**CARNEYS POINT TOWNSHIP SEWERAGE AUTHORITY**

**Regular Meeting Minutes**

**July 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. Brown, Mr. Bomba, Mr.Newton, Mr. Basile, Dr. Racite

Via Phone or Internet:

Absent:

Others Present: Mr. Telsey, Mr. Biermann, Mr. Testa, Mr. Cooksey, Mrs. Willis,

Representative from Archer & Griner, Mike Chapman (Project Manager)

Others Via Phone or Internet:

Others Absent: Mr. O’Donnell (Sickels Engineers), Mrs. Zee

**Opening – Section 1**

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

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

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

Dr. Racite had questions on Mr. Telsey’s invoice, answered to satisfaction.

1. Motion to accept Regular Session minutes from the June 18, 2024 Regular Meeting.

Motion Mr. Newton, 2nd Mr. Bomba.

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

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

**Old Business – Section 2**

1. Sanitary Sewer Review No. 3, Vesper Opportunity Fund, LP, **(CPSA 1034)**
2. Sanitary Sewer Review No. 4 Vesper Opportunity Fund, LP, **(CPSA 1034)**

Both items 3 and 4 were addressed by Mr. Bierman from Sickels and Associates. They recommend approval of sewer connection, all previous items have been addressed to satisfaction. Sickels also recommends Sewer Capacity Reservation, Sewer Capacity Agreement, Sanitary Sewer Bond Estimate & Escrow Fee, and Performance Bond & Escrow Fee Amounts. Discussion Ensued.

1. **Resolution 2024-57** Resolution Approving Sanitary Sewer Connection for Vesper Opportunity Fund, LLC **(CPSA 1034)** Motion Mr. Bomba, 2nd Mr. Basile

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

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. **Resolution 2024-55** Resolution Authorizing Sewer Capacity Reservation Agreement for Vesper Opportunity Fund LP AND Sewer Capacity Reservation Agreement. **(CPSA 1034)**

Motion Mr. Bomba, 2nd Mr. Newton.

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

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. **Resolution 2024-54** Resolution Establishing Performance Bond & Escrow Fee Amounts for Vesper Opportuniy Fund, LP AND Sanitary Sewer Bond Estimate & Escrow Fee**. (CPSA 1034)** Motion Mr. Bomba, 2nd Mr. Basile

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

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

**Correspondence – Section 3 N/A**

1. Notification letter from the State of NJ DEP Division of Water Quality granting the thirty (30) day extension to the ninety (90) day review period for TWA Application No. 24-0099. **(CPSA 1048 Offsite)**, Sanitary Sewer Extension for US Route 40 to County Route 646 Carneys Point NJ. Discussion ensued
2. Notification letter from the State of NJ DEP Division of Water Quality, Approval No. 24-0102, granting 2 year TWA Approval for AAC2CP Property, LLC **(CPSA 1048 OnSite)**

**New Business – Section 4**

1. State of NJ DEP Division of Land Resource Protection, Application Form for Permit/Authorization **(CPSA 136)** A check for $2,000 (#18383) will be sent with the Application. Mr. Biermann explained the process. This property also involves DuPont Chemours and Sickels has been in contact with them. Motion to have CPTSA Chairman sign the application Mr. Bomba, 2nd Mr. Newton.

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

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. **Resolution 2024-56** Approving the Assignment and Assumption Agreement between CP Land South LLC and Kelly Farms Urban Renewal Owner LLC AND the Assignment and Assumption Agreement between CP Land South LLC (the “Developer”) and Kelly Farms Urban Renewal Owner LLC (the Transferee”) **(CPSA 1043)** Motion to approve Mr. Bomba, 2nd Mr. Newton

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

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. **Resolution 2024-49** Resolution Authorizing Sewer Capacity Reservation Assignment & Assumption Agreement between CPTSA and D2 Collins, LLC **(3 Collins Drive, CPSA 1050)** AND the Assignment and Assumption Agreement. A request for a two year extension to completing the project. They will pay the remaining 50% of the connection fee at this time. Motion to approve Mr. Bomba, 2nd Dr. Racite.

