

Clinton Township Sewerage Authority
Meeting Minutes—November 9, 2021

Chairman Krommenhoek called the meeting to order at 6:35 p.m.

Statement of Adequate Notice

Chairman Krommenhoek stated adequate public notice had been provided in accordance with the Open Public Meetings Act.

Pledge of Allegiance

Attendance Roll Call:

Steven Krommenhoek, Chairman	present
Peter Geiger (remotely), Vice Chairman	present
Edward Schneider, Secretary	absent
Katrin Glode-Sethna, Treasurer	absent
Michael Maurer	present
Daniel McTiernan	absent

Also present:

C. Gregory Watts, Attorney
Nancy Wohlleb (remotely), Engineer
Roger Parr (remotely), Operator
Laura Atwell, Auditor
Tara Stokes (remotely), Clerk
Meliss Paulus, Administrator

Minutes

October 7, 2021 – Open and Closed Sessions

A motion was made by Michael Maurer and seconded by Chairman Krommenhoek to approve the open and closed session minutes of the October 7, 2021, meeting. There being no further discussion, a voice vote was called. All Ayes. Motion carried.

Public Comment

There was no public comment.

Old Business/Current Business

Capacity Requests

There was nothing new to report or discuss.

Pending Connections

- 6 West St
- 1728 Route 31
- 248-250 Hamden Rd
- 13 Moebus Place - Warehouse
- NJDOT – Beaver Ave. New Garage/Wash Bay
- 1707 Route 31 – Gas Station/Coffee Shop

There was nothing new to report or discuss.

- 14 Moebus Place – Yaros

This property has had its final inspection, has connected, and billing has started for the fourth quarter of 2021.

Capital Budget Plan

A discussion took place regarding future projects and estimated costs, specifically DOT and Hamden Rd pump stations. Mr. Parr will look at the elevations for the Weewer mini-pump station. Mr. Parr and Mrs. Wohlleb will schedule a day to perform on-site assessments of the pump stations.

Town of Clinton Treatment Cost Litigation

Mr. Watts, Counsel, advised that Town of Clinton treatment cost litigation will be discussed in closed session.

Preventative Maintenance Program – Water’s Edge

Mr. Parr has received three proposals for the videoing and cleaning of Water’s Edge – McVac Environmental Systems Inc for \$9,700.00, Russel Reid for \$10,40.00, and Wind River for \$12,604.00.

Peter Geiger moved, and Chairman Krommenhoek seconded the motion to accept the proposal of \$9,700.00 from McVac Environmental Services Inc for the videoing and cleaning for Water’s Edge. There being no further discussion, the roll was called.

Resolution #72-2021

Steven Krommenhoek	Yes
Peter Geiger	Yes
Edward Schneider	Absent
Katrin Glode-Sethna	Absent
Michael Maurer	Yes
Daniel McTiernan	Absent

Clinton Twp. COAH

- Clinton LIHTC LLC/Clinton Woods

Ms. Paulus advised that we have received a revised plan and that one copy has been sent to the office and one copy has been sent to Mott McDonald. Ms. Paulus will reach out to Clinton LIHTC to replenish the escrow for the review by Mott McDonald.

- Ingerman - Rt. 31 (80 Affordable, 64 Market, 1 onsite Super)
- Grayrock Rd. (6 Affordable, 24 Market)

There is nothing new to report or discuss.

Mini Pump Stations

A discussion has begun regarding the status of the future of the mini pump stations.

Additionally, Cryan's Tavern has been billed for excessive grease expenditures in addition to the fourth quarter billing. NSU has been cleaning the floats.

Beaver Brook 3

It is noted that Beaver Brook 3 will be discussed at the next meeting.

Comminutors vs. Trash Baskets

Ms. Paulus will request updated proposals for replacing the comminator with a trash basket for Beaver Brook 2.

Country Club Drive Associates

Mr. Watts, Attorney, advised that Country Club Drive Associates will be discussed in closed session.

Maple Ave/Route 641 Infiltration & Inflow

Mr. Parr will review to see if manholes on Maple, Roosevelt and Washington can be inspected safely without traffic control.

NHHS

- I & I

Ms. Paulus is coordinating a meeting with NHHS, Vo-Tech, MM in regard to I&I.

- Rebuild

Mrs. Wohlleb has completed the design for the NHHS rebuild, the final design will be submitted for review at the December 2, 2021, meeting. Also working on the NJ I-Bank submission. NHHS personnel reported the building has been cleaned out by an environmental company.

Budget Adoption 2022

Ms. Atwell reported the State of NJ has approved the 2022 Budget as submitted. The CTSA can now adopt a resolution to accept the 2022 budget.

Chairman Krommenhoek moved, and Michael Maurer seconded the motion to adopt the 2022 Budget. There being no further discussion, the roll was called.

Resolution #73-2021

Steven Krommenhoek	Yes
Peter Geiger	Yes
Edward Schneider	Absent
Katrin Glode-Sethna	Absent
Michael Maurer	Yes
Daniel McTiernan	Absent

New Business

Operator's Report

Mr. Parr reported all stations are operational, have been inspected weekly, data collected, and baskets cleaned. High level alarms were tested. Mr. Parr reported the following activities/issues:

- October 12th- 12 River Bend Rd., Called to report lower floor shower and toilet has been backing up. After further investigation by a NSU Operator it was determined that the issue was the responsibility of the resident
- October 16th- NSU received a power failure alarm from County 641. Power was restored in minutes no response needed from a NSU operator.
- October 17th- NSU received a pump 2 fail alarm at Maple Ave PS. The NSU operator was able to reset the pump after several attempts. NSU Services installed an old spare pump in the pump 1 position.

