

**CARLSTADT SEWERAGE AUTHORITY  
CARLSTADT, NEW JERSEY  
REGULAR MEETING MINUTES OF July 25, 2023**

This is a regular scheduled meeting of the Carlstadt Sewerage Authority being held at the Carlstadt Sewerage Authority, 429 Hackensack Street, Carlstadt, New Jersey. Chairman Davis called the regular scheduled July 25, 2023, meeting to order at 7:01 p.m.

Chairman Davis directed Executive Director S. Lahullier to initiate roll call. Upon roll call, the following were noted present:

T. Davis, Chairman  
C. Lahullier, Vice Chairman  
S. Judge, Sec/Treasurer  
V. DeSimone, Commissioner  
D. Ravettine, Commissioner

Also, present were Attorney J. Napolitano, Purchasing Agent R. Esposito, C-3 Operator N. Villano, Engineer P. Carberry, Neglia Co.

Chairman Davis led those present in reciting the Pledge of Allegiance.

Chairman Davis recited the Public Meeting Law.

This meeting has been called pursuant to the Open Public Meeting Law and in accordance with a resolution adopted by this Authority on February 28, 2023 which was transmitted to The Record and Herald News on March 1, 2023 and posted on the Public Notice Bulletin Board of the Carlstadt Sewerage Authority and the Carlstadt Municipal Building. This is a regular scheduled meeting of the Carlstadt Sewerage Authority.

**APPROVAL OF MINUTES**

Chairman Davis asked for corrections, additions, comments and/or deletions to the regular meeting minutes of June 27, 2023. D. Ravettine made a motion to accept the minutes of June 27, 2023 as presented; seconded by C. Lahullier.

**(ON ROLL 5-0)**

Chairman Davis asked to turn the meeting over to Executive Director Steven Lahullier Motion by C. Lahullier, seconded by S. Judge.

**(ON ROLL 5-0)**

## COMMUNICATIONS

None

## PROFESSIONAL REPORTS

**Attorney:** Mr. John Napolitano

- Mr. Napolitano reported that he will continue working with Mr. Carberry regarding the easement description for 333 Washington Avenue, but reported progress in this matter.
- DOT – Mr. Napolitano indicated that the DOT will be repaving parts of Paterson Plank Road/120 that impact our manholes. Mr. Napolitano recommended extending permission to the Executive Director to sign a form provided by the DOT to allow them to do the work, with the cost to the Authority only being for manhole castings/rims/covers, etc.
- Mr. Napolitano spoke to a new law regarding BPU Order Adopting Standardized P.L 2022, c 107 Reporting Template.
- Mr. Napolitano mentioned that the Executive Director will be due for a 6-month review/evaluation at or before the August meeting.

**Engineer:** Mr. Pat Carberry

- Meadowlands Rebuild (Relocated CSA Interceptor): NJDEP is preparing a response to NEA comments regarding the description of the proposed CSA Easement, based on Thursday February 16, 2023, a conference call with NJDEP and NEA **(No change)**.
- 463 Barell Avenue: The application includes a 25,000 square foot warehouse addition. NEA has issued an engineering review letter on April 19, 2023, regarding additional information is regarding the connection. Applicant's Engineer has contacted NEA and will provide this information. **(No change)**.
- 333 Washing Avenue (Relocated CSA Interceptor):
  1. NEA has taken no exception regarding the revised CSA Easement description.
  2. Applicant is seeking permission to discharge groundwater generated during the Applicant's dewatering operations – into the existing CSA Sewerage system.
    - a. Applicant's flow monitoring results should be available within one week.

- b. Applicant has contacted BCUA and asserts that a TWA is not required even if flow exceeds 8,000 gpd.
- 245 Paterson Plank Road: The application includes a 45,000-sf warehouse. NEA is preparing review comments regarding the proposed connection to the CSA system. NEA requested additional information from the Applicant's Engineer on Monday July 17, 2023.
- NJTA Westerly Alignment Need Assessment: NJ Turnpike Authority has requested a response to their Needs Survey of a possible expansion of their Westerly Alignment. CSA response regarding the existing and proposed facilities in the NJTA Westerly Expansion project limits discussed.

### **PAYMENT OF BILLS**

Chairman T. Davis presented the Board with the July 25, 2023, Bills List Resolution #23-31 in the amount of \$263,722.37. S. Judge moved the motion to approve Resolution #23-31; seconded by C. Lahullier.

**ON ROLL (5-0)**

### **RESOLUTIONS**

None

### **OLD BUSINESS**

S. Lahullier reported the following old business:

- Pump Hours June 1 – July 1 Barell 1: 24 Barell 2: 25 Jony 1: 71 Jony 2: 70
- On a motion by C. Lahullier; seconded by D. Ravettine, the Executive Director was given permission to sign the DOT letter authorizing the DOT to do road work on Paterson Plank Road/120 with the CSA responsible for providing any necessary manhole components necessary (rims, risers, covers, etc.).

**ON ROLL (5-0)**

### **NEW BUSINESS**

S. Lahullier reported the following new business:

- Manhole repair approved at the June meeting was completed.

- Hot water heater at the Barell Ave Pump Station was replaced with a 15-gallon tank.
- Approval to send payment to vendor Motion by V. DeSimone; seconded by S. Judge

**ON ROLL (5-0)**

- Mary Jane was in to review the Draft Audit Report, reported everything was satisfactory based on the Draft Audit Report.
- A new video doorbell was installed at the CSA office.
- Two out of Three cleanouts that were missing caps were fixed, there is still one outstanding.
- The budget process for 2024 has begun, we will discuss further at the August meeting.
- The Executive Director discussed interest rates on the Authority's accounts.
- A pump operator reported that paving is taking place in front of the Jony Drive Pump Station.
- Collections: Q3: 83.7% Yearly: 99.5%

**PUBLIC SESSION**

Upon motion made by Mr. T. Davis; seconded by Mr. S. Judge at 7:47 p.m., the meeting was open to the public.

**(ON ROLL 5-0)**

**ADJOURNMENT**

Upon motion made by D. Ravettine; seconded by S. Judge and unanimously passed on roll call vote, the meeting was adjourned at 7:48 p.m.

**(ON ROLL 5-0)**

Respectfully Submitted