**CARNEYS POINT TOWNSHIP SEWERAGE AUTHORITY**

**REORGANIZATION MEETING**

**FEBRUARY 21, 2023**

The meeting was called to order by the Solicitor 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. Brown, Mr. Newton, Mr. Bomba

Via Phone or Internet: Mr. Basile, Dr. Racite

Absent:

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

Others Via Phone or Internet: Mr. Cooksey

**Opening – Section 1**

1. Motion to appoint **Mr. Ken Brown Authority Chairman** for the term February 2023 through January 2024. Motion Mr. Newton, 2nd Mr. Bomba

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

Mr. Bomba, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. Motion to appoint **Mr. Pat Bomba Authority Vice-Chairman** for the term February 2023 through January 2024. Motion Mr. Newton, 2nd Mr. Brown

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

Mr. Bomba, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. Motion to appoint **Mr Charlie Newton Authority Treasurer** for the term February 2023 through January 2024. Motion Mr. Bomba, 2nd Mr. Basile

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

Mr. Bomba, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. Motion to appoint **Dr. Joe Racite Authority Secretary** for the term February 2023 through January 2024.

Moton Mr. Brown, 2nd Mr Bomba

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

Mr. Bomba, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. Motion to appoint **Mr Larry Basil Alternate Treasurer/Secretary** for the term February 2023 through January 2024. Motion Mr. Brown, 2nd Mr. Bomba

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

Mr. Bomba, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. **Resolution 2023-05** Authorizing Contract for Solicitor **- Telsey & Telsey.** Motion Mr. Bomba, 2nd Mr. Newton.

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

Mr. Bomba, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. **Resolution 2023-06** Authorizing Contract for Engineering Services – **Sickels & Associates.** Motion Mr. Newton, 2nd Mr. Bomba.

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

Mr. Bomba, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. **Resolution 2023-07** Authorizing Contract for Bond Counsel – **Parker McCay.** Motion Mr.Bomba, 2nd Mr Newton.

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

Mr. Bomba, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. **Resolution 2023-08** Authorizing Contract for Accountant/Auditor – **Bowman and Company LLP.** Motion Mr. Bomba, 2nd Mr. Newton.

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

Mr. Bomba, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. **Resolutions 2023-09** Authorizing Contract for Certified Financial Officer – **Romano, Hearing, Testa & Knorr**. Motion Mr. Bomba, 2nd Mr. Newton.

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

Mr. Bomba, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. **Resolution 2023-10** Appointing Board Members Mr. Ken Brown & Mr. Pat Bomba to the **Sewer Infrastructure Committee.** Motion Mr Newton, 2nd Mr Bomba.

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

Mr. Bomba, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. **Resolution 2023-11** Appointing Board Members Mr. Larry Basile & Dr. Joe Racite to the **Personnel Committee.** Motion Mr. Brown, 2nd Mr. Bomba.

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

Mr. Bomba, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. **Resolution 2023-12** Appointing Board Members Mr Larry Basile & Mr. Pat Bomba to the **Finance Committee.** Motion Mr Brown, 2nd Mr Newton.

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

Mr. Bomba, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. **Resolution 2023-13** Authorizing Depository for Authority Funds – **Fulton Bank of New Jersey and Ocean First Bank.** Motion Mr. Bomba, 2nd Mr. Brown.

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

Mr. Bomba, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. **Resolution 2023-14** Authorizing Acceptance of Cash Management Plan. Motion Mr. Bomba, 2nd Mr. Newton.

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

Mr. Bomba, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. **Resolution 2023-15** Compliance with the Open Public Meetings Act Official Newspapers – South Jersey Times. Motion Mr Newton, 2nd Mr. Bomba.

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

Mr. Bomba, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. **Resolution 2023-16** Compliance with the Open Public Meeting Act. Motion Mr Bomba, 2nd Mr. Newton.

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

Mr. Bomba, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. **Approval of Tax Sale** 4th quarter 2021 through 3rd quarter 2022. Motion Mr Newton, 2nd Mr. Bomba.

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

Mr. Bomba, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

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

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

Mr. Bomba, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

Dr. Racite had some questions, all answered to satisfaction.

