**CARNEYS POINT TOWNSHIP SEWERAGE AUTHORITY**

**REGULAR MEETING**

**JULY 20, 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: Dr Racite, Mr. Basile, Mr. Brown, Mr. Newton, Mr Rullo

Via Phone or Internet: n/a

Others Present: Mrs. Zee, Mrs. Willis, Mr Cooksey

Others Via Phone or Internet: Mr Kiel.

**Opening – Section 1**

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

RECORDED VOTE: Aye: Mr. Brown, Mr. Rullo, Mr Newton, Mr. Basile, Dr Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. Motion to accept Regular Session minutes from the June 15, 2021 Regular Meeting.

Motion Mr. Newton, 2nd Mr Brown

RECORDED VOTE: Aye: Mr. Brown, Mr. Rullo, Mr Newton, Mr. Basile, Dr Racite

Nay: None

Abstain: Dr. Racite

MOTION CARRIED: 5-0-0

**Old Business – Section 2**

1. **FYI** – Clemente Farm Hickory Pump Station Improvements, CPSA 1031. Mr O’Donnell reported they requested the pump station be scoped for an upgrade. Upgrade is feasible and applicant was informed. Awaiting direction from the Board to proceed. Follow up with Adam Telsey and Brad Carney. No redevelopment agreement has been made with Carneys Point yet. This has to be done first before proceeding with sewerage. Discussion ensued.
2. **FYI** – DePalma Tract Sanitary Sewer Feasibility Study, CPSA 1038. Mr O’Donnel informed the Board a report had been sent to the developer on how to connect to sewerage. 12,000 gal will flow from the site. Will connect via pump station on site and forcemain. They presently do not have an agreement with Carneys Point. No further movement can be done at this time.
3. **FYI** - Vesper Opportunity Fund, LP Sanitary Sewer Bond Estimate & Escrow Fee and Sanitary Sewer Review No 3, CPSA 1027. Mr O’Donnel reported Sickels was recommending approval of sewerage connection and the bond estimates. Request approval by the Board of Performance Bond of $95,346.00, Inspection Escrow Fee of $9256.40. Mr Brown informed Board the property was being sold. New owners do not have a redeveloper’s agreement with Carneys Point. Mr. Clint Allen informed the Board the
4. property is not in a redevelopment area and the new owner will be seeking the re-assignment of Vesper’s approvals. Discussion ensued.

**Resolution Establishing Performance Bond and Escrow Fee Amounts 2021-39**

Motion Dr. Racite, 2nd Mr. Brown

RECORDED VOTE: Aye: Mr. Brown, Mr. Rullo, Mr Newton, Mr. Basile, Dr Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. **FYI –** Triple Net Investments LVII, LLC, CPSA 1026, Sanitary Sewer Review No. 3. Mr O’Donnell reported this was for the Flex Center at Gateway Business Park. Technical requirements have not been met yet for connection.

**Correspondence – Section**

1. Department of Labor and Workforce Development notice of abatement of previous Order to Comply. Mr. Cooksey informed the Board this was referring to the prior OSHA Inspection. No discussion

**New Business – Section 4**

1. Sewer Service request for an industrial garage at 517 S Pennsville Auburn Road. Mr O’Donnell reported this was for the old Howard Johnson property. New owner will be using 3500 gal per day. A new connection fee of $80,000 will have to be collected. Previous owner disconnected. Discussion ensued.
2. **Resolution 2021-36** **Resolution for Member Participation in the Salem County Cooperative Pricing System.** This will bring our Atlantic City Electric bills down by joining with the County in a co-op. Motion Mr. Brown, 2nd Dr Racite.

RECORDED VOTE: Aye: Mr. Brown, Mr. Rullo, Mr Newton, Mr. Basile, Dr Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. **Resolution 2021-37** Resolution Authorizing Sewer Capacity Reservation Agreement Vesper Opportunity Fund, LP and Reservation of Sewer Capacity Agreement to be signed by the Authority Chairman.

