

A Regular Meeting of the Members of the Pompton Lakes Borough Municipal Utilities Authority was held at 2000 Lincoln Avenue, Pompton Lakes, New Jersey on October 20, 2025.

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 19, 2025, gave notice that the Regular Meeting of the Authority would be held at 6:00pm on Monday October 20, 2025. 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
Lloyd Kent
Tim Troast
Erik DeLine
John Pietrowski (Superintendent)
Jeffrey M. Kassover (Attorney)
Randy Hinton Council Liaison

UPON MOTION: duly made by Mr. Galletta and seconded by Mr. Kent, and upon roll call vote the minutes from the Regular Meeting held on September 22, 2025, were accepted.

Vote:

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

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

CHAIRMAN:

Chairman Carroll reported progress.

UPON MOTION: duly made by Mr. Galletta, and seconded by Mr. Troast, and upon a roll call vote the Chairman's Report was accepted.

Vote:

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

FINANCIAL OPERATIONS:

Mr. Galletta presented the following bills for approval:

Operating/Vouchers for October	\$127,523.77
Additional Expenses for September	\$3,368.74
Health Benefits for October	\$14,836.12
Operating Payroll/Gross September	\$88,297.86
Social Security for September	\$5,218.84
Meter Deposit Refund for September	<u>\$288.50</u>
 Totals	 239,533.83

CAPITAL:

Homestead Roofing	\$13,000.00
H2M Associates, Inc.	\$29,106.40
H2M Associates, Inc.	\$5,357.85
H2M Associates, Inc.	\$1,898.80
Rio Supply, Inc.	\$9,696.00
Integrated Power Service	<u>\$10,152.71</u>
 Totals	 \$69,211.76

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, Kent, Troast, DeLine
Nays:	None
Absent:	None

Mr. DeLine inquired about why the Authority purchased 30 new water meters from Rio Supply, Inc. that cost \$9,696.00. Mr. Pietrowski stated that the current meters installed in town have exceeded their useful life of about 15 to 20 years and need replacement. Mr. Pietrowski noted that the 4th quarter billing will be completed on October 28, 2025.

PERSONNEL:

Mr. Troast reported progress.

UPON MOTION: duly made by Chairman Carroll, and seconded by Mr. Galletta, and upon a roll call vote the Personnel report was accepted.

Vote:

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

WATER OPERATIONS:

Mr. Kent submitted Mr. Pietrowski's Water report and wanted to remind everyone that Hydrant Flushing began on October 20, 2025, and will last until October 31, 2025. Mr. Kent also reported that water pumping is up 4% from last September.

UPON MOTION: duly made by Mr. Galletta and seconded by Mr. Troast, and upon a roll call vote the Water Systems Report was accepted.

Vote:

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

WASTEWATER OPERATIONS:

Mr. DeLine submitted Mr. Pietrowski's Wastewater report and reported that the thickener building overflow pump was delivered. One pump was installed and started up. Electrical breakers are in a state of failure and are being replaced. Mr. Deline also stated that Hug-A-Mug and the Ice Cream Station have both installed grease traps. The Authority has inspected the installation, confirming that everything was installed properly. Albany Pump Stations' new pump and valves submittal has been approved and are in production at the manufacturer. Pompton Village's generator has been delivered to Longo Electrics and working on an installation date. Mr. DeLine noted that sludge hauling has been very consistent in the past couple of months.

UPON MOTION: duly made by Mr. Troast, and seconded by Mr. Galletta, and upon a roll call vote the Wastewater Report was accepted.

