**CARNEYS POINT TOWNSHIP SEWERAGE AUTHORITY**

**Regular Meeting Minutes**

**January 16, 2024**

The meeting was called to order by the Chairman 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, Dr. Racite, Mr. Bomba

Via Phone or Internet: Mr. Cooksey

Absent: Mr. Bierman

Others Present: Mr. Telsey, Mr. O’Donnell, M. Testa, Mr. Chapman (new Project

Manager), Mrs. Willis, Mrs. Zee, Mr. Clint Allen (Archer

Griner)

Others Via Phone or Internet:

**Opening – Section 1**

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

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

Mr. Bomba, Mr. Basile, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. Motion to accept Regular Session minutes from the December 19, 2023 Regular Meeting. 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

**Old Business – Section 2**

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

Mr. DiNicola was a no show.

Mr. Telsey discussed the Addendum to the Third Revised memorandum of Understanding between CPTSA and Multani Real Estate, LLC. Copy of Notice of Sewer Service Disconnection Sent to Multani Real Estate and their tenants was addressed. Mr. Telsey informed the Board the closing would be halted for 30 days by Multani signing the addendum and paying a $15,000 fine to CPTSA by Friday, January 12, 2024. No payment was received, fines will continue to accrue. Board determined shut down will take effect Thursday, January 18, 2024. Mr. Telsey suggested sending another notice to the tenants giving 24 hours notice. Discussion ensued.

1. Copy of Construction Schedule issued by South state for the Lafayette Road Sanitary Sewer Rehab Project**. (CPSA 122)** Mr. O’Donnell informed the Board work would start in earnest next week. No discussion
2. **Off Site Improvements Kelly Logistics Park, CP Land South, LLC; (CPSA 1043)** Sanitary Sewer Review #4 was completed. Mr. O’Donnell informed the Board all items have been completed to satisfaction. No discussion

**Resolution 2024-02** Establishing Kelly Logistic Park South – Offsite Improvements Performance Bond in the amount of $2,973,000.00 and Escrow Fee in the amount of $129,775.00. Motion 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

**Correspondence – Section 3**

1. **FYI** - Copy of Carneys Point Township Resolution 2024-RO-32 appointing Mr. Ken Brown to the Carneys Point Township Sewerage Authority for 5 years, February 1, 2024 through January 31, 2029. No discussion.

**New Business – Section 4**

1. Request by EQT Exeter **(CPSA 1027)** for release of Performance Bond in the amount of $95,346.00. Mr. O’Donnell advised the work under this project was complete. Prior to releasing the Performance Bond Exeter must submit a (2) year Maintenance Bond in the amount of 15% of the Performance Bond and an additional $2,250.00 in Escrow. No discussion.

**Resolution 2024-01** Authorizing release of Performance Bond with contingencies. Motion Mr. Basile, 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. Agreement for Assistance with DOT and County of Salem Applications including CP Land North Uran Renewal, LLC **(CPSA 1044),** CP Land South Urban Renewal, LLC **(CPSA 1043)** and RG Carneys Point Urban Renewal, LLC **(CPSA 1030).** Mr Telsey advised the Board the application has to actually come from the Board. No discussion.

**Resolution 2024-03** Authorizing Execution of NJDOT and County of Salem Applications and Agreement. 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

**Reports**

1. **Mr. Telsey Section 5 –** Informed Board Julia Farr, Archer & Griner gave an update on her work with obtaining government approvals. No additional updates from Tom Olson the attorney facilitating the imminent domain issue **(CPSA 134).**

Informed the Board the Township Committe must authorize the amount of a raise for the CPTSA Board. Then the CPTSA Board can approve the amount. Discussion on having a range set in place so as not to re-address this issue every year. Range not to exceed $6,000 per year.

1. **Mr. O’Donnell** **Section 6 –**

Reported DEP wants a NJ Pollutant Discharge Elimination System permit application. Authorizing discharging into the Delaware River. **(CPSA 134)** This is for the Administrative Consent Order. DEP wants a future phase added to proposal. Discussion ensued. Julia Farr from Archer & Griner is assisting with this. Mr Brown was authorized to sign the NJ Pollutant Discharge Elimination System paperwork. Motion Mr Bomba, 2nd Mr, Basile,

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

Mr. Bomba, Dr. Racite, Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

Reported Kelly South developer has a new tenant/applicant requesting 300,000 gallons of sewer use up from previous 53,000 gallons by first quarter of 2026. Discussion ensued. Concerns of available flow.

Mr. O’Donnell presented a draft proposal of $3.1 million of costs for the new Sewer Plant over the next 3 years to the Chairman last week. Has not brought this to the Board yet. Meetings with Steve Testa will take place and a report will be given to the Board next CPTSA meeting on February 20, 2024. Discussion ensued. Mr. Testa gave his input on funding the cost. Mr Chapman offered some insight from his past experience.

1. **Mr. Cooksey Section 7 –**

Discussed recent flooding due to excessive rain on Delaware Ave, no issues with the plant flow. Pumps at Miller Ave station needed to have by-pass set up. Could not keep up with flow from Margaret St. Both Delaware and Margaret are new pumps.

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

Revenue: $235,011.78 Operating Expenses: $129,859.85

107 4th quarter Consumption Bills were mailed out on 1/8/24 at a cost of $67.71. Anticipated

revenue is $323,587.87.

958 4th quarter Delinquent Bills were mailed on 1/12/2024 at a cost of $603.54. Anticipated

revenue is $414,056.51.

**Mrs. Willis** **Section 8** – Reported on training for Board Members. Reported on property

owned by Jay Perry. Property was incorrectly changed to a commercial property. Request to

change back to residential property effective date of change from residential to commercial

and recalculate amount due.

**Resolution 2024-04** Resolution to Change 234 N. Virginia Ave

from a Commercial Property back to a Residential Property and Recalculate Bills. Motion to

approve Mr. Bomba, 2nd Mr. Basile

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

Mr. Bomba, Dr. Racite, Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

Mr. Mike Chapman asked to be added to H2 Loans software program in order to have access to I-Bank loans. Discussion ensued. Mr. Telsey approved. Motion to give Mr Chapman access to the program Mr. Basile, 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. **Mr. Testa Section 9–**

Working on the 2024 budget. Working with Sickels on costs of projects. Adjustments being made. Discussion ensued.

**Public Session Section- 10**

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

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

Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

Mr. Mike Chapman requested permission to help Ron Cooksey put together a package for rebuilding a UV light clarifier. Discussion ensued. Board agreed to allow Mike Chapman to assist Ron Cooksey on this project

Motion to close Public Session 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

**Closed Session - Section 11 – N/A**

**Other Business – Section 12**

Mr. Mike Chapman gave an alternate investment option per Dr. Racite, through the NJ Cash Management Plan i.e. Money Market Account, for our Capital Accounts. No fee or minimum/maximum transacton amounts required. Discussion ensued, gave a hand out to the Board. Steve Testa agreed with the investment alternative

**Resolution 2024-05** Make NJ Cash Management Plan Application. Motion Dr. Racite, 2nd Mr. Bomba

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

Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

**Adjourn 6:55 PM** Motion Mr. Bomba, 2nd Mr. Brown

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

Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0