**CARNEYS POINT TOWNSHIP SEWERAGE AUTHORITY**

**Regular Meeting Minutes**

**October 17, 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. Basile, Mr. Brown, Mr. Newton, Mr. Bomba, Dr Racite

Via Phone or Internet:

Absent:

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

John Nicoll (Parker McCay Guest)

Others Via Phone or Internet:

**Opening – Section 1**

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

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

Mr. Bomba, Mr. Basile, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

Dr.Racite had a question about several of the invoices, all answered to satisfaction.

1. Motion to accept Regular Session minutes from the September 19, 2023 Regular Meeting. Motion Mr Bomba, 2nd Mr. Newton.

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

Mr. Bomba, Dr. Racite, Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

**Old Business – Section 2**

1. **Special Report from Mr. Joe DiNicola, Attorney for Multani - Deepwater Diner.**

Mr. DiNicola stated the contractor has been a no show. They are still within the timeframe of the MOU. No money has been sent to CPTSA to cover outstanding escrow bills. Contractor disagrees with Engineers design. Engineers follow and stand by the manufacturers recommendation. Mr. Brown suggested to take $15,000 from the $90,000 Mr. DiNicola is

holding for Multani-Deepwater Diner to cover the outstanding escrow owed. Discussion ensued. Per recommendation from Mr. Telsey, motion to have Mr. DiNicola take money from the $90,000. Mr. Bomba, 2nd Mr. Newton.

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

Mr. Bomba, Dr. Racite, Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. Delaware View Apartments, LP Sanitary Sewer Review No. 2. **(CPSA 1053)** Recommendation of application approval and endorsement of the NJDEP TWA application by Sickels. Sean explained this was a very simple connection.

**Resolution 2023-54** Authorizing Construction of Sanitary Sewer Improvements and Treatment Works Approval Application, Motion Mr. Bomba, 2nd Dr. Racite

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

Mr. Bomba, Dr. Racite, Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. Discussion – Verizon Wireless/Sewer Reservation Request for proposed Carney’s Point Facility. Verizon has decided they are not going forward with the project, they never signed the Sewer Reservation Agreement. They were contesting paying the Escrow/Reservaton fees for prior completed work. A payment of $1,679.50 will be forthcoming from them to cover outstanding Escrow bills. Motion by Board to acknowledge the project has been canceled. Motion Dr. Racite, 2nd Mr. Bomba

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

Mr. Bomba, Dr. Racite, Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

**Correspondence – Section 3 N/A**

**New Business – Section 4**

1. Parker McCay provided (2) Resolutions, a CPTSA Reimbursement Resolution Out of Bond Proceeds for Capital Improvement and a Note Resolution for the “not to exceed” amount of $1.2 mm for the Authority’s Capital Improvement Project through I-Bank. (No. S340502-08) Project consists of reconstruction and repairs to the System, including the installation of new sewer gravity mains and the demolition and removal of an existing pumping station on Lafayette Road. After discussion it was determined additional funding would be needed greater than the original $1.2 mm. Note Resolution **(Resolution 2023-52)** was tabled until the November meeting when it will be re-introduced with the corrected figures. Motion to Table Mr. Bomba, 2nd Mr. Newton

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

Mr. Bomba, Dr. Racite, Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

**Resolution 2023-51** Resolution to Reimburse CPTSA Out of Bond Proceeds for Capital Improvement Expenditures in the aggregate principal amount of up to $1,200,000. Motion Mr. Bomba, 2nd Mr. Newton

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

Mr. Bomba, Dr. Racite, Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. Notice of Receipt of Sealed Bids received on October 12, 2023 at 11:00 AM for the Lafayette Road Sanitary Sewer Project, **(CPSA 122)** After review of bids decision to award South State, Inc. Bid amount was $1,379,937.25, lowest bid. Resolution is contingent on funds from I-Bank.

**Resolution 2023-53** Resolution Authorizing Contract for Sanitary Sewer Project to South State, Inc. Motion Dr. Racite, 2nd Mr. Bomba.

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

Mr. Bomba, Dr. Racite, Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. **Resolution 2023-55** Resolution Authorizing Release of Performance Bond and Safety Guarantee Bond, Tri-State Distribution Center-Onsite Sanitary Sewer Improvements. **(CPSA 1009)**

Maintenance Bond will be put up prior to release of Performance Bond & Safety Stabilization Bond. Motion to release Mr. Newton, 2nd Mr. Bomba

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

Mr. Bomba, Dr. Racite, Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. **Resolution 2023-56** Resolution Authorizing Release of Performance Bond DPIF2 **(CPSA 1035).** Maintenance Bond will be put up prior to release of Performance Bond. Motion to release Mr. Bomba, 2nd Mr. Newton.

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

Mr. Bomba, Dr. Racite, Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

**Reports**

1. **Mr. Telsey Section 5 –**

Items to be discussed in Closed Session.

1. **Mr. Biermann/Mr. O’Donnell** **Section 6 – N/A**

1. **Mr. Cooksey Section 7 –**

Received a DEP Notice of Violation from April of 2022. All requested documents were submitted. No further report.

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

Revenue: $163,142.65 Operating Expenses: $236,490.13

106 Consumption Bills mailed on 10/3/23 at a cost of $68.04. Anticipated revenue $360,019.60

783 Delinquent Bills mailed on 10/12/23 at a cost of $493.29. Anticipated revenue $263,921.97

**Mrs. Willis** **Section 8** – Discussed tax sale being held on November 17, 2023

1. **Mr. Testa Section 9–N/A**

Prior to going into Public Session Dr. Racite had a question for Sickels regarding the TWA application, Penns Grove, and DEP. Mr. O’Donnell updated the Board with the current standing. A pre-application meeting was held, currently Sickels is in contact with a government affairs liason to get this moving. A new application was attempted to be made in August 2023 but turned down. Contact will be made to Assembly woman McCarthy for assistance. DEP is trying to connect the Kelly North project with the PG/CP project. Discussion ensued.

**Public Session Section- 10**

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

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

Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

No public attending meeting

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

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

Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

**Closed Session - Section 11 6:17PM – 7:07PM**

**Resolution 2023-50** Resolution for Executive Session to Discuss:

1. Need for Project Coordinator
2. Jordan & Johnston easements

Following closed session motion to hire Mike Chapman as Special Project Coordinator at $125 per hour not to exceed $44,000 per year effective immediately. Contract term is 1 year. He will need a Business Registration. Motion to hire Dr. Racite, 2nd Mr. Bomba

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

Mr. Bomba, Dr. Racite, Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

Following closed session motion to hire Imminent Domain attorney group, McKirdy Riskin, Olson & DellaPelle at $350 per hour for easements needed to complete Sewer Line. Motion Mr. Newton, 2nd Mr. Bomba

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

Mr. Bomba, Dr. Racite, Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

**Other Business – Section 12**

Mr. Brown mentioned the possible need to have two CPTSA Board meetings per month due to the volume being covered in one meeting. No discussion.

**Adjourn 7:15 PM** Motion Dr. Racite, 2nd Mr. Bomba

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

Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0