

APPROVED

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RARITAN TOWNSHIP MUNICIPAL UTILITIES AUTHORITY  
REGULAR MEETING MINUTES

SEPTEMBER 21, 2022

365 Old York Road, Flemington, New Jersey  
(908) 782-7453 Office (908) 782-7466 Fax

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1. **MEETING CALLED TO ORDER AT 5:00 PM**

The meeting of the Raritan Township Municipal Utilities Authority (RTMUA) was called to order stating that the meeting had been advertised in accordance with the Open Public Meetings Act setting forth the time with the RTMUA office as the place of said meeting. It was further stated that a copy of the Agenda was posted on the RTMUA office bulletin board.

2. **ATTENDANCE ROLL CALL:**

Mr. Hazard	Here
Mr. Kendzulak, Jr.	Here
Mr. Mangin	Here
Mr. Tully	Here

Also present were Raymond Frank, RTMUA Chief Operator; Regina Nicaretta, RTMUA Executive Secretary; Dan Madden, PE, Johnson, Mirmiran & Thompson.

3. **PLEDGE OF ALLEGIANCE**

4. **APPLICATIONS:**

- a) Application for Sewer Service Class II – A, 6 Raritan Village, LLC (Apex Treatment Center) (Block 16.01 Lot 69.03)

5. **RESOLUTIONS:**

Resolution #2022 - 54      Approval of Sanitary Sewer Service Class II-A, , 6  
Raritan Village, LLC (Apex Treatment Center) (Block  
16.01 Lot 69.03)

Mr. Kendzulak, Jr. made a motion to approve Resolution #2022 – 54, Mr.  
Hazard seconded the motion.

Roll call vote:	Mr. Hazard	-	Yes
	Mr. Kendzulak, Jr.	-	Yes
	Mr. Mangin	-	Yes
	Mr. Tully	-	Yes

Resolution #2022 - 55      Award of Contract for Purchase of Dry Polymer  
(Bid Amount = \$2.47 / lb.; \$46,930.00 total bid)

Mr. Hazard made a motion to approve Resolution #2022 – 55, Mr. Mangin  
seconded the motion.

Roll call vote:	Mr. Hazard	-	Yes
	Mr. Kendzulak, Jr.	-	Yes
	Mr. Mangin	-	Yes
	Mr. Tully	-	Yes

Resolution #2022 - 56      Award of Contract for Purchase of Inorganic Sulfur  
Dioxide  
(Bid Amount = \$0.90 / lb.; \$54,000.00 total bid)

Mr. Hazard made a motion to approve Resolution #2022 – 56, Mr.  
Kendzulak, Jr. seconded the motion.

Roll call vote:	Mr. Hazard	-	Yes
	Mr. Kendzulak, Jr.	-	Yes
	Mr. Mangin	-	Yes
	Mr. Tully	-	Yes

Resolution #2022 - 57      Award of Contract for Purchase of Sodium Hypochlorite  
(Bid Amount = \$2.15 / gal.; \$161,250.00 total bid)

Mr. Hazard made a motion to approve Resolution #2022 – 57, Mr. Mangin seconded the motion.

Roll call vote:	Mr. Hazard	-	Yes
	Mr. Kendzulak, Jr.	-	Yes
	Mr. Mangin	-	Yes
	Mr. Tully	-	Yes

Resolution #2022 - 58      Approval of Proposal for Janitorial Services  
(Proposal = \$10,300.00 for year)

Mr. Kendzulak, Jr. made a motion to approve Resolution #2022 – 58, Mr. Hazard seconded the motion.

Roll call vote:	Mr. Hazard	-	Yes
	Mr. Kendzulak, Jr.	-	Yes
	Mr. Mangin	-	Yes
	Mr. Tully	-	Yes

Resolution #2021 - 59      Approval of Proposal for Mowing Services  
(Proposal = \$600.00 / cut)

Mr. Hazard made a motion to approve Resolution #2022 – 59, Mr. Kendzulak, Jr. seconded the motion.

Roll call vote:	Mr. Hazard	-	Yes
	Mr. Kendzulak, Jr.	-	Yes
	Mr. Mangin	-	Yes
	Mr. Tully	-	Yes

Resolution #2022- 60      Employment of Lauren Willett as Laboratory Supervisor / Manager

Mr. Hazard made a motion to approve Resolution #2022 – 60, Mr. Kendzulak, Jr. seconded the motion.

