

Clinton Township Sewerage Authority
Meeting Minutes—January 7, 2021

Chairman Krommenhoek called the meeting to order at 6:32 p.m. Members present were Peter Geiger (via zoom), Edward Schneider, Katrin Glode-Sethna (via zoom), Michael Maurer and Daniel McTiernan. Also present were C. Gregory Watts, Attorney, Nancy Wohlleb, Engineer (via zoom), Roger Parr, NSU operator (via zoom), Tom Kochanowski, Council Liaison (via zoom), Tara Stokes, Clerk (via zoom), and Meliss Paulus, Administrator. Chairman Krommenhoek stated that adequate public notice had been provided in accordance with the Open Public Meetings Act.

Pledge of Allegiance

Minutes

December 3, 2020 – Open and Closed Sessions

Edward Schneider moved and Michael Maurer seconded the motion to approve the open and closed session minutes of the December 3, 2020 meeting. There being no further discussion, the roll was called.

Steven Krommenhoek	Yes
Peter Geiger	Yes
Edward Schneider	Yes
Katrin Glode-Sethna	Yes
Michael Maurer	Yes
Daniel McTiernan	Did not vote

Public Comment – None

Old Business/Current Business

Capacity Requests

There were no formal requests received in the sewer service area.

Pending Connections

- **6 West St. – Old Municipal Building**

Mr. Mullay stated the CTSA should be receiving an update to the easement requests.

- **14 Moebus Place**

This property is in the Town of Clinton but will flow to Deer Meadow as part of the March 22, 2006 Agreement with the Town of Clinton and the CTSA. An escrow has

been established. The required pro-rata share as per the agreement will have to be paid. Mrs. Wohlleb has reviewed the plans to connect and sent a review letter with comments.

Ms. Wohlleb reported on 1728 Route 31 and 248-250 Hamden Rd. Both properties were reviewed, and discussion ensued to establish the status of sewer service area. A sewer extension and TWA will be required for the Hamden Rd. property. Construction costs are a concern. Ms. Wohlleb has not received a response for either property.

The NJ Department of Transportation – Clinton Maintenance Facility, located at 84 Beaver Avenue, submitted revised sewer plans for proposed new construction of a garage and truck wash facilities. A new sewer lateral will connect to an existing sewer lateral located on the property. Concerns and questions were discussed regarding the amount of truck washes per day and mitigation to prevent chlorides, being corrosive, and petroleum/oil discharging into the collection system. Ms. Wohlleb will check into ppm regarding the salt and Ms. Paulus will inquire to a local car wash what system is utilized there.

Capital Budget Plan

The replacement of the Hamden Road force main was discussed. Chairman Krommenhoek thanked Mrs. Wohlleb for the clearer copy of the map. Ms. Wohlleb discussed how the air-release valve in the manhole can be beneficial in assessing the condition of the force main. The pros and cons of a push cam was also discussed. The location of the air-release valve in the manhole was discussed. Mr. Parr will try to locate and report back.

Town of Clinton Treatment Cost Litigation

This will be discussed in Executive Session.

Preventative Maintenance Program

This will include the section of Beaver Avenue which requires notification of the homeowners for access to their backyards and police for traffic safety control. Center Street and Grayrock Rd. will also be cleaned and videoed. This is scheduled for January 26th -28th.

Clinton Twp. COAH

- PIRHL

The Township of Clinton has agreed to transfer 20,000 gpd of wastewater treatment capacity to PIRHL Developers, LLC for use in development of fair share housing of Block 42, Lots #4 and 4.03. A Reservation Agreement has been drafted and will be sent to the Developer's attorney with the approval of the Authority. Chairman Krommenhoek moved and Katrin Glode-Sethna seconded the motion to authorize its Chairman to execute an Agreement for Reservation of Wastewater Treatment Capacity with PIRHL Developers, LLC at such time as the Agreement is returned signed by

PIRHL and payment of the deposit toward connection charges are received. There being no further discussion, the roll was called.

