

Clinton Township Sewerage Authority
Meeting Minutes—September 1, 2011

Chairman Geiger called the meeting to order at 6:30 p.m. Members present were Michael McCue, Marvin Joss, Alan Fillebrown and Edward Schneider. Also present were C. Gregory Watts, Attorney, John Rolak, Engineer, Bob Niezgod, Acting Collections System Operator and Meliss Paulus, Clerk. Chairman Geiger stated that adequate public notice had been provided in accordance with the Open Public Meetings Act.

Minutes

August 4, 2011 - Open Session

A motion was made by Michael McCue and seconded by Edward Schneider to approve the open session minutes of the August 4, 2011 meeting. There being no further discussion, the roll was called.

Peter Geiger	Yes
Michael McCue	Yes
Marvin Joss	Abstain
Alan Fillebrown	Abstain
Edward Schneider	Yes

Old Business/Current Business

Mr. Paul Bogart, his attorney, Mr. Knox, and eight property owners on Possum Hollow Run were present to discuss the rehabilitation of the County Route 641 pump station. As stated in previous meetings the property owners are concerned with the plan of having a building constructed and the access roadway moved. Mr. Rolak will ask DEP if they will approve the rehabilitation of the existing pumping station and control panel on the existing pad without a permanent generator therefore eliminating the need for a building. This should save approximately \$60,000-\$70,000. Mr. Watts still needs to clarify the existing easement and do the title work.

Orleans/Water's Edge

Mr. Watts has not heard back from the homeowner's association's attorney.

The Mews

An acquisition agreement is still needed. Mr. Watts will draft this agreement and include the expenditures the Authority has incurred.

Capacity Requests

Mr. Walter Wilson, attorney for 9 Main St, was present. Mr. Rolak reviewed the site plan. He noted the property currently has 6 EDU's and according to the plan an additional 1,639 gpd is required for the proposed development. The proposed 6" diameter onsite collector sewer system and manholes are not in conformance with

NJDEP standards that require 8” sewers and manholes for any sewer servicing more than one building. The Authority has previously adopted a resolution regarding allocating capacity with a point system established. Mr. Watts noted this resolution is from 2001 and would need to be suspended. Marvin Joss moved and Michael McCue seconded a motion to suspend Resolution #32-2001 and shall consider requests for sanitary sewage treatment capacity on a case by case basis based upon the facts and circumstances existing at the time of such requests. There be no further discussion, the roll was called.

Resolution #37-2011

Peter Geiger	Yes
Michael McCue	Yes
Marvin Joss	Yes
Alan Fillebrown	Yes
Edward Schneider	Yes

Michael McCue moved and Marvin Joss seconded a motion to issue a will-serve letter allocating an additional 6 EDU’s for the development of block 49, lot 25. It is further resolved the developer shall enter into a reservation agreement and pay all connection fees associated with this capacity. There being no further discussion, the roll was called.

Resolution #38-2011

Peter Geiger	Yes
Michael McCue	Yes
Marvin Joss	Yes
Alan Fillebrown	Yes
Edward Schneider	Yes

Mr. Don Shuman was present on behalf of Zinn Realty to request one additional unit of capacity for the property on Grayrock Rd. for the proposed “The Doctor Is In” building. Zinn Realty currently has three EDU’s and a total of 4 are needed. Marvin Joss moved and Michael McCue seconded a motion to approve the allocation of one additional EDU for the development of block 74, lots 18 and 19 and a portion of block 74, lot 16 for the construction of a 12,500 square foot medical building. There being no further discussion, the roll was called.

Resolution #39-2011

Peter Geiger	Yes
Michael McCue	Yes
Marvin Joss	Yes
Alan Fillebrown	Yes
Edward Schneider	Yes

A “will-serve” letter request was submitted by Mr. Daniel Sehnal, Dynamic Engineering, for block 77, lot 4.01. Ms. Paulus noted this property is currently McDonald’s on Route 31 and Center St. and has 8 EDUs. Ms. Paulus called and left a message for Mr. Sehnal and did not receive a response.

Beaver Brook Homestead

There was nothing new to report or discuss.

Office Space

Mr. Joss and Mr. Fillebrown are scheduled to meet next week to work out the details. Chairman Geiger stated in response to Mr. Joss' email regarding the Authority's request for lawn care assistance from the Township's DPW, the Township is inter-relating the signing of the maintenance service agreement with the rental agreement of the bunkhouse. Mr. Joss stated yes or at least close to one. Chairman Geiger stated these are separate and distinct issues and he would never agree as Chairman to build both of these into the same agreement. One is a rental agreement and the other is a routine maintenance service agreement. He is not sure where the Township draws the linkage. He asked Mr. Joss to provide that feedback to the council. He directed Ms. Paulus to look for other companies that provide this service. Chairman Geiger further stated he believed Mr. Joss agreed the Township would take care of this service for the Authority. Mr. Joss noted the initial service was provided but the council's feeling is that there hasn't been a lot of movement on the sharing. Mr. Joss noted the Township wants to see movement from the Authority and that it is a 2-way street. Mr. Fillebrown suggested not getting another contractor but to try to get the ball rolling with the Township. Chairman Geiger noted this is a service that the Authority needs immediately and cannot wait. Mr. Joss will talk to the township DPW supervisor and email Chairman Geiger.