1. Motion to accept Regular Session minutes from the January 17, 2023 Regular Meeting. Motion Mr Bomba, 2nd Mr. Newton.

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

Mr. Bomba

Nay: None

Abstain: Dr. Racite

MOTION CARRIED: 4-0-1

1. Motion to accept Special Meeting minutes from the February 7, 2023 Special Meeting regarding the Agreement to Provide Sanitary Sewer Treatment by the Carneys Point Sewerage Authority and Borough of Penns Grove Sewerage Authority. Motion Mr. Bomba, 2nd Mr. Newton.

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

Mr. Bomba, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

**Public Session - Section 10** Request to move this item from Section 10 up due to conflict with Engineers schedule.

Mr Telsey informed the meeting this was concerning Deepwater Diner and some outstanding issues. A Memorandum of Understanding was created twice. The requirements have not been met yet. An additional Revised Memorandum has now been created. Deepwater Diner deposited $89,940 with their attorney, Joe DiNicola’s Trust Account so the necessary work can be done and paid, Pumping Station shop drawings needed to be submitted to our engineer, Sickels, by Jan 30, 2023, all parts needed to be ordered and then 30 days to complete work. Septic System must be shown to be properly abandoned. Contractor paid. Manholes drained and parged. Only 2 of the 17 required items have been completed. Mr DiNicola addressed the Board, bringing up to

speed on issues of Deepwater Diner. Pumping Station should be moved from present previously approved location. New design plans are needed, should be ready in 3 weeks. Photo of proposed change provided. Discussion ensued. Everything should be completed in 6 months depending on receipt of parts. Deepwater Diner should come to future Board Meetings to inform on progress. A new revised MOU will be developed based on discussions. Motion for Chairman to sign revised MOU Mr. Bomba, 2nd Mr. Newtion

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

Mr. Bomba, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

**Old Business – Section 2**

1. Copy of Maintenance Bond for Layton’s Lake Subdivision **(CPSA 1003)** has been received**.** All required conditions have now been met**,** Mr O’Donnell said the Performance Bond may now be released. No discussion.

**Correspondence – Section 3**

1. Notice from NJDEP the online portion of the WQMP Application was completed and will be assigned for technical review. **(CPSA 138)** Mr. O’Donnell explained they had accepted our application for the sewer service area for the Penns Grove diversion. It will be a few months until we receive an answer. No discussion.
2. Notice of request to NJDEP from Tony D Environmental Permiting LLC. Proposed Amendment to Lower Delaware WQMP. **(CPSA 1048)** Mr O’Donnell explained this was a proposal for 3 warehouses along Pointers-Auburn Road. They want to put a septic system on the site until they can connect to sewer. Looking to connect to sewer now and want to put in application. Mr Brown reminded the Board they had been told there is no sewer available right now. Discussion ensued.
3. Response from the New Jersey Historic Preservation Office regarding Rt 40 & Rt 48 Consolidated Improvement at Forest Lane and Kelly Farm. **(CPSA 1030)** Mr. O’Donnell explained this was for the DOT improvements at the site. No action is needed from the Board. No discussion.
4. Copy of letter and Treatment Works Approval Permit No. 22-0473 for Shell Road Sewage Conveyance System. **(CPSA 1031)** Mr O’Donnell explained permits received and work can now be started. They are ready to put up 50% of connection fee. Sewerage was previously allotted to them. Discussion ensued.
5. Notice of Public Hearing, February 28, 2023, 7 pm in the gymnasium of the Oldmans Township School for a Use Variance Approval to allow for the development and use of warehouses in the AR Agricultural Residential District. We received this because we have property within 200 feet adjacent.

**New Business – Section 4**

1. Will Serve Request for Del View Apartments, Block 1, Lots 16 & 17. **(CPTSA 1053)** Mr. O’Donnell explained this is for a COA development. Connection Fees have been waived, flows have been reserved via court order. Discussion ensued.
2. **Resolution 2023-18** Resolution authorizing the 2022 Adopted Budget for CPTSA Fiscal Year Dec 1,

2022 to Nov 30, 2023. Mr Testa discussed the budget and the requirements. No discussion. Motion to adopt Mr Bomba, 2nd Mr Newton.

