

WESTERN MONMOUTH UTILITIES AUTHORITY

PUBLIC MEETING

June 28, 2016

Chairman McEnergy called the Western Monmouth Utilities Authority's Public meeting to order at 7:00pm. It was announced that pursuant to the Open Public Meeting Act and N.J.S.A. 10:4-6 et seq., adequate notice of this meeting has been sent to the Asbury Park Press, The Home News and Tribune, Clerks of Manalapan and Marlboro Townships, and is posted in the lobby of the Western Monmouth Utilities Authority ("W.M.U.A.")

Upon roll call:

Present:	Messrs. McEnergy, Mendez, Pernice and Rosen
Absent:	None
Also in Attendance:	F. Borin, DeCotiis, Fitzpatrick & Cole, LLP G. Stankiewicz, Auditor T. Gillen, CME Associates K. Henderson, T&M Associates B. Valentino, Executive Director J. Carr, Manager of Engineering Services R. Smith, Facilities Manager K. Leatherman, General Manager A. Finnerty, Authority Clerk M. Musich, Mayor of Manalapan B. Condiotti, Court Stenographer J. Ploskonka, Concept Engineering

All present cited the Pledge of Allegiance.

Chairman McEnergy asked if there was any public comment. Mayor Musich asked if we have made any decisions or time table in regard to declaring a moratorium. Mr. Valentino stated that no decisions have been made and for the record there have been no discussions relating to a moratorium.

Chairman McEnergy turned the meeting over to Frank Borin of DeCotiis, Fitzpatrick & Cole, LLP for the Connection Fee Hearing.

At 7:03pm, Frank Borin, Authority Attorney opened the Hearing Authorizing the Connection Fee for 2016/2017. Please refer to the Transcript for the details of the Hearing.

The Connection Fee Hearing ended at 7:15pm.

Chairman McEnergy asked for a motion to move Resolution 16-80, Approving the New Connection Fee. Commissioner Rosen moved, seconded by Commissioner Pernice. All present voted aye.

Chairman McEnergy asked for comment regarding the Executive Directors Report.

Mr. Valentino stated that he has been meeting with Gerry Stankiewicz, Authority Auditor to work on the official billing rate that our Manager of Engineering Services will be able to bill for the review of plans. The latest draft will be reviewed and be available at the next meeting for formal adoption. The Manager of Engineering service should be reimbursed for the work he does on applications.

The next item is the update on the Environmental Development Academy that's being held here on Wednesdays. The progress and feedback is outstanding. Both students and staff are getting much out of it. He thanked the Commissioners for their permission to allow us to hold the classes here as well as thanking the extended staff for all the help they have given. The last day of classes is tomorrow June 29<sup>th</sup>, 2016. He invited the Commissioners. The next finance track will begin in the fall.

The CFO and Mr. Valentino have been meeting regarding the budget cycle for the next fiscal year. He will look for guidance at the next meeting in July to set up a finance committee.

CME would like to discuss a project called Parker Chase in Marlboro Township. Tim Gillen stated that this is a 16 home subdivision. They originally proposed a gravity sewer system to make connection to the Crine Road Pump Station. Unfortunately that entails 20 foot cuts next to high value existing homes which will cause a serious disruption and they would have to rebuild the pump station. They are sending an exhibit for the Commissioners to examine; they want to build a small pump station and they are willing to make a substantial contribution to the Authority for the future maintenance and operation of this pump station. Commissioner Rosen asked about the location. Mr. Gillen stated it is around the old Crine Road Pump Station, off of Deerfield Road and American Way. The homes in this area are in the  $\frac{3}{4}$  to 1 million dollar price range. It is a resolution of a litigation project so they are going to present information that addresses that. Commissioner Mendez asked how CME feels about this project modification. CME does not like it but from a practical standpoint it would be a more viable alternative than ripping up somebody's yard. Commissioner Mendez asked if there were alternatives. CME stated that there are options, but they are concerned about potential damage to the foundations of these expensive homes. Commissioner Pernice stated he is aware of flooding issues in that area. Tim Gillen stated that he just wanted to inform the Commissioners that the developer is coming.

Mr. Valentino stated that Marlboro Day is in mid-September and Commissioner Pernice has requested that members of the Authority should have a presence there. The Commissioners stated they will discuss it.

Chairman McEnergy proceeded with the meeting and moved on to Discussion.

- Chairman McEnergy asked for any comment regarding the Review of the Audit Report by the Commissioners. All the Commissioners have reviewed the report and had no questions.
- Chairman McEnergy asked for any comment regarding the Approval to Meridian Living @ Manalapan, Project #603. Keith Henderson stated that this is 48 bed assisted living facility with a flow of 12,000 gpd on Gordons Corner Road. They are putting in a private 8" sewer on private property and picking up the sewer on Timber Lane.
- Chairman McEnergy asked for any comment regarding the TWA Approval to Meridian Living @ Manalapan, Project #603. This is the same project as above but we need a TWA because it is over 8,000 gpd.
- Chairman McEnergy asked for any comment regarding the Approval for Friendship Circle, Project #549. Tim Gillen stated that this is in Marlboro on Texas Road, making a connection to an existing force main. It will be 11 EDCU's with 15,000 gpd.

They are required to construct an exterior grease trap. This facility will be utilized for disadvantaged people teaching them life skills including cooking lessons. They will be installing a private pump station.

- Chairman McEnergy as for any comment regarding the Release of the Performance Bond, Cash Surety and Remaining Escrow to Northbrook Estates, Project #193. Kathy Leatherman stated that this is a very old project, from 1980 and we could not locate the developer. The developer recently contacted us there is \$129.54 to return.

Chairman McEnergy asked for any comments on the Resolutions, there were none. Chairman McEnergy asked for a motion for Resolutions 16-81 through 16-85. Commissioner Mendez moved, seconded by Commissioner Rosen, the vote was as follows:

AYES:	Messrs. McEnergy, Mendez, Pernice and Rosen
NAYS:	None
ABSTENTAIIONS:	None
ABSENT:	None

16-81	Certifying the Commissioners have Review the Audit Report
16-82	Granting Approval to Meridian Living @ Manalapan, Project #603
16-83	Authorizing Execution of TWA for Meridian Living @Manalapan, Project #603
16-84	Granting Approval to Friendship Circle, Project #549
16-85	Authorizing Release of Performance Bond, Cash Surety and Remaining Escrow to Northbrook Estates, Project #193

Chairman McEnergy asked if there were any comments on the bill list. There were none. Commissioner Mendez moved, seconded by Commissioner Rosen. All present voted aye.

Chairman McEnergy asked if there is any other Authority Business. Commissioner Rosen inquired about the Buffalo Wild Wings which is under construction in Marlboro. He confirmed that a grease trap will be installed.

At 7:31PM, Chairman McEnergy stated that they will move into Closed Session and asked for a motion for Resolution #16-86, Authorizing the Commissioners to go into Closed Session for the Purpose of Discussing Litigation and/or Personnel and they will not return to Public Session. Commissioner Mendez moved, seconded by Commissioner Rosen. All present voted aye.

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