

Present: Mr. Dilks, Mr. Manfredi, Mr. Pesotski, Mr. Schauer, Mrs. Mahoney, and Mr. Cossabone

Excused: Mr. Neri, Mr. Simone

Public in Attendance: Mr. Eric Fooder, Mr. Jack Plackter
Salute to the flag

Mrs. Seeley read the Opening Statement, "Pursuant to the Open Public Meetings Act, I hereby announce that adequate notice of this meeting, as required by said act has been provided by adopting a schedule of regular meetings for the year 2021/2022 which schedule was posted on the Authority Bulletin board and filed with the Township Clerk on February 25, 2021."

A motion was made by Mr. Manfredi and seconded by Mr. Pesotski to open the meeting to the public. The motion passed unanimously.

Mr. Fooder from 2014 Burlington Circle came before the Board with a concern regarding the allowance of 3,500 gallons per month. He feels as though this is too low of an amount for a single-family home. Mr. Fooder requested the Board considers making the minimum charge in agreement with the State and other rules and utilities.

Mr. Manfredi requested for someone to explain what Mr. Fooder was requesting. Mrs. Mahoney stated she understood it as 3,500 does not constitute single family homes and Mr. Fooder feels that is low. Mr. Spratt pointed out the state's numbers are for design purposes; the actual numbers are based on what the municipality calculates each year. The states is always conservative. They do the same thing with sewer, for anything with wastewater you must assume four times the average daily flow for design purposes. Mrs. Mahoney stated we did actually have our CFO look into the same thing you're stating two years ago to see if we did fall in line and it was determined we did.

Mr. Dilks requested the Board Adopt Resolution No. 65-21 – Resolution of the MMUA establishing rates increases for Residential, Commercial and Industrial Water for a two-year rate increase effective July 1, 2021.

A motion was made by Mr. Schauer and seconded by Mr. Manfredi to Adopt Resolution No. 65-21 – Resolution of the MMUA establishing rates increases for Residential, Commercial and Industrial Water for a two-year rate increase effective July 1, 2021. The motion passed unanimously on a roll call vote with Mr. Pesotski voting no.

Mr. Dilks requested the Board Adopt Resolution No. 66-21 – Resolution of the MMUA establishing rate increases for Residential, Commercial, and Industrial Sewer for a two-year rate increase effective February 1, 2022.

A motion was made by Mr. Manfredi and seconded by Mr. Schauer to Adopt Resolution No. 66-21 – Resolution of the MMUA establishing rate increases for Residential, Commercial, and Industrial Sewer for a two-year rate increase effective February 1, 2022. The motion passed unanimously on a roll call vote with Mr. Pesotski voting no.

A motion was made by Mr. Schauer and seconded by Mr. Manfredi to close the meeting to the public. The motion passed unanimously.

A motion was made by Mr. Pesotski and seconded by Mr. Schauer to Adopt the minutes of the Regular Meeting of May 19, 2021. The motion passed unanimously on a roll call vote.

A motion was made by Mr. Schauer and seconded by Mr. Pesotski to Adopt the minutes of the Closed Session Meeting of May 19, 2021. The motion passed unanimously.

Engineer, James Spratt

Mr. Spratt recommended Form A – Monroe Development Associates, LLC – Sicklerville Road & Mink Lane.

Mr. Plackter came before the Board on behalf of Monroe Development Associates LLC. Last month there was a discussion about potential request for a waiver of connection fees. I am here to ask the Board if they would consider that request. Monroe Development Associates property on Sicklerville Road is going to be a redevelopment project of a 200,000 sq ft warehouse and 39 single family homes. One of the big expense items is that in order to do this project, we have to do a new pump station. The cost is in excess of \$600,000.00 to replace the pump station that is 50 years old. In addition to that its not only servicing our property but it will service some existing developments as well. What we are asking for is relief from connection fees for water and sewer. We will pay regular service fees for the use of water and sewer.

Mr. Pesotski questioned the pump station that is 50 years old, is there some kind of evidence that it needs to be replaced. Mr. Spratt replied, it would be accurate to say the pump station does not have the capacity to take on any additional flow. Therefore, anything in that drainage basin would require a new pump station. The pump station is well maintained.

Mr. Spratt requested the Board to adopt Resolution N. 70-21 – Resolution approving installation of the public water and sewer utilities for Section 1 of the Stirling Glen Project.

A motion was made by Mr. Manfredi and seconded by Mr. Pesotski to adopt Resolution N. 70-21 – Resolution approving installation of the public water and sewer utilities for Section 1 of the Stirling Glen Project. The motion passed unanimously on a roll call vote.

Executive Director, Wendy Mahoney

Mrs. Mahoney requested the Board adopt Resolution No. 59-21 – Resolution awarding an insurance Broker for the Monroe Municipal Utilities Authority to William G. Miller/Cynergy Group, LLC

A motion was made by Mr. Schauer and seconded by Mr. Pesotski to adopt Resolution No. 59-21 – Resolution awarding an insurance Broker for the Monroe Municipal Utilities Authority to William G. Miller/Cynergy Group, LLC. The motion passed unanimously on a roll call vote.

