

A Regular Meeting of the Members of the Pompton Lakes Borough Municipal Utilities Authority was held at 2000 Lincoln Avenue, Pompton Lakes, New Jersey on May 20, 2024.

In accordance with the New Jersey Open Public Meetings Act, adequate notice of this meeting was provided. Letters to North Jersey Herald News, Suburban Trends, and the Administrator of Pompton Lakes, dated February 21, 2024, gave notice that the Regular Meeting of the Authority would be held at 6:00pm Monday, May 20, 2024. The meeting was held at 2000 Lincoln Avenue, Pompton Lakes, New Jersey. A notice stipulating the time and date of this meeting was also posted in a public place, to wit: 2000 Lincoln Avenue, Pompton Lakes, New Jersey.

Roll Call was as follows:

PRESENT: Kevin Carroll
Neal Galletta
Michael Longo
Tim Troast
John Pietrowski (Superintendent)
Elias Sweeney (Assistant Superintendent)
Jeffrey M. Kassover (Attorney)
Patrick K. Cole, P.E. (Engineer)
Erik DeLine Council Liaison
Paul Cuva, CPA (Auditor)

ABSENT:
Lloyd Kent

UPON MOTION duly made by Mr. Galletta and seconded by Mr. Longo, and upon roll call vote the minutes from the Regular Meeting held on April 15, 2024, were accepted.

Vote:

| | |
|----------|----------------------------------|
| Ayes | Carroll, Galletta, Longo, Troast |
| Nays: | None |
| Absent: | Kent |
| Abstain: | None |

Public Rate Hearing:

Transcript posted to the Authority's Website.

CHAIRMAN REPORT:

Chairman Carroll read for the record two resolutions for H2M engineering services for the North Pumping Station that is in need of total replacement and for Well 3 PFAS treatment Design and Permitting. The State of New Jersey has requested a resolution to move forward with the I-BANK financing.

UPON MOTION duly made by Chairman Carroll and seconded by Mr. Troast, and upon roll call vote that the two resolutions for H2M's engineering services was accepted.

Vote:

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|---------|----------------------------------|
| Ayes | Carroll, Galletta, Longo, Troast |
| Nays: | None |
| Absent: | Kent |

ENGINEERING REPORT:

Mr. Cole from H2M Engineering reported on the Wastewater Treatment Plant Capacity Analysis Report stating that the treatment plant has bottle necks in the system that are hydraulic. Mr. Cole also stated that H2M will work with the new management, Mr. Pietrowski and Mr. Sweeney, on identifying said bottle necks. Mr. Cole noted that the projects for the PFAS Well 3, and the North Pumping Station are well on their way and understood, these projects just need to be authorized with the I-BANK for financing. Mr. Cole also noted that some of the other upcoming projects will be prioritized at the Authority's discretion.

UPON MOTION duly made by Chairman Carroll and seconded by Mr. Longo, and upon roll call vote that the engineers report was accepted.

Vote:

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|---------|----------------------------------|
| Ayes | Carroll, Galletta, Longo, Troast |
| Nays: | None |
| Absent: | Kent |

FINANCIAL OPERATIONS:

Mr. Galletta presented the following bills for approval:

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|--------------------------------|-----------------|
| Operating/Vouchers for May | \$95,639.15 |
| Additional Expenses for April | \$20,355.32 |
| Hospitalization for May | \$30,032.85 |
| Operating Payroll/Gross April | \$146,489.01 |
| Social Security for April | \$8,630.55 |
| Meter Deposit Refund for April | <u>\$281.00</u> |
| TOTAL | \$301,427.88 |

CAPITAL:

| | |
|---------------------------------|-------------------|
| H2M Associates Inc. | \$8,294.00 |
| Oakland Marine & Equipment Inc. | \$8,735.00 |
| Rio Supply Inc. | <u>\$5,930.00</u> |

TOTAL \$22,959.00

UPON MOTION duly made by Mr. Galletta and seconded by Mr. Longo, and upon roll call vote it was certified that the funds are available and budgeted to pay these expenses and was accepted.

Vote:

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|---------|----------------------------------|
| Ayes | Carroll, Galletta, Longo, Troast |
| Nays: | None |
| Absent: | Kent |

Mr. Galletta noted that the Authority has opened the Cash Management Account and deposited the first CD that matured in May.

Mr. Galletta also reported that the Authority's budget for the fiscal year June 1, 2024 to May 31, 2025 has been approved by the state of New Jersey and can now be adopted. Mr. Galletta read a resolution to adopt the water and sewer budget.

UPON MOTION duly made by Mr. Galletta and seconded by Chairman Carroll, and upon roll call vote to adopt the budget of the fiscal year June 1, 2024, to May 31, 2025 was accepted.

Vote:

| | |
|---------|----------------------------------|
| Ayes | Carroll, Galletta, Longo, Troast |
| Nays: | None |
| Absent: | Kent |

PERSONNEL:

Mr. Troast reported that the Authority has two new employees, John Pietrowski as the Superintendent and Elias Sweeney as the Assistant Superintendent. Mr. Troast stated he is looking forward to working with both John and Elias. Mr. Troast also reported that Mr. Wegele, the former Executive Director, has recommended that two employees receive a merit increase included with their annual increase. Mr. Troast recommended that David Toledo Jr. and Jack Hughes get an additional 3% increase. Mr. Galletta had some questions about their work performance and why they deserve the increase. Mr. Sweeney stated they are both good employees and do deserve the increase.

