

The regular meeting of the Ewing-Lawrence Sewerage Authority was held on Tuesday, April 18, 2017 at 600 Whitehead Road, Lawrenceville, New Jersey 08648.

Present: Messrs. Cermele, Colavita, Geter, Muzaffar and Vereen and S. Robert Filler, Executive Director; W. Barry Rank, Esquire.

Absent and excused: Allen Lee.

Also attending: Allan Jacobs of Jacobs Environmental, Inc.; Vance Stephens, ELSA Administrative Officer; William Hill, ELSA Maintenance Supervisor; David Sopronyi ELSA Staff Engineer and Felipe Contreras.

Mr. Colavita called the meeting to order and Mr. Filler gave the invocation. After the Pledge of Allegiance, Mr. Colavita advised that all requirements of the Local Public Meetings Act have been met. He also advised that any contracts awarded today would comply with the requirements of P.L. 1975, c. 127 (N.J.A.C. 17:27).

Res. 40:17. On motion of Mr. Geter and seconded by Mr. Cermele the March 21, 2017 minutes were approved as presented.

The above resolution was adopted on the following roll call vote:

Ayes: Messrs. Cermele, Colavita, Geter, Muzaffar and Vereen.

Nays: None.

Absent: Mr. Lee.

Res. 41:17. On motion of Mr. Vereen and seconded by Mr. Muzaffar the March 2017 Flow, Maintenance and Connection Reports were ordered filed.

The above resolution was adopted on the following roll call vote:

Ayes: Messrs. Cermele, Colavita, Geter, Muzaffar and Vereen.

Nays: None.

Absent: Mr. Lee.

Res. 42:17. On motion of Mr. Muzaffar and seconded by Mr. Vereen the Schedule of Bills in the total amount of \$1,238,771.36 was presented and accepted.

The above resolution was adopted on the following roll call vote:

Ayes: Messrs. Cermele, Colavita, Geter, Muzaffar and Vereen.

Nays: None.

Absent: Mr. Lee.

There was no public participation.

Mr. Filler updated the Board on the status of the Regional Sludge Facility.

Mr. Filler reported that bids were received on March 22, 2017 for furnishing Sodium Hypochlorite. The bids received are as follows:

Kuehne Chemical Company South Kearny, NJ	\$.5847 per gallon \$138,720.075 Annual Cost
JCI Jones Chemicals, Inc. Merrimack, NH	\$.62 per gallon \$147,095.00 Annual Cost
Univar USA, Inc. Middletown, PA	\$.79 per gallon \$187,427.50 Annual Cost
Miracle Chemical Company Farmingdale, NJ	\$.888 per gallon \$210,678.00 Annual Cost

Mark Colavita recommends that the contract be awarded to Kuehne Chemical Co. as the lowest, responsible, responsive bidder.

Res. 43:17. On motion of Mr. Cermele and seconded by Mr. Muzaffar it was moved that the contract for furnishing Sodium Hypochlorite be awarded to Kuehne Chemical Co. of South Kearny, NJ for a one-year period at \$.5847 per gallon in accordance with their bid submitted March 22, 2017 as the lowest, responsible, responsive bidder.

The above resolution was adopted on the following roll call vote:

Ayes: Messrs. Cermele, Colavita, Geter, Muzaffar and Vereen.

Nays: None.

Absent: Mr. Lee.

Mr. Filler reported that bids were received on April 5, 2017 for Maintenance, Emergency Service and/or Replacements to the Authority's Electrical Equipment. The bids received are as follows:

Electrical Installation & Construction Hamilton, NJ	\$13,200.00 per annual inspection \$101.00 per hr (regular) \$151.50 per hr (overtime) \$202.00 per hr (double time) 10% Material Handling Charge \$26,925.00 Est. Annual Cost
Municipal Maintenance Cinnaminson, NJ	\$19,800.00 per annual inspection \$105.00 per hr (regular) \$125.00 per hr (overtime) \$135.00 per hr (double time) 10% Material Handling Charge \$33,325.00 Est. Annual Cost

William Hill recommends that the contract be awarded to Electrical Installation & Construction as the lowest, responsible, responsive bidder.

Res. 44:17. On motion of Mr. Mr. Geter and seconded by Mr. Vereen it was moved that the contract for Maintenance of Electrical Equipment be awarded to Electrical Installation & Construction of Freehold, NJ for a one-year period in accordance with their bid submitted April 5, 2017 as the lowest, responsible, responsive bidder.

The above resolution was adopted on the following roll call vote:

Ayes: Messrs. Cermele, Colavita, Geter, Muzaffar and Vereen.

Nays: None.

Absent: Mr. Lee.

Res. 45:17. On motion of Mr. Cermele and seconded by Mr. Muzaffar it was moved that the Authority authorize the Executive Director to execute the TWA Permit Application for the relocation of the ELSA sewer line on Route 1 Southbound from Nassau Park Boulevard to the Quakerbridge Mall Overpass.