Mr. Parr additionally has provided a proposal from Natural Systems Utilities for the repair of Maple Ave PS Pump #1.

Maple Ave PS Pump #1. Pump #1 has been removed for diagnosis due to a seal failure alarm. Subsequent diagnosis has revealed a lower shaft seal leak, and water intrusion within the unit. NSU proposes to repair the existing unit. The cost of repair is \$6,875.00.

Chairman Krommenhoek moved, and Peter Geiger seconded the motion to accept the proposal from Natural Systems Utilities to repair Maple Ave PS Pump #1 for \$6,875.00. There being no further discussion, the roll was called.

Resolution #74-2021

Steven Krommenhoek	Yes
Peter Geiger	Yes
Edward Schneider	Absent
Katrin Glode-Sethna	Absent
Michael Maurer	Yes
Daniel McTiernan	Absent

Mr. Parr additionally has provided a proposal from Natural Systems Utilities for the repair or replacement Beaver Brook #1 PS Pump #2. Pump #2 has failed. The unit requires substantial repairs. Repair costs are slightly less than 50% of replacement for a total of \$7,254.50. The manufacture date is unclear, but the pump appears to be from 2013. Due to age and significant cost, NSU proposes to replace the pump unit with one exact replacement unit for a total of \$12,754.50.

Chairman Krommenhoek moved, and Mike Mauer seconded the motion to accept the proposal from Natural Systems Utilities to replace Beaver Brook #1 PS Pump #2 for \$12,754.50. There being no further discussion, the roll was called.

Resolution #75-2021

Steven Krommenhoek	Yes
Peter Geiger	Yes
Edward Schneider	Absent
Katrin Glode-Sethna	Absent
Michael Maurer	Yes
Daniel McTiernan	Absent

Beaver Ave Development LLC (79 Beaver Ave) Lease

The Clinton Township Sewerage Authority leases office space from Beaver Avenue Development, LLC designated as Suite 3, 79 Beaver Avenue, Clinton, New Jersey. The landlord has offered a new Commercial Lease to the Authority for a term of five (5) years, which proposed Commercial Lease also provides for one five (5) year renewal. CTSA counsel C. Gregory Watts, Esq and the CTSA have reviewed the commercial lease and has found the lease to be acceptable.

Chairman Krommenhoek moved, and Peter Geiger seconded the motion to authorize Chairman Krommenhoek to execute the commercial lease on behalf of the Authority. There being no further discussion, the roll was called.

Resolution #76-2021

Steven Krommenhoek	Yes
Peter Geiger	Yes
Edward Schneider	Absent
Katrin Glode-Sethna	Absent
Michael Maurer	Yes
Daniel McTiernan	Absent

It is noted that Mr. Parr left the meeting at 7:54 p.m.

Managed IT Services Consulting

Ms. Stokes has sought to solicit proposals for managed IT services for the term of one year. Only one proposal was received by from Genesis Network Group LLC, for the term of one year, \$3,858.94 plus a monthly charge of \$475.00 for managed IT services. The proposal was discussed and was found to be fair and reasonable.

Chairman Krommenhoek moved, and Peter Geiger seconded the motion to adopt the proposal of Professional managed IT services consulting provided by Genesis Network Group LLC in accordance with cyber security risk management requirements from the NJJIF. There being no further discussion, the roll was called.

Resolution #77-2021

Steven Krommenhoek	Yes
Peter Geiger	Yes
Edward Schneider	Absent
Katrin Glode-Sethna	Absent
Michael Maurer	Yes
Daniel McTiernan	Absent

Snowplowing

Proposals for snowplowing services for the 2021-2022 winter season were solicited. Only one proposal was received by Samson Concrete & Masonry, LLC for \$1,100.00. The proposal was discussed and was found to be fair and reasonable.

Chairman Krommenhoek moved, and Mike Mauer seconded the motion to accept the proposal submitted by Samson Concrete & Masonry for \$1,100.00. There being no further discussion, the roll was called.

Resolution #78-2021

Steven Krommenhoek	Yes
Peter Geiger	Yes
Edward Schneider	Absent
Katrin Glode-Sethna	Absent
Michael Maurer	Yes
Daniel McTiernan	Absent

Vouchers

Chairman Krommenhoek 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
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Peter Geiger	Yes
Edward Schneider	Absent
Katrin Glode-Sethna	Absent
Michael Maurer	Yes
Daniel McTiernan	Absent

Executive Session

Upon motion duly made, seconded, and unanimously passed, the Clinton Township Sewerage Authority entered executive session at 8:18 p.m. to discuss contractual matters and litigation. Action will not be taken upon exiting executive session.

It is noted that Mrs. Wohlleb left the meeting at 8:18 p.m.

Open Session

Mike Mauer moved and Chairman Krommenhoek seconded the motion to exit executive session and enter open session 8:34 p.m.

There being no further business to discuss, Mike Mauer moved, seconded by Chairman Krommenhoek, and unanimously passed the meeting was adjourned at 8:34 p.m.

ATTEST:

Taralyn Stokes, Clerk

Steven Krommenhoek, Chairman