

The regular meeting of the Ewing-Lawrence Sewerage Authority was held on Tuesday, December 17, 2024, at 12:10 pm, at 600 Whitehead Road, Lawrenceville, New Jersey 08648.

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

Also attending: Dennis Yoder, PE of Remington & Vernick Engineers, W. Barry Rank, Esq., Vance Stephens, ELSA Administrative Officer, Jaclyn Bentz, ELSA Administrative Clerk, Thomas Ritter and Jim Hooker on behalf of the Friends of Colonial Lake Park Executive Board.

Absent and Excused: Mr. Ryan and Mr. Kownacki.

Mr. Lee called the meeting to order, and Mr. Filler gave the invocation. After the Pledge of Allegiance, Mr. Lee 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).

The minutes of the November 19, 2024, meeting were not acted upon as there was no quorum present that had attended that meeting. The minutes will be presented for consideration at the January 21, 2025, meeting.

Res. 108:24. On motion of Mr. Muzaffar and seconded by Mr. Vereen and unanimously carried it was moved that the November Flow, Maintenance and Connection Reports be filed.

Res. 109:24. On motion of Mr. Kownacki and seconded by Mr. Vereen and unanimously carried it was moved that the December 17, 2024, Schedule of Bills in the amount of \$1,004,900.88 be accepted as presented. Mr. McManimon abstained on two items – an invoice from McManimon & Scotland and his eyeglass reimbursement request.

Thomas Ritter read a prepared statement addressed to the ELSA Board on behalf of the Friends of Colonial Lake Park requesting that the 4th Street Force Main not run through the park. After the presentation, Mr. Filler agreed to have a meeting after the first of the year to review the already approved plans for the Force Main with Mr. Ritter and Mr. Hooker and Dennis Yoder, PE of Remington Vernick Engineers.

Mr. Filler advised that the December 18, 2024, meeting of the Regional Sludge Management Committee had been cancelled, and the next meeting will be in March 2025.

Mr. Yoder advised that he reviewed the application for Preliminary Approval submitted by Shrinath Real Estate, LLC., to construct a 48,909 square foot, 3-story hotel consisting of 89 rooms on US Route 1, Lawrence Township, the former site of the Sleepy Hollow Motel.

Res. 110:24. On motion of Mr. Muzaffar and seconded by Mr. Vereen and unanimously carried the following Resolution was presented for adoption:

WHEREAS, SHRINATH REAL ESTATE, LLC, proposes to build a 48,909 square foot, 3-Story hotel consisting of 89 rooms. The site plan prior to redevelopment includes the demolition of four (4) existing buildings containing 52 rooms, formerly known as the Sleepy Hollow Motel at 3000 US Route 1 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 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 Remington & Vernick Engineers' letter dated December 9, 2024.

Mr. Filler advised that ELSA was in receipt of a Municipal Utility Engineering and Construction Agreement (UECA) from the State of New Jersey, Department of Transportation for protection and/or relocation of certain public works facilities for the project at Carnegie Road Bridge

over the D&R Canal, in Lawrence Township, NJ which requires authorization to execute.

Res. 111:24. On motion of Mr. Muzaffar and seconded by Mr. McManimon and unanimously carried Mr. Filler is authorized to execute the agreement with NJDOT for the Carnegie Road Bridge project over the D&R Canal in Lawrence Township subject to review by counsel, W. Barry Rank, Esq., on behalf of the Authority.

Mr. Yoder advised that the NJDEP, Division of Land Use Resources is requiring additional archaeological services from Richard Grubb & Associates for the Fourth Street PS Force Main Dualization project for locations along existing pipe and that additional services are also necessary for the arborist and construction easements including one for Notre Dame High school for the project. These additional services are estimated to cost \$30,000.00 and \$25,000.00 respectively. Accordingly, a Change of Scope Fee Adjustment is being requested for these expenses. The original Planning & Design Engineering Services Contract for this project was in an amount not to exceed \$549,170.00. With the addition of the aforementioned services, a resolution is requested to increase the Planning & Design Engineering Services Contract in an amount not to exceed \$604,170.00.

Res. 112:24. On motion of Mr. McManimon and seconded by Mr. Muzaffar and unanimously carried it was moved that the Fourth Street PS Force Main Dualization Planning & Design Engineering Services contract be increased to the amount of \$604,170.00 for the additional expenses required for Richard Grubb & Associates, the arborist and construction easements for the project including Notre Dame High School. Funds are available per the Availability of Funds Certification of the Administrative Officer.