Roll call vote:	Mr. Hazard	-	Yes
	Mr. Kendzulak, Jr.	-	Yes
	Mr. Mangin	-	Yes
	Mr. Tully	-	Yes

Resolution #2022 - 61      Authorization to Advertise and Receive Bids for the Cleaning and Grit Removal of the Septage Receiving Tank

Mr. Hazard made a motion to approve Resolution #2022 – 61, Mr. Kendzulak, Jr. seconded the motion.

Roll call vote:	Mr. Hazard	-	Yes
	Mr. Kendzulak, Jr.	-	Yes
	Mr. Mangin	-	Yes
	Mr. Tully	-	Yes

Resolution #2022 - 62      Authorization to Advertise and Receive Bids for the Replacement of the Main Treatment Plant Generator and Housing Unit

Mr. Mangin made a motion to approve Resolution #2022 – 62, Mr. Kendzulak, Jr. seconded the motion.

Roll call vote:	Mr. Hazard	-	Yes
	Mr. Kendzulak, Jr.	-	Yes
	Mr. Mangin	-	Yes
	Mr. Tully	-	Yes

Resolution #2022 - 63      Establishment of Administrative Salaries

Mr. Hazard made a motion to approve Resolution #2022 – 63, Mr. Mangin seconded the motion.

Roll call vote:	Mr. Hazard	-	Yes
	Mr. Kendzulak, Jr.	-	Yes
	Mr. Mangin	-	Yes
	Mr. Tully	-	Yes

Resolution #2022 - 64      A Resolution of the Raritan Township Municipal Utilities Authority Authorizing the Purchase of Electricity Supply Services for Public Use on an Online Auction Website

Mr. Hazard made a motion to approve Resolution #2022 – 64, Mr. Kendzulak, Jr. seconded the motion.

Roll call vote:	Mr. Hazard	-	Yes
	Mr. Kendzulak, Jr.	-	Yes
	Mr. Mangin	-	Yes
	Mr. Tully	-	Yes

Resolution #2022 - 65      A Resolution of the Raritan Township Municipal Utilities Authority Authorizing the Purchase of Natural Gas Supply Services for Public Use on an Online Auction Website

Mr. Hazard made a motion to approve Resolution #2022 – 65, Mr. Kendzulak, Jr. seconded the motion.

Roll call vote:	Mr. Hazard	-	Yes
	Mr. Kendzulak, Jr.	-	Yes
	Mr. Mangin	-	Yes
	Mr. Tully	-	Yes



6. **Approval of Minutes:** Minutes of August 18, 2022

Mr. Kendzulak, Jr. made a motion to approve the minutes from the August 18, 2022 meeting. Mr. Hazard seconded the motion.

Roll call vote:	Mr. Hazard	-	Yes
	Mr. Kendzulak, Jr.	-	Yes
	Mr. Mangin	-	Abstain
	Mr. Tully	-	Yes

7. **Treasurer's Report / Payment of Bills:**

Mr. Kendzulak, Jr. - The bills totaled \$401,245.47; all appears to be in order. Go to the last page and you will see that, conservatively, we are eight months through the year and that would take us through August 31<sup>st</sup> and that is two thirds or sixty - seven percent and if you look at where we are, our expenditures are around sixty - two percent. We are in pretty good shape going into the last few months of the year.

Mr. Hazard made a motion to approve the payment of bills. Mr. Mangin seconded the motion.

Roll call vote:	Mr. Hazard	-	Yes
	Mr. Kendzulak, Jr.	-	Yes
	Mr. Mangin	-	Yes
	Mr. Tully	-	Yes

8. **Citizens' Privilege:**

Ms. Wright – My name is Robyn Wright, I work for the law firm of Lanza and Lanza, and we represent W. Brands, LLC which is the owner of the properties at 89 and 93 Junction Road in Raritan Township. I am here about the letter that Mr. Lanza sent on September 14<sup>th</sup>. The party is aware that W. Brands has a Wastewater Reservation Agreement that requires them to have a completed Site Plan application on file with the appropriate board by the end of the year or else the reservation expires. We were here last year; W. Brands had a concept plan to build a warehouse on those properties, they ended up revising those plans somewhat and consulted with architects and engineers and it is asking the Board for permission to transfer the capacity to the Northlandz property which is owned by an LLC with the same principles as W. Brands. They think the Northlandz site

can make better use of the capacity and they have plans to develop it, try to perhaps put some retail or a hotel on it. It is not a lot of capacity, but they think it could be better used at that site. For the warehouse on Junction Road, there are various economic issues involving supply chain issues and inflation that has made it not economically viable at this time. Mr. Worden, he is a real estate broker, he was here last year, he is going to describe to you a little more about the business issues and the real estate issues.

