

The regular meeting of the Ewing-Lawrence Sewerage Authority was held on Tuesday, November 19, 2024, at 12:00 P.M. at 600 Whitehead Road, Lawrenceville, New Jersey 08648.

Present: Messrs. Kownacki, Lee, McManimon, 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.

Absent and Excused: Mr. Ryan and Mr. Muzaffar.

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).

Res. 101:24. On motion of Mr. Vereen and seconded by Mr. McManimon and unanimously carried it was moved that the Minutes of the October 15, 2024, Board meeting be approved as presented.

Res. 102:24. On motion of Mr. Muzaffar and seconded by Mr. Vereen and unanimously carried it was moved that the August Flow, Maintenance and Connection Reports be filed.

Res. 103:24. On motion of Mr. Kownacki and seconded by Mr. Vereen and unanimously carried it was moved that the November 19, 2024, Schedule of Bills in the amount of \$1,307,992.88 be accepted as presented.

There were no public comments.

Mr. Filler advised that the next meeting of the Regional Sludge Management Committee will be held on December 18, 2024. There was no change in status or operation to share with the ELSA Board at this time.

Mr. Filler advised that bids were received on November 13, 2024, for Maintenance Service for Instrumentation, Controls, Variable Speed Drives and PLC's. The bids received were as follows:

Longo Electrical-Mechanical, Inc., Wharton, NJ	\$49,255.00 Est. Annual Cost
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Optimum Controls Corporation Reading, PA	\$93,313.00 Est. Annual Cost
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Christopher Gianotto recommends that the contract be awarded to Longo Electrical-Mechanical, Inc., as the lowest, responsible, responsive bidder.

Res. 104:24. On motion of Mr. Vereen and seconded by Mr. McManimon and unanimously carried it was moved that the contract for Maintenance Services for Instrumentation, Controls, Variable Speed Drives and PLC's be awarded to Longo Electrical-Mechanical, Inc., as the lowest, responsible, responsive bidder. Funds are available per the Availability of Funds Certification of the Administrative Officer.

Mr. Yoder advised that he had reviewed the application for final approval submitted by CIRCLE MANAGEMENT, INC., to construct a two-story commercial building with a three-bedroom apartment on the 2nd floor at 1652 Princeton Avenue, in Lawrence Township; and

105:24. On motion of Mr. Vereen and seconded by Mr. McManimon and unanimously carried the following Resolution was presented for adoption:

WHEREAS, CIRCLE MANAGEMENT, INC., proposes to construct a two-story commercial building with a three-bedroom apartment on the 2nd floor at 1652 Princeton Avenue 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.

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 November 14, 2024.

Mr. Filler advised the Board as follows:

1. W. Barry Rank, Esq, Dennis Yoder, PE, Matthew Krantz and George Tyler, Esqs., Vance Stephens and myself attended the Ewing Township Counsel meeting on November 12, 2024, to update the council members on the status of the Sullivan Way and Fourth Street Projects; the Authority's Capital and Operating Budgets; and thereafter, Executive Session to discuss the status of the Sewer Ban and Deer Valley litigations.
2. Synnergy has applied to the DEP for Stormwater Permitting; the lines will run on PSE&G poles provided PSE&G approves the concept.
3. The 2025 Budget is nearing completion.
4. There is a public hearing scheduled for December 5, 2024, at 6:00 PM at ELSA satisfying the 30 day public notice requirement for the Fourth Street project.

Mr. Yoder advised the Board as follows:

1. The Pole Barn has been submitted to the Township of Lawrence Planning Board for courtesy review and hopefully the project will be awarded in January.

Mr. Rank advised the Board that Judge Sapp-Peterson is recommending Mediation in the Deer Valley litigation. Mr. Rank advised that Mayor Steinmann consents to submitting the matter to Mediation but a response is needed from the Board. Items to be discussed are financial timing of payments and the inclusion of the gas station and the hotel as part of the project.

Res. 106:24. On motion of Mr. McManimon and seconded Mr. Vereen it was moved that that the Authority consents to Mediation of the Deer Valley matter and that Mr. Rank should proceed accordingly.

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

Ayes: Messrs. Kownacki, Lee, McManimon and Vereen

Nays: None

Absent: None.

Res. 107:24. On motion of Mr. McManimon and seconded by Mr. Kownacki and unanimously carried, the meeting was adjourned at 1:10 PM

Submitted by Susan Dorio for the
Ewing Lawrence Sewerage Authority

