

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 September 22, 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 September 22, 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. Kent and seconded by Mr. Galletta, and upon roll call vote the minutes from the Regular Meeting held on August 18, 2025, were accepted.

**Vote:**

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

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

**CHAIRMAN:**

Chairman Carroll presented a resolution to authorize Mr. John Pietrowski, Jr. to act as the Authorized Representative to represent the Authority in all matters relating to projects for the New Jersey Infrastructure loans to be executed with the New Jersey Department of Environmental Protection and the New Jersey Environmental Infrastructure Trust.

**UPON MOTION:** duly made by Chairman Carroll and seconded by Mr. Galletta, and upon a roll call vote the resolution to Authorize Mr. John Pietrowski Jr. as the authorized

representative for the Authority relating to projects for the New Jersey Infrastructure loans to be executed with the New Jersey Department of Environmental Protection and the New Jersey Environmental Infrastructure Trust was accepted.

**Vote:**

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

**UPON MOTION:** duly made by Mr. Galletta, and seconded by Mr. Kent, 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 September	\$103,885.58
Additional Expenses for August	\$4,806.68
Hospitalization for September	\$27,427.05
Operating Payroll/Gross August	\$86,243.73
Social Security for August	\$4,930.92
Meter Deposit Refund for August	<u>\$405.00</u>
 Totals	 227,698.96

**CAPITAL:**

H2M Associates, Inc.	\$10,096.80
H2M Associates, Inc.	\$5,276.60
H2M Associates, Inc.	\$3,598.50
H2M Associates, Inc.	\$3,337.00
Rio Supply, Inc.	<u>\$9,210.00</u>
 Totals	 \$31,518.90

**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
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Nays:            None  
Absent:        None

Mr. Galletta also reported that he found a substantially less insurance premium with State Farm for the home insurance coverage of 279 Ramapo Street. Mr. Galletta would like to make a motion to move forward with State Farm and once the policy is in place the original policy will be cancelled.

**UPON MOTION:** duly made by Mr. Galletta, and seconded by Mr. Kent, and upon roll call vote to change insurance carrier for 279 Ramapo Street was accepted.

**Vote:**

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

**PERSONNEL:**

Mr. Troast reported progress.

**WATER OPERATIONS:**

Mr. Kent submitted Mr. Pietrowski's Water System Report and reported that a quote was received from Vega for two level indicators for water storage tank and standpipe. Water tank rehabilitation is scheduled for 2026 with USG Water Solutions. Mr. Kent noted that Summit Falls pipe repair was completed on August 20<sup>th</sup> with PSI Process. On August 23, 2025, Well #2 VFD and Motor failed. Repairs were made and the Well was brought back into service on September 3, 2025. Mr. Kent also stated that on September 9, 2025, a hydrant on Riverdale Road was finalized and placed into service and that Hydrant Flushing will begin on October 20, 2025. Mr. Hinton will advise the council at the upcoming meeting regarding the start of Hydrant Flushing. Mr. Kent noted that hydrant flushing will be performed during the hours of 12:00 AM and 6:00 AM to cause the least inconvenience to our customers. Customers may experience a temporary discoloration in their water or a drop in water pressure during the program. Mr. Kent noted water pumping was up 28% from last August.

**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 inquired on the status of Pompton Village Generator installation and The Highlands Association installation of their wastewater lift station grinder. Mr. Pietrowski stated that he believes The Highlands will not be moving forward due to cost and they do not feel it is necessary to complete. Mr. Pietrowski also noted that if the Authority has to continue to perform maintenance for their system for continuous clogging, they may change their mind by paying that charge. Pompton Village are still looking into who is claiming ownership in the pump station, is it them or the Authority. Once that is determined they will move forward with the replacement of the generator. Mr. DeLine noted that sludge hauling totals are down from last year.

**UPON MOTION:** duly made by Chairman Carroll, 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

Mr. Kent inquired if Hug a Mug installed a grease trap. Mr. Pietrowski stated yes, they have installed a grease trap, and the Authority has inspected installation. Mr. Pietrowski also stated that the Ice Cream Station will also be installing a grease trap.

## **SUPERINTENDENTS REPORT:**

Mr. Pietrowski reported that the treatment plant is running very well with a small exceedance for Ammonia permit. Mr. Pietrowski stated he is running the plant differently and it's working so he will continue to run it that way. Mr. Pietrowski also stated that the new SCADA is nearly complete and then will move to upgrade the stations and well houses. Mr. Pietrowski presented a proposal from Suburban Consulting Engineers, Inc. The proposal includes engineering and surveys for the following: The laboratory floor repair, the laboratory reconstruction, the locker room implementation reconstruction, and the aeration system replacement, and the grit and screening system to be installed at the South Pump Station. The proposal also includes TWA application proposals and working with the DEP and the process of going out to bid for the projects. Mr. Pietrowski made a request to move forward with the proposal. Chairman Carroll also went over the engineering proposal projects and costs. Mr. Pietrowski noted that Suburban Consulting also works very well with the I-Bank particularly with energy efficiency programs that could lead to some principal forgiveness. Chairman Carroll would like to move forward with the proposal.

**UPON MOTION:** duly made by Chairman Carroll and seconded by Mr. Galletta, and upon a roll call vote to approve the proposal from Suburban Consulting Engineers, Inc. was accepted.

**Vote:**

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

Mr. Galletta stated that all the proposed projects can be bonded bundled instead of separate projects to save the Authority on costs.