Mr. Worden – Just a quick background, I'm forty years in the real estate business in New Jersey, five offices, I sold it to Coldwell Banker about four years ago, I'm now working for Coldwell Banker in the commercial arena and land development. I was hired by the company to take a look at the properties that they have, in Raritan Township primarily, and kind of decide what to do with it and I got in late at the last minute at the meeting last year and we had a pretty lengthy discussion upon the difficulties everyone was having with development and not so much the economy then but it is more the economy today. As we kind of talked, the principles of the properties, their intentions were; you know the old Bemis building on Route 12? They own that and there are two buildings there and they were going to take one of the buildings and have a fairly large apartment complex put in there, about 175 units, this was in Flemington Borough. Their intentions were to move their operations to Junction Road, which was going to be a new facility, warehouse, I think they had concept plans to have around a 100,000 square foot building. Unfortunately, the continuance of Covid as well as the current economic environment that is here; their current status on Junction Road is that they have surveyed it, they have the topography, the flood plain certified and they have everything down at DEP. If anybody has followed any of this stuff at DEP, nobody can figure out where the stuff is. I have clients that are literally better than a year, waiting for results back. In one way, they said, "maybe that is not so bad because we would have pushed forward with this, instead it is safer for us to stay right here where we already own the facilities and shift our real estate work to where we think we can capitalize it the best" because they were going to be their own tenant once they move over to Junction Road. They decided they want to work on Northlandz, which they have now, it is surveyed, they have the wetlands mapped and delineated and they are about to send that down to DEP to get a letter of interpretation. Their intentions there are somewhat mixed right now. We are talking about some of the alternative uses on it and there is nothing defined. One of their ideas was to bring a motel in. As you may know, there is that site on Route 202 that is sitting right there now that is an approved site for a hundred something rooms and it has been there for a while. I was working with those people for a while and they are just not easy people to work with and it never got sold, it is still out there. Right now, what they want to do, essentially, even though it is not a lot of sewage, their focus is shifting more toward doing Northlandz which is not their own



building that they are going to go into, this would be a commercial building and complex for the general business community. They asked me if I had any idea when the sewer moratorium was going to be lifted. They are trying to figure out what to do when they can move their operations over.

Mr. Tully – They were here about two years ago, and we explained this to them and laid this out to them in great detail. There is no moratorium. The fact is that we cannot expand the plant due to the C-1 designation of the river here. Even if we started right now, it takes eight to ten years to do the plans, bid it, go to DEP, and build it. I think they were here twice, and we explained all that to them.

Mr. Hazard – We litigated with the DEP and the State, and we lost about a month ago. We are trying to get it to the New Jersey Supreme Court, but it is...

Mr. Tully – It was a unanimous decision, so we don't expect a different outcome, but we have gone this far, we might as well go the rest of the way.

Mr. Hazard – We have to look at other alternatives which is going to take time. We were looking at those until they hit us with the C-1 two years ago, we were looking at other alternatives in general anyway but then we had to redirect all of our funding to sue the State.

Mr. Worden – Just the other question again, not having much familiarity with the means to do expansion, but does it make any sense to buy Aldrich's property over here?

Mr. Tully – The problem is the location. It is two lots down and it is all uphill, you are talking about probably doubling the cost just to expand. We were doing all of that before our focus went to the C-1. We were doing a study with the County.

Mr. Hazard – We are restarting our efforts and figuring out what we are going to do.

Mr. Tully – As for transferring the capacity, it is not something we do to non-contiguous lots. It is policy, we don't do it, we have never done it.

Mr. Hazard – We have been approached numerous times. That precedent has been set for a long time.