The above resolution was adopted on the following roll call vote:

Ayes: Messrs. Cermele, Colavita, Geter, Muzaffar and Vereen.

Nays: None.

Absent: Mr. Lee.

Mr. Jacobs reported that he has reviewed the application submitted by Parkway Town Center to develop the former General Motors site. The applicant proposes construction of a mixed use development including 207 one bedroom units, 809 two bedroom units, 166 three bedroom units, 109,102 square feet of retail space, 12,600 square feet of space with live-in work units, a 32,000 square foot self storage area for residents only, a 6,300 square foot club house and a 2,675 square foot maintenance building off Parkway Avenue (Block 343, Lot 1.01) in Ewing Township. Mr. Jacobs recommended granting preliminary approval subject to the comments in his letter dated April 11, 2017.

Res. 46:17. On motion of Mr. Geter and seconded by Mr. Muzaffar the following resolution was presented for adoption:

WHEREAS, PARKWAY TOWN CENTER proposes construction of a mixed use development including 207 one bedroom units, 809 two bedroom units, 166 three bedroom units, 109,102 square feet of retail space, 12,600 square feet of space with live-in work units, a 32,000 square foot self storage area for residents only, a 6,300 square foot club house and a 2,675 square foot maintenance building off Parkway Avenue (Block 343, Lot 1.01) in Ewing Township; and

WHEREAS, the EWING-LAWRENCE SEWERAGE AUTHORITY (the "Authority") considered the application of the Developer to connect its proposed facility to the Authority's sewerage system;

NOW, THEREFORE BE IT RESOLVED that the proposed connection for the Developer's proposed Development to the Authority's sewerage system is approved, subject to the following conditions:

1. The Developer, at its own cost, shall provide "as-built" plans for the sewerage system in a manner acceptable to the Authority's Engineer prior to the issuance of a Certificate of Occupancy by the Township.

2. The Developer, at its own cost, shall provide all necessary easements to the Authority upon the request of the Authority.

3. The Developer shall revise its utility plans in accordance with such recommendations as the Authority's Engineer shall specify.

4. The Executive Director is hereby authorized to execute all forms necessary to obtain a NJDEP Permit.

5. The Authority hereby endorses this project and further certifies that said project meets the 201 Agency requirements and expects to continue to meet the NJPDES Permit requirements.

6. This preliminary approval granted pursuant to this Resolution shall expire ninety (90) days from the date hereof.

7. The Developer shall pay the appropriate connection and inspection fees.

8. The sewers shall conform to the Authority's Rules and Regulations.

9. This approval is subject to acceptance of the comments and conditions outlined in Jacobs Environmental Consulting's letter dated April 11, 2017.

The above resolution was adopted on the following roll call vote:

Ayes: Messrs. Cermele, Colavita, Geter, Muzaffar and Vereen.

Nays: None.

Absent: Mr. Lee.

Mr. Jacobs reported that he has reviewed the application submitted by 2 PRINCESS ROAD MAB for construction of a two story, 20,000 square foot medical office at 2 Princess Road in Lawrence Township. Mr. Jacobs recommended granting preliminary approval subject to the comments in his letter dated April 11, 2017.

Res. 47:17. On motion of Mr. Muzaffar and seconded by Mr. Cermele the following resolution was presented for adoption:

WHEREAS, 2 PRINCESS ROAD MAB proposes construction of a two story, 20,000 square foot medical office at 2 Princess Road in Lawrence Township; and

WHEREAS, the EWING-LAWRENCE SEWERAGE AUTHORITY (the "Authority") considered the application of the Developer to connect its proposed facility to the Authority's sewerage system;

NOW, THEREFORE BE IT RESOLVED that the proposed connection for the Developer's proposed Development to the Authority's sewerage system is approved, subject to the following conditions:

1. The Developer, at its own cost, shall provide "as-built" plans for the sewerage system in a manner acceptable to the Authority's Engineer prior to the issuance of a Certificate of Occupancy by the Township.
2. The Developer, at its own cost, shall provide all necessary easements to the Authority upon the request of the Authority.
3. The Developer shall revise its utility plans in accordance with such recommendations as the Authority's Engineer shall specify.
4. The Executive Director is hereby authorized to execute all forms necessary to obtain a NJDEP Permit.
5. The Authority hereby endorses this project and further certifies that said project meets the 201 Agency requirements and expects to continue to meet the NJPDES Permit requirements.
6. This preliminary approval granted pursuant to this Resolution shall expire ninety (90) days from the date hereof.
7. The Developer shall pay the appropriate connection and inspection fees.
8. The sewers shall conform to the Authority's Rules and Regulations.
9. This approval is subject to acceptance of the comments and conditions outlined in Jacobs Environmental Consulting's letter dated April 11, 2017.

