

# LEBANON BOROUGH SEWERAGE AUTHORITY

## MINUTES

SEPTEMBER 6, 2012

The meeting of the LEBANON BOROUGH SEWERAGE AUTHORITY was called to order by Edward Cichone at 7:35 PM at the Boro Hall, 6 High Street, Lebanon NJ.

MEMBERS PRESENT: Chairman: Edward Cichone, Vice Chairmain: Richard Burton, Members: Leona Burton, John Saharic and Greg Crawford

Also present: Secretary Anita Weingart, As well as Joseph Novak, Esq. of Novak & Novak, James Hill, P.E. of Frey Engineering LLC and William Colantano Jr., C.P.A.

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

### AUGUST MINUTES

Mr. Saharic moved, Mr. Burton seconded the motion approving both the open and closed session of the August meeting; the closed session is not released for public review at this time.  
Motion carried – All Ayes.

**MIMMA'S** – FR06, the owners of the property, did not attend this meeting. According to Mr. Koester, the Attorney for FR06, they are working on DOT approval for the front of the property to determine what they can do. They are interested in applying for more capacity. They are also interested in retaining the L-shaped building. There is a possibility of attending the Oct. meeting. LBSA has asked FR06 to attend our meetings for several months but they have not attended. No action taken this month. We do have a set of plans from Mimma's Pizza. The grease trap has been added to the flow diagram on Sheet A-5, but the same is not shown for location on any of the other sheets. The plan must be revised and resubmitted. FR06 must also send an escrow check. They have insufficient funds in their escrow account.

**156 MAIN ST.** – Mr. Manford Pickrell, owner of this property, is in need of the sewer easement information. He plans to build a garage on the left side and eliminate the driveway on the right. The garage may possibly have a bedroom above it. LBSA explained he needs to have a surveyor mark off the easement. LBSA mailed him a copy of the easement. This may be helpful to the surveyor.

**LEBANON LANTERN** – Mr. Hill drafted a letter to be published in the Lantern regarding smoke testing. Mr. Novak reviewed and approved the letter. It will be published in the Fall Edition.

### ENGINEER'S REPORT

**Kaplan Bond** – The final inspection of the manholes took place in August. They owe us a video. It has been paved. A minimal amount of clean-up repairs are needed before full release of the site work. No action taken.

**Smoke Test** - Smoke Test quotes from Oswald and National Water were discussed. Mr. Hill recommended Oswald. LBSA accepted Oswald's bid of \$1,750.00 per day, 3-5 days. This test is safe to residents.

Mr. Saharic moved and Mrs. Burton seconded the motion accepting the bid from Oswald. Motion carried on roll call vote – AYES: Mr. Cichone, Mr. Burton, Mrs. Burton, Mr. Crawford and Mr. Saharic. All Ayes – Motion Carried.

**Cutshaw** – The Completion form for Mr. Cichone to sign will be mailed to NJDOT to close out the project.

**Presidential Place** – We are waiting for the Maintenance Bond. Pump station is running well and the flow remains steady.

#### **System Testing**

Mr. Hill's report is on file.

#### **RLSA REPORT**

The flow reports are on file.

**BELLEMEAD** - Mr. Pantel, Attorney for Bellemead stated the concerns his client has with the Highlands Council map. Sewer agreements are in place with LBSA through 2018. They have paid sewer capacity as a user since 1984. They request their need to continue to remain in the sewer service area. The Highlands plan puts part of their property outside of the existing sewer service area. No further action was taken at this time. This issue is still under consideration to be resolved with the Borough Council and Highlands Council. The Highlands plan is still in draft form. Mr. Novak and Mr. Hill will meet with the Planning Board for further discussion. Mr. Pantel is requesting a recommendation that the entire lot of 103 and 104 remain in the existing sewer service area.

**POLICY AND PROCEDURE** – Mr. Novak and Mr. Hill continue working on coordinating the codification of the Borough Ordinances. Additionally, Mr. Novak recommended a formalized process for an informal review. An example of this is a form for someone to fill out with a fee in advance of 10 days of a meeting. At the next meeting a Resolution will be presented.



get an equity loan at possibly a lower rate. The NJ Statute states an amount of 5 or 8% LBSA can charge for interest.

When the homes on Myrtle Ave. were built, the developer installed the dry lines and passed that cost to the home owner.

The issue of connecting Nitzer has come before the LBSA for many years. Nitzer owners were informed of the cost each time. Those costs continue to rise annually.

The Health Department can force a homeowner to connect to the sewer system. LBSA does not force anyone to connect to the sewer system. LBSA does not discourage the use of septic systems. It is up to the homeowner to maintain their septic to the standards of the health department.

There are no grants currently offered according to Mr. Hill. Mr. Colantano and Mr. Novak will make recommendations for interest rates and payment rates by way of Resolution. The interest starts when the Resolution is passed. LBSA will contact the homeowners when this is complete.

There are 3 separate components to the charges: extension of the line, connection fee (calculated each year) and sewer service fee. LBSA has already removed \$6,300.00 from the calculation of charges due to shared expenses with the Borough.

### **PUBLIC COMMENTS**

There are no public comments to report.

**MISCELLANEOUS** – No items to report.

### **ADJOURN**

Mrs. Burton moved and Mr. Crawford seconded the motion to adjourn the meeting there being no further business to come before the Board.

Respectfully submitted by,

*Anita Weingart,*

Secretary/Treasurer

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

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Anita Weingart, Secretary/Treasurer