

Regular Meeting of the Members of the Pompton Lakes Borough Municipal Utilities Authority was held at 2000 Lincoln Avenue, Pompton Lakes, New Jersey on September 16, 2024.

In accordance with the New Jersey Open Public Meetings Act, adequate notice of this meeting was provided. Letters to North Jersey Herald News, Suburban Trends, and the Administrator of Pompton Lakes, dated February 21, 2024, gave notice that the Regular Meeting of the Authority would be held at 6:00pm Monday, September 16, 2024. The meeting was held at 2000 Lincoln Avenue, Pompton Lakes, New Jersey. A notice stipulating the time and date of this meeting was also posted in a public place, to wit: 2000 Lincoln Avenue, Pompton Lakes, New Jersey.

Roll Call was as follows:

PRESENT: Kevin Carroll  
Neal Galletta  
Mike Longo  
Lloyd Kent  
Tim Troast  
John Pietrowski (Superintendent)  
Jeffrey M. Kassover (Attorney)  
Erik DeLine (Council Liaison)

**UPON MOTION** duly made by Mr. Galletta and seconded by Mr. Longo, and upon roll call vote the minutes from the Regular Meeting held on August 19, 2024, were accepted.

**Vote:**

Ayes	Carroll, Galletta, Longo, Kent, Troast
Nays:	None
Absent:	None
Abstain:	None

Chairman Carroll noted that no one was present for the Public Portion of the meeting.

**CHAIRMAN REPORT:**

Chairman Carroll presented a proposal from H2M regarding Professional Engineering Services to develop a Fiscal Sustainability Plan in support of an application to the New Jersey Infrastructure Bank (NJIB) for funding support. As a condition for eligibility for assistance, the NJIB requires certification that a Fiscal Sustainability Plan be prepared.

**UPON MOTION** duly made by Chairman Carroll and seconded by Mr. Galletta, and upon roll call vote to approve the proposal from H2M regarding the Professional Engineering services to develop a Fiscal Sustainability Plan was accepted.

**Vote:**

Ayes: Carroll, Galletta, Longo, Kent, Troast  
 Nays: None  
 Absent: None

**FINANCIAL OPERATIONS:**

Mr. Galletta presented the following bills for approval:

Operating/Vouchers for September	\$105,043.94
Additional Expenses for August	\$3,917.90
Hospitalization for September	\$26,745.56
Operating Payroll/Gross August	\$71,773.69
Social Security for August	\$6,200.80
Meter Deposit Refund for August	<u>\$342.25</u>
<b>TOTAL</b>	<b>\$214,024.14</b>

**CAPITAL:**

H2M Associates Inc.	\$2,860.00
H2M Associates Inc.	\$2,860.00
H2M Associates Inc	<u>\$1,420.00</u>
<b>TOTAL</b>	<b>\$7,140.00</b>

**UPON MOTION** duly made by Mr. Galletta and seconded by Mr. Troast, and upon roll call vote it was certified that the funds are available and budgeted to pay these expenses and was accepted.

**Vote:**

Ayes: Carroll, Galletta, Longo, Kent, Troast  
 Nays: None  
 Absent: None

Mr. Kent inquired again about the Engineering cost being at 123.5% only four months into the budget year. Mrs. Read will reach out to the I-Bank for possible reimbursement for the engineering consultation invoices to replenish the engineering costs. Chairman Carroll also included the Authority is only spending what needs to be done at this time.

**PERSONNEL:**

Mr. Troast reported progress.

**WATER OPERATIONS:**

Mr. Kent reported that the Fall Hydrant flushing program will begin on September 25, 2024, customer may experience discolored water or low water pressure for the two-week period. Mr. Kent also reported on Superintendent John Pietrowski's report that employees are continuing to paint hydrants. Mr. Kent noted August's water pumping was 19% lower than last August however, year to date is 4% lower total.

**UPON MOTION** duly made by Mr. Longo and seconded by Mr. Galletta, and upon roll call vote that the water operations report was accepted.

**Vote:**

Ayes: Carroll, Galletta, Longo, Kent, Troast  
Nays: None  
Absent: None

**WASTEWATER OPERATIONS:**

Mr. Longo reported progress. However, he requested Mr. Pietrowski call him when PSI returns to the plant to repair a small leak in the RBC Lift pump on September 25, 2024.

**UPON MOTION** duly made by Chairman Carroll and seconded by Mr. Longo, and upon roll call vote that the wastewater operations report was accepted.