The above resolution was adopted on the following roll call vote:

Ayes: Messrs. Cermele, Colavita, Geter, Muzaffar and Vereen.

Nays: None.

Absent: Mr. Lee.

Mr. Jacobs advised that he has reviewed the application submitted by Princeton South Corporate Center. The applicant proposes construction of a 43,772 square foot two-story office building (Building #3) and a 156,285 square foot four-story office building (Building #4) in Ewing Township. Mr. Jacobs recommended granting preliminary approval subject to the comments in his letter dated April 12, 2017.

Res. 48:17. On motion of Mr. Muzaffar and seconded by Mr. Vereen the following resolution was presented for adoption:

WHEREAS, PRINCETON SOUTH CORPORATE CENTER proposes construction of a 43,772 square foot two-story office building (Building #3) and a 156,285 square foot four-story office building (Building #4) in Ewing Township; and

WHEREAS, the EWING-LAWRENCE SEWERAGE AUTHORITY (the "Authority") considered the application of the Developer to connect its proposed facility to the Authority's sewerage system;

NOW, THEREFORE BE IT RESOLVED that the proposed connection for the Developer's proposed Development to the Authority's sewerage system is approved, subject to the following conditions:

1. The Developer, at its own cost, shall provide "as-built" plans for the sewerage system in a manner acceptable to the Authority's Engineer prior to the issuance of a Certificate of Occupancy by the Township.

2. The Developer, at its own cost, shall provide all necessary easements to the Authority upon the request of the Authority.

3. The Developer shall revise its utility plans in accordance with such recommendations as the Authority's Engineer shall specify.

4. The Executive Director is hereby authorized to execute all forms necessary to obtain a NJDEP Permit.

5. The Authority hereby endorses this project and further certifies that said project meets the 201 Agency requirements and expects to continue to meet the NJPDES Permit requirements.

6. This preliminary approval granted pursuant to this Resolution shall expire ninety (90) days from the date hereof.

7. The Developer shall pay the appropriate connection and inspection fees.

8. The sewers shall conform to the Authority's Rules and Regulations.

9. This approval is subject to acceptance of the comments and conditions outlined in Jacobs Environmental Consulting's letter dated April 12, 2017.

The above resolution was adopted on the following roll call vote:

Ayes: Messrs. Cermele, Colavita, Geter, Muzaffar and Vereen.

Nays: None.

Absent: Mr. Lee.

Mr. Jacobs reported that he has reviewed the final approval submitted by Stonegate at Braeburn. The applicant proposes construction of 35 single family homes on the northeast side of Ewingville Road in Ewing Township. Mr. Jacobs recommended granting final approval subject to the comments in his letter dated April 13, 2017.

Res. 49:17. On motion of Mr. Mr. Geter and seconded by Mr. Cermele the following resolution was presented for adoption:

WHEREAS, STONEGATE AT BRAEBURN proposes construction of 35 single family homes on the northeast side of Ewingville Road in Ewing Township; and

WHEREAS, the EWING-LAWRENCE SEWERAGE AUTHORITY (the "Authority") considered the application of the Developer to connect its proposed facility to the Authority's sewerage system;

NOW, THEREFORE BE IT RESOLVED that the proposed connection for the Developer's proposed Development to the Authority's sewerage system is approved, subject to the following conditions:

1. The Developer, at its own cost, shall provide "as-built" plans for the sewerage system in a manner acceptable to the Authority's Engineer prior to the issuance of a Certificate of Occupancy by the Township.
2. The Developer, at its own cost, shall provide all necessary easements to the Authority upon the request of the Authority.
3. The Developer shall revise its utility plans in accordance with such recommendations as the Authority's Engineer shall specify.
4. The Executive Director is hereby authorized to execute all forms necessary to obtain a NJDEP Permit.
5. The Authority hereby endorses this project and further certifies that said project meets the 201 Agency requirements and expects to continue to meet the NJPDES Permit requirements.
6. This final approval granted pursuant to this Resolution shall expire two (2) years from the date hereof.
7. The developer shall pay the appropriate connection and inspection fees.
8. The sewers shall conform to the Authority's Rules and Regulations.
9. This approval is subject to acceptance of the comments and conditions outlined in Jacobs Environmental Consulting's letter dated April 13, 2017.

The above resolution was adopted on the following roll call vote:

Ayes: Messrs. Cermele, Colavita, Geter, Muzaffar and Vereen.  
Nays: None.  
Absent: Mr. Lee.

Mr. Filler advised that there is a meeting of the Authority's Engineering Committee on April 28, 2107.

Mr. Sopronyi and Mr. Contreras updated the Board of the status of the construction project.

Res. 50:17. On motion of Mr. Cermele and seconded by Mr. Vereen and unanimously carried, the meeting was adjourned at 12:55 pm.

---

Joseph Cermele, Secretary