**CARNEYS POINT TOWNSHIP SEWERAGE AUTHORITY**

**Regular Meeting Minutes**

**November 12, 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. Basile, Mr. Bomba

Via Phone or Internet: Dr. Racite

Absent: Mr. Newton

Others Present: Mr. Telsey, Mr. O’Donnell, Mr. Testa,

Mr. Cooksey, Mrs. Zee, Mrs. Willis

Others Via Phone or Internet:

Others Absent:

**Opening – Section 1**

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

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

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

1. Motion to accept Regular Session minutes from the October 15, 2024 Regular Meeting.

Motion Mr. Bomba, 2nd Mr. Basile.

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

Nay: None

Abstain:

MOTION CARRIED: 4-0-0

**Old Business – Section 2**

1. Copy of Agreement between CPTSA and Perna Finnigan, Inc to install a Forcemain at Delaware Ave Pump Station **(CPTSA 138)** No Discussion**.**
2. Incident Overview of Line Street Pump Station explosion on Friday, October 11, 2024. Sean O’Donnel went over the outcome of the site visit and the actual damage done. Pump motor has to be replaced. This is an emergency situation. Ron Cooksey discussed steps being taken to prevent this happening again. Discussion ensued. Plant operators are wearing gas monitors at all time now.

**Correspondence – Section 3**

1. Copy of e-mail from resident Joyce F. Casto to Mayor Brown complimenting the professional, prompt and courteous service received from Kevin Zeigler and Mike Chiacchio when she and several neighbors had clogs in their sinks due to the sewer system needing flushing. A copy of the letter will be presented to the employees and put in their personnel files.
2. Notice of Public Hearing on November 12, 2024 for the application of Crossroads Realty Partners Urban Renewal LLC to consider an Amended Preliminary and Final Major Site Plan Approval and Waiver of Formal Site Plan Review. This will allow for relief from any applicable Carneys Point Township land development code requirement for installing street front sidewalks as part of the Cross Roads Logistics Center. Discussion ensued on the topic of sidewalks.
3. Notice from Teamsters Local #676 of the expiration of the current Collective Bargaining Agreement on November, 30, 2024. Mr. Telsey said they will be meeting with them prior to the CPTSA Board Meeting on December 17, 2024. Will update the Board at that time.

**New Business – Section 4**

1. Request from Conquip Holdings, LLC for Sewer Capacity Agreement Extension. Current reservation agreement expired October 20, 2024. **(CPSA 1040)**. Requesting extension until June 2025. Mr. Telsey informed the Board he advised Conquip Holdings LLC to put up the remaining 50% of the sewer connection fee. Equal to $11,112.50. Mr. O’Donnell said work has already begun. Reminded the Board Sickels is still waiting on the Letter of Credit or Performance Bond in the amount of $52,618.50 and an Inspection Escrow Fee of $8,092.44. Discussion ensued.

**Resolution 2024-67** - Resolution Extending Sewer Capacity Reservation Agreement until June 20, 2025. Motion Mr. Bomba, 2nd Mr. Basile

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

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

1. Letter to Salem County Engineer Jonathan Sever, penned by Mike Chapman and approved by Adam Telsey to accompany the Permit Application of Road Opening at the Delaware Ave Pump Station PGSA Connection **(CPSA 138).** Chairman to sign the letter.
2. Proposal Addendum for Professional Services from Sickels and Associates, Inc for the Delaware Ave Pump Station PGSA Interconnection. Addendum will cover additional Permitting, design, bid administration, and construction administration services. **At a cost of $45,140.00**

**Resolution 2024-65** Resolution authorizing Sickels & Associates Proposal for Additional Services for Delaware Ave Pump Station PGSA Interconnection. Motion Mr. Bomba, 2nd Dr. Racite.

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

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

1. Proposal for Professional Services from Sickels and Associates, Inc for Sanitary Sewer Lateral Mapping of Carneys Point Township, Salem County, NJ. **(CPSA 144)** **Cost estimated to be $39,750.00**. Mr. O’Donnell explained the current state of the existing maps and the work involved to redo. Cost will be covered under Operating not Capital. Discussion ensued.

**Resolution 2024-66** -Resolution authorizing Sickels and Associates Proposal for Sanitary Sewer Lateral Mapping. Motion Mr. Bomba, 2nd Mr. Basile

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

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

**Reports**

1. **Mr. Telsey, Solicitor Section 5**

Reported on the condemnation of Johnson and Jordan properties, and the Amazon property. Mr. O’Donnell informed the Board still waiting on DEP Permitting, no response at this time. Discussion ensued.

1. **Mr. O’Donnell, Engineer** **Section 6**

Updated Board on the LOI. 200 foot notices to residents of the WWTP going out shortly.

Delaware Ave Pump Station is on track. Pre construction meeting is scheduled for next week, work on County Road will start December 2, 2024.

1. **Mr. Cooksey, Plant Supervisor Section 7 –**

Informed the Board the door has been fixed, the RBC is back up and running. Cost was slightly over bid threshold of $45,000. Requested an Emergency Resolution to cover not going out to bid.

1. **Mrs. Zee, Business Office Section 8 -** Revenue and Operating Expense results for October 2024 were:

Revenue: $372,001.41 Operating Expenses: $186,890.62

.. **Mrs. Willis, Business Office** – Reported on the need to re-quote the flood insurance from

Connor, Strong and Buckelew due to cancellation. Presented 4 options of renewal to the

Board. Board decided on Option 1 with a premium of $4,787.00. Board approved sending a

check to Connor, Strong and Buckelew. Motion to approve Mr. Bomba, 2nd Mr. Basile.

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

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

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1. **Mr. Testa, CFO Section 9 –**

USDA meeting on Rt 40/48. Discussed temporary financing, consulted with Parker McCay.

2025 Budget is being worked on. A meeting will be upcoming with the Finance Committee before the next Board Meeting.

**Public Session Section- 10**

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

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

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

Motion to close Public Session Mr. Bomba, 2nd Mr. Basile

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

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

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

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

**Adjourn**

1. Motion to adjourn 5:28 PM.Motion Dr. Racite,2nd Mr. Bomba

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

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0