

The regular meeting of the Ewing-Lawrence Sewerage Authority was held on Tuesday, July 18, 2023, at 12:20 P.M. at 600 Whitehead Road, Lawrenceville, New Jersey 08648.

Present: Messrs. Geter, Kownacki, Muzaffar, Ryan and Vereen; Vance Stephens, ELSA Administrative Officer and W. Barry Rank, Esquire.

Absent and excused: Mr. Lee.

Also attending: Allan Jacobs of Jacobs Environmental Consulting and Vishal Shah of ARCADIS, US.

Mr. Vereen called the meeting to order and Mr. Stephens gave the invocation. After the Pledge of Allegiance, Mr. Vereen 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. 68:23. On motion of Mr. Geter and seconded by Mr. Ryan the following resolution was presented for adoption:

NOW, THEREFORE BE IT RESOLVED that the Minutes of the Authority's June 20, 2023, Board meeting be approved as presented:

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

Ayes: Messrs. Geter, Kownacki, Ryan and Vereen.

Nays: None.

Absent: Mr. Lee.

Abstain: Mr. Muzaffar.

Res. 69:23. On motion of Mr. Muzaffar seconded by Mr. Geter and unanimously carried it was moved that the June Flow, Maintenance and Connection Reports be filed.

Res. 70:23. On motion of Mr. Geter and seconded by Mr. Muzaffar and unanimously carried it was moved that the July 18, 2023, Schedule of Bills in the total amount of \$878,036.95 be accepted.

Mr. Jacobs advised that he had reviewed the application for preliminary approval submitted by Homes by TLC, Inc., for construction of four duplex homes (eight homes) at 1219-1225 Lower Ferry Road in Ewing Township; and

Res. 71:23. On motion of Mr. Kownacki and seconded by Mr. Muzaffar and unanimously carried the following Resolution was presented for adoption:

WHEREAS, HOMES BY TLC., INC, proposes to construct four duplex homes (eight homes) at 1219-1225 Lower Ferry 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 208 Wastewater Management Plan 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 June 29, 2023.

Mr. Vishal Shah of Arcadis Us., advised the Board that the Authority has been awarded a FEMA Hazard Mitigation Grant for the Lower Ferry Road and Fackler Road Pump Stations. The documents announcing the award require the signature of the Executive Director and the Board was asked to pass a Resolution authorizing the Executive Director to execute the documents after his review upon his return from vacation.

Res. 72:23. On motion of Mr. Muzaffar and seconded by Mr. Kownacki and unanimously carried the following Resolution was presented for adoption:

NOW, THEREFORE BE IT RESOLVED, that the Executive Director is hereby authorized to execute any and all documents required to be signed and returned after his review of same to the New Jersey Office of Emergency Management.

Mr. Jacobs advised that he had review the application for final approval submitted by Jersey Smooth, LLC proposing to renovate an existing two story 3,702 square foot building for offices and laboratories for a Cannabis extraction facility at 311 Dickinson Street in Ewing Township; and

Res. 73:23. On motion of Mr. Muzaffar and seconded by Mr. Kownacki and unanimously carried the following Resolution was presented for adoption:

WHEREAS, JERSEY SMOOTH, LLC, proposes to renovate an existing two story 3,702 Square foot building for offices and laboratories for a Cannabis extraction facility at 311 Dickinson Street 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 208 Wastewater Management Plan 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 June 23, 2023.

Mr. Jacobs advised that he had reviewed the application for Final Approval submitted by KRE ACQUISITIONS CORP., proposing to construct a 285,152 Square foot warehouse and three light industrial buildings each having 20,000 square feet, known as EWING WAREHOUSE REDEVELOPMENT, on the North Side of Parkway Avenue in Ewing Township at the former Naval Air Turbine Test Station; and

Res. 74:23. On motion of Mr. Muzaffar and seconded by Mr. Ryan and unanimously carried the following Resolution was presented for adoption:

After much discussion this matter was tabled for reconsideration at the next Authority Board meeting.

Mr. Jacobs advised that he had reviewed the application for final approval submitted by Chuc Loc Enterprises, to construct a 518 square foot addition to the existing 944 square foot building at 40 Scotch Road, and

Res. 75:23. On motion of Mr. Muzaffar and seconded by Mr. Ryan and unanimously carried the following Resolution was presented for adoption:

WHEREAS, CHUC LOC ENTERPRISES, LLC proposes to construct a 518 foot addition to the existing 944 square foot bank building at 40 Scotch Road in Ewing Township and convert the space into a restaurant; 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 208 Wastewater Management Plan 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 July 3, 2023.

Mr. Stephens advised that the Authority was in receipt of a final payment request, a final contract adjustment Change Order amending and reducing the final contract price from \$439,252.25 to \$432,618.42 for the Jacobs Creek Sewer Rehabilitation Project together with the Release of Retainage payment request submitted by National Water Main Cleaning Co., as reviewed and approved by Dennis Yoder, PE of Remington & Vernick Engineers. A Maintenance Bond has been submitted and reviewed for this project and received by the Authority.

Mr. Stephens advised that the Authority was in receipt of the final payment request, a final contract adjustment Change Order amending and reducing the final contract price from \$624,376.80 to \$521,623.95 for the Denow Road Sewer Rehabilitation project together with the Release of Retainage payment request submitted by National Water Main Cleaning Co., as reviewed and approved by Dennis Yoder, PE of Remington & Vernick Engineers. A Maintenance Bond has been submitted and reviewed for this project and received by the Authority.

Res. 76:23. On motion of Mr. Muzaffar and seconded by Mr. Geter and unanimously carried the following resolution was presented for adoption:

The final change order and payment requests submitted by National Water Main Cleaning Co., as set forth above for both the Jacobs Creek Sewer Rehabilitation Project and the Denow Road Sewer Rehabilitation projects as set forth above are hereby approved.

Mr. Stephens advised that bids were received on July 12, 2023, for furnishing Sodium Hypochlorite. The bids received were as follows:

Kuehne Chemical Company South Kearny, NJ	\$2.145 per gallon \$508,901.25 Annual Cost
JCI Jones Chemicals, Inc. Sarasota, FL	\$1.8819 per gallon \$446,480.00 Annual Cost

Robert Jefferson recommends that the contract be awarded to Kuehne Chemical Company as the responsible, responsive bidder.

Res. 77:23. On motion of Mr. Muzaffar and seconded by Mr. Geter and unanimously carried it was moved that the contract for furnishing Sodium Hypochlorite be awarded to Kuehne Chemical as the responsible, responsive bidder. Funds are available per the Availability of Funds certification of the Administrative Officer.

Mr. Jacobs reported that the Scotch Road Area Rehabilitation project would be sent for advertising today with a bid opening date of 8/23/23.

Mr. Jacobs also reported that there was a meeting with DOT regarding the Force Main at 295 for the Hopewell Projects and approval was given by DOT with construction to start at the end of August. The Engineer for the project has been requested to send the plans to the County for review.

Res. 78:23. On motion of Mr. Muzaffar and seconded by Mr. Geter and unanimously carried, the meeting was adjourned at 12:50 PM

Submitted by Susan Dorio for the  
Ewing Lawrence Sewerage Authority