Mr. Stephens advised that proposals were received for the Authority's general insurance coverage. A proposal was received from Glatfelter/Hartford Steam in the total amount of \$174,902.62.

Mr. Stephens recommended that the Authority accept Glatfelter/Hartford Steam proposal at a total cost of \$174,902.62.

In addition, Mr. Stephens advised that staff was awaiting the Workers' Compensation Insurance renewals for 2025 and the members would be contacted immediately upon receipt of the renewal figures.

Res. 113:24. On motion of Mr. Muzaffar and seconded by Mr. McManimon and unanimously carried it was moved that the Authority accept the proposal from Glatfelter/Hartford Steam for renewal of the Authority's general insurance coverage for 2025 in the amount of \$174,902.62.

Res. 114:24. On motion of Mr. McManimon and seconded by Mr. Muzaffar and unanimously carried the following meeting schedule was adopted:

SCHEDULE OF REGULAR MEETING DATES

2025-2026

12:00 P.M.

2025 JANUARY 21st

FEBRUARY 18th (REORGANIZATION & REGULAR)

MARCH 18th

APRIL 15th

MAY 20st

JUNE 18th

JULY 15th

AUGUST 19th

SEPTEMBER 16th

OCTOBER 21st

NOVEMBER 18th @ 10:00 AM

DECEMBER 16th

2026 JANUARY 20th

FEBRUARY 17th (REORGANIZATION & REGULAR)

The above are the third Tuesdays of each month. All meetings will be held at 600 Whitehead Road, Lawrenceville, New Jersey 08648

Mr. Filler asked the Board to consider salary increases for ELSA staff for the year 2026 in the amount of 2.6% commensurate with the amount to be received with ELSA Union employees.

Res. 115:24. On motion of Mr. Lee and seconded by Mr. Muzaffar and unanimously carried, it was moved that ELSA non-union staff shall receive a 2.6 % salary increase beginning January 1, 2026.

Mr. Filler advised the Board as follows:

1. The Authority was in receipt of an Administrative Consent for the Nitrates litigation that is acceptable pending minor changes to be addressed by Matthew Krantz, Esq
2. Authority staff will be meeting with Kleinfelder on 1/2/25 to review the concept design for reduction of Nitrates.
3. Authority staff will be meeting with Arcadis on January 14, 2025 (30% meeting) regarding the Lower Ferry and Fackler Road projects. The Force Mains are not included in the meeting agenda.
4. Authority staff has proposed several dates to BMS (Squibb) (blow down meeting). Blow Down is contrary to ELSA Rules & Regulations.
5. Synnergy is headed back to the DEP for Stormwater permitting.
6. On December 5, 2025, the public hearing for the Sullivan Way & 4th Street PS projects were held at the Authority's offices. There was no public attendance.
7. Authority staff will be presenting the Budget at the January meeting.
8. The Pole Barn will be heard by the Lawrence Township Planning Board in February – this is a minor site plan.
9. On December 17, 2024, Authority staff was invited to attend a conference with Homeland Security to discuss drones. The Authority did not attend.

Mr. Rank requested that the Board go into Executive Session to discuss pending litigation.

Res. 116:24. On motion of Mr. McManimon and seconded by Mr. Muzaffar and unanimously carried the Authority went into Executive Session.

Res.117:24. On motion of Mr. McManimon and seconded by Mr. Muzaffar and unanimously carried the meeting resumed at 1:40 PM.

Mr. Lee advised that during Executive Session proposed settlement of a pending litigation was discussed and the following motion was presented during the session:

Res. 118:24. On motion of Mr. Muzaffar and seconded Mr. McManimon it was moved that the Executive Director and W. Barry Rank, Esq., counsel for the Authority are authorized to finalize the remaining details of the settlement with Deer Valley that had not been previously agreed to by the parties and the Mayor of Ewing Township.

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

Ayes: Messrs. Lee, McManimon, Vereen and Muzaffar

Nays: None

Absent: Mr. Ryan and Mr. Kownacki

Res. 119:24. On motion of Mr. Muzaffar and seconded by Mr. Vereen and unanimously carried, the meeting was adjourned at 1:50 pm.

Submitted by Susan Dorio for the
Ewing Lawrence Sewerage Authority