

LEBANON BOROUGH SEWERAGE AUTHORITY

MINUTES

SEPTEMBER 16TH, 2010

The meeting of the LEBANON BOROUGH SEWERAGE AUTHORITY was called to order by Chairman Edward Cichone 7:30 PM at the Boro Hall, 6 High Street, Lebanon NJ. The meeting of September 2nd was cancelled and rescheduled for the 16th. Three newspapers notified, one legal ad placed in the HC Democrat and a notice posted at Boro Hall

MEMBERS PRESENT: Edward Cichone, Richard Burton,
Leona Burton and John Saharic

Also present: Attorney Joseph Novak, Engineer Jim Hill and Secretary Susan Woods

The meeting was convened in compliance with the Open Public Meetings Act

JULY MINUTES

Mrs. Burton moved and Mr. Burton seconded the motion approving the minutes of the July 2010 meeting (August meeting was cancelled) Motion carried.

BANK OF AMERICA ~ BLK 6 LOT 11

Brett Skapinetz, P.E. of Dynamic Engineering, present representative for Bank of America, owner of the property.

Mr. Skapinetz displayed a Proposed Subdivision of the site. The former Bank of America building will remain; the plan is to subdivide the property into 2 lots – the bank building will remain on Lot A 100,284 sf lot and the proposed 2 storey building will be on Lot B with 124,711 sf.

The proposed building meets the current zoning for a 2 storey 15,000 sf building. They do not have a tenant at this time; it is anticipated to be a mixed use, possibly officer, retail and restaurant. In order to make the property more marketable they have applied for a DOT road access permit and therefore are now requesting sewer capacity. They will be going before the Planning Board for the subdivision.

They request 3,950 gpd sewer capacity based on 4,000 sf of retail, 7,500 sf of office and 3,500 sf restaurant.

Mr. Hill noted that we do have the 4,000 gpd capacity available but that will leave only about another 4,000 gpd available for other projects.

Mr. Cichone noted that while the Board acknowledges the need of the applicant, the Board feels it must apply the limited capacity to uses that are sure to be immediate ratables and to existing lots. This project may never happen and if it does may not be as large as currently proposed.

Mr. Skapintez agreed but he needs utilities for the lot in order to apply for the subdivision.

Mr. Hill suggested the Board consider applying a basic 1,500 gpd for office use.

Mr. Novak advised that the Board should look at the flow charts, the current and anticipated projects (such as JDN) and COAH should also be a consideration.

Mr. Cichone advised the applicant to apply to the Clinton Water Department as they do not have water as yet approved for this new lot, and that could be a problem.

No decision made at this time.

ENGINEER'S REPORT

- Oswald Enterprises completed flushing the lines. Rain Stoppers added to manhole on Sloan Lane to prevent the gravel falling in.
Trouble spots such as Exxon and Hunterdon Hills Plaza need to be done on a regular basis
- KB Toys - the heat tape meter for the insulated sewer line across Highway 78 was inspected by Maglio Electric and found to be not working; a short occurred after the winter. KBT no longer exists, Mike Dean, Former Financial Analyst for the Former KB Toys will not pay for the repair. Mr. Novak has called in the bond. But meantime a definite repair plan needs to be in place before the winter now that Presidential Place is partially occupied. It is not known if Presidential Place entered into an agreement with KB Toys and compensated for the cost of the sewer line in Cokesbury Road serving the KBT building and Presidential Place.

Mrs. Burton moved and Mr. Burton seconded the motion naming a sub-committee to look into the Cokesbury Road sewer line and the heat tape meter serving the KBT lot and Presidential Place; Joseph Novak, Esq., James Hill P.E., and John Saharic. Motion carried.

- KAPLAN COMPANIES – Mr. Novak has not had a response to his letter to Kaplan.

Mr. Burton moved and Mrs. Burton seconded motion that the Performance Bond must remain in place as the project is not complete; there are still two more buildings yet to be built, one of which is for the COAH units, and there have been installed dry lines that have not been tested. Motion carried.