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

Mr. Bomba, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. **Resolution 2023-19** Resolution Adopting a Corrective Action Plan for the CPTSA 2020 Annual Audit. Mr Testa explained there were 2 findings that needed to be addressed and explained the Action Plan. No Discussion. Motion to adopt Mr. Bomba, 2nd Mr Newton

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

Mr. Bomba, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. Sanitary sewer Review No. 3, On Site Improvements, Sanitary Sewer Review No. 3 Off Site Improvements, and Sanitary Sewer Bond Estimate & Escrow Fee, CP Land South LLC, Kelly Logistics Park South. Mr O’Donnell informed the Board all their On-Site comments have been met. No objection to Board approving the development and signing the TWA Applications. On the Off-Site Improvements not all comments on technical requirements were satisfied yet. They are requesting the Board authorize the Chairman sign the permit documents so they can be submitted once the comments have been met. Discussion ensued.

**Resolution 2023-20** Authorizing and Approving Execution of Permit Application for CPTSA for CP Land South LLC **(CPTSA 1043)** Motion to sign Mr Bomba, 2nd Mr. Newton

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

Mr. Bomba, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

**Resolution 2023-23** Resolution Establishing Performance Bond and Escrow Fee Amounts **(CPTSA 1043)**

Motion to sign Mr. Bomba, 2nd Mr. Brown

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

Mr. Bomba, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. Sanitary Sewer Review No. 2, RG Carneys Point LLC, The Rockefeller Group **(CPTSA 1030).** Mr O’Donnell informed the Board not all comments have been satisfied. They are asking the Board approve the Chairman sign the permit documents so they can be submitted once the comments have been met. Discussion ensued. Concerns were raised about setting a precident by signing when the comments are not satisfied.

**Resolution 2023-21** Authorizing and Approving Execution of Permit Applications for CPTSA for RG Carneys Point, LLC **(CPTSA 1030)** Motion to sign Mr. Bomba, 2nd Mr Newton.

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

Mr. Bomba, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

**Reports**

1. **Mr. Telsey** **Section 5** N/A
2. **Mr. Biermann/Mr. O’Donnell** **Section 6 –** Proposal for Professional Services from Sickels for the Delaware Avenue Forcemain PGSA Interconnection. This is for the beginning construction phase once the permits from DEP are received, will allow Sickels to go out to bid for the project and do inspections. Mr Testa questioned the cost in the budget. Answered to satisfaction. **(CPSA 138)**

**Resolution 2023-22** Resolution Authorizing Sickels and Associates Proposal for Penns Grove Forcemain Interconnection. Motion to authorize Mr. Bomba, 2nd Mr. Newton.

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

Mr. Bomba, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. **Mr. Cooksey Section 7 –** Informed Board the Hickory Bypass should be completed in the next 2-3 weeks. Mr Cooksey reminded the Board there was no bypass on the Hickory Street station. To keep under the bid threshhold we purchased the parts. Reduced costs from $70,000 to $40,000.

1. **Mrs. Zee Section 8 -** Revenue and Operating Expense results for January 2023 were:

Revenue: $259,505.93 Operating Expenses: $181,209.52

1. **Mrs. Willis** **Section 8** – Informed board of Moratorium on the Sewerage Bills still in place. It is time again for Elected official training, e-mails were sent to Board members. Mr. Ken Brown will be added as a check signer

1. **Mr. Testa Section 9– N/A**

Dr. Racite had questions for Mr Testa i.e. Edmunds up to Date, Capital projects being tracked, Connection fees being tracked. All answered to satisfaction. Discussion ensued, including increasing Sewerage Rates.

**Public Session Section- 10**

Motion to go into Public Session Mr. Bomba, 2nd Mr. Brown

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

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

Motion to go out of Public Session Mr. Bomba, 2nd Mr. Brown

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

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

**Closed Session Section 11** N/A

**Other Business – Section 12** – N/A

**Adjourn 7:50 pm** Motion Dr. Racite, 2nd Mr. Bomba

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

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0