**CARNEYS POINT TOWNSHIP SEWERAGE AUTHORITY**

**REGULAR MEETING**

**JULY 19, 2022**

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 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. Basile, Mr. Newton, Mr. Bomba

Via Phone or Internet: Mr. Brown

Absent:

Others Present: Mr. Telsey, Mr. O’Donnell, Mr. Biermann, Mr. Cooksey, Mrs. Zee, Mrs. Willis, Mr. Testa

Others Via Phone or Internet:

**Opening – Section 1**

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

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

 Nay: None

 Abstain: None

 MOTION CARRIED: 5-0-0

1. Motion to accept Regular Session minutes from the June 21, 2022 Regular Meeting.

  Motion Mr. Newton, 2nd Mr. Bomba

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

 Nay: None

 Abstain: None

 MOTION CARRIED: 5-0-0

**Old Business – Section 2**

1. Sanitary Sewer Review No 1, 3 Collins Drive Bldg C Block 192.01, Lot 3 (CPSA-1050)

Sanitary Sewer Review No 1, 4 Collins Drive, Bldg B, Block 192, Lot 3 (CPSA-1051)

Sanitary Sewer Review No 1 7 Collins Drive, Bldg A, Block 192.01, Lot 1 (CPSA-1052)

Sean O’Donnel informed the Board there were still a few items that needed to be addressed and would update the Board at the next meeting. No Action at this time

1. Sewer Capacity Study RPI Construction Equipment 517 Pennsville-Auburn Road, Block 218, Lot 12 (CPSA-1040). Mr O’Donnell informed the Board there is sewer capacity for this applicant and the applicant was informed via letter. Discussion ensued concerning the actual number of employees there.
2. Treatment Works Approval Permit Application Route 40/48 Sanitary Force Main Extension (CPSA-134-5). Mr O’Donnell informed the Board the application had been made for the big force main project and Sickels would be following up in the next couple of weeks and would keep the Board apprised.

**Correspondence – Section 3**

1. County of Salem Engineer’s Office Road Opening Permits and denial. Mr O’Donnell informed the Board that one of the three Permit Applications for the Rt 40/48 Sanitary Force Main Extension on Pennsville-Auburn Road was denied due to a moratorium because of paving. There is a way around the issue and Sickels will revise the plan and pave an additional short stretch of 100 ft beyond the planned trench. Sickels then expects the Permit Application will be approved. No discussion.
2. Notice of Public Hearing by the Carneys Point Planning Board and Zoning Board on July 12, 2022 to consider an application by AACHCP LLC for Preliminary Major Site Plan Approval, final Major Site Plan Approval and Bulk Variance Approval for the development of a proposed warehouse project. This was an FYI only. No discussion.
3. State of New Jersey Department of Environmental Protection Final Surface Water Renewal Permit Action. Mr Cooksey informed the Board additional sampling is now required as of October 1st. Monthly instead of Quarterly and a 96 hour feces testing is also required now.
4. FYI – Notice of Public hearing on Tuesday July 12, 2022 to consider an Application for Preliminary Major Site Plan Approval and Final Major Site Plan Approval for the development of a proposed warehouse project by Shell Road Urban Renewal, LLC. No comments or discussion.
5. FYI – Notice of Special Hybrid Public Hearing on Tuesday July 26, 2022 at 6:30 pm in the Corurtroom of the Carneys Point Township Municipal Building. Purpose to consider a request for Preliminary Major Subdivision Approval, Final Major Subdivision Approval Preliminary Major Site Plan Approval and Final Major Sited Plan Approval to allow for the development of the Forest Lane Warehouse development project. No comments or discussion.
6. FY – Notice of Special Hybrid Public Hearing on Tuesday July 26, 2022 at 6:30pm in the Carneys Point Township Municipal Building, Purpose to consider a Preliminary Major Site Plan Approval and Final Major Sited Plan Approval to allow for the development know as Kelly Logistics Park North. No comments or discussion.

**New Business – Section 4**

1. NJDOT Utility Opening Application Route 48/Game Creek Road intersection. A small sanitary force main needs to be run and connect to the existing gravity system. Would like the CPTSA to apply for a road opening permit from DOT. This is a DOT requirement. Need to authorize the Chairman to sign an Application for Utility Opening and need Mr Telsey to prepare an agreement allowing the Authority to make this application. Mr Biermann informed the Board the property owner maintains operation and maintenance of their own force main. The CPTSA will make the application but this is a private line. DOT does not allow private entities to make applications, only utilities. Discussion ensued. Representative from Dermody Properties, the applicant, James Mascaro, gave some additional information. Mr. Biermann requested the Board approve the application to DOT for the force main with an agreement being written by Mr Telsey with the project owner. Motion to approve Mr. Brown, 2nd Mr. Newton.

