

**CARLSTADT SEWERAGE AUTHORITY  
CARLSTADT, NEW JERSEY  
REGULAR MEETING MINUTES OF SEPTEMBER 26, 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 September 26, 2023, meeting to order at 7:00 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., and MaryJane Ambrose-Kajon.

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 August 22, 2023.

Director S. Lahullier noted that there was a typographical error on page 4 under the Closed Session. Returned from Closed Session should read 7:50 p.m. not 8:50 p.m.

C. Lahullier made a motion to accept the minutes of August 22, 2023, as presented; seconded by S. Judge.

**(ON ROLL 5-0)**

## **COMMUNICATIONS**

1. Pump hours through September 1, 2023
2. Q3 Barell Avenue Backflow Preventer test
3. Preliminary 2024 Budget Summary
4. Barell Ave Pump Station Stairway Tread Repairs Quote
5. Barell Ave Pump Station Ventilation Fan Troubleshooting and Diagnosis Quote

## **PROFESSIONAL REPORTS**

**Attorney:** Mr. John Napolitano

**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 submitted a letter to the Commissioners, outlining the requirements for the Applicant to discharge treated groundwater generated on site –into the existing CSA Interceptor. Applicant's dewatering operations commenced on Monday, September 25, 2023. Flow is metered and sewage rates and service charges will be billed to the Applicant.
- 401 Meadow Lane: The application includes a 11,000-sf warehouse modification. NEA has submitted a review letter in this matter dated September 19, 2023. There is no material change in the flow.
- 245 Paterson Plank Road: The application includes a new 1-acre warehouse and office building. NEA has submitted a review letter in this matter dated September 13, 2023, requesting compliance with several non-major issues.
- 810 Washington Avenue: The Applicant has requested a "will serve" letter. The Applicant has provided the administrative requirement, including the establishment and funding of an escrow account. The application is under review.

## **PAYMENT OF BILLS**

Chairman T. Davis presented the Board with the September 26, 2023, Bills List Resolution #23-35 in the amount of \$30,639.09. C. Lahullier moved the motion to approve Resolution #23-35; seconded by V. DeSimone.

**ON ROLL (5-0)**

## **RESOLUTIONS**

- 23-36 – Somerset County Purchasing Cooperative  
Motion: C. Lahullier  
Second: D. Ravettine

**ON ROLL (5-0)**

- 23-37 – Union County Purchasing Cooperative  
Motion: C. Lahullier  
Second: D. Ravettine

**ON ROLL (5-0)**

- 23-38 – 655 Washington Avenue Connection  
Motion: C. Lahullier  
Second: D. Ravettine

**ON ROLL (5-0)**

- 23-39 – 401 Meadow Lane Connection  
Motion: C. Lahullier  
Second: D. Ravettine

**ON ROLL (5-0)**

- 23-40 – Executive Director Contract Extension  
Motion: T. Davis  
Second: D. Ravettine

**ON ROLL (3-0-2)**

## **OLD BUSINESS**

- MaryJane Ambrose-Kajon discussed the preliminary budget.

## **NEW BUSINESS**

S. Lahullier reported the following new business:

- Q4 billing to go out
- Computer monitors to be replaced
- Server due for replacement
- T. Davis discussed having backup personnel to cover Director S. Lahullier.

## **PUBLIC SESSION**

Upon motion made by D. Ravettine; seconded by C. Lahullier at 8:00 p.m., the meeting was open to the public.

**ON ROLL (5-0)**

Motion to close public session: 8:01 p.m.

Motion: C. Lahullier

Second: D. Ravettine

**ON ROLL (5-0)**

## **ADJOURNMENT**

Upon motion made by C. Lahullier; seconded by V. DeSimone and unanimously passed on roll call vote, the meeting was adjourned at 8:02 p.m.

**(ON ROLL 5-0)**

Respectfully Submitted