**CARNEYS POINT TOWNSHIP SEWERAGE AUTHORITY**

**REGULAR MEETING**

**MARCH 16, 2021**

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. Basile, Mr. Brown, Mr Rullo

Via Phone or Internet: Mr Newton

Absent: Dr. Racite

Others Present: Mrs. Zee, Mrs. Willis, Mr. Kiel, Mr. Whittaker

Others Via Phone or Internet: Mr. Telsey, Mr. Biermann, Mr O’Donnell, Mr. Gant, Mr. Cooksey.

**Opening – Section 1**

1. Motion to accept all properly audited vouchers. Motion Mr Newton, 2nd Mr Brown

RECORDED VOTE: Aye: Mr. Brown, Mr. Rullo, Mr Newton & Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

1. Motion to accept Regular Session minutes from the February 16, 2020 (Reorganization) Regular Meeting. Motion Mr. Newton, 2nd Mr Basile

RECORDED VOTE: Aye: Mr. Brown, Mr. Rullo, Mr Newton & Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

**Old Business – Section 2**

1. **Resolution 2021-24** Revision of Resolution 2021-20 correcting wording**. VOIDED**
2. **FYI -**Copy of letter of thanks from Sickels to the Pollution Control Financing Authority of Salem County for opportunity to present CPTSA’s funding request of $150,000 for the WWTP Capacity Expansion Study. No discussion ensued.
3. **Notification** – Vesper Opportunty Fund, LP notification letter of NJDEP Permit Application requesting authorization to fill and grade isolated wetlands, etc. Sent to all property owners within 200 feet of Project Site. No discussion ensued.
4. Vesper Opportunity Fund, LP request to Purchase Equivalent Dwelling Units from CPTSA. Previously discussed at February 16, 2021 meeting and requested by applicant to be put on the March 16, 2021 agenda. Mr Brown said Dr Racite and he discussed this in committee. Vesper wants over 5,462 gallons reserved for their Sewer flow. However, Vesper did not complete paperwork for this request. Recommendation to not grant request until paperwork received. Mr Biermann concurred as they have items still outstanding on their check list as well.
5. **Resolution 2021-22** – Authorizing Escrow Agreement between CP Land South, LLC and CPTSA for $455,000.00 to prepare and engineering design for the proposed Route 40 & Route 48 sanitary Force Main Extension. No discussion ensued. Mr Telsey said he let Brad Carney take over on this but he had reviewed it and was satisfied. Mr Brown asked if CP Land South, LLC had already sent the money in. Mr Telsey said it would be sent after Escrow Agreement was signed. Motion Mr Brown, 2nd Mr Basile

RECORDED VOTE: Aye: Mr. Brown, Mr. Rullo, Mr Newton & Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

1. **FYI** – Copy of the signed Escrow Agreement between CPTSA and Shell Road Urban Renewal, LLC. No discussion ensued.

**Correspondence – Section 3**

1. **FYI –** State of NJ Dept of Environmental Protection copy of Compliance Evaluation Inspection and Sampling. ETS discusses this under their report section.

**New Business – Section 4**

1. **Resolution 2021-25** - Resolution Authorizing Cancellation of Sewer Charges on Foreclosed Properties

Motion Mr Brown, 2nd Mr Basile

RECORDED VOTE: Aye: Mr. Brown, Mr. Rullo, Mr Newton & Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

1. **Resolution 2021-23** – Performance Bond Release, US4 Realty, LLC Bond No. 017242037

Mr O’Donnell stated this was for the Kast Warehouse. All repairs and improvements completed in accordance with the plan specs. Recommends releasing Performance Bond. Requests Maintenance Bond be posted prior to release. Mr Telsey is working on this with their people. Motion to release Mr. Brown, 2nd Mr. Newton.