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

 Nay: None

 Abstain: None

 MOTION CARRIED: 5-0-0

1. **Resolution 2022-47** Resolution of the Carneys Point Township Sewerage Authority Authorizing the Issuance and Sale of its Sewer Project Notes, Series 2022, in the Principal Amount of up to $220,000; Delegating to Certain Authority Officials the Power to Make Certain Determinations and to Award and Sell the Notes; Approving Certain Terms and Provisions of the Notes and the Pledge of Revenues to Secure the Payment of the Notes; and Determining Certain Matters in Connection Therewith. Mr Testa offered some clarification on the Bonds. Motion to approve Mr. Bomba, 2nd Mr Newton

 RECORDED VOTE BY ROLL CALL: Aye: Mr. Brown, Mr. Rullo, Mr. Basile, Mr. Newton,

 Mr. Bomba

 Nay: None

 Abstain: None

 MOTION CARRIED: 5-0-0

 **Reports**

1. **Mr. Telsey** **Section 5**- Defers to Closed Session to discuss Deepwater Diner

1. **Mr. Biermann/Mr. O’Donnell** **Section 6–** Mr. O’Donnell updated the Board on several items. 1) The WWTP Expansion Project, Senator Booker announced his recommendation for a congressionally directed spending request of $1,200,000 to cover a portion of the engineering design. 2) Sickels met with Penns Grove on the anticipated sewer diversion with Carney Point. Penns Grove wants to run a 2 week pilot test first to make sure their system can handle the connection. This should start the beginning of August 2022. Samples will be taken, etc. No problems anticipated.

1. **Mr. Cooksey Section 7 -** Reported on the 242 Golfwood Rd connectin requirement. There is a lateral in the lot and the property is now connected. Will not have to go through the County and have them lift the moratorium on the road. Also reported he is waiting on equipment to start the diversion to the Penns Grove Sewer Treatment Plant which should be in within the next couple of weeks.
2. **Mrs. Zee Section 8 -** Revenue and Operating Expense results for June 2022 were:

 Revenue: $276,310.88 Operating Expenses: $306,97.15

 107 Consumption Bills for the 2nd qtr were mailed July 8, 2022, anticipated revenue is

 $327,917.07.

 952 Delinquent Bills for 2nd Wtr were mailed July 12, 2022, anticipated income is $391,658.62.

1. **Mrs. Willis** **Section 8** – Reported working with Mr Testa on recovering Connection Fees. Going well. There are 5 accounts that have not been set up for bills, they are now in the system. Property owners will be notified. Reported we were turned down for the Co-Op for the Electric Bills. We will stay with Atlantic City Electric.
2. **Mr. Testa –** Reported on 2021-2022 Budget situation and the steps taken for correction.

**Resolution 2022-49** Ratifying the Late Introduction and Submission of the 2021 Budget (12/1/2021 to 11/30/2022) Motion to approve Mr. Newton, 2nd Mr Bomba.

RECORDED VOTE BY ROLL CALL: Aye: Mr. Brown, Mr. Rullo, Mr. Basile, Mr. Newton,

 Mr. Bomba

 Nay: None

 Abstain: None

 MOTION CARRIED: 5-0-0

**Resolution 2022-50** Rescinding the Adoption of Resolution 2021-46. Motion to approve Mr Newton, 2nd Mr Bomba.

RECORDED VOTE BY ROLL CALL: Aye: Mr. Brown, Mr. Rullo, Mr. Basile, Mr. Newton,

 Mr. Bomba

 Nay: None

 Abstain: None

 MOTION CARRIED: 5-0-0

**Resolution 2022-51** 2021 authority Budget Resolution Carneys Point Township Sewerage Authority. Motion Mr Newton, 2nd Mr Bomba.

RECORDED VOTE BY ROLL CALL: Aye: Mr. Brown, Mr. Rullo, Mr. Basile, Mr. Newton,

 Mr. Bomba

 Nay: None

 Abstain: None

 MOTION CARRIED: 5-0-0

 **Public Session Section 9 - N/A**

1. Motion to close Public Session Mr Bomba, 2nd Mr Basille

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

 Nay: None

 Abstain: None

 MOTION CARRIED: 5-0-0

 **Closed Session Section 10 6:06 pm – 6:49 pm**

 **Resolution 2022-48** Closed Session

1. Interpretation of Employee Vacation Accrual for Union Employees
2. Government Moratorium Delinquent Sewer Accounts

 Continuation of discussion from previous CPTSA Board Meeting on June 21,2022

Motion Mr Brown, 2nd Mr Bomba

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

 Nay: None

 Abstain: None

 MOTION CARRIED: 5-0-0

Return to Regular Session, Motion Mr. Brown, 2nd Mr. Bomba

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

 Nay: None

 Abstain: None

 MOTION CARRIED: 5-0-0

**Other Business – Section 11 – N/A**

**Adjourn 6:49 pm** Motion Mr. Basile, 2nd Mr. Bomba

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

 Nay: None

 Abstain: None

 MOTION CARRIED: 5-0-0