

LEBANON BOROUGH SEWERAGE AUTHORITY

MINUTES

May 21st, 2026

The meeting of the LEBANON BOROUGH SEWERAGE AUTHORITY was called to order by Chairman, Richard Burton at 7:30 PM. The meeting was convened in compliance with the OPEN PUBLIC MEETINGS ACT of 1975.

MEMBERS PRESENT: Chairman - Richard Burton, Greg Crawford, Benedict Valliere, William Colantano, Glen Chandler

Also present: Anita Weingart- LBSA Secretary/Treasurer, Joseph Novak – Novak & Novak, Laura Atwell – BKC, Giselle Diaz – Boswell, Ralph Carchia – RGC Associates

APPROVE MINUTES

Mr. Crawford moved, and Mr. Colantano seconded the motion to approve April 16, 2026, minutes. All Ayes: Motion Carried

PUBLIC COMMENTS – There were no public comments.

AJ MAGLIO CONSULTANT, LLC

Anthony Maglio attended to answer questions about the heat tape under the Cokesbury Rd. bridge. Mr. Chandler wants reassurance that the heat tape is still working, especially in the winter months. Mr. Maglio provided a timeline for the construction done on the bridge and it may have damaged the heat tape. There may be enough flow to keep it from freezing. He explained that we have power to the heat tape, but he is unsure if the tape is working. We continued keeping the power on. His contract covers checking power 2 times per year. He hasn't found a circuit breaker tripped. To check if the heat tape is working, that would require going under the bridge to check the control panel. He doesn't know if there is a control box for the heat tape. **Mr. Maglio can do a resistance test but that is not included in his quote.** The control panel is on the north, east side of the bridge. Mr. Maglio suggested having a clear path made before going there to check. Mr. Chandler stated that he may want to see it. Mr. Crawford stated that it is a good idea to test it. It was agreed by those present that Mr. Carchia – RGC and Ms. Diaz – Boswell should also be involved.

Mr. Valliere moved, Mr. Colantano seconded the motion to accept the Maglio contract, starting date of 1/1/2027 for 3 years (quote was provided in a previous meeting). Roll Call Vote: Chandler, Crawford, Colantano, Valliere, Burton. All Ayes. Motion Carried.

TOWN CENTER

Carly Clinton representing client Town Center and here to answer questions. Mr. Gershwin and Mr. Hansen were present as well. Letter from Boswell dated 5/12/26 stated phase 2 allocation is available and was discussed. Mr. Novak summarized the letter and stated they can apply to LBSA for phase 2.

RALPH CARCHIA – RGC Associates

Mr. Carchia reviewed his monthly report. He and Ms. Diaz plan to revise the OEM and Sewer Emergency response plan for the DEP. LBSA Secretary will mail the letter to Sara (property manager at The Heights of Lebanon) once it is approved by the LBSA board. The Heights were pumped at MH 90. Mr. Burton asked if the blockage was a maintenance issue. Mr. Carchia said it is the debris that goes into the system. One meter is at the pump station; another is in MH 90. He and Ms. Diaz are studying baselines of flow data. Further discussion continued about what flows into MH 90. Ms. Diaz and Mr. Carchia met with Heiner to discuss if there is a better location for the meter. Ms. Diaz would like to video the line to see exactly where the line goes.

Mr. Colantano asked how many meters we received from previous engineering company. Ms. Diaz stated we have 3 meters. Ms. Diaz will confirm with LBSA Secretary about the total number of meters we should have.

GISELLE DIAZ – Boswell

Ms. Diaz discussed her letter to Presidential Place (Sela Realty Investments). She discussed flows and noticed they use a calculation not a meter. There are 30 day and 90-day action items that can be enforced. According to the Operator at Presidential Place, the check valve isn't working properly. Ms. Diaz will update the letter based on Mr. Novak's suggestions. Mr. Crawford suggests that proof from the Operator at Presidential Place would be needed, so they should include their calculations. Ms. Diaz will add that to the letter. She will send a draft to LBSA. Mr. Burton suggested that RLSA should be copied in a secondary letter as informational.

Ms. Diaz is getting quotes to clean and video lines starting with the Lebanon Cheese line. There is software to read meters remotely. Ms. Diaz and Mr. Carchia want to divide the video project into 3 sections. Mr. Colantano asked about dividing the system into 3 sections for maintenance and

asked for Ms. Diaz’s opinion on smoke testing. Ms. Diaz stated a new lining will last many years. She doesn’t recommend smoke testing in Lebanon Borough. Discussion continued about how she has seen property owners circumvent smoke testing in other towns.