Mrs. Mahoney requested the Board adopt Resolution No. 67-21 – Resolution approving a two (2) year contract (July 1, 2021, to June 30, 2023) with the Monroe Municipal Utilities Authority employees.

A motion was made by Mr. Pesotski and seconded by Mr. Schauer to adopt Resolution No. 67-21 – Resolution approving a two (2) year contract (July 1, 2021, to June 30, 2023) with the Monroe Municipal Utilities Authority employees. The motion passed unanimously on a roll call vote.

Mrs. Mahoney requested the Board adopt Resolution No 64-21 – Resolution authorizing the award of a contract for the Authority Cleaning Services Welcome Home for the fiscal year 2021/2022 in the amount of \$14,348.00.

A motion was made by Mr. Manfredi and seconded by Mr. Schauer to adopt Resolution No 64-21 – Resolution authorizing the award of a contract for the Authority Cleaning Services Welcome Home for the fiscal year 2021/2022 in the amount of \$14,348.00. The motion passed unanimously on a roll call vote.

Mr. Pesotski questioned if this is the company we currently have and if we are happy with them. Mrs. Mahoney stated yes. We are very happy, especially through covid they have done a wonderful job. Mr. Schauer questioned if they clean both Main Street and 322 offices. Mrs. Mahoney replied, yes.

Mrs. Mahoney requested the Board adopt Resolution No. 68-21 – Resolution approving a two (2) year contract with Mutual of Omaha for life insurance plan in the amount of \$12,000.00 per year.

A motion was made by Mr. Schauer and seconded by Mr. Manfredi to adopt Resolution No. 68-21 – Resolution approving a two (2) year contract with Mutual of Omaha for life insurance plan in the amount of \$12,000.00 per year. The motion passed unanimously on a roll call vote.

Mrs. Mahoney requested the Board adopt Resolution No. 69-21 – Resolution approving a two (2) year contract with Delta Dental of New Jersey, Inc. for a dental plan in the amount of \$47,000.00 per year which is a savings of \$7,000 by switching from our current plan.

A motion was made by Mr. Manfredi and seconded by Mr. Schauer to adopt Resolution No. 69-21 – Resolution approving a two (2) year contract with Delta Dental of New Jersey, Inc. for a dental plan in the amount of \$47,000.00 per year. The motion passed unanimously on a roll call vote.

Mrs. Mahoney stated she would like to make the board aware that Executive Order #229 regarding the moratorium on utility shutoffs has been extended through January 1, 2022. This also includes interest charges on unpaid balances. As it stands right now, we will not be able to include any liens once again in the annual Tax Sale.

Superintendent, Frank Cossabone

Mr. Cossabone requested the Board adopt Resolution No. 60-21 – Resolution awarding Coyne Chemical Co., Inc. the contract for Calcium Hypochlorite (Accu Tab SI) for the fiscal year 2021/2022 at \$262.46 per pail.

A motion was made by Mr. Schauer and seconded by Mr. Manfredi to adopt Resolution No. 60-21 – Resolution awarding Coyne Chemical Co., Inc. the contract for Calcium Hypochlorite (Accu Tab SI) for the fiscal year 2021/2022 at \$262.46 per pail. The motion passed unanimously on a roll call vote.

Mr. Schauer questioned what the price was in the past. Mr. Cossabone replied, it was the same price.

Mr. Cossabone requested the Board adopt Resolution No. 61-21 – Resolution awarding John Pflugfelder, Inc. the contract for the supply and delivery of Heating Oil for the fiscal year 2021-2022 at .14 delivery price plus reseller car price \$1.429 per gallon.

A motion was made by Mr. Manfredi and seconded by Mr. Schauer to adopt Resolution No. 61-21 – Resolution awarding John Pflugfelder, Inc. the contract for the supply and delivery of Heating Oil for the fiscal year 2021-2022 at .14 delivery price plus reseller car price \$1.429 per gallon. The motion passed unanimously on a roll call vote.

Mr. Cossabone requested the Board adopt Resolution No. 62-21 – Resolution awarding John Pflugfelder, Inc. the contract for the supply and delivery of Ultra Low Sulfur Diesel Fuel for the fiscal year 2021/2022 at .15 delivery price plus reseller car price of \$1.5108 per gallon.

A motion was made by Mr. Manfredi and seconded by Mr. Schauer to adopt Resolution No. 62-21 – Resolution awarding John Pflugfelder, Inc. the contract for the supply and delivery of Ultra Low Sulfur Diesel Fuel for the fiscal year 2021/2022 at .15 delivery price plus reseller car price of \$1.5108 per gallon. The motion passed unanimously on a roll call vote.

Mr. Cossabone requested the Board adopt Resolution No. 63-21 – Resolution authorizing the award of a Non-Fair and Open repair to Xylem Water Solutions, Inc. for Flyght Pump #3201.091-0180014 located at Twelve Oaks in the amount of \$37,564.40.

Mr. Schauer questioned if there is a warranty with the new motor. Mr. Cossabone replied this is a new pump. That is a three-pump station and we have only had two. We wanted to put the third pump in so it operates in subsection.

