

**WARREN TOWNSHIP SEWERAGE AUTHORITY  
WORK/PUBLIC MEETING April 20, 2016**

**Call to Order:** The regularly scheduled public meeting of the Warren Township Sewerage Authority was called to order at 7:00 p.m. by Mr. Carl Checchio, Chairman.

**STATEMENT OF PRESIDING OFFICER:**

Adequate notice of this meeting has been provided by posting a copy thereof on the Municipal bulletin board, a copy to the Township Clerk, The Courier-News, The Star Ledger and the Echoes-Sentinel all on February 3, 2016 as prescribed by the Open Public Meetings Act.

**Roll Call**

Mr. Carl Checchio- Present  
Mr. Carlos Mosquera- Present 7:05  
Mrs. Carolann Garafola- Present  
Mr. George Vetter- Present  
Mr. John Truglio- Present  
Mr. Joseph Valenti #1- Absent  
Mr. Anthony Paolella- Present

**Professional services:**

Mr. Derrick Freijomil, Esq. - Riker, Danzig, Schrer, Hyland and Perretti LLP Counsellors  
at Law  
Mr. James Wancho, PE- Paulus Sokolowski & Sartor LLC

\* \* \* \* PUBLIC SESSION \* \* \* \*

**Flag Salute**

**Public Comment-** Mr. Checchio asked if anyone from the public would like to speak. There was no one present

**EXECUTIVE SESSION: Resolution #16-25**

Motion by Mrs. Garafola Second by Mr. Truglio to go into executive session  
Roll Call: Mr. Paolella, yes, Mr. Valenti, yes, Mr. Vetter, yes, Mrs. Garafola, yes, Mr. Truglio, yes, Mr. Checchio, Mr. Mosquera present at 7:05

**Items to be discussed:**

- A. Administrative Communications with Counsel and the Authority  
- Attorney-Client Communication
- B. NJPDES Permits- Adjudicatory Hearings: Attorney-Client Communications;

Litigation  
C. Will-Serve Practices: Attorney-Client Communication

The above stated subject matters are anticipated to be made public in 2016.

Motion to return to public session made by Mr. Checchio second by Mrs. Garafola.  
Unanimously approved

\* \* \* \* **PUBLIC SESSION** \* \* \* \*

**Flag Salute**

**Public Comment-**

**Minutes:** February 3, 2016 Re-Org Meeting

Mr. Vetter, yes, Mr. Valenti, yes, Mrs. Garafola, yes, Mr. Truglio, yes, Mr. Checchio, yes

February 17, 2016 Executive & Public Meeting

Mr. Paoletta, yes, Mr. Truglio, yes, Mr. Vetter, yes, Mrs. Garafola, yes, Mr. Mosquera, yes, Mr. Checchio, yes

March 16, 2016 Office Meeting

Mr. Paoletta, yes, Mr. Vetter, yes, Mr. Checchio, yes

April 12, 2016 Special Meeting

Mr. Vetter, yes, Mr. Paoletta, yes, Mrs. Garafola, yes, Mr. Checchio, yes

**Plant Report-** Peter Kavalus, Applied Water Management/NSU

February 2016 and March 2016 reports

A detailed report was included in the board members packets. All plants are in compliance.

A sewer back up was discovered and called in by a homeowner on Mountainview Road. The line was jetted and large debris discovered of unknown origin. The line is back to functioning properly.

The annual fire inspection was done by the Township Fire Marshall, minor corrections were made including proper signage.

Stage IV ox ditch Contract #52 tank #2 is off line, the sludge looks good and tank #2 was cleaned out. Tank #1 is handling the flow fine.

The remaining Middlebrook area I and I remediation will start up again with the remaining areas to be repaired. The repairs were unable to be completed during the winter months.

**Engineer's Report-** James Wancho PE - PS & S

A full report was included in the member's packets for the meeting.

Contract #52- As Pete reported is moving along on time.

Contract #54- The Fox Hill pump station is moving along, a minor additional cost was incurred due to the inability of finding the force main. This was about a Five thousand dollar change.