Mr. Worden – My understanding, so I can tell my clients, is that any new project in Raritan Township, that would look to be brought on, is still viable to bring with the likely hood of the sewer capacity probably not being there.

Mr. Tully – Right now we are issuing 1 EDU which is a basically a single-family dwelling.

Mr. Hazard – Unless there is already capacity associated with the lot. We also serve Readington, and they are also looking for capacity and we can't give it to them either.

Ms. Wright – I know there is a rule if you are near a sewer line you are supposed to hook into the sewer but if a person or a developer can't do that, I assume they are allowed to use septic on the property.



Mr. Tully – I'm pretty sure if there is a line there they have to connect. I would have to double check on that with our attorney.

Ms. Wright – If you don't have the sewer capacity.

Mr. Tully – Maybe then they would most likely have to go for septic, but that is something I would have to double check.

Mr. Hazard – Did you look at the setbacks on that property? Because C-1 runs back there too behind Northlandz.

Mr. Tully – Not yet, but it will. That is the section they took out.

Mr. Hazard – That is something you have to be careful of, because the State just won this case against us after two years, they had taken sections out.

Mr. Tully – So essentially, the section between Lipton and the bridge right by Northlandz, that section was in, which means there would have been a three-hundred-foot buffer which encompasses their building. They took that section out but we are under the impression that now they are emboldened by this court ruling, very soon that section is going to go back in, and all of the tributaries would have a three-hundred-foot buffer. And the stormwater regulations are changing soon.

Mr. Hazard – It is not necessarily going to happen, but the decision was very unanimous with only one opinion, which I can't think of the legal term, but it was not very good for us.

Mr. Tully – That was in, and we originally made a stink about it, and they willfully took that section out but then we were fighting this other one because we can't expand the plant. It is our opinion that since they had it in one time and now that the court said "you can pretty much do it" that why wouldn't they put it back in.

Mr. Worden – The answer to the one question would be, the limitation that we looked at on Junction Road was that the whole thing is automated, they have five people in a 100,00 square foot building. I said "if you have that and you could limit your sewage, you might be able to put a septic in, but the limitation on septic is once you get above a certain square footage..."

Mr. Tully – Once you get over 2,000 gallons per day, you need a permit from DEP, it is not just the Health Department, and they take fifteen months to get, and they are not cheap.

**9. Adjourn into Closed Session by Motion, if Needed**

**10. Adjournment of Regular Meeting:**

Mr. Kendzulak, Jr. made a motion to adjourn the Regular Meeting. Mr. Tully seconded the motion. All were in favor.

APPROVED

RARITAN TOWNSHIP MUNICIPAL UTILITIES AUTHORITY  
WORK SESSION MINUTES

SEPTEMBER 21, 2022

365 Old York Road, Flemington, New Jersey  
(908) 782-7453 Office (908) 782-7466 Fax

1. **The Work Session** of the Raritan Township Municipal Utilities Authority will be called to order upon the adjournment of the Regular Meeting.
2. **Correspondence:**
  - a) John R. Lanza, Esq. to Chairman Tully and Board of Commissioners regarding Block 16.01 Lot 37; 89 Junction Road  
  
Previously discussed.
3. **Unfinished Business:**

None
4. **New Business:**

None
5. **Professional Reports:**
  - a) Attorney – None
  - b) Engineer –

Mr. Madden – We have a few things going on. The SCADA guys just sent in a report yesterday. I didn't forward it yet; I'm going through it, but their overall opinion was that you have a pretty good system here. It does need some upgrades but in general everything is pretty good.

Mr. Tully – The one thing we started to do was, I was talking to Mr. Sciss, 3G cell service is going away the beginning of next year. The majority of the pump stations are 3G. We were going to have to upgrade them anyway, but we were talking to the Morehouse guys and got a little more guidance on what to do. It looks like we are going to use, what Mr. Sciss said right now, is our phone company, NuTel that does the phones here and at the Township, they can set it up with a 5G cellular service rather than going with Comcast Cable. You would always have service as long as the



cell towers don't fall down. It would be a constant reporting back. The other thing we talked about to, is we are always wondering about flow data and having a meter installed.

Mr. Madden – Some of the stations do not have meters.

