura and Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

This concludes the Superintendent's report.

**Business Office Report**

Mrs. O'Neill's report reflects operating revenue and expense results for January 2019 are:

Revenue: \$198,546.79 Operating Expenses: \$162,266.71

We are receiving good results from the current quarterly billing and consumption bills.

We mailed out the delinquency notices last week.

This concludes the Business Office Report.

**Public Session:**

**Closed Session:**

Union negotiations update – Mr. Pelura stated there's no update at this time

**Other Business:**

**Adjourn:**

On motion by Dr. Racite, second by Mr. Pelura

RECORDED VOTE: Aye: Mr. Rullo, Mr. Brown and Mr. Newton

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

Respectfully Submitted,

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Joseph F. Racite, Authority Secretary