Ms. Diaz and Mr. Carchia were then dismissed from the meeting.

AUDIT REPORT

Ms. Atwell reported the audit of the year 2025 findings. There were no recommendations.

RESOLUTION 26-018 – Audit Report for the year 2025

Whereas, N.J.S.A 40A:5A-15 requires the governing body of each local authority to cause an annual audit of its accounts to be made, and

Whereas, the annual audit report for the fiscal year ended December 31, 2025, has been completed and filed with the Lebanon Borough Sewerage Authority pursuant to NJSA 40 5A-15 and

Whereas, NJSA 40A:5A-17, requires the governing body of each authority to, within 45 days of receipt of the annual audit, certify by resolution to the Local Finance Board that each member thereof has personally reviewed the annual audit report, and specifically the sections of the audit report entitled “General Comments”, “Recommendations”, and “Schedule of Finding and Responses”, and has evidenced same by group affidavit in the form prescribed by the Local Finance Board, and

Whereas, the members of the governing body have received the annual audit and have personally reviewed the annual audit, and have specifically reviewed the sections of the annual audit report entitled General Comments, Recommendations and Schedule of Findings and Responses in accordance with NJSA 40A:5A-17,

Now, therefore be it resolved that the governing body of the LBSA hereby certifies the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the fiscal year ending December 31, 2025 and specifically has reviewed the sections of the audit report entitled general comments, recommendations and schedule of findings and response, and has evidenced same by group affidavit in the form prescribed by the Local Finance Board.

Be it further resolved that the secretary of the authority is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by a certified true copy of the resolution.

Mr. Valliere moved, Mr. Colantano seconded the motion to accept Resolution 26-018 audit report for the year 2025. Roll Call Vote: Valliere, Colantano, Chandler, Crawford, Burton. All Ayes: Motion Carried.

RLSA

Mr. Burton discussed the pump station’s location may change because of flooding issues. They would have to consider buying land or upgrading it and keep it where it is.

EXPENDITURES – May 2026

Mr. Colantano moved; Mr. Valliere seconded the motion to approve the May 2026 expenditures as listed below. Roll Call Vote: Chandler, Valliere, Colantano, Crawford, Burton. All Ayes: Motion Carried.

<u>GENERAL</u>				NF
<u>ACCT:</u>			MAY 2026	BANK
26-046	PAYROLL ACCT	PAYROLL	\$3,391.29	EFT
26-047	RLSA	INV# 24/082	\$49,274.17	1432
26-048	LEBANON BOROUGH	LEASE - MAY 2026	\$1,300.00	1433
26-049	R&L DATACENTERS	INV# 117512	\$104.00	1434
26-050	ONE CALL CONCEPTS	INV# 6045390	\$46.20	1435
26-051	QUILL CORPORATION	INV# 48432730, 48433050	\$200.91	1436
26-052	BKC	INV# 41903	\$20,070.00	1437
26-053	NOVAK & NOVAK LAW	May of 2026	\$4,616.66	1438
26-054	BOSWELL	INV# 214649	\$3,124.99	1439
26-055	RGC ASSOCIATES	INV# 26-2 LBSA	\$1,100.00	1440
TOTAL			\$83,228.22	
 <u>ESCROW</u>				TD
<u>ACCT:</u>				BANK
			\$0.00	
TOTAL			\$0.00	

FINANCIAL REPORTS – April 2026 (bank statements), May. financial reports 2026. Ms. Atwell reviewed and approved of these reports. Colantano approved as well.

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

Mr. Colantano reviewed the CD reports and stated the total interest earned from the CD rates YTD that the LBSA Secretary has opened.

MISCELLANEOUS/In Progress:

- Discussed for an open invoice from Liberty Environmental took place. The LBSA board decided to pay the full amount if we have received all our meters.
- LBSA board further discussed the letter to The Heights at Lebanon that Mr. Carchia was working on. They decided they want full reimbursement from them for the Magnum Vac invoice. In addition to that, they want the \$250.00 fine from the annual resolution we pass on blockages. LBSA Secretary will pass this along to Mr. Carchia to revise his letter.

EXECUTIVE SESSION: N/A

ADJOURN MEETING

Mr. Valliere moved; and Mr. Colantano 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 __05/21/2026_____.

___Anita Weingart, Secretary/Treasurer___