Mr. Tully – If we are going to go that far, we might as well meter them and get the real live data. You would have all that information that you are looking for that might help with the I & I and whatever else. It is not a crazy expense.

Mr. Madden – Those are the two main points of interest.

Mr. Kendzulak, Jr. – What about, as far as automation, and efficiency?

Mr. Madden – All of that is available to us. It is just how do we want to use it?

Mr. Tully – I think that is what is in the report. The report just came out yesterday.

Mr. Kendzulak, Jr. – So that will speak about the main plant here.

Mr. Tully – When we met with them, I, just like you were talking about, asked what we could do to automate, and they were looking at all of that.

Mr. Madden – They can meet again if we want to do that.

Mr. Tully – I was thinking we have them come in at a later time and just go over it.

Mr. Kendzulak, Jr. – Is the cost laid out in it, about the next step, what it would be?

Mr. Madden – I didn't see prices in this report.

Mr. Tully – I think this was more of a game plan and once we picked whatever and decided what we wanted to do, then they would price it out for us.

Mr. Madden – The pavement guy wants to start in the next couple of weeks, so we are meeting with him next week to get that going.

Mr. Tully – They just finished Bristol Avenue for the Township and they are doing Aberdeen Circle for me next week, so the following week they would be over here.

Mr. Madden – We put the bid out for the grit tank cleanout so Mr. Frank can get that done this year. They started the sludge holding tank, it is in the works and is moving along. They did all the preliminary layout and engineering. The generator replacement, we talked about, we are looking at maybe, they might be part of a co-op. It is through something we are not familiar with, New Jersey Start. It might be a better option than going out to bid. The system has been pretty dry the past couple of months. We have had a few isolated storms but nothing that has really moved the needle.



Mr. Kendzulak, Jr. – Mr. Madden, with this last event, we did have a good shot of rain and Mr. Frank was saying that Flemington went online, are you guys taking a look at the SCADA data that we have to see, if there are any clues as to where this stuff is getting into the system? We did have a dry system and I don't know how quickly from that rain that it reacted, Mr. Frank.

Mr. Madden – I don't have that in here. I can get that for next month.

Mr. Kendzulak, Jr. – I would like you to look at that; we had a dry baseline for the longest period of time and when it rained, at some point and it stopped raining and there was a certain intensity and how did the system react to that?

Mr. Tully – You were saying it was so dry the water table was down so any of this I & I that came in from this storm wasn't groundwater, it was probably inflow.

Mr. Madden – The problem is, these showers are so localized.

Mr. Kendzulak, Jr. – Do we have flow meters out there?

Mr. Madden – Yes, we have them, and we are always checking them. I can get a report on that for next month. We keep an eye on those kinds of things because we kind of focus on our pump stations because that seems to be the ones that tell us the tale of our system.

Mr. Kendzulak, Jr. – Here's one thing and I know that this area floods; I happened to be driving down Dayton Road and I could see right off of there a manhole sticking up right there and if that is flooded out right there and that manhole isn't tightly sealed.

Mr. Tully – Yes, it is right across from the Carriage Gate entrance or somewhere around there.

Mr. Kendzulak, Jr. – Right before you get to the underpass.

Mr. Madden – That is part of the line we are monitoring.

Mr. Kendzulak, Jr. – If any of that was not totally sealed up...

Mr. Madden – Yes, but we would see that in our meters.

Mr. Tully – It is a unique situation though because it was dry for so long, to isolate the spike.

Mr. Madden – I'll make sure we look at that and get back to you. We are also preparing a job to go out to bid for multiple repairs. We are also looking at doing that under a co-op if we can find somebody. It might be a better solution. If it is a grouting situation, we are paying by the gallon versus paying mobilization fees. We will look into that and see if it is an option for you.

Mr. Tully – Someone called Engineering at the Township looking for the most updated sewer map. They told me somebody here sent them to us. I thought that it was odd because we don't have the sewer map. My question is, based on the GIS system you have in place, can we generate

a pdf of a map of the system that I can send out when somebody asks for it? I don't even have it in my office.

Mr. Madden – Yes.

Mr. Tully – Even if it is broken down by section.

Mr. Madden – Do you want a print out or a pdf?

Mr. Tully – A pdf, but not the system on one sheet because it is to follow, if you can break it down because if somebody asks for it I can send it to them with the sizes and then I have it too. If you could sooner, rather than later.

