

Plumsted Municipal Utilities Authority Minutes
April 17, 2018

Chairman Bronson called the April 17, 2018 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, Robert Minter, Ronald Dancer, Richard Brown and Nancy Lawrence. Committeeman Marinari was also present.

Anthony Esposito was absent.

Treasurer's Report: Peter Ylvisaker talked about the government and the escrow accounts at Investors. He said that there is an uncleared balance of \$10,716.93 in the escrow account. \$2,128.00 will be transferred from the escrow account to the government account to pay T and M for the review of plans for the Venue at Crosswicks Creek. The previous balance was \$12,844.93.

Mr. Ylvisaker reported the government checking account had an opening balance of \$62,341.56, expenses of \$15,387.27 and deposits of \$38,063.10, with a cleared balance of \$85,017.39. There is an uncleared balance of \$55,977.20. The difference is because the March meeting was held at the end of the month and none of the checks were approved and were not cashed within that time period. They should all clear in April. The check register balance as of April 17, 2018, including what is on the Bill List for tonight, is \$52,352.81, and funds are available to pay the bills listed on the Bill List.

The annual pension appropriation of \$8,767.00 was paid by electronic transfer on March 29, 2018.

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

Bill List:

Mr. Ylvisaker said that one of the invoices to Dasti Murphy was split between the Township and the MUA. The Township portion was \$256.00. The Township portion was processed, but the MUA portion was not.

There were no questions or comments on the Bill List. On motion of Mr. Minter, seconded by Mr. Brown, the Bill List for April 17, 2018 was approved as submitted. Roll Call Vote: All Ayes

Minutes:

T&M Associates Monthly Update

James McGoldrick provided the monthly report for T&M Associates.

Easement Maps and Descriptions

The easements for the wastewater treatment property have all been filed.

Permits

All permits have been issued and are in place.

High School Connection

T&M has obtained a preliminary design of the sanitary sewer extension from Bright Road up Evergreen Road to the High School. T&M's surveying sub-consultant performed a topographic as-built survey of the Municipal Complex, which included the Primary School, the field building, the Municipal Building, the High School and the County Library. He met with the Sewer Committee to show them the base findings prepared by the survey company providing inverse and survey data. Once the full base mapping is received, T&M will proceed with the design to gravity sewer to the historic building and the Municipal Building, tying them both into the High School sewer system.

Mr. McGoldrick said that discussions were held concerning a pump station versus a sanitary sewer extension line to service the Municipal Complex. The recommendation was that a gravity line be installed, even though it is more expensive. There would be less maintenance involved with the sanitary sewer gravity line.

Mr. Dancer asked if the Library was included in the survey. Mr. McGoldrick said that the Library is currently connected to the gravity sewer system, so just the Municipal Building and the historic building are on septic. Those would be the two buildings that would be connected.

There was a discussion about communicating with the County concerning payment for the Library's connection to, and use of, the new sewer system. Mr. McGoldrick said the County asked for a meeting, but T&M wanted to show them the as-built survey of the Municipal Complex at that meeting, so the meeting was postponed.

Bidding Schedule

The revised bid opening date is May 23, 2018. Mr. McGoldrick said there was a brief discussion about whether the date should be extended. At this point, the date will be held and will be revisited at next month's meeting.

Mr. Dancer asked what effect a delay of the Cultural Historic Preservation study and engineering report has on the bid opening. A previous bid opening was delayed because the permit was not in hand. He asked if there is a back-up plan. Mr. Bronson said he is going to call Mr. Calabro about their lack of progress. They are the ones who caused this situation and have done nothing to progress the study at the rate it should have been once they realized it needed to be done. We are not going to have an answer from SHPO by the time bids are received. We have sixty (60) days to make an award. That can be extended, if necessary, with the consent of the bidder(s). Sixty days will take the bid award to the end of July. There should be a pretty good indication by then. If something unusual is found, we would be notified by Maser. Bob is trying to get approval for areas of the project that are not as likely to be problematic.

Mr. Ylvisaker said Bob has had some success in his discussions with the DEP. He presented them with the idea of releasing the portion of the property that does not have anything on it. He told them he would not touch the other areas until further studied. He asked DEP if it would issue a letter allowing them to proceed with development. If so, they could proceed while they are finishing up the cultural work on the portions of the site that warrant additional investigation.

Mr. Ylvisaker said that Bob indicated that the area of concern is where the clubhouse would be located, or even a little further into the site. It could affect how the property is shaped. Bob is convinced that Lennar will be ready to go by July.

Mr. Dancer asked if the developer will have to go back to the Planning Board to obtain site plan approval. Mr. Bronson said that he does not think they would need to go to the Planning Board for the phases that have already been approved. He does not think those phases are in that area. He said Bob was probably planning to borrow some soil or to store some soil in those areas and would have to do his re-phasing of that. It would not affect the actual construction. Mr. Bronson said he will ask him about it.