Contract #53 finalizing the design. The chemical addition is going into the oxidation ditches. They would like to put in the additional piping now for this under Contract #52 so it won't need to be dug up later. This is a change order to #52 but is a reduction to Contract #53 and will be a less intrusion to Pete and his operation.

These above contracts are under the NJEIT stated Debbie.

The Stage I/II I and I study was completed and letters will go out to the offending properties which have clean out caps missing or shirred. Additional TV work might want to be done, that would be coordinated with NSU. There was only one item which was a catch basin on a homeowner's property, rather than send them a letter they will go out there to speak with the homeowner. The homeowners should have about 30-60 days to make the repairs on their property.

There is potential for inflow to go into the caps that are not in place, so they need to be replaced.

NJDEP permits are being coordinated with our legal team for renewals.

The annual report was included in the packets.

Mrs. Garafola asked about the sewer system mapping. Mr. Wancho explained the map to the board members and stated that it periodically needs updating due to new developments and new homes that are added to the sewer system.

Mrs. Garafola asked about the area north of Mountain Ave. off Stirling Road. And the possibility of sewerage this area. All the people there have wells and aging septic. It's an environmentally critical area.

**Applications-** Mr. Wancho, PE

Plans were included in the member's packets for reference.

1. Appl #031416-F-3  
Escrow 00843  
36 Mt. Horeb Rd.  
Mt. Horeb Estates LLC  
Block 32, Lots 6.08 and 6.09

Recommending final approval for a sewer extension to serve the two proposed homes

In this minor subdivision in the Middlebrook sewer service area.

2. Appl #041216-CIU-6  
Escrow 00846  
61C Mountain Blvd.  
Sonny Gjevukaj  
Block 74 Lot 5.02

Recommending a change in use from a retail unit to a restaurant. Projected wastewater flow has resulted in an increase of 3 EDUS to the property which is located in the Middlebrook sewer service area. There are 4 EDUS allocated to this property. This would increase the EDU count to 7 EDUS.

3.  
Appl #011616-SC-1  
Escrow 00840  
25 Stiles Rd.  
Warren Construction Co. Inc.  
Block 212 Lot 16

Recommending approval for a minor subdivision with no additional EDUS in the Stage I/II sewer service area. The existing multi family home with 2 EDUS associated with it will be razed and two lots will be created using the 2 EDUS already available.

Mr. Paoella removed himself from the dais while review of this application was made. He returned to the dais after the presentation was made.

4. Appl #020116-P-2  
Escrow 00841  
Old Church Road  
Old Church Road Associates LLC  
Block 96 Lot 20

Recommending preliminary approval for this 10 lot sub division in the Middlebrook sewer service area and will sewer into Wexford Crt pump station. There will be a modification to the resolution stating that an investigation will need to be done first to make sure that the pump station can handle the additional flow. Additional escrow will be asked for for the investigation and if the pump station needs to be upgraded then this cost will be placed on the applicant along with the cost of the study. The pump station now serves approximately 40 homes. A submission to the EPA will not be made due to the statement that there are no environmentally sensitive areas on this site according to the Middlebrook grant. This is a requirement of the Authority. Debbie asked about a TWA submission. The study should be done prior to the submission of a TWA.

5. Appl#020316-SC-3  
Escrow 00842  
98 Morning Glory Road  
Thomas Klaas  
Block 99 Lot 5 Greenbrook Township

Recommending preliminary and final approval for a single connection to this existing dwelling located in the Middlebrook sewer service area in the Township of Greenbrook. The existing septic system that services this dwelling is failing and can be sewerred into Morning Glory Road into an existing sewer line. Applicant is responsible to obtain approval from Greenbrook to incorporate into the agreement which exists between the Authority and Greenbrook Township. Connection fees are required to SRVSA and the Warren Township Sewerage Authority.

Mr. Freijomil explained a modification to the Greenbrook agreement. It also requires that the applicant must go to Greenbrook for approval. The Greenbrook agreement must be amended and Greenbrook should be asking for the modification to the agreement.

**Consent Agenda Resolutions:**

Resolutions No. 16- 26 through 16-32 were submitted to the Sewerage Authority for review and may be adopted by one motion. These resolutions are listed on the agenda for review and a complete copy made available in the Warren Township Sewerage Authority office.