**Vote:**

Ayes: Carroll, Galletta, Longo, Kent, Troast  
Nays: None  
Absent: None

**SUPERINTENDENT'S REPORT:**

Mr. Pietrowski reported that Albany Pump station has a new transfer switch installed. Mr. Pietrowski also reported that the treatment plant failed to make the Ammonia permit for the month of August only by a small amount. Starting in October the Ammonia permit changes to winter permit and that should not be an issue as the numbers continue to improve.

**UPON MOTION** duly made by Chairman Carroll and seconded by Mr. Kent, and upon roll call vote that the Superintendent's report was accepted.

**Vote:**

Ayes: Carroll, Galletta, Longo, Kent, Troast  
Nays: None  
Absent: None

**ATTORNEY'S REPORT:**

Mr. Kassover reported that he prepared the notice requirement regarding the connection fee hearing that took place at the current meeting. Mr. Kassover also reported that he sent the notice to the North Jersey Police Radio to pay their B.I.D tax (Business Improvement District) for the second half of the year. The check has been received by Authority.

**UPON MOTION** duly made by Mr. Kent and seconded by Mr. Longo, and upon roll call vote that the Attorney's report was accepted.

**Vote:**

Ayes: Carroll, Galletta, Longo, Kent, Troast

Nays: None

Absent: None

**COUNCIL LIAISON:**

Mr. DeLine reported that the Borough will be relooking at the downtown redevelopment plan. The plan was originally put into effect in 2009 with the original plan based more on zoning codes and not the big picture of the redevelopment. They will be directing the planning board to take a fresh look at what is best for the town. All the different possible developments coming to the downtown area will need more of a vision or design. This will go into effect in 2025 as it will be added to that budget year. The planning board will take a new look at the re-examination report. The report was reexamined in 2017 where there were recommendations for certain changes in redevelopment. Mr. Galletta inquired if the redevelopment is only commercial. Mr. DeLine stated no it is not, however, there are not a lot of changes in residential properties.

**UPON MOTION** duly made by Chairman Carroll and seconded by Mr. Troast, and upon roll call vote that the council Liaison report was accepted.

**Vote:**

Ayes: Carroll, Galletta, Longo, Kent, Troast

Nays: None

Absent: None

**OLD BUSINESS:**

Mr. Kent reported on the Authority's property at 279 Ramapo Street that the Authority may agree to rent and hire a management company to manage the property. In order to rent the property, it is required to get a lead paint test (every two years) this is a visual test the examiner goes through the home to see if there is any paint chipped or scratched. The property has passed the lead paint examination. Mr. Kent met with the property manager today and she has a network of people to use for anything needed such as a plumber, landscaper etc. Mr. Kent stated she is flexible on how she will get paid to manage the property. Mr. Galletta inquired about who the contact person will be and who will make the costly repair decisions. Mr. Kent stated that will have to be further discussion. Mr. Kent noted that he and the property manager feel the tenant should take care of lawn care and snow and ice removal, which should be stated in their leasing agreement. Mr. Kent stated the property manager feels the rent could be as much as

\$4,200 a month. Mr. Kent mentioned there is a hot tub in the back of the house that everyone agreed to have removed. There was some additional discussion regarding utilities and what the tenant will pay. Mr. Kent also went over a couple of things he and the property manager feel should be done to make the house more rentable. Mr. Kent also stated the lease should read that the tenant will need to vacate in order to proceed with the dioxane treatment. Mr. Kassover stated the basis is 18 months stating the property is being taken off the rental market.

**UPON MOTION** duly made by Chairman Carroll and seconded by Mr. Troast, and upon roll call vote that the property at 279 Ramapo Street will go forward in renting accepted.

**Vote:**

Ayes: Carroll, Galletta, Longo, Kent, Troast

Nays: None

Absent: None

All commissioners agreed to start right away to hire contractors to get the house ready to be rented.

**CORRESPONDENCE:**

Chairman Carroll presented correspondence for discussion for 3 items.

**UPON MOTION** duly made by Chairman Carroll and seconded by Mr. Troast, and upon roll call vote 3 item were accepted.

**Vote:**

Ayes: Carroll, Galletta, Longo, Kent, Troast

Nays: None

Absent: None

**UPON MOTION** duly made by Mr. Galletta and seconded by Chairman Carroll, and upon roll call vote the Regular Meeting of the Pompton Lakes Municipal Utilities Authority was adjourned at 7:22pm.

**Vote:**

Ayes: Carroll, Galletta, Longo, Kent, Troast

Nays: None

Absent: None

Prepared by: Mary Read

Respectfully submitted by

Michael Longo, Secretary