Mr. Dancer asked Attorney McGuckin what could cause a developer to have to go back to the Planning Board. Mr. McGuckin said any change in the location of a road, building or other infrastructure would require an amended site plan. Some changes could require a new meeting and public hearing, depending on what needs to be moved.

Mr. Weirsky asked what part of the property is “high priority.” There was a discussion about this and the effect of historic farming in an area, particularly next to a stream. Also, what effect it has on the ability to build on a property if artifacts are found.

Mr. Bronson said the decision about extending the bid opening date will have to be made at the next meeting. There was a discussion about the criteria for rejecting and rebidding the project.

Mr. Bronson said the MUA received correspondence from the Ocean County Engineer commenting on the plans, so another addendum will need to be issued to address their comments. The contents of the letter were discussed, including what should be included in an addendum. There was a discussion about the responsibilities of the contractor and which items in the letter that a contractor would have to consider in its bid, i.e. the pavement restoration clause, the paving width, and which roads would be affected. There was also a discussion about the paving of Evergreen Road.

Venue at Crosswicks Creek Development

Mr. McGoldrick said T&M has reviewed Lennar’s latest engineering submission by Maser from January. T&M sent a letter to the Authority and also issued a letter directly to the developer and to the engineer. There was one comment about the alarm system for the pump station, which was addressed this afternoon. They asked about a SCADA system versus the auto-dialer, so he sent them the specifications for the wastewater treatment plant.

Mr. Dancer questioned what happens if there is a flood and the water rises up to the generator at the pump station in the parking lot on Evergreen Road. Mr. Weirsky said that it is supposed to be built above that. It is included in the design parameters. Mr. McGoldrick said the generator and the electrical controls have to be above the 500 year flood zone for projects that are funded by the Infrastructure Trust.

Mr. Dancer asked about the status of the amendments to T&M's contract. Mr. Ylvisaker said they have been finalized.

Mr. Bronson asked if there were any other questions. There were none.

Executive Director's Report:

Redevelopment Project

Mr. Ylvisaker said that three items on his list have already been discussed. They are the receipt of bids, the Cultural Resource Study and the comments from the Ocean County Engineer concerning the project.

He said he has not received an update from NJAW, but as of today there is still no operational permit. As far as he knows, the DEP has not come to the site to take water samples and evaluate the operation. It might be an appropriate time for Mr. Dancer and Mr. Ylvisaker to make a call to Nick DeVecchis. Mr. Ylvisaker has reported at the last three meetings that the approval of the operation plan is imminent. It is not. That will affect the three contingencies that must be satisfied. He thinks that we should talk to Nick to express our concerns. They may have time, but we do not.

Mr. Weirsky asked which three contingencies have to be satisfied and when do they have to be satisfied. Mr. Ylvisaker said the three contingencies are sewer, water and finance. For us to go forward with Lennar, we have to represent to them that our project is ready to move forward. Bob agrees that there is a plan for sewer. The financial plan was revised and adopted by the Township. The water contingency is the only one that still needs to be satisfied. NJAW must make a commitment to Lennar that they will serve at least 300 homes.

Mr. Weirsky asked if it is Lennar's water conditions that are holding up the redevelopment plan. Mr. Bronson said they have to have water before they can build. Mr. Ylvisaker said their water plan is to come across the field and tie into ours. The plan is pretty-well understood. What is holding everything up is that the operational plan is not approved for NJAW. Once it is approved, NJAW will need to send a letter to Lennar stating they will serve 300 homes in their development. Mr. Weirsky commented that it is important to get that letter.

Mr. Ylvisaker said that the situation with NJAW, together with the Cultural Resources Study, is what is holding up the project. Mr. Bronson said that the well has been built for a year. Mr. Ylvisaker said that Bob indicated that if they do not have the letter from NJAW, he will not like it, but he will agree for us to proceed.

Mr. Dancer asked if anyone at the State needs a copy of the letter from NJAW to Lennar. Mr. Ylvisaker said no, they just need the operation permit from DEP so they can start to use the third well and make the commitment to Lennar for 300 homes.

Mr. Bronson asked if the Planning Board needs a commitment that water is available to service the project. Lennar can waive the water contingency if they wish to, but the Township cannot let them build houses without water being available. Mr. Weirsky said the Zoning and Planning Board has to be shown that there is water available for that subdivision prior to construction, based on the permit they issued.

Mr. Dancer said the memorialization of the approval is contingent upon all outside agencies, including providing water. They cannot build or even break ground without that approval.

Mr. Weirsky said that even if Lennar and the water company do not agree, the Authority needs this to move our project. The permit that was issued by the Township is contingent upon meeting all of these different requirements. If the water requirement is not met, then the permit is not satisfied, and they do not have the right to build the project. Mr. Dancer said the applicant cannot proceed. Attorney McGuckin said they cannot get a construction permit until they meet each requirement of the Land Use Board approval.