Mr. Madden – I will get Ms. Hickok on it.

## 6. RTMUA REPORTS:

### a) ADMINISTRATIVE / OPERATIONS REPORT

#### 1. Chief Operator / Director's Report

Mr. Frank – Pretty much normal, Flemington didn't go online last month. I did the AEA check-in, like Mr. Madden said, we had Mr. Almeida and Mr. DeMatos here from JEV to look at the SHT and doing the prelim before they do the demo. We had the Morehouse meeting for the SCADA system, the Budget meeting, and a cyber security webinar.

Mr. Tully – Is the JIF requiring you guys to implement anything?

Mr. Frank – We just had a final evaluation today, I had to fill out a whole questionnaire, then we had a Zoom today with our IT people and them and Mrs. Gano and myself and they are going to send a final report with just a few minor suggestions.

Mr. Tully – Can you make sure I get a copy of that?

Mr. Frank – Yes.

Ms. Nicaretta – There will be three resolutions for it at the next meeting.

Mr. Frank – Yes, three resolutions, for Tier One, Tier Two and Tier Three, with some minor tweaking, just minor adjustments, and a few other minor things we can do, we will be fully compliant and up to Tier Three. The majority of it was already done.

Mr. Tully – That is what we want. We just went through this at the Township. The JIF came in after Somerset County got hacked. We had eighty percent of what they wanted and the other twenty



percent I had scheduled for this year and next year. Do you have Somerset County JIF or a different JIF?

Mr. Frank – A different JIF.

Mr. Tully – We have to start this year with the two-factor authentication. I just want to see it, to see if it is in line with the Township.

Mr. Frank – Just to draw your attention to Johanna Foods flow for this month, again, they are in the 300,000 range, blowing us out of the water with no end in sight.

Mr. Kendzulak, Jr – How was that left though? Wasn't DEP, I thought that was...

Mr. Tully – Didn't we determine that the, I understand that Mr. Tyler was going to look at something and he determined that it was properly noticed when they got the permit so there was not a whole heck of a lot we could do. I may be wrong on that; I would have to ask Mr. Watts.

Mr. Hazard – I don't remember that conversation.

Mr. Madden – I don't remember the conclusion to that.

Mr. Kendzulak, Jr. – I thought we had an avenue to challenge that.

Mr. Tully – This has been dragging on...

(many voices speaking at once)

Mr. Madden – We needed the Agreement with them, we have to establish a flow...

(many voices speaking at once)

Mr. Tully – I'll work with Mr. Watts and make sure he has something for the next meeting. If they are up that much, and that is for August. August was super, duper dry, so basically, to me that is not an I & I problem, that is a process, opening a valve problem.

Mr. Frank – Which they fully control.

Mr. Tully – Like I said, August, like we were just talking about Flemington, if that doesn't seal it, I don't know what does.

Mr. Kendzulak, Jr. – Which is a good observation. It has been dry, and you see where they're at.

Mr. Tully – July was dry and they're 301,000.

Mr. Kendzulak, Jr. – Maybe we can pull them out of our I & I investigation area.

Mr. Madden – We are pretty confident that it is not them. We are not seeing that big jump there.

Mr. Tully – So, that meter, what is upstream of that meter besides them?



Mr. Madden – I can't remember the name of those but there are a lot of those manholes, we fixed a couple of them, but we have a couple more of them to fix up there. That would be in the proposal to repair.

Mr. Tully – That has to be a process thing, even if the manhole lid is missing, the river didn't come up, that is a lot of water.

Mr. Madden – I think it is part of their process, of how they are doing things now. What they have had to do was change their process because they are now using these plastic orange juice bottles and they had to be cleaned, so they had to add that process to their system. In the old days, they could use the cartons, but they weren't selling so they went to these plastic bottles.

Mr. Tully – Mr. Frank, how did the lab thing work out with getting the reports or whatever we had to get done in trade for the tuition?

Mr. Frank – She did one month; she is going to be doing August soon and then the new girl starts this Monday.

Mr. Tully – At the end of that, who owes who what?

Mr. Frank – She is short, but I have to see her total time after she gets done but it is only going to be a matter of a few hundred dollars difference.