Resolution #1-2021

Steven Krommenhoek	Yes
Peter Geiger	Yes
Edward Schneider	Yes
Katrin Glode-Sethna	Yes
Michael Maurer	Yes
Daniel McTiernan	Did not vote

Ms. Wohlleb stated the plans submitted are currently being reviewed. To finalize her letter, she requested a discussion take place between CTSA and Township officials. Ownership of the proposed newly constructed pump station needs to be addressed. Mr. Parr is gathering information pertaining to the North Hunterdon High School. Ms. Wohlleb also has questions and concerns about the proposed development across Route 31. Chairman Krommenhoek will discuss with the Township officials and report back.

Mini Pump Stations

There was nothing new to report or discuss.

Beaver Brook 3

The Administrator was directed to draft a letter, with the assistance of Ms. Wohlleb and Mr. Parr, to the Town of Clinton Administrator proposing the installation of a Parshall Flume to resolve the metering issues. Chairman Krommenhoek will review prior to sending the letter.

Comminutors vs. Trash Baskets

No action will be taken at this time.

Country Club Drive Associates

This will be discussed in Executive Session.

Amend Res#59-2020 - Replacement of BB #1 flow meter with Labor

The initial proposal for the replacement of Beaver Brook #1 flow meter did not include labor. Chairman Krommenhoek moved and Peter Geiger seconded the motion to accept the proposal of Natural Systems Utilities for emergency replacement of the flow meter at Beaver Brook #1 pump station for a total cost of \$8,739.00, including labor of \$2,014.00. There being no further discussion, the roll was called.

Resolution #2-2021

Steven Krommenhoek	Yes
Peter Geiger	Yes

Edward Schneider	Yes
Katrin Glode-Sethna	Yes
Michael Maurer	Yes
Daniel McTiernan	Did not vote

New Business

Operator's Report

Mr. Parr submitted the monthly report. All stations have been inspected weekly, maintained, and tested. The new flow meter was installed and calibrated by the ABB Rep at the Stem pump station. Pumping Services installed the new motor for the comminutor at Stem. The existing motor was evaluated, and the repair cost is \$572.00 to clean the windings and replace the bearings. Chairman Krommenhoek moved and Edward Schneider seconded the motion to authorize the cleaning and replacement of the bearing seals for the comminutor motor at the Stem pump station in the amount of \$572.00 as submitted by Pumping Services. There being no further discussion, the roll was called.

Resolution #3-2021

Steven Krommenhoek	Yes
Peter Geiger	Yes
Edward Schneider	Yes
Katrin Glode-Sethna	Yes
Michael Maurer	Yes
Daniel McTiernan	Did not vote

A low level alarm was received from the Water's Edge pump station. The level transducer needs to be replaced. Alarms have been activated 2-3 times a week. A proposal was received from NSU in the amount of \$1,758.75. Michael Maurer moved and Chairman Krommenhoek seconded the motion to accept the proposal from NSU to replace the level transducer at the Water's Edge pump station at a cost of \$1,758.75. There being no further discussion, the roll was called.

Resolution #4-2021

Steven Krommenhoek	Yes
Peter Geiger	Yes
Edward Schneider	Yes
Katrin Glode-Sethna	Yes
Michael Maurer	Yes
Daniel McTiernan	Did not vote

The Miller's house pump station control panel interior is showing sign of moisture, the LBs need new gaskets and screws. Pictures were provided. Mr. Parr will provide an estimate. A licensed electrician may be required, and JCP&L may need to disconnect the meter for the work to be performed. This would be an additional expense. Mr. Geiger is noted the cost to the Authority for the benefit of one property. This issue should be addressed and resolved.

Russell Reid evaluated access to the Beaver Avenue collection line for jetting and video inspection. It was determined that an easement machine will be needed due to limited access. A revised quote was submitted for approval. Resolution #40-2020 was previously approved for Russell Reid to perform jetting and video inspection of portions of the Annandale sanitary sewerage collection system. The requirement of additional equipment has increased the cost to \$21,310.00. Multiple requests for proposals were solicited previously but only one was received. Katrin Glode-Sethna moved and Chairman Krommenhoek seconded the motion to accept the proposal of Russell Reid for jetting and video inspection of portions of the Annandale sanitary sewerage collection system. There being no further discussion, the roll was called.