Mr. Bronson said it is NJAW and the DEP who are holding up the project. There was a short discussion about calling NJAW and/or DEP about the requirement. Mr. Ylvisaker said he will contact Nick DeVecchis and then call the DEP.

Solid Waste

Mr. Ylvisaker said he spoke previously with Waste Management about issues that were not being addressed. While things did improve, he is now getting more calls than normal. The complaints are that trash, bulk or recycling has not been picked up. When a person calls customer service about it, they are told a ticket will be issued for a pickup, and no pickup is ever made. The person calls back and tells them this is their third call. Customer service will tell them they do not have a record of their previous calls. There was one statement that some people collectively were fed up with Waste Management and are going to switch.

Mr. Ylvisaker said basically it has to do with missed pickups and then the complaints not being addressed unless the person calls him, and then they are addressed. He said he called Rob Allen, our rep at Waste Management, and asked him for a reasonable cross-section of the number of complaints that have been made to them over the past three to six months. He expects to hear from Rob next week and will pass the results on to the Board.

Mr. Ylvisaker said that the Authority has been doing this for seven years. One of the things that he noticed is that before the service areas were divided into East and West sections, the driver used to be one and the same for trash, recycling, etc. for the whole town. When he got a call, it was because the driver was sick or on vacation. Now, recycling is being picked up from Toms River and the trash is being picked up from Trenton.

There is also a lot of turnover with drivers, so there are more frequent periods where a driver is unfamiliar with a route. He said he does not know what Waste Management can do about driver turnover. First, we need to understand what the complaints are and how they are being addressed. He will also ask for a corrective action plan from Waste Management.

Mr. Ylvisaker said he gets about ten calls a week, but when there was one driver, there were weeks when no one called. Mr. Weirsky said he has service from Waste Management and has never had a problem except during the past couple of storms with inconsistent messages being sent by Waste Management. He said customers are also posting incorrect information on Facebook. A customer posts the pickup information for one company, when it is actually for another company. He said there is a lack of communication on the part of Waste Management. He suggests that an email blast be sent out during storm events that tell customers what is going to happen.

Mr. Ylvisaker said an email blast is sent out and a message is posted on Facebook. Waste Management is asked to also do robo calls.

Mr. Ylvisaker said another problem is that some people have also been putting out “a ton” of bulk. When he talks to someone, he says “reasonable” and he describes what would be reasonable. Waste Management is now asking that a limit be set on the bulk pickup. He said there is nothing in the bid that addresses the amount of bulk pickup. There is a fifty pound limit on construction debris, and no more than one hundred pounds for collection.

Mr. Weirsky said the bid is a State bid document. It does not say anything about the amount of bulk that can be picked up. That is what they bid on and that is what they agreed to, and they need to pick up the bulk. Mr. Ylvisaker said he will confirm the contract and respond to Waste Management. He said Waste Management has had to bring in extra trucks when the first truck was full of bulk.

Mr. Ylvisaker said Waste Management has also requested for the safety and health of their employees that mattresses and box springs be sealed in plastic because their workers have been encountering bed bugs. Mr. McGuckin said that Waste Management does not have the right to change things in the middle of a contract if it is not in the bid specifications. Changes would have to be made with the concurrence of the Authority.

2018/2019 Budget

Mr. Ylvisaker said the 2018/2019 Budget was presented in March. A resolution has been prepared by the auditors. If it is approved, he will put the budget together as required by DCA and the final budget will be up for adoption at the June 2018 meeting.

Mr. Dancer asked if the numbers are the same as last month. Mr. Ylvisaker answered yes.

ON MOTION OF MR. WEIRSKY, SECONDED BY MR. BROWN, RESOLUTION NO. 2018-12 INTRODUCTION OF THE 2018-2019 PLUMSTED MUNICIPAL AUTHORITY BUDGET WAS ADOPTED. ROLL CALL VOTE: ALL AYES.

MUA Website

Mr. Ylvisaker said that the MUA has the opportunity to be part of the Township’s website. He asked if the Authority wants to give up its current website to be incorporated into the Township site. The “pmua.net” address would be lost. The address would be changed to something similar to “plumsted.org/PMUA.” It was agreed that the MUA will go with the Township website and shut the other one down.

Old Business

Mr. Weirsky asked about the letter from the School Board regarding connection to the sewer project. Mr. Dancer said that it was recommended that the Township and the School Board have conversations with respect to cost and reimbursements. He knows there were discussions, but he does not know if anything was resolved.

Public Comments:

Mr. Bronson asked if there were any public comments. There were none.

Mr. Bronson asked if there were any questions. There were none.

Since there was no further business, a motion was made to adjourn the meeting. Roll Call Vote:
All Ayes.

The next meeting is scheduled for May 15, 2018, at 6:30PM.

Respectively submitted by:

Nadene Cicero, Secretary