

Plumsted Municipal Utilities Authority Minutes
May 16, 2017

Chairman Bronson called the May 16, 2017 Plumsted Municipal Utilities Authority Meeting to order and asked everyone to stand for the Flag Salute. Attorney Dasti read the Open Public Meetings Act.

Those in attendance were Walter Bronson, Edward Weirsky, Robert Minter and Richard Brown. Committeeman Marinari was also in attendance.

Bill List: There were no questions on the Bill List. On motion of Mr. Minter, seconded by Mr. Brown, the Bill List for May 16, 2017 was approved as submitted. Roll Call Vote: All Ayes

Treasurer's Report: The Treasurer asked Mr. Ylvisaker to provide the Treasurer's report as we are now using QuickBooks to reconcile the bank statement. Mr. Ylvisaker stated the way he is going to report is to report on the month utilizing QuickBooks and to state the register balance as of the date of Board meeting.

He then reported the beginning balance on April 1 was \$58,947.13 with expenses of \$31,979.39, deposits of \$46, 616.54, with an ending cleared balance, which matches the April bank statement of \$73,584.28. There are some items that have not cleared, so the final register balance at the end of April is \$73,375.91. Going forward with the Bill List as approved tonight along with new deposits, there will be a bank register balance today of \$54,119.05, which as Mr. Minter asked is enough to pay the bills included on the Bill List. Mr. Bronson asked about the register amount of \$54,119.05 as of May. Mr. Ylvisaker said that it is from the QuickBooks register, which will be included in future reports.

Mr. Bronson suggested that the Treasurer's Report should be done before the Bill List so that we know we have enough money to pay the bills. Mr. Ylvisaker said that we have done it this way for a long time but we can reverse the order starting next month.

There were no further questions or comments about the Treasurer's Report. On motion of Mr. Weirsky, seconded by Mr. Brown, the Treasurer's Report was approved. Roll Call Vote: All Ayes

Minutes: On motion of Mr. Minter, seconded by Mr. Weirsky, the Minutes of March 21, 2017 were approved as submitted. Roll Call Vote: All Ayes

T&M Associates Monthly Update: Mr. McKelvey said the Authority is still in the process of acquiring easements for the project. We are fairly close to getting easements on two of them and, on the other easement, the appraisal has been forwarded to the property owner for his review.

NJDEP Treatment Works Approval (TWA): The NJDEP TWA permit has been broken into two separate permits; one for the Wastewater Treatment Plant and one for the collection system. The DEP advises that we are very close on the Plant permit. T&M needs to get some responses back to them about the collection system, and then we should be able to get that permit as well.

NJDEP Land-Use (Wetlands): T&M has received some comments about the wetlands permit application from the NJDEP Wetlands group and have prepared a response and re-submitted it to them for their further review.

NJDEP Air Quality Permit: We have received the Air Quality permit for the two (2) generators.

Ocean County Soil Conservation District Certification: We received comments from the Ocean County Soil Conservation District and T&M is working on a response. As soon as we get that back to them, we will follow up with them for the current status of this application. The County has continued to review the site design. As was reported last month, there was a concern raised about the detention basin and there was some additional soil work to be done. That work was completed in late April and a report was issued to our office which identified groundwater levels to be near the bottom of the basin. As a result, we have had to make some minor modifications to the basin and we are working with the County and the soil erosion people to get that reviewed and approved. Upon resolution of the above concerns, the required County agreement for connection to their system can be finalized and an agreement will need to be executed and forwarded to the DEP for finalization of the NJPDES permit modification.

New Jersey Environmental Infrastructure Funding Program (NJEIFP Submittal): NJEIT is in the process of doing a technical and environmental review of the project design documents. They are also in the process of reviewing the sub-consultant studies for cultural resources, threatened and endangered (T&E) species investigations that we have submitted. We received an inquiry regarding the Cultural Resources Survey. We are responding and trying to resolve that. We have also received comments on the loan application. We have addressed those and a response letter was sent out to NJEIT. We also have some technical comments that we are reviewing and preparing responses for. Lastly, regarding NJEIT, we have the required public hearing tonight.

Local and County Planning Board Submittals: We have finalized and submitted the site plan and subdivision plan to the County Planning Board for approval. We are also finalizing the submittal package for the WWTP plans and pump station plans and, pending Authority concurrence on the WWTP renderings, will submit to the Municipal Planning Board for a courtesy Capital Facility review.

Schedule: With completions of submissions of the various regulatory agencies and project review ongoing, T&M is maintaining contact with the reviewing agencies and is responding to comments or questions as they arise. T&M will also maintain contact with the Planning Boards during their reviews and respond as necessary to comments. The anticipated schedule for receiving Project Certification and Authorization to Advertise from the DEP by the end of July 2017 and bidding of the project at that time remains unchanged.