Resolution #5-2021

Steven Krommenhoek	Yes
Peter Geiger	Yes
Edward Schneider	Yes
Katrin Glode-Sethna	Yes
Michael Maurer	Yes
Daniel McTiernan	Did not vote

Mr. Parr reported Manhole MHAN0013 rim and lid needs replacing. It is located by the McDonald's off the shoulder. He advised this should take place as soon as possible and believes the cost should be less than \$600.00. Katrin Glode-Sethna moved and Steven Krommenhoek seconded the motion to authorize the repair of MHAN0013 not to exceed \$600.00. There being no further discussion, the roll was called.

Resolution #6-2021

Steven Krommenhoek	Yes
Peter Geiger	Yes
Edward Schneider	Yes
Katrin Glode-Sethna	Yes
Michael Maurer	Yes
Daniel McTiernan	Did not vote

Multiple high-level alarms from the Maple Avenue pump station and increased flows have raised concerns of infiltration and inflow. Alarms were received Dec. 24th after recent rainfall. Apgar was called to transfer 2,500 gallons of greywater to the DOT pump station. I & I investigation is warranted. Chairman Krommenhoek requested Ms. Wohlleb submit a proposal to perform the investigation of the I & I. Ms. Wohlleb suggested NSU may be able to assist in the investigation.

(Mr. Parr left the meeting at 8:10 p.m.)

Resolution for NJEIT payments via wire transfer

The NJEIT loan payments are due February 1 and due to COVID-19 all payments must be via wire transfer. Katrin Glode-Sethna moved and Steven Krommenhoek seconded the motion to authorize the wire transfer of the payments for the NJEIT loans

due February 1, 2021 in the amounts of \$3,292.04 for Cramer's Creek and \$17,062.84 for Beaver Brook. There being no further discussion, the roll was called.

Resolution #7-2021

Steven Krommenhoek	Yes
Peter Geiger	Yes
Edward Schneider	Yes
Katrin Glode-Sethna	Yes
Michael Maurer	Yes
Daniel McTiernan	Did not vote

Vouchers

Edward Schneider moved and Peter Geiger seconded a motion to approve all vouchers in the Control Register and Check Register. There being no further discussion, the roll was called.

Steven Krommenhoek	Yes
Peter Geiger	Yes
Edward Schneider	Yes
Katrin Glode-Sethna	Yes
Michael Maurer	Yes
Daniel McTiernan	Did not vote

(Mrs. Wohlleb left the meeting at 8:12 p.m.)

Executive Session

Chairman Krommenhoek stated there is a need to enter executive session for the purposes of discussing litigation with the Town of Clinton, Country Club Drive Associates, and personnel matters. Action may be taken upon entering open session. Upon motion duly made, seconded, and unanimously passed, the Clinton Township Sewerage Authority went into closed session at 8:13 p.m.

(It is noted Ms. Stokes left the closed session prior to personnel matters being discussed.)

Open Session

Chairman Krommenhoek moved and Edward Schneider seconded a motion to close executive session and enter open session at 8:30 p.m. The motion passed unanimously.

Ms. Paulus submitted a job performance review of Clerk Tara Stokes to the Authority. The Authority reviewed the job performance recommendation. Chairman Krommenhoek moved and Peter Geiger seconded the motion to accept the January 7, 2021 job performance report of its Clerk, Tara Stokes as submitted by its Administrator, Meliss Paulus. There being no further discussion, the roll was called.

Resolution #8-2021

Steven Krommenhoek	Yes
Peter Geiger	Yes
Edward Schneider	Yes
Katrin Glode-Sethna	Yes
Michael Maurer	Yes
Daniel McTiernan	Did not vote

There being no further business to discuss, Edward Schneider moved and Chairman Krommenhoek seconded the motion to adjourn the meeting. The motion was unanimously passed to adjourn the meeting at 8:31 p.m.

ATTEST:

Meliss Paulus, Administrator

Steven Krommenhoek, Chairman