Mr. Pietrowski also reported that he began a trial run of Polyaluminum Chloride (PACL) in place of Aluminum Sulfate (Alum) for Phosphorus removal, PH Stabilization, reduced sludge production, and improved treatment plant process. Mr. Pietrowski would like permission to continue using PACL. PACL is 30% more in cost than Aluminum Sulfate however, they will be removing the lime silo and Alum application. The cost may be more but the manpower, maintenance and equipment for Aluminum Sulfate and Lime is much higher than PACL. The Authority will offset the cost difference by using a lower dose with less maintenance and a better end product. There was some additional discussion regarding the dose of PACL. Mr. Pietrowski noted that on August 29, 2025, he met with Mr. DeLine and Chairman Carroll to discuss the Grease and Oil program and there will be changes made. Mr. DeLine stated that the previous administration was not consistent with billing for the businesses that failed the grease and oil test. Mr. Pietrowski stated moving forward they will be more consistent with billing everyone that fails. Mr. Pietrowski presented a modified proposal from H2M Architects and Engineers regarding North Pumping Station Replacement – Mr. Pietrowski also believes there will be a modified proposal for Well 3. Mr. Pietrowski stated that there are added costs and additional costs to the original services. Mr. Pietrowski feels these costs are reasonable expectations for additional parts of the project. The construction management is not to exceed cost H2M believes that NJDEP requirements from the I-Bank is to have a full-time engineer at the construction site. Mr. Pietrowski spoke with the NJDEP and that is not accurate, it is not required. It is only required with major construction not for painting or laying a brick wall. Mr. Pietrowski noted that he spoke with H2M, and he would determine if they should be onsite or not onsite. Chairman Carroll would like to move forward and sign the new proposal.

**UPON MOTION:** duly made by Chairman Carroll and seconded by Mr. DeLine, and upon a roll call vote to approve the modified proposal from H2M for the North Pumping Station Replacement was accepted.

**Vote:**

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

Mr. Pietrowski also stated that Well #3 PFAS treatment design is 30% complete.

**UPON MOTION:** duly made Chairman Carroll and seconded by Mr. DeLine, 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 on the letter sent from Keefe Law Firm regarding 3M AFFF Settlement second payment of \$167,821.00. Mr. Kassover requested authorization to sign the document to acknowledge that the current distribution is consistent with the retainer agreement and to further acknowledge that future distributions do not require consent.

**UPON MOTION:** duly made by Chairman Carroll and seconded by Mr. Troast, and upon a roll call vote to authorize Mr. Kassover to sign the distribution of 3M AFFF Settlement second payment was accepted.

**Vote:**

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

Mr. Kassover also reported that the Authority received from H2M a front-end specifications package to use for all future construction bidding, including the North Pumping Station and Well #3 PFAS projects. Mr. Kassover stated usually the specs come with a contract template this one did not so if needed he will draft one for each project.

**UPON MOTION:** duly made by Chairman Carroll and seconded by Mr. DeLine, 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 that after the paving on Dawes Highway he noticed the large expense for traffic control. Mr. Hinton stated he looked into the third-party, Jobs for Blue, and their added cost doesn't make sense for the town to pay Jobs for Blue's fees and the cop's hourly rate. Mr. Hinton spoke to the Borough Administrator, Michael Carelli, and they will no longer be using Jobs for Blue, and the Authority no longer needs to use them. Mr. Hinton stated that to hire traffic control, the Authority can go directly through the police department.

**UPON MOTION:** duly made by Mr. Kent, and seconded by Mr. DeLine, 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. Galletta inquired about the Tower rent and if they are going forward with charging late fees for late payments. Mr. Kassover stated that there is nothing in the contract with the Tower to charge late fees. Chairman Carroll will contact Terry Ann Wheeler, Auditor for the Tower, to discuss any charges.

**CORRESPONDENCE:**

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

**UPON MOTION:** duly made by Mr. Troast and seconded by Mr. Galletta, 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 Chairman Carroll and seconded by Mr. Troast, and upon roll call the members of the Pompton Lakes Municipal Utilities Authority entered Closed Session at 7:11pm.

**Vote:**

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

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## CLOSED SESSION STATEMENT

Whereas Section 7 of the Open Public Meeting Act (N.J.S.A. 10:4-12) permits the exclusion of the public from a meeting in certain circumstances and.

Whereas, on September 22, 2025, this body is of the opinion that such circumstances presently exist.

Now, therefore be it resolved by the commissioners of the Borough Municipal Utilities Authority, county of Passaic, State of New Jersey, as follows:

1. That the public shall be excluded from discussion of action upon the hereinafter-specified subject matter.
2. The general nature of the subject matter to be discussed is as follows:

**To discuss developer's agreement for a proposed property in town.**

3. The commissioners shall release and disclose to the general public the action taken on this matter of the above-mentioned when the reason for discussing and acting on the matter in closed session no longer exists, but no later than one month of the commissioners arriving at a final decision of the specific subject matter.

Approved: \_\_\_\_\_

Kevin P. Carroll, Chairman

Attest: \_\_\_\_\_

Tim Troast, Secretary

**UPON MOTION:** duly made by Chairman Carroll and seconded by Mr. Troast, and upon roll call vote the members of the Pompton Lakes Municipal Utilities Authority entered back into the Open Session at 7:33pm.

**Vote:**

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

**UPON MOTION:** duly made by Mr. Galletta and seconded by Mr. DeLine, and upon roll call vote the Regular Meeting of the Pompton Lakes Municipal Utilities Authority was adjourned at 7:34pm.

**Vote:**

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

Prepared by: Mary Read

Respectfully submitted by

Tim Troast, Secretary