

The regular meeting of the Ewing-Lawrence Sewerage Authority was held on Tuesday April 15, 2025, at 12:00 PM at 600 Whitehead Road, Lawrenceville, New Jersey 08648.

Present: Messrs: Kownacki, Lee, McManimon, Muzaffar, Zegarski and S. Robert Filler, Executive Director.

Also attending: Dennis Yoder, PE of Remington Vernick, Engineers, W. Barry Rank, Esq., Vance Stephens, ELSA Administrative Officer, Robert Jefferson, ELSA Operations Supervisor, Warren Broudy and Matthew Daly of the Mercadien group, Mike Nexon of Kleinfelder and Jaclyn Bentz, ELSA Administrative Clerk.

Absent and Excused: Mr. Ryan.

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

After discussion and on the advice of counsel, the approval of the minutes of the November 19, 2024, and January 21, 2025, Board meetings be adjourned until the May 2025 Board meeting.

Res: 45:25. On motion of Mr. Lee and seconded by Mr. Zegarski and unanimously carried it was moved that the minutes of the March 18, 2025, Board meeting be approved as presented.

Res. 46:25. On motion of Mr. Muzaffar and seconded by Mr. Kownacki and unanimously carried it was moved that the March Flow, Maintenance and Connection Reports be filed.

Res. 47:25. On motion of Mr. McManimon and seconded by Mr. Zegarski and unanimously carried it was moved that the April 15, 2025 Schedule of Bills in the amount of \$1,630,851.73 be accepted as presented.

There were no public comments.

Mr. Filler advised that the Regional Sludge Management Committee met on March 19, 2025 and that the next meeting would be June 18, 2025.

Mr. Daly presented the 2023 Audit to the Board and advised that they have provided an opinion that includes a Recommendation for review of existing policies, internal controls and staff needs as well as successor staffing needs.

Res. 48:25. On motion of Mr. Zegarski and seconded by Mr. Kownacki and unanimously carried the following resolution was presented for adoption:

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, 2023, has been completed and filed with the Ewing-Lawrence Sewerage Authority pursuant to N.J.S.A. 40A:5A-15, and

WHEREAS, N.J.S.A. 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 each member thereof has personally reviewed the annual audit report, and specifically the sections of the audit report entitled "General Comments" and "Recommendations", 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" and "Recommendations" in accordance with N.J.S.A. 40A:5A-17,

NOW, THEREFORE, BE IT RESOLVED that the governing body of the Ewing-Lawrence Sewerage Authority hereby certifies to 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 ended December 31, 2023, and specifically has reviewed the sections of the audit report entitled "General Comments" and "Recommendations", 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 this resolution.

Mike Nexon of Kleinfelder addressed the Board and presented the proposal for Nitrate Removal Design implementing the Modified Ludczak-Ettinger (MLE) process submitted by letter dated April 11, 2025.

Res. 49:25. On motion of Mr. Lee and seconded by Mr. Kownacki and unanimously carried it was moved that the proposal submitted by Kleinfelder for Nitrate Removal Design implementing the Modified Ludczak-Ettinger (MLE) process dated April 11, 2025, in the amount of \$866,561.00 be accepted as presented.

Mr. Yoder advised that he had reviewed the proposal submitted by NJ Public Health, Environmental and Agricultural Laboratory to construct a 55,425 sf expansion to the existing NJ Public Health and Agricultural Laboratory facility located at 3 Schwarzkopf Drive in West Trenton, NJ.

Res: 50:25. On motion of Mr. Lee and seconded by Mr, Muzaffar and unanimously carried it the following Resolution was presented for adoption:

WHEREAS, NJ PUBLIC HEALTH, ENVIRONMENTAL and AGRICULTURAL LABORATORY proposes to construct a 55,425 sf expansion to the existing NJ Public Health Environmental and Agricultural laboratory facility located at 3 Schwarzkopf Drive in West Trenton, NJ, 1900 feet from Bear Tavern Road. The proposed expansion will include additions to floors 1 through 4; the mechanical floor; the administrative offices and the warehouse 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.

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 improvement, capacity, 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 Remington & Vernick Engineers letter dated April 2, 2025.

Mr. Yoder advised that he had reviewed the application for final approval submitted by

Delaware Heights proposing to construct a 8,530 sf Clubhouse building also containing one (1) bedroom apartment and five (5) two bedroom apartments in the Delaware Heights apartment complex on Scenic Drive in Ewing Township, NJ.

Res. 51:25. On motion of Mr. Lee and seconded by Mr, Zegarski and unanimously carried the following resolution was presented for adoption:

WHEREAS, DELAWARE HEIGHTS proposes to construct a 8,530 sf Clubhouse building also containing one 1 – bedroom apartment and five 2-bedroom apartments in the Delaware Heights apartment complex on 2201 Scenic Drive, 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.

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 improvement, capacity, 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 Remington & Vernick Engineers letter dated April 11, 2025.

Mr. Yoder updated the Board on the status of the Vehicle Storage Building and presented Remington Vernick's Engineering Services Proposal for the Construction Phase of the project which will include Construction Management, Contract Administration, Construction Oversight and Project Closeout for estimated cost of \$87,500.00.

Res. 52:25. On motion of Mr. Kownacki and seconded by Mr. Zegarski and unanimously carried Remington & Vernick's Engineering Services Proposal for the Construction Phase of the Vehicle Storage Building including Construction Management, Contract Administration, Construction Oversight and Project Closeout for an estimated cost of \$87,500.00 be accepted as presented.

Mr. McManimon left the meeting at 12:45 PM and Mr. Muzaffar took the gavel as acting chairman.

Mr. Filler advised the Board as follows:

1. Disseminated a letter and Resolution received from Lawrence Township regarding the Fourth Street Force Main Project;
2. There is a meeting scheduled for April 16, 2025, for the Fackler Road & Lower Ferry Road project – this is a 60% design meeting;
3. Gabel Associates has provided comments on the PPA submitted by Synnergy;
4. There were no public comments on the ACO; the March 31st deadline had been met and the quarterly report due on April 15th was submitted on time;
5. On April 28, 2025, ELSA is hosting a meeting with Ewing and Hopewell representatives as well as Lennar, Woodmont Forge and American Properties to discuss flow data from the projects for billing purposes. Mr. Muzaffar consulted with George Snyder of Hopewell to confirm his attendance with other Hopewell staff members.

Res. 53:25. On motion of Mr. Lee and seconded by Mr. Zegarski and unanimously carried, the meeting was adjourned at 1:45 PM.

Submitted by Susan Dorio for the
Ewing Lawrence Sewerage Authority