

Plumsted Municipal Utilities Authority Minutes
September 19, 2017

Chairman Bronson called the September 19, 2017 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, Robert Minter, Richard Brown, Anthony Esposito and Nancy Lawrence. Committeeman Marinari was also in attendance. Sgt. Meroney of the Plumsted Township Police Department was in attendance for a portion of the meeting.

Edward Weirsky and Ronald Dancer were absent.

Treasurer's Report: Peter Ylvisaker said there was an opening balance of \$144,760.32 on August 1, 2017. There were expenses of \$63,869.71 and deposits of \$13,945.81, for an ending balance on August 31st of \$94,836.42. The register balance on September 19, 2017, is \$71,145.91, which includes the payments that are on the bill list. There are funds available to pay our bills.

There were no questions or comments about the Treasurer's Report. On motion of Mr. Minter, seconded by Mr. Brown, the Treasurer's Report was approved. Roll Call Vote: All Ayes, except Ms. Lawrence who abstained.

Bill List: There were no questions or comments on the Bill List. On motion of Mr. Esposito, seconded by Mr. Brown, the Bill List for September 19, 2017 was approved as submitted. Roll Call Vote: All Ayes

Minutes: On motion of Mr. Brown, seconded by Ms. Lawrence, the Minutes of August 15, 2017 were approved as submitted. Roll Call Vote: All Ayes, except Mr. Minter and Mr. Esposito who abstained.

T&M Associates Monthly Update:

Easement Maps and Descriptions

The property acquisitions for the project are proceeding.

Permitting

Permitting is essentially complete. NJDEP Treatment Works Approval (TWA) is the only outstanding permit. Mr. McKelvey said they are waiting for signatures. Once the permit is signed, it will close out permitting for the project.

Ocean County Engineering and Planning Board

The only remaining item that needs to be submitted to the County are the deeds for the seven (7') foot ROW dedication. They have been drafted by Mr. McGuckin and will be finalized once the Authority owns the property.

New Jersey Environmental Infrastructure Funding Program (NJEIFP) Submittal & Planning Document Submittal

The only outstanding item is the Level II Environmental Decision Document (EDD) which was finalized on August 23, 2017. It is out for a thirty (30) day public comment period. If there are no adverse comments received, then the planning documents will be approved by the DEP. At that point, the Authority will receive authorization to advertise the project.

Schedule

Authorization to Advertise is expected within the next 30-60 days pending issuance of 1) TWA for Waste Water Treatment Plant; 2) final approval of EDD after 30-day comment period expires (assuming no adverse comments) and; 3) submittal of three (3) sets of final documents to EIT with any final modifications made for permitting and approval of same. That is all expected within the next 30-60 days and we will be ready to advertise for bids.

Mr. Bronson asked why the Authority was issued a completeness letter for the TWA permit on September 7, 2017. Mr. Ylvisaker said in regard to this, the NJDEP had requested we withdraw the TWA application until the agreement with the county was signed and the 90 day review period was over. In essence, we had to re start the permitting process. Now that the agreement with the county is done, we had to reactivate the TWA and start over.

Executive Director's Report:

Mr. Ylvisaker stated the Authority will start using the Investors bank account as of September 20, 2017. The BB&T account is being phased out over the next month. The balance of the funds should be withdrawn from BB&T by the next meeting.

Energy Aggregation:

Mr. Ylvisaker said that a notice informing Township residents of the change to Constellation New Energy as the new electric supplier was included with the invoices for solid waste and recycling services. The same update will be in the local newsletter. Constellation New Energy will be sending opt out letters in October. There will be a follow up letter from JCP&L and the move to Constellation should be finalized by December.

The Authority issued approximately 970 rebates for \$10 for solid waste and recycling services.

Redevelopment Project:

Mr. Ylvisaker said that the Township sold \$150,000 in Bond Anticipation Notes. This allows the Authority to pay the easement holders and the Heller's for the subdivided lot and easement. The easement will be filed with the County shortly.

Mr. Ylvisaker asked Mr. McKelvey about the September 19, 2017 Second Engineering Review letter from T&M regarding Lennar's application for sewer improvements at Venue at Crosswicks Creek. Mr. McKelvey said that T&M made several comments about the electrical plans for the generator in the second letter because the plans were not in the June 16, 2017 First Engineering Review letter.

Mr. Ylvisaker said that New Jersey American Water should be making the connection from the well to the street within the next couple of weeks. There was discussion about scheduling a meeting with NJAW. Mr. Ylvisaker said it will probably be a conference call because NJAW is working on some large projects that prevent them from scheduling a face-to-face meeting at the Township.

Mr. Bronson and Mr. Ylvisaker spoke about the meeting between NJAW and Lennar in July. Mr. Ylvisaker said it concerned capacity issues and how many homes can be certified. He said they also want to possibly come up with a plan for a fourth well and making modifications to wells #1 and #2 to increase their allocation to get Lennar to the point where they are comfortable that there will be enough water to serve their development. There was discussion about whether NJAW or the Township is obligated to provide the water under the contract.

Mr. Ylvisaker spoke about Lennar's purchase of the lot off Evergreen Road from the Diocese. He said it appears that the parcel will be a designated redevelopment parcel which would allow for a PRRC overlay or an age-targeted development. There is also a question about who is responsible for the utilities that cross that lot and from the creek to Evergreen Road. He asked Greg and Jack Mallon to look at the redevelopment plan and what the possibilities are for Lennar. They do not want to build single family homes. There is not enough land out there. If they were to do PRRC's they would probably have to stack them and, in their opinion, that is not a marketable project. Age-targeted development of townhouses, if the ordinance allows for it, would allow four (4) units to the acre.

Mr. Brown asked if Lennar has said when they are going to break ground. Mr. Ylvisaker said they are looking at this winter. Mr. Brown said to his knowledge Lennar has not requested a wetlands permit. That is at least a 2 to 3 month process. Mr. Ylvisaker said Lennar is pushing their schedule to be more comparable with ours. We have to sit down with Lennar and figure out specific details.

Mr. Bronson said he is wondering if NJAW still needs something from the DEP. Is it a capacity issue with the wells? Mr. Ylvisaker said he received emails from the project manager for NJAW a week to 10 days ago regarding the allocation permit. Their first response was that it is not on schedule. A later response said it is on a supervisor's desk to be signed. Mr. Ylvisaker said he has been expecting to get a copy of their permit, but has not received it yet. Mr. Bronson said that last month they were saying that DEP was being slow in responding to NJAW. Mr. Ylvisaker said at this point, they seem to think that it is imminent.

Mr. Bronson asked if users should expect different water quality or pressure when Well #3 goes online. Mr. Ylvisaker said he does not think there will be anything different. NJAW had to complete their building. He does not think they are looking to turn the system on until sometime in the next year. Mr. Ylvisaker will ask them before the next meeting about the plan for bringing the third well online. Mr. Bronson said we will do a conference call.

Public Comments:

Mr. Ylvisaker said he was going to introduce Sergeant Meroney, but he had to leave.

Old/New Business

Mr. Bronson spoke about the need for updates to the MUA website. He said the information for Lennar dates to 2015. He assumes this will now get gradually updated.

Since there was no further business, a motion was made by Mr. Minter and seconded by Mr. Brown, to adjourn the meeting. Roll Call Vote: All Ayes.

The next meeting is scheduled for October 17, 2017 at 6:30PM.

Respectively submitted by:

Nadene Cicero, Secretary