RECORDED VOTE: Aye: Mr. Brown, Mr. Rullo, Mr Newton & Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

1. **Resolution 2021-21 –** Safety and Stabilization Bond Release, NFI Real Estate, Bond No. LPM9312609. Mr. O’Donnell stated Sickels was recommending the $5,000 Bond Release for 9 Gateway Blvd. All items were completed to satisfaction. Motion Mr. Newton, 2nd,  Mr Brown

RECORDED VOTE: Aye: Mr. Brown, Mr. Rullo, Mr Newton & Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

1. Sanitary Sewer Review No. 1, No. 2, and Sewer Bond Estimate & Escrow Fee for Verizon Wireless, 2 Collins Drive. Mr. O’Donnell said Sickels did a technical review and is recommending approval of connection for this site. CPTSA Board previously approved connection reservation of 400 gal per day. A A $5,000 Safety and Stabilization guarantee and a $5,000 Escrow guarantee needs to be approved by the Board for the connection. Motion Mr. Newton, 2nd Mr Basile

RECORDED VOTE: Aye: Mr. Brown, Mr. Rullo, Mr Newton & Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

1. **Resolution 2021-26** – Resolution Authorizing Agreement with PCFA. Mr Telsey noted this was for a $75,00 grant and a $75,000 loan. PCFA is requiring a resolution from the Board to proceed. PCFA will then do a resolution of their own at their next meeting. Mr Brown asked aske what the percent was for the loan. Mr Telsey responded this resolution was only to enter into the agreement but we would not be obligated to accept it if the interest rate was more than anticipated. Motion Mr Newton, 2nd Mr Basile.

RECORDED VOTE: Aye: Mr. Brown, Mr. Rullo, Mr Newton & Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

**Reports**

1. **Mr Telsey** – Commented on Mr Kiel’s letter to him about foreclosed properties and putting together a proposed rule on dealing with foreclosed properties. Referenced **Resolution 2021-25** cancelling sewerage charges, approved earlier in the meeting. Foreclosed properties would now have outstanding charges cancelled. Mr Telsey will put this together for the next meeting.
2. **Mr. Biermann, Mr. O’Donnell** – Questioned funding for the Proposal of the WWTP Expansion Study from PCFA and when the Board would like Sickels to start on their proposal for the project. Mr Kiel assured Sickels there were funds in the budget as the full cost of the project had been budgeted for before they were aware they were going to get funding from PCFA. Sickels can proceed. Motion to have Sickels begin on the proposed project Mr Brown, 2nd Mr Basile

RECORDED VOTE: Aye: Mr. Brown, Mr. Rullo, Mr Newton & Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

Mr. Bierman requested the Boards approval to proceed with the Forcemain Project and the escrow agreement with Land South LLC. Board previously approved Sickels work under USDA. Would like to proceed prior to escrow being received. Mr Telsey said that was ok.

1. **Mr. Cooksey –** Follow up on sludge spill, digester overflow, DeBlock reported spill to NJDEP. Wind River was hired to do clean up at a cost of $16,235. Sludge levels were reduced in digester and an overflow switch was installed to power down pumps should a situation happen again. Received PADEP approval to haul sludge to Delcora. Waiting for costs on cleaning digester.

295 pumping station started leaking and flooded the dry well and all the controls. Installed a bypass and put electrical components above ground and had motors repaired. Cost is $30,000. Control system is now out of lower level.

Sampling schedules were adjusted, quotes were received to inspect mixture when digester is emptied. $6.800. Universal joints replaced at plant pumping station. Odor issue on Line St fixed at $4,800, homeowners sewer line redirected out of our surcharging gravity main into a nearby manhole.

Discussion ensued.

Red material was coming into plant, traces in effluent. Coming from truck stop by 295 station. Red dye tablets cleaned from a trailer into the drainage system caused the problem. Owner has been contacted and lines cleaned out in pit where tablets were washed into. Discussion ensued.

Discussed NJDEP Compliance Evaluation Inspection and Sampling previously mentioned in Section 3 under Correspondence.

1. **Mrs. Zee -** Revenue in February 2021 $89,616.55, Operating Expenses were $176,593.64.
2. **Mrs. Willis** – Reported on upcoming additional training from JIF.
3. **Mr. Kiel –** Mentioned Rt 40-48 Ext. Triad charges two fees for getting us the grant. $50,000 to manage the grant, and a $50,000 fee to monitor the grant. This 2nd amount was not budgeted for. We can move money to cover from a different budget line. Tim will have a Resolution next month to cover this transfer.

**Public Session N/A**

**Closed Session – Section 8 N/A**

**Other Business – Section 9**

**Adjourn 6:14 pm**

Motion Mr Brown, 2nd Mr. Basile

RECORDED VOTE: Aye: Mr. Brown, Mr. Rullo, Mr Newton & Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0