Mr. Bronson asked if there were any comments regarding Mr. McKelvey's report. Mr. Weirsky asked what they were looking for as far as the Cultural Resources Survey. What did we report that they feel that we need to do more work? What did we find? What is the concern? Mr. McKelvey said that they had made a submittal of a Phase 1A report and they are possibly looking for a full Phase 1 report. Mr. Weirsky said that from what he remembers reading there was nothing significant found. Mr. McKelvey said that T&M will follow up with them to find out exactly what they want or exactly what they need. He will let the Authority know as soon as he gets anything from them. Mr. Bronson said that they must have historical photos that reference that there were structures there in the 19th century and they suspect that maybe there were

structures there in the 18th century and we will possibly have to do a couple of test pits to see if there is anything of any significance.

Executive Director's Report: Mr. Ylvisaker thanked Nancy for her months and years of service and welcomed Nadene Cicero to the MUA. The 2017/2018 introduced budget has gone to the DCA. It will need to be adopted once it is returned from them. As far as he knows there have been no comments from the DCA, so we are expecting that the budget, as introduced, will be considered for final adoption at the June meeting. As far as bank fees, he has been talking with the Manager at BB&T and she has asked her superiors if they would eliminate the monthly service charge based on our years of service with them and the amount that we have in their account. He is waiting to hear back from her. In the meantime, he has been speaking with Investors Bank, which deals with the Township. Investors requested three months of our analysis statements, which he got from BB&T, and forwarded over to Investors. He will have a meeting with Investors sometime next week to see what they will offer to us. He is hoping to resolve which bank we are going to be doing business with by the June meeting.

Redevelopment Project: Mr. Ylvisaker said he expects to get the ATC environmental assessment report of the Heller property in time for the June meeting. Mr. Bronson asked if the field work has been done. Mr. Ylvisaker said they did the field work a couple of weeks ago and now it is in literature review and research. He will check with the Manager this week to make sure that it is on track.

Financial Agreement: We have a disagreement with Lennar regarding the indemnification clause. There is a meeting tomorrow between our Attorney, Matt Jessup, and Lennar to try and resolve it. We thought it was resolved in February, but it has since flared up. It is our remaining issue with regard to the Financial Agreement.

PILOT Agreement: We received the PILOT Application from Lennar and it has been forwarded to our Redevelopment Counsel to review. It is a fairly standard and straightforward document, so he does not expect any problems there.

New Jersey American Water: NJAW has started their demolition of the building. They expect to have some word from DEP on their allocation request by the end of May. They said that they continue to be on track.

Property Agreements: Draft contracts will be sent to the Heller's attorney. An easement agreement is also going to be sent out for one of the easements downtown that we have to get from Mr. Challenger. Mr. O'Connor has not given him a final okay. He said he was going to consult with his attorney as to the price and Mr. Ylvisaker has not yet received a final answer from him.

North Hanover: Nothing new to report. He reported at the last meeting that the Attorney for North Hanover had said it was with the Township Committee. Mr. Dancer said that he will call the Mayor for a status of that agreement. Meanwhile, Maser has asked for, and Mr. Ylvisaker has requested, a meeting with North Hanover for the right-of-way improvements.

Land Use Board

We are hoping that we will be on the June 20th Land Use Board agenda for the courtesy review of the subdivision. That has yet to be confirmed.

Ocean County

He added to the report Mr. McKelvey gave on Ocean County. Apparently our application is starting to proceed again. We need to make sure that we get on the County Planning Board agenda soon. DEP is ready to issue the major modification to our SWD permit and are just waiting for finalization of our agreement with the county.

Mr. Bronson asked for any questions or comments from the Board. Mr. Bronson asked if we need to have an attorney when we do our informal presentation to the Planning Board. Mr. Dasti responded that yes, our Attorney should be there. Coincidentally, Dasti Murphy also represents the Land Use Board, so he will talk to Mr. McGuckin about that and maybe something can get resolved. As this is a courtesy review, Mr. Weirsky said he thought that Mr. McGuckin said at the last meeting that we did not need an attorney.

Committee Reports: None.

Public Comments: Mr. Bronson asked Committeeman Marinari if the Township Committee is doing anything to fill the Board's Second Alternate Seat. Committeeman Marinari said he has not been notified that they have, but he will pass the request along to the Committee.

New Business:

Resolutions 2017-24: To Accept the Resignation of Nancy Hendrickson as Board Secretary and to Appoint Nadene Cicero as Board Secretary.

On motion of Mr. Minter, seconded by Mr. Brown, Resolution No. 2017-24 was approved. Roll Call Vote: All Ayes.

There was some general discussion regarding the NJEIT public hearing being held tonight after the Regular meeting.

Since there was no further business, a motion was made by Mr. Minter and seconded by Mr. Weirsky, to adjourn the meeting. Roll Call Vote: All Ayes. The next meeting is scheduled for June 20, 2017 at 6:30PM.

Respectively submitted by:

Nancy Hendrickson, Secretary