Allerton Land Development Corp.

Mr. Watts noted a status conference is scheduled for September 9th at 9:30 a.m.

Capital Budget Plan (inc. Oak Knolls)

In regards to Oak Knolls manhole sealing, Mr. Rolak reported the manufacturer's testing shows this has held out water. We need 30" which is currently not available but will be soon. Each manhole would cost \$2,000 to \$2,500 including installation. There are ten manholes. Mr. Rolak will prepare permits and bid specifications.

Mini Pump Stations

Mr. Rolak attended the Clinton Township Council meeting. It was suggested the Authority meet with the property owners to negotiate an agreement prior to the ordinance being addressed. Mr. Rolak suggested offering to update and maintain the pumping stations but turn ownership over to the property owners. Mr. Yager offered to share some of the cost of updating the equipment. Mr. Watts stated the Authority can take action on its own. Chairman Geiger, Mr. Schneider, Mr. Rolak and Mr. Watts will develop a course of action.

NHHS

Mr. McCue gave Mr. Mowrey a key so he can take weekly readings of the meters.

2012 Budget

Mr. McCue and Mr. Joss have volunteered to be on the budget committee. The 2012 Budget will be introduced at next month's meeting.

Mr. Rolak has requested an increase of \$30,000.00 for engineering fees for 2011 due to his involvement with the operator's position not being replaced. Michael McCue moved and Chairman Geiger seconded a motion to authorize increasing the budget by an additional \$30,000.00 for Hatch Mott MacDonald to provide engineering services. There being no further discussion, the roll was called.

Resolution #40-2011

Peter Geiger	Yes
Michael McCue	Yes
Marvin Joss	Yes
Alan Fillebrown	Yes
Edward Schneider	Yes

Chairman Geiger reported on the email received from Paul Klitsch regarding the generators needing to be refueled after the hurricane caused power outages. Ms. Paulus contacted Stem Brothers to arrange delivery to each location where the generators are. Mr. Niezgoda noted the need to obtain a key to the gate at public works. Mr. Rolak has put a list of generators together to obtain quotes for servicing. Due to the hurricane he has not been able to get a response from anyone yet but will forward the quotes for review when they are all received. Mr. Niezgoda reported the two spare generators were not operable. Mr. Niezgoda reported much of the equipment that has been left outside in the elements is rusted and in bad shape since the tarps are rotted.

New Business

Operator's Report

Mr. Niezgoda reported on each pump station. Routine maintenance has been performed. Flows were extremely high due to the hurricane. There is concern about the locations that do not have generators if there is a power outage for extended periods of time. Mr. Rolak noted he believes Mr. Ross had an emergency management plan. Mr. Fillebrown voiced his concern about the serviceability of portable generators which would be required in the event of a power failure at pump stations which have no onsite generators. Of particular concern is the fact that the Stem pump station is not equipped for emergency power to be connected in the event of a power failure. Mr. Fillebrown asked that the Engineer take a look at this situation and recommend corrective action. Mr. Rolak noted an increase of \$150.00 for the custom basket at the Mews due to the 6" plate in the back. Chairman Geiger asked Mr. Niezgoda to provide a follow-up to items on his report. His concern is that the two portable generators are inoperable and could not even be jump started. The DOT pump station is also in poor condition due to "derelict" equipment stored here. Mr. Fillebrown will contact Ms. Paulus to coordinate cleaning up and scrapping of the equipment.

Vouchers

Marvin Joss moved and Michael McCue seconded a motion to approve all vouchers in the Control Register and Check Register. There being no further discussion, the roll was called.

Peter Geiger	Yes
Michael McCue	Yes
Marvin Joss	Yes
Alan Fillebrown	Yes
Edward Schneider	Yes

Executive Session

Chairman Geiger moved and Alan Fillebrown seconded a motion to enter into executive session at 8:22 p.m. for the purpose of discussing contractual matters. No action is anticipated upon entering into open session. The motion passed unanimously.

Michael McCue moved and Alan Fillebrown seconded a motion to close the executive session and enter into open session at 8:35 p.m. The motion passed unanimously.

There being no further business to discuss, Marvin Joss moved and Edward Schneider seconded a motion to adjourn. The motion passed unanimously to adjourn the meeting at 8:35 p.m.

Respectfully submitted,

W. Alan Fillebrown, Secretary

ATTEST:

Meliss Paulus, Clerk

Peter Geiger, Chairman