UPON MOTION duly made by Mr. Troast and seconded by Chairman Carroll, and upon roll call vote that the personnel report and to give David Toledo Jr. and Jack Hughes a merit increase of 3% was accepted.

Vote:

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|---------|----------------------------------|
| Ayes | Carroll, Galletta, Longo, Troast |
| Nays: | None |
| Absent: | Kent |

WATER OPERATIONS:

In Commissioner Kent’s absence, Mr. Pietrowski reported on raising chlorine residuals slightly in three of the well houses. Mr. Pietrowski stated the chlorine residuals were low and he is comfortable with the increase being that it is in line with the DEP regulations and disinfection in the system. Mr. Galletta stated that water pumping looks low from last year. Mr. Troast stated with the leak detection service from last year they found two main breaks that could affect the water pumping numbers.

UPON MOTION duly made by Chairman Carroll and seconded by Mr. Longo, and upon roll call vote that the water report was accepted.

Vote:

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|---------|----------------------------------|
| Ayes | Carroll, Galletta, Longo, Troast |
| Nays: | None |
| Absent: | Kent |

WASTEWATER OPERATIONS:

Mr. Longo submitted the monthly wastewater report and inquired about when the grease and oil sampling will start. Mrs. Read stated it was completed in January and will send the result to Mr. Longo.

UPON MOTION duly made by Mr. Troast and seconded by Chairman Carroll, and upon roll call vote that the Wastewater report was accepted.

Vote:

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|---------|----------------------------------|
| Ayes | Carroll, Galletta, Longo, Troast |
| Nays: | None |
| Absent: | Kent |

SUPERINTENDENT’S REPORT:

The superintendent, Mr. Pietrowski, stated that he is thankful for the opportunity to be back at the MUA. He does believe there are a lot of changes to be made, however it is nothing he can’t handle. Mr. Pietrowski will have more to report at next month’s meeting.

UPON MOTION duly made by Chairman Carroll and seconded by Mr. Galletta, and upon roll call vote that the Superintendents report was accepted.

Vote:

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|---------|----------------------------------|
| Ayes | Carroll, Galletta, Longo, Troast |
| Nays: | None |
| Absent: | Kent |

ATTORNEY'S REPORT:

Mr. Kassover reported he prepared the notices for the public hearing of the rate changes and the publication in the Record and Suburban Trends. Mr. Kassover also prepared the resolution that Chairman Carroll read for the record regarding PFAS project and the North Pumping Station. Mr. Kassover stated that last week he met with the Chairman and the new Superintendent, John Pietrowski, to discuss the PFAS situation. There are certain requirements that the attorneys need for the handling of the litigation. Mr. Kassover stated that John and Elias will take care of getting the reports and information needed to give to the attorney. Mr. Kassover also prepared a severance agreement and answered several unemployment questions regarding a former employee.

UPON MOTION duly made by Chairman Carroll and seconded by Mr. Longo, and upon roll call vote that the Attorney's report was accepted.

COUNCIL LIASON:

Councilman DeLine inquired if the Veteran's housing ever contacted Mr. Kassover regarding a developer's agreement. Mrs. Read stated that they did call with questions about the connection fees for water and sewer. Councilman DeLine also reported that at the last council meeting they had a presentation from a planner that specializes in affordable housing. The next round of affordable housing will start in June or July of 2025. Unlike the last affordable housing that left the courts to determine the numbers, the State of New Jersey has passed a legislation creating a division for municipalities affordable housing under the Department of Community Affairs (DCA). The council will go through the assignment and agree on the number of units; the only thing that could potentially bring the number down is the water and sewer capacity. These numbers can be adjusted due to the availability of capacity. The Borough will be in touch with the Authority to get as much information as possible on capacity levels. Mr. Troast stated that he saw the presentation and it was presented as 220 units. Councilman DeLine stated the number of units may change due to the updated fourth round affordable housing legislation and went over the process. Mr. DeLine also stated that the DCA recommends 20 % of redevelopment to be set aside for affordable housing. After an assessment was completed on the Pompton Lakes downtown, 20% was determined not to be economically feasible. Instead, the Borough determined that 10% with the developer providing 7% to the DCA housing and buy down the remaining 3% to the borough to use for affordable housing related projects and/or grants. Capodali is an example of developers taking advantage of this buy down program.

UPON MOTION duly made by Chairman Carroll and seconded by Mr. Troast, and upon roll call vote that the Council Liaison's report was accepted.

OLD BUSINESS:

Mr. Galletta inquired about renting out 279 Ramapo Street. He is anxious to know what the plan is and what the downfall is with renting the property. Chairman Carroll stated he requested Commissioner Lloyd Kent to put together a proposal on what the advantages and disadvantages would be on renting. Mr. Kent will need some time to put this proposal together. There was some additional discussion on renting the property.

CORRESPONDENCE:

Chairman Carroll presented correspondence for discussion on items 1 through 2.

UPON MOTION duly made by Chairman Carroll and seconded by Mr. Troast, and upon roll call vote items 1 through 2 were accepted.

Vote:

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|---------|----------------------------------|
| Ayes | Carroll, Galletta, Longo, Troast |
| Nays: | None |
| Absent: | Kent |

UPON MOTION duly made by Mr. Galletta and seconded by Mr. Longo, and upon roll call vote the Regular Meeting of the Pompton Lakes Municipal Utilities Authority was adjourned at 6:58pm.

Vote:

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|---------|----------------------------------|
| Ayes | Carroll, Galletta, Longo, Troast |
| Nays: | None |
| Absent: | Kent |

Prepared by: Mary Read

Respectfully submitted by

Michael Longo, Secretary