PUBLIC COMMENTS – NONE

EXPENDITURES

Mr. Saharic moved and Mr. Burton seconded the motion approving the following expenditures as listed. Motion carried on roll call vote – AYES: Mr. Cichone, Mr. Burton, Mrs. Burton and Mr. Saharic

AUGUST

GENERAL ACCT		EXPENSES
10-083	LBSA	PAYROLL \$4,202.16
10-084	NJSHBP	HEALTH INS \$1,463.01
10-085	RLSA	SEWER PLANT \$22,443.50
10-086	LEBANON BOROUGH	LEASE \$1,250.00
10-087	LEONA BURTON	CONSULTANT \$396.50
10-088	TL YAGER & ASSOCS	ENGINEERING \$4,500.25
10-089	JCP&L	HEAT TAPE METER \$ 3.25
10-090	WM COLANTANO	AUDIT \$24,250.00
10-091	NJN PUBLISHING	LEGAL AD \$21.00
10-092	NJN PUBLISHING	LEGAL AD \$122.98
10-093	GRAMCO	RECORDER CONTRACT \$122.50
		<u>TOTAL</u> \$58,775.35

ESCROW ACCT

E10-25	TL YAGER & ASSOCS	KAPLAN	\$836.25
E10-26	TL YAGER & ASSOCS	JDN	\$37.50
E10-27	TL YAGER & ASSOCS	<u>PIZZO</u>	<u>\$900.00</u>
		TOTAL	\$1,863.75

SEPTEMBER

GENERAL ACCT		EXPENSES
10-094	LBSA	PAYROLL \$4,202.16
10-095	NJSHBP	HEALTH INS \$1,463.01
10-096	LBSA PETTY CASH ACCT	REIMBURSE \$72.03
10-097	RLSA	SEWER PLANT \$22,443.50
10-098	LEBANON BORO	RENT \$1,250.00
10-099	L BURTON	CONSULTANT \$396.50
10-100	TL YAGER & ASSOCS	ENGINEERING \$35.9700
10-101	JCP&L	HEAT TAPE METER \$ 3.25
10-102	LEBANON BORO	DEBT SERVICE \$17,308.24
10-103	MSI	<u>OFNEW COMPUTER</u> \$824.00
		<u>TOTAL</u> \$54,224.26

ESCROW ACCT

E10-28	TL YAGER & ASSOCS	JDN	\$41.25
E10-29	TL YAGER & ASSOCS	PIZZO	\$307.50
E10-30	TL YAGER & ASSOCS.	KAPLAN	\$715.00
E10-31	TL YAGER & ASSOCS	PATULLO	\$41.25
E10-32	TL YAGER & ASSOCS	<u>BANK OF AMERICA</u>	<u>\$262.50</u>
		TOTAL	\$337.50

(see corrected page)

MISCELLANEOUS

- LEAGUE OF MUNICIPALITIES – Ed Cichone and Rich Burton will attend the annual Convention as well as the AEA Convention.

Mr. Cichone stepped down as Chairman; Mr. Burton presided as Chairman for this portion of the meeting.

- HIGH ST REPAIR COSTS - Discussion held. Homeowner not seeking compensation; too many issues with the building contractor therefore it is not worth pursuing.
Mr. Burton moved, Mrs. Burton seconded the motion that the matter be closed. Motion carried on roll call vote: AYES: Mr. Burton, Mrs. Burton and Mr. Saharic

Mr. Cichone resumed as Chairman.

- KAPLAN COMPANIES (continuation)
Review of Mr. Hill's letter of 8/5/10.
Mr. Hill had no objection to keeping the Performance Bond in place. His concerns were noted regarding the fact that the project is not completed. All agreed, therefore, that the bond needs to remain in place.
- 2011 INUSURANCE - secretary will get quotes for 2011 insurance.
- 2011 USER RATE – To be discussed at next meeting.

ADJOURN

Mr. Burton moved and Mr. Saharic seconded the motion to adjourn the meeting there being no further business to come before the Board. Motion carried.

Respectfully submitted by,

Susan J. Woods,
Secretary/Treasurer

CERTIFICATION: I hereby certify these to be true and correct copies of minutes as approved by the Commissioners at the meeting of _____.