Vote:

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

SUPERINTENDENTS REPORT:

Mr. Pietrowski reported that the treatment plant is running really well with no exceedances for the month of September. Mr. Pietrowski stated he had a project kick off meeting and onsite visit with H2M on Thursday October 9, 2025, for the treatment plant upgrades. The meeting with H2Loan and I-Bank is scheduled for October 27, 2025, to get set up

and receive a ranking for the treatment plant upgrades financial provider. Mr. Pietrowski also stated that the Polyaluminum Chloride (PACL) is working very well and there are improvements throughout the treatment plant. Mr. Pietrowski stated that the NJDEP requires the Authority to perform a biannual Twin Lakes Inspection that will be completed with Suburban Consulting Engineers by the year end. Homestead Roofing has been contracted to replace a leaking roof on the RBC Lift pump Building and on the South Pumping Station. Mr. Pietrowski stated that he had a meeting with H2M regarding the Fiscal Sustainability Plan and they are near completion of the GIS input for the sewer system. They are also getting assets classes, cost breakdowns, and replacement costs together for the future. Mr. Pietrowski noted the plan should be completed by the end of the month. Mr. Pietrowski also noted that attached to the Superintendent's report is a rough estimate of the Treatment Plant Upgrade project schedule. Mr. Pietrowski also reported that by doing some research he has discovered that the Pompton Village Pump Station is in fact owned by the Authority. The Generator that needs to be replaced will be expended by the Authority since ownership has been acknowledged. Mr. Pietrowski stated that there will still be an annual charge to the Pompton Village Association for the Authority to regularly inspect the pump station. Mr. Pietrowski recommends increasing that charge since it has been the same since 1986 and is significantly less than annual pump station charges for other Condo Associations in town. Mr. Kassover stated that changing the amount can be determined by the Authority and he will write up a resolution and notify Pompton Village of the updated charges. There was some additional discussion on what the new charges should be.

UPON MOTION: duly made Chairman Carroll and seconded by Mr. Kent, and upon a roll call vote the Superintendent's Report was accepted.

Vote:

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

ATTORNEY'S REPORT:

Mr. Kassover reported he is still working on the developer's agreement with 60 Wanaque Ave. Mr. Kassover noted that he will be meeting with Mr. Pietrowski to draft up the agreement for 60 Wanaque Ave. Mr. Kassover stated that he responded to the Auditors' request for any pending litigation or claims for the fiscal year ending May 31, 2025. Mr. Kassover prepared a resolution for the Authority to become a member of the Morris County Cooperative Pricing Council. The resolution was signed by Chairman Carroll and Secretary Troast. Mr. Pietrowski will send the signed resolution and the signed contract to the Morris County Co-Op. Mr. Kassover also reported that he reached out to the North Jersey Police Radio Association, Inc for the 4th quarter tower taxes.

UPON MOTION: duly made by Chairman Carroll and seconded by Mr. Kent, and upon a roll call vote the attorney's report was accepted.

Vote:

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

COUNCIL LIAISON

Mr. Hinton reported to the Mayor and Council regarding the Fall hydrant flushing. Mr. Hinton inquired Mr. Pietrowski if he is all set with going directly to the town police department for traffic control. Mr. Pietrowski stated that he spoke to the police department about it and he is all set. Mr. Hinton also inquired about the closed session from last meeting regarding the developer's agreement. Mr. Kassover stated that it was for 60 Wanaque Avenue. Mr. Hinton inquired if Mr. Pietrowski received three quotes for the roof replacement due to substantial leaking at the RBC building and South Station being performed by Homestead Roofing. Mr. Pietrowski stated that he did contact other roofing companies and the pricing was below the bid threshold.

UPON MOTION: duly made by Mr. DeLine, and seconded by Mr. Kent, and upon a roll call vote the Council Liaison's report was accepted.

Vote:

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

OLD BUSINESS:

Mr. Kent reported that the Authority received the rent check from the renters at 279 Ramapo Street.

CORRESPONDENCE:

Chairman Carroll presented correspondence for discussion on items 1 and 2.

UPON MOTION: duly made by Chairman Carroll and seconded by Mr. Troast, and upon a roll call vote items 1 and 2 were accepted.

Vote:

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

UPON MOTION: duly made by Mr. Galletta and seconded by Mr. Troast, and upon roll call vote the Regular Meeting of the Pompton Lakes Municipal Utilities Authority was adjourned at 6:40pm.

Vote:	Ayes	Carroll, Galletta, Kent, Troast, DeLine
Nays:	None	
Absent:	None	

Prepared by: Mary Read

Respectfully submitted by

Tim Troast, Secretary