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

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

**Resolution 2024-48** Resolution Authorizing Amendment to Sewer Capacity Reservation Agreement **(3 Collins Drive, CPSA 1050)** Motion Mr. Bomba, 2nd Dr. Racite.

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

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. **Resolution 2024-50** Resolution Authorizing Sewer Capacity Reservation Assignment & Assumption Agreement between CPTSA and D2 Collins, LLC **(4 Collins Drive, CPSA 1051)** AND the Assignment and Assumption Agreement. A request for a two year extension to completing the project. They will pay the remaining 50% of the connection fee at this time. Motion to approve Mr. Bomba, 2nd Dr. Racite.

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

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

**Resolution 2024-51** Resolution Authorizing Amendment to Sewer Capacity Reservation Agreement **(4 Collins Drive, CPSA 1051)** Motion Mr. Bomba, 2nd Dr. Racite.

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

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. **Resolution 2024-52** Resolution Authorizing Sewer Capacity Reservation Assignment & Assumption Agreement between CPTSA and D2 Collins, LLC **(7 Collins Drive, CPSA 1052)** AND the Assignment and Assumption Agreement. A request for a two year extension to completing the project. They will pay the remaining 50% of the connection fee at this time. Motion to approve Mr. Bomba, 2nd Dr. Racite.

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

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

**Resolution 2024-53** Resolution Authorizing Amendment to Sewer Capacity Reservation Agreement **(7 Collins Drive, CPSA 1052)** Motion Mr. Bomba, 2nd Dr. Racite.

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

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

**Reports**

1. **Mr. Telsey Section 5 –** **No Report**

1. **Mr. Biermann** **Section 6 –**

Reported on Lafayette Rd. project, working on final punchlist.

Treatment Plant expansion project progress meeting this Friday and a site visit next week, Sickels will be looking at some additional equipment this week with a vendor.

TWA application for PG/CP still waiting on DEP. Will probably take the full 90 days before responding.

Continuing work on off site force main upstream from McLean Pump Station running up Rt 40.

Discussion ensued.

1. **Mr. Cooksey Section 7 –**

Reported on RBC repair discussed at the previous meeting, received 2 quotes under bid thresh hold. Work has not started yet.

1. **Mrs. Zee Section 8 -** Revenue and Operating Expense results for June 2024 were:

Revenue: $200,103.32 Operating Expenses: $1,266,481.97

110 Consumption bills were mailed July 2, 2024 at a cost od $70.40, anticipated revenue is

$384,449.63

948 Delinquent bills were mailed July 11, 2024 at a cost of $606.72, anticipated revenue is

$463,523.79

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. **Mrs. Willis** –

Informed the Board about the bankrupt Berkowitz account, company was sold and is now

owned by Stag Industrial since 2022. Have reached out to them for payment.

Discussed JIF about the updated cyber coverage offered at a higher cost and no deductible.

Decision to not pursue

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1. **Mr. Testa Section 9 –** Mr. Testa reported1.2 million dollar check sent in June to South State for the Lafayette Rd project is covered by debt not revenue. CPTSA has received the first draw from the I Bank for the Lafayette Rd project. Advised gathering additional outstanding bills for submission.

**Public Session Section- 10**

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

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

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

Mr. Chapman reported on Phoenix Advisors solutions to finance projects through. Will

discuss with Mr. Bomba then advise the entire Board.

Motion to close Public Session Dr. Racite, 2nd Mr. Bomba

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

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

**Closed Session - Section 11 N/A**

**Other Business – Section 12**  **N/A**

**Adjourn**

1. Motion to adjourn 6:26 PM.Motion Dr. Racite,2nd Mr. Newton

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

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0