**Resolution Authorizing Sewer Capacity Reservation Agreement 2021-37 and**

**Agreement to be signed by the Chairman**

Motion Mr. Brown, 2nd Mr.Newton

RECORDED VOTE: Aye: Mr. Brown, Mr. Rullo, Mr Newton, Mr. Basile, Dr Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

**Reports**

1. **Mr Telsey** – Mentioned letter to Deepwater Diner in reference to pulling Bond. This item was deferred to Closed Session. Informed the Board JP Berkowitz had filed for Chapter 7 Bankruptcy. They currently owe CPTSA approximately $67,000. JP Berkowitz is located in the Gateway Business Park. Discussion ensued on ways to monitor Consumption accounts in arrears and possible solutions. Mr Brown mentioned possibility of water shut off.
2. **Mr. Biermann, Mr. O’Donnell** - Updated Board on Forcemain Project, Treatment Plant Expansion, Deepwater Diner, and Amazon/pump station upgrades. Mr Biermann mentioned the status of Kelly Farms developer and their desire to move faster by funding the treatment plan design themselves. Discussion ensued. This would cut off a year. Suggested meeting with bond council, Mike Welding, Brad Carney, Sickels, to discuss. Mention of Pilesgrove possibly having an interest in hooking up to the sewer in the future.
3. **Mr. Cooksey –**Updated Board on NJDEP inspection. Fines will be imposed for violations cited in March for unreported sampling. No dollar figure known at this time. Lafayette Drive pumping station had a check valve fail. All repairs made. Dr Racite questioned the fines, answered to satisfaction.
4. **Mrs. Zee -** Revenue in June 2021 was $244,378.65, Operating Expenses were $112,979.77.

99 Consumption bills were mailed 7/6/2021 at a cost of $50.49. Anticipated revenue including interest at the new base rate of $250 and increased cost per gallon is $237,260.83. 895 2nd qtr delinquent bills were mailed on 7/12/2021 at a cost of $456.45. Anticipated revenue and interest is $350,264.36. Mr Brown questioned if the delinquencies had decreased and if the charge for paying late was keeping pace with the cost of postage. Quarterly payments increased to $125 from $120 effective 7/1/2021.

1. **Mrs. Willis** – Informed board Debbie Turner-Fox was no longer the QPA for Salem County. Salem County will have a shared service with Cumberland County. This will not void our contract as it is with the County not Debbie Turner-Fox.

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1. **Mr. Kiel – Resolution 2021-38 Amending Office Manager Benefits.** Mr Kiel reminded Board a resolution is needed to approve Patti Willis vacation time to be given immediately. Motion Dr Racite, 2nd Mr Basille.

RECORDED VOTE: Aye: Mr. Brown, Mr. Rullo, Mr Newton, Mr. Basile, Dr Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

**Public Session N/A**

**Other Business – Section 8**

Union Contract Negotiations. Mr Rullo assigned Mr. Newton and Mr. Basille as committee members. Contract renews 12/1/2021. Mr Brown mentioned the health insurance cost difference. Notice will be sent to all parties involved for upcoming union meetings along with copy of current contract. Expediting the

negotiations is hopeful. Also Mr Rullo requested going into regular open meetings. The next meeting will be open and virtual. Dr Racite questioned why Mr Whittaker was on the list of attendees for the Board Meeting. Decision to remove his name. Should he attend he will be attending as an interested member of the public.

**Closed Session – Section 9**

Deepwater Diner (Attorney Client Privilege per Mr Telsey)

Motion Mr Brown, 2nd Mr Baslle

RECORDED VOTE: Aye: Mr. Brown, Mr. Rullo, Mr Newton, Mr. Basile, Dr Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

**Adjourn 6:52 pm**

MOTION Mr Brown, 2nd Mr. Basille

RECORDED VOTE: Aye: Mr. Brown, Mr. Rullo, Mr Newton, Dr Racite , Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0