A motion was made by Mr. Schauer and seconded by Mr. Pesotski to adopt Resolution No. 63-21 – Resolution authorizing the award of a Non-Fair and Open repair to Xylem Water Solutions, Inc. for Flyght Pump #3201.091-0180014 located at Twelve Oaks in the amount of \$37,564.40. The motion passed unanimously on a roll call vote.

Mr. Schauer stated he would like to thank Mr. Cossabone and Mr. Manfredi for taking him to look at the new tap machine. Also, for taking him to look at Kimberly West, you have saved us a lot of money with all the work that is going on over there. Mr. Cossabone replied thank you for taking the time to come out.

Solicitor, Nicholas Sullivan

Mr. Sullivan had nothing to report.

Liaison, Mr. McKinney

Mr. McKinney stated Council asked him to bring forward a request. There is a new fire station that is going to be built on Main Street. There is an opened requested as they go out for bid if the MUA plans to intend to waive the connection fees.

Mr. Spratt stated it is the same use and there is nothing specific in the DEP regulations regarding to firehouses. Normally, it would be based on square footage or personnel. The square footage is probably different but if theres no change in personnel then theres really no reason to charge an additional fee. They already have the connection in place.

Mr. Schauer questioned what was done for Cecil when they rebuilt the firehouse. Mr. Manfredi replied, same thing, they were already tied into sewer.

A motion was made by Mr. Manfredi and seconded by Mr. Schauer to waive the connection fees for the new fire station on Main Street. The motion passed unanimously on a roll call vote.

Mrs. Seeley read the Closed Session Opening Statement "The Monroe MUA shall hold a closed session meeting to which the public shall not be admitted, on Wednesday, June 16, 2021, at 7:00pm. The general nature of the subject to be discussed at said closed meeting shall be Personnel Matters. The minutes of said closed meeting shall be disclosed to the public at the appropriate time.

Mr. Sullivan mentioned Mr. Plackter and his request to waive connection fees. Mr. Sullivan added that it is in the Authority's Policy and Procedures not to waive connection fees. Mr. Manfredi asked Mr. Sullivan if there was a state law that we cannot waive connection fees. Mr. Sullivan stated that their argument is that they feel they should get a waiver of connection fees due to the \$650,000 cost of the new pump station that they have to construct and that he will look into a reduction of fees and follow up with Mrs. Mahoney. Mr. Cossabone stated that he would also follow up with Mr. Spratt, the Authority's Engineer. Mr. Manfredi suggested that it would be an added benefit to the Authority for the developer to build the new pump station and take on the flow from our Kimberly West Pump Station that is 50 years old, wherein the Authority could offset their costs by crediting them for the over improvements. In past practice, when there were homes with contaminated water, everything was paid for by the State for those homes to connect except for the connection fees, which were the responsibility of the homeowner.

Mrs. Mahoney stated that the contaminated water residents were forced connections and a redevelopment project is not a forced connection. Mr. Cossabone suggested possibly assisting with some of the costs associated with the pump station in other ways such as the Authority providing pumps and panels. Mr. Sullivan added that ultimately, a new pump station is not needed, the developer is the one who needs the pump station to build a warehouse and 39 single family homes. Mr. Pesotski said they are going to build the pump station, and the Authority can pay for any part of the station and lower their \$650,000 cost. Mr. Manfredi said that they would need to plan it out to incorporate their project plus Chelsea Farms so that the Kimberly West Pump Station can be eliminated. Mr. Cossabone replied that they are not engineering anything until the connection fees are waived. Mr. Pesotski asked if the developer can incorporate the cost of the connection fees in the sale of the home, and Mr. Manfredi replied that is already normal practice.

Mr. Pesotski stated that if the developer comes in to redevelop land in the township, it is not any benefit to the Authority as an incentive to waive connection fees. Mr. Manfredi stated that it does not look good on the Authority and suggested creating a program to assist with redevelopment similar to how the township does the tax abatement. Mr. Pesotski stated that his point is the developer is already getting something for redeveloping and the Authority does not need to do any extra favors for redevelopment. The Authority should keep charging connection fees. Mr. Cossabone stated that waiving connection fees for an existing firehouse is taxpayer money, and this redevelopment of 39 single family homes, is not. Mr. Pesotski stated that real estate taxes will go up because of redevelopment if the Authority waives their fees. Mrs. Mahoney feels that over improvement credits that the Authority regularly gives when a developer over-improves for the benefit of the Authority is a solution.


A motion was made by Mr. Pesotski and seconded by Mr. Manfredi to approve the Investment Summary Report. The motion passed unanimously on a roll call vote.

A motion was made by Mr. Pesotski and seconded by Mr. Schauer to approve the Operating, Escrow and Payroll Vouchers. The motion was passed unanimously on a roll call vote.

A motion was made by Mr. Pesotski and seconded by Mr. Schauer to adjourn the meeting. The motion passed unanimously.

Respectfully submitted by: 
Katie Seeley

Approved at the meeting on July 21, 2021

Attest by 
Assistant Secretary