- a) Overtime Recap
- b) Septage / Greywater Recap
- 2. ~~Laboratory Summary~~
- 3. Maintenance Summary
- 4. Readington Flows

Mr. Tully – How was Readington's flows?

Mr. Frank – Readington was low.

Mr. Kendzulak, Jr. – Here is an indicator. They are down to 62,000 gallons; we had a very dry quarter, so they have I & I problems. They want capacity for COAH, you know what, here it is, fix the difference. Fix your system and stay within the 125,000.

Mr. Frank – Yes, but their flows are only going to go up now that we are getting into the wet weather season.

Mr. Kendzulak, Jr. – Yes, but if they have holes in their system, then they need to fix them.

Mr. Tully – Those August readings, across the board, are the marker to say "okay, it didn't rain, and the flows were not high, obviously it has to do with rainfall." In Flemington's case, it is not

infiltration, it is inflow. It isn't groundwater. Same with Johanna. At least we can be a little bit confident.

Mr. Madden – They are going to argue this I know.  
(many voices speaking at once)

b) COMMISSIONERS' COMMENTS

None

7. Discussion:

a) Potential Treatment Plant Expansion Study Proposal

Mr. Madden – This is kind of a proposal to look at what are the options; what do we need to expand here. Get a plan in place and see if it is viable and what we want to do. A lot of people are going to storage. I don't know if that is something you guys want to entertain but that might be a route out of this.

Mr. Hazard – Storage prior to coming to the plant?

Mr. Madden – Or store it here. You have talked about this property next door. I'm not saying that is the answer, it is an option.

Mr. Tully – So, when you tank it, what happens if you get back-to-back events, and you don't have enough tankage? The way the rain has been, what are you designing it for?

Mr. Hazard – How long can you store it?

Mr. Madden – It is a hard one to put a solid answer on.

Mr. Tully – I know how you would have done it before.

Mr. Madden – You probably want a few million gallons per day; it is a lot of tankage.

Mr. Tully – Would you store half the capacity of the plant?

Mr. Madden – Tankage is probably cheaper than extensive process. There is still something you have to do because you still have to get it to the tank and then let it drain back when you can, and you have to keep it from getting...

Mr. Kendzulak, Jr. – We are also looking at other options other than that?

Mr. Tully – Yes.

Mr. Madden – Yes, I want to go back; we started in 2018 with the Wastewater Management Plan, but we were right at the end of it when that whole thing hit with the...



Mr. Kendzulak, Jr. – Remember, Mr. Hazard, we were all ready to go and then C-1 came?

Mr. Hazard – We diverted all of the funds to the lawsuit.

Mr. Kendzulak, Jr. – Understood but, nothing ever happened as far as what does Flemington really need and...

(many voices speaking at once)

Mr. Madden – We did our part.

Mr. Kendzulak, Jr. – We did our part for Raritan Township but the ultimate build-out for Flemington was...

Mr. Hazard – Mr. Kendzulak, Jr., I can say this, no matter what we do with the County, because they don't talk to the County either, I'm not saying they are going to use everything they say they are going to use, but that property they just talked about, Bemis, the one hundred and seventy units, most of that is in Flemington, we have the back half of it; they are going to build-out every ounce of that town and they aren't going to cooperate with studies or anything.

Mr. Tully – From my understanding, in three years, there is going to be another seven hundred units between us and Flemington. The ones by Costco, the ones by Turntable Junction, and the ones by the two Agway facilities. That is what I'm understanding.

Mr. Hazard – Then you have 2024 and 2025 with the next round too. What I would like to see out of this, is to help us frame what possibilities there are and what the order of magnitude of twenty percent increase. Nobody here wants a hundred percent increase.

Mr. Tully – But based on that conversation, we have to have some flexibility to do some development.

Mr. Madden – I think our portion of build – out, just Raritan was 4.5 to 4.8, somewhere in there.

Mr. Tully – You are talking about adding a million gallons.

Mr. Madden - That is including all of the septs, that is a quarter million right there. That is every single thing being built all over.

Mr. Kendzulak, Jr. – And you are including the 1.08 from Flemington too as part of that?

Mr. Madden – That is part of our base flow.

Mr. Tully – That is actually part of the 3.8. So, you are adding about a million gallons on top of that roughly, to go to 4.8.