Motion to adopt Resolutions No. 16- 26 through 16-32 and Resolution 34 and 35.

Motion to adopt: Mr. Checchio

Second: Mrs. Garafola

Roll Call: Mr. Paolella, yes, Mr. Valenti, yes, Mr. Vetter, yes, Mr. Truglio, yes, Mrs. Garafola, yes, Mr. Mosquera, yes, Mr. Checchio, yes

Resolution #16- 26

Resolution authorizing payment of operation expense from Account #056253 for a total of \$ 773,464.83.

Resolution #16-27

Resolution authorizing payment of escrow bills In the amount of \$11,114.76

- Resolution #16-28 Authorizing payment of certain invoices from the construction fund by Bank of New York Trustee and paying agent of the series 2006 bonds.
- Resolution #16-29 Resolution authorizing the return of escrow monies to certain accounts in the amount of \$153.72.
- Resolution #16-30 Resolution granting conditional final approval to Mt. Horeb Estates, LLC for the constructed sanitary sewer extension to service two single family dwellings in the proposed subdivision of Block 32, Lot 6.01 also known as 36 Mt. Horeb Road in Warren, New Jersey in the Middlebrook sewer service area for tow EDUS of capacity to serve the same, and for a permit to connect two future houses on proposed lots 3.08 and 3.09.
- Resolution #16-31 Resolution approving cost substantiation certificates Nos. 453-458,460-461, 463-464,466 and 469-470 submitted by the operator of the Authority's wastewater treatment system, Applied Water Management Inc. for payment of certain expenses pursuant to Article IV of the Wastewater treatment system operation and maintenance agreement.
- Resolution #16-32 Resolution granting conditional preliminary approval of the application of Old Church Road Associates, LLC for construction of proposed sanitary sewers and permit to construct and for capacity for ten additional EDUS resulting from a proposed ten lot subdivision of lot 20 in Block 96 located on Old Church Road in Warren, New Jersey in the Middlebrook sewer service area.
- Resolution #34 added today and not on the posted agenda  
Granting conditional final approval for

Sonny Gjevukaj for three additional EDUS to derive a change in use of Block 74 Lot 5.02 known as 61C Mountain Boulevard in the Middlebrook sewer service area.

Resolution #16-35 added today and not on the posted agenda

Granting conditional preliminary and final approval of Klass for a single connection to Middlebrook service area to serve Block 99 Lot 5 in Green Brook Township also known as 98 Morning Glory Road and 60 Mounatin Avenue in Green Brook Township.

The following Resolution is to be voted on individually:

Resolution #16-33

Resolution granting preliminary and final approval of the application of Warren Construction Co. Inc. for the single connection using existing EDU for the proposed lot 6.01 in Block 212, also known as 25 Stiles Road in Warren, New Jersey, located in the Stage I/II sewer service area.

Motion to approve: Mr. Truglio

Second by: Mrs. Garafola

Mr. Paolella abstained, Mr. Vetter, yes, Mr. Valenti, yes, Mr. Truglio, yes, Mrs. Garafola, yes, Mr. Mosquera, yes, Mr. Checchio, yes.

Mr. Freijomil asked the board if they want to form two committees:

These two committees were discussed and the following nominations made:

Two committees are being formed for review of the Operations and Maintenance contract for the Authority's plants and collection systems. Those nominated on that committee are Carl Checchio and Anthony Paolella

A subcommittee is also being formed for the review of shared services between the Township and the Authority. Mr. Mosquera and Mr. Truglio were nominated to that committee.

Resolution #16-36 Resolution appointing Warren Township Sewerage Authority Members to negotiating Committees

Resolution #16-37 Resolution approving responses to requests for will-serve letters

Motion to approve: Mr. Checchio, second By Mrs. Garafola  
Mr. Paoella, yes, Mr. Valenti, yes, Mr. Vetter, yes, Mr. Truglio, yes, Mrs. Garafola yes, Mr. Mosquera yes Mr. Checchio, yes.

Office report: On Friday the escrow closing was done for the NJEIT funding.  
A resolution will be forthcoming for the May 18<sup>th</sup> meeting.

The audit is slated to begin in two weeks.

Meeting adjourned: 8:30pm