

LEBANON BOROUGH SEWERAGE AUTHORITY

MINUTES

January 16th, 2025

The meeting of the LEBANON BOROUGH SEWERAGE AUTHORITY was called to order by Richard Burton at 7:30 PM.

MEMBERS PRESENT: Richard Burton, Greg Crawford, Glen Chandler,

Also present: Jim Hill – Liberty Environmental, Joseph Novak – Novak & Novak, and Secretary Anita Weingart

Absent: Edward Cichone, Benedict Valliere, Laura Atwell - BKC

The meeting was convened in compliance with the OPEN PUBLIC MEETINGS ACT of 1975.

APPROVE MINUTES

Mr. Crawford moved, and Mr. Chandler seconded the motion to approve Dec 19th, 2024, minutes. All Ayes: Motion Carried

PUBLIC COMMENTS – There were no public comments.

TOWN CENTER PROJECT

Mr. Craig Gianetti, attorney for the Town Center Project and Codd Liv, LLC; and Mr. Hansen, the engineer for the Town Center Project, reviewed their interest in reapplying for the TWA. They will meet with the Borough this month regarding this project.

For clarification: The project name is Town Center at Lebanon. The prior developer was Town Center, LLC. He sold the property and the project. The owner of the land (2 lots) and the project is Codd Liv, LLC (Sam Gershwin). LTC Urban Renewal, LLC a redevelopment plan/redeveloper is involved. There is a redevelopment agreement and as part of it, it would be a PILOT. If that goes through it would be through LTC Urban Renewal, LLC.

For this evening's purpose the discussion is focused on Phase 1: Block 4, Lot 1.03.

Mr. Novak asked for documentation on changes and transfers of ownership including escrows with the borough and with LBSA. Mr. Gianetti is to provide an assignment of rights and an acceptance of obligations. He further asked Mr. Hill about the TWA process. Mr. Hill needs to review the application before the next RLSA meeting next week. This is now pending RLSA approval and review.

Mr. Hanson – phase 1 = 155 units, 33,150 gallons includes units, pool, fitness center and leasing office. There are no changes from the original design. The issue is that the TWA expired.

Mr. Novak asked for the status of the project. Mr. Gianetti will meet with the Boro next week.

Phase 2: Mr. Gianetti will be looking into whether there is sufficient sewer capacity for phase 2. PILOT – payment in lieu of taxes. LBSA needs to approve before RLSA approves, then it goes to DEP then the 90-day review begins from DEP. Once approved they have 2 years to build.

ENGINEER'S REPORT

Mr. Hill's report is on file.

Mr. Hill pulled the meter in MH 90 for maintenance. Mr. Chandler suggested bringing extra meters to the job site when removing meters for cleaning and installing a clean one. Mr. Chandler asked again for the average daily flow and a constant chart to track. Mr. Novak said this is for the closed session for litigation. Mr. Chandler confirmed we have 27 manholes in need of repairs. We will not need another smoke test for about 3-4 years.

FINANCIAL REPORTS – Dec. 2024 (bank statements), Jan. financial reports 2025. Ms. Atwell reviewed and approved of these reports. Mr. Colantano reviewed and approved of these reports.

Mr. Crawford moved; Mr. Chandler seconded the motion to acknowledge the financial reports and bank statements. Roll Call Vote: Chandler, Crawford, Burton. All Ayes: Motion Carried

RLSA

Mr. Burton was re-appointed the Chairman of RLSA. Mr. Colantano was appointed the Treasurer of RLSA. Jill Plesnarski is considering retiring but would like to get through the budget and plan for the upcoming project. The Engineer from the plant will assist with communication with the communities including the history of RLSA to include the efficiency of the plant. State regulations have changed. Rich continues to seek grants such as USDA for wastewater grants.

MISCELLANEOUS/In Progress:

- Re-organization is scheduled for our next meeting 2/20/25
- Professional contracts – drafts are pending review from Mr. Novak then the LBSA board.
- Rate and connection fee hearing scheduled for 2/20/25 and scheduled for advertisement in 2 newspapers.
- Special project bills – tabled. A review with Sue Longo from Liberty for status is needed.
- 22 Smoke test repair letters were mailed out 1/13/25.

EXPENDITURES

Mr. Crawford moved; Mr. Chandler seconded the motion to approve the December 2024 expenditure report as listed below. Roll Call Vote: Chandler, Crawford, Burton. All Ayes: Motion Carried

<u>GENERAL</u>				NF BANK
<u>ACCT:</u>			January 2025	Check#
25-001	PAYROLL ACCT	PAYROLL	\$3,136.65	EFT
25-002	RLSA	INV# 24/041	\$44,662.42	1273
25-003	LEBANON BOROUGH	LEASE	\$1,300.00	1274
25-004	R&L DATACENTERS	INV# 114114	\$98.90	1275
25-005	NJ ADVANCE MEDIA COURIER- GANNETT	INV# 0010949451	\$47.41	1276
25-006	LOCAL	INV# 6847309	\$91.08	1277
25-007	NOVAK & NOVAK	JAN. 2025	\$4,333.33	1278
25-008	EDMUNDS	INV# 24-IN7925	\$2,100.00	1279
25-009	ONE CALL CONCEPTS	INV# 4125385	\$8.22	1280
25-010	SELECTIVE INSURANCE	ACCT: 136-119-320	\$377.00	1281
25-011	OSWALD ENTERPRISES LIBERTY	INV# 14567	\$1,465.00	1282
25-012	ENVIRONMENTAL LIBERTY	INV# 2242 (NOV 2024)	\$7,039.17	1283
25-013	ENVIRONMENTAL	INV# 1422 (LCF 2024)	\$1,517.50	1284
	LIBERTY	INV# 1456, 1014, 940, 562, 542 (differences 2024 and 2025 rate of lump sum)	\$1,027.03	1285
25-014	ENVIRONMENTAL			
25-015	SELECTIVE INSURANCE	ACCT: 103-491-831	\$7,416.00	1286
TOTAL			\$74,619.71	
<u>ESCROW</u>				TD BANK
<u>ACCT:</u>			\$0.00	
			\$0.00	
	TOTAL		\$0.00	

EXECUTIVE SESSION: LCF

Mr. Chandler moved; Mr. Crawford seconded the motion to enter closed session. All Ayes: Motion Carried.

OPEN SESSION

Mr. Chandler moved; Mr. Crawford seconded the motion to re-enter public session. All Ayes: Motion Carried.

ADJOURN MEETING

Mr. Chandler moved; and Mr. Crawford seconded the motion to adjourn the meeting. All Ayes: Motion Carried.

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 __01/16/2025_____.

___Anita Weingart, Secretary/Treasurer___