Mr. Madden – In theory the 1.08 is part of the 4.8.

Mr. Kendzulak, Jr. – If we hold Flemington's as fixed, it is what it is, then we just figure out what Raritan Township needs, realistically and then



take it from there. Then look at these other options; what can we do here, and what can we do over at the Wet Weather Facility.

Mr. Hazard – Let's get a gauge and then we can start taking a look at what makes most sense. We know how long all of this is going to take and what the issues are down the road.

Mr. Tully – The other problem too is if they throw that C-1 part back in, that cuts a lot of this out of the conversation.

Mr. Hazard – This is a study for here, just us, no County, no Township, just us.

Mr. Tully – At this point, it has to be just us first, we can't rely on any other entities.

Mr. Hazard – Do we need to move any funding from one place to another? Do we have money in the consulting side leftover?

Mr. Tully – We should, because you are going to start now and start billing this year or next year?

Mr. Madden – I can start when you want.

Mr. Tully – Start now. There should be enough in there, assuming you are not going to finish all of this, this year and bill all \$19,000.00 in the next three months.

Mr. Madden – I doubt it.

Mr. Tully – Then we should be fine.

Mr. Kendzulak, Jr. – Where we are budget wise, we are good.

b) Final Draft of Budget

Mr. Tully – I had a conversation with Mr. Cragin about the budget. If you notice on the budget, there are a bunch of Capital Projects at the bottom, I spoke to Mr. Sciss and I think I spoke to you individually on these. The plant is at the point where there is a bunch of stuff coming due that needs to be repaired. I said the analogy is like your house, after twenty years, the windows need to be repaired and the roof and the driveway and we are at that point now. The biggest one is the inflow pumps, at this point they can not get parts anymore, the last time something failed on it, Mr. Sciss actually had to have it gear machined. That is a big project that we are going to have done. The SCADA system we were talking about. I had Mr. Sciss put a list of things together that were the now projects. I don't know if we want to use some of the cash we have on hand for some of these projects and then bond for some of them. I was going to reach out to Bond Counsel on Mr. Sciss's suggestion to see how we wanted to actually pay for them.

Mr. Hazard – I would look at the bond; I don't know what it is going to look like now, financially, things are changing very quickly. You also want to keep RTMUA healthy on a daily, weekly, and monthly basis too.

Mr. Tully – I think we can, right now at this point we are in a good position, we have a good balance of both, and we are not raising the rates again.

Mr. Hazard – You are not over your head in debt.

Mr. Tully – If we can get all of this done and use some of our Capital and then bond some of it and still not raise the rates, I think that is still a healthy position. I guess we should reach out to Bond Counsel; can you, Mr. Frank, talk to Bond Counsel about it?

Mr. Frank – Yes.

Mr. Kendzulak, Jr. – Mr. Cragin should be part of that conversation too as far as these items.

Mr. Tully – He and I had a conversation about it and all of them made sense because the biggest one was the sludge holding tank which got carried over but if you notice, it was a million dollars that we estimated but it came in at about \$680,000.00, so it was significantly less than what we had originally budgeted for it, the difference helped to pick up some of the other projects and that was how we kind of figured it out. The equalization tanks at the Wet Weather Facility, that was carried over, the driveway was carried over.

Mr. Tully – Any other budget questions?

Mr. Frank – The Authority pays for maintenance on everyone's email account. So, if anyone is not using their email account for the RTMUA, I want to drop the five emails.

Mr. Tully – Drop mine.

Mr. Kendzulak, Jr. – Drop mine.

Mr. Hazard – Drop mine.

Mr. Mangin – Drop mine.

Mr. Tully – Drop them all.

## **8. Adjourn into Closed Session by Motion, if Needed**

Chair Tully – We will be going into Closed Session to discuss Personnel and Legal Matters; we do not anticipate any official action will need to be taken once we come out of Closed Session.

Mr. Hazard made a motion to adjourn into Closed Session for the above stated purpose and Mr. Kendzulak, Jr. seconded the motion. Closed Session was from 5:59 pm – 6:45 pm.

**9. Adjournment of Work Session:**

Mr. Mangin made a motion to adjourn the Work Session. Mr. Hazard seconded the motion. All were in favor. The meeting ended at 6:46 pm.