

Plumsted Municipal Utilities Authority Minutes
August 16, 2016

Chairman Bronson called the August 16, 2016 Plumsted Municipal Utilities Authority Meeting to order and asked everyone to stand for the Flag Salute. Attorney McGuckin read the Open Public Meetings Act.

Those in attendance were: Walter Bronson, Edward Weirsky, Ronald Dancer, Richard Brown and Anthony Esposito. Committeeman Marinari was also in attendance.

Bill List: On motion of Mr. Weirsky, seconded by Mr. Esposito, the Bill List for August 16, 2016 was approved as submitted. Roll Call Vote: All Ayes

Treasurer's Report: The Regular Account had an adjusted, opening balance on July 19th of \$44,448.06 with operating expenses of \$38,292.37, deposits of \$18,430.61 and with an ending balance of \$24,586.30. It was noted that there were two bank reconciliations; one for National Penn from July 1st to July 17th and another from BB&T from July 18th until the end of the month. On motion of Mr. Weirsky, seconded by Mr. Dancer, the Treasurer's Report was approved as submitted. Roll Call Vote: All Ayes

Minutes: On motion of Mr. Weirsky, seconded by Mr. Dancer, the Minutes of July 19, 2016 were approved as submitted. Roll Call Vote: All Ayes with Mr. Brown abstaining.

T & M Associates Monthly Update on the Sewer System Design: Mr. McKelvey gave an update on the sewer project. He stated the field survey work was underway and was approximately 50% complete. Their survey consultant is compiling the survey information into aerial mapping to provide complete base mapping for the sewer design. He said the easement maps and descriptions were being prepared for the sewers as this was dependent on the piping layout and alignment. Regarding the collection system design, they were coordinating with utility owners to acquire utility information regarding location, size, depth, etc. They are also coordinating with the Authority on a homeowner notice and survey form with respect to septic tank locations and piping depths which will be sent to homeowners who are in the sewer service area. There was also discussion regarding proposed sanitary sewer depth design criteria. Sewer depth is designed to serve the first floor of property. Service of basement facilities and/or service of low houses which will increase sewer depth will be reviewed on a case-by-case basis.

Mr. McKelvey said with respect to permitting, a pre-application meeting was held with the NJDEP to review with them an overall description of the project and to discuss general land-use permitting requirements. Also with respect to the Level II Environmental Planning Document, T&M intends to submit this document by mid-October to NJEIT and to NJDEP. They have initiated coordination with sub consultants for cultural resources and threatened and endangered species investigation which will be part of the Level II Planning Document.

Mr. McKelvey said that with regard to Task One, Preliminary Design Engineering, the only item remaining was completion of the subdivision plan. A draft of the plan has been prepared and submitted to the MUA for its use in soliciting appraisal quotes and for review and comment.

Mr. Dancer asked if there was the possibility of moving the detention basin further back from Route 537. The Township Committee was interested in using this piece of property for the possible use of a building lot or a possible ratable for the Township. Chairman Bronson said this request would be looked into.

Executive Director Report: Mr. Ylvisaker said he should have the Audit for the September meeting but that we had until the end of October to submit the 2016 Audit to the NJDCA.

Energy Update: Mr. Ylvisaker mentioned at the last meeting that Lacey and Stafford went out to bid and Manchester had pulled out from that bid. He said the bids they received today did not provide sufficient energy cost savings so the bids were rejected. Lacy and Stafford plan to rebid in the fall. He said Allentown was going to meet with Gabel Associates. He felt that at some point, there may be an option to join with these communities in an effort to obtain greater energy savings.

Solid Waste: Since the last meeting, there have been no additional cancellations due to the price increase on July 1, 2016.

Redevelopment Project: Mr. Ylvisaker said a meeting was scheduled with North Hanover on August 26th regarding Province Line Road issues. There is also a meeting with NJ American Water to discuss Lennar's new idea to extend the water mains under the Crosswicks Creek and loop it over to Evergreen Road. Also on the agenda is to see if the third well and water allocation permit that was submitted to the State will be sufficient to serve the needs for all of the PRRC.

Finance Plan: Mr. Ylvisaker was reaching out to Mr. Jessup, the new Redevelopment Plan Counsel on when we would have a draft of a finance plan. The schedule was to have a draft of the Finance Plan near the end of August and in September to meet with Lennar on it

Mr. Dancer noted that the Township Committee adopted a Resolution regarding the MUA's research and recommendations of any viable financing we might be able to offer to property owners in the areas to be serviced. He said there was discussion that when a property was sold within a certain period of time there should be a payback for the related expenses of the hook up since the Township paid for this through Bonding. Committeeman Marinari reiterated Mr. Dancer's remarks that the limited income from the residents in that area, there has to be a balance there and if they sell within a certain period of time and was afforded this financial assistance that there should be some type of payback to the Township.

There was discussion regarding if property values would increase due to the presence of sewers. There was also a lengthy discussion regarding any impact to property owners that are not involved in this sewer project.

Resolutions:

On motion of Mr. Weirsky, seconded by Mr. Dancer, Resolution No. 2017-02, memorializing Change Order #3, to T&M Associates to prepare sewer use rules and regulations for final adoption for the Downtown New Egypt Wastewater Collection and Treatment System in an amount not to exceed \$5,500.00. Roll Call Vote: All Ayes

Regarding Resolution No. 2107-03, NJ American Water has submitted an application for Commercial/Industrial development for Block 13, Lot 19 on Lakewood Road. Since more information was required regarding this, the Resolution has been tabled until the next meeting.

Chairman Bronson asked for any old or new business.

Mr. Dancer asked if there were any updates related to Lennar's withdrawing from consideration at the last Land Use Board meeting the approval that Board gave to their application. Attorney McGuckin said the applicant was going to request the Land Use Board allow them to reconsider Lot 18 being included in the project for the purposes of the General Development Permit approval. Mr. Dancer asked if this would delay the timeline. Mr. Ylvisaker said by the end of

the year they should have a Land Use Board preliminary approval for the site. Mr. Bronson said this was an extra step that they chose to take and was not on the timeline.

Chairman Bronson said that he will be moving out of town. Mr. Dancer said that he had the Office of Legislative Services do research on this issue and, as he understood the reading of the law, that you do not have to be a resident of the Township to be on a MUA. Attorney McGuckin said this was correct. Mr. Bronson said with that being said he would like to stay and see this project through. The Authority was in full agreement for him to stay.

Since there was no further business, a motion was made by Mr. Dancer and seconded by Mr. Brown, to adjourn the meeting. Roll Call Vote: All Ayes. The next meeting is scheduled for September 20, 2016 at 6:30PM.

Respectively submitted by:

Nancy Hendrickson, Secretary