

**CARLSTADT SEWERAGE AUTHORITY
CARLSTADT, NEW JERSEY
REGULAR MEETING MINUTES OF SEPTEMBER 27, 2022**

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 DeSimone called the regular scheduled September 27, 2022 meeting to order at 7:02 P.M.

Mr. DeSimone directed Executive Director B. Curreri to initiate roll call. Upon roll call, the following were noted present:

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

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

Mr. DeSimone led those present in reciting the Pledge of Allegiance.

Mr. DeSimone 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 22, 2022 which was transmitted to The Record and Herald News on February 27, 2022 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

Mr. DeSimone asked for corrections, additions, comments and/or deletions to the Regular Meeting Minutes of August 23, 2022. Mr. Lahullier made a motion to accept the minutes of August 23, 2022 as presented; seconded by Mr. DeSimone.

(ON ROLL 4-0)

COMMUNICATIONS

1. Sewer Bill Costs Explained (A-B)
2. NJLOM Resolution #22-22
3. NJLOM Confirmation
4. JIF Renewal Resolution #22-21
5. JIF Renewal Agreement
6. NJLOM Convention Confirmation (A-B)
7. Munibilling Revised Charges 2023 (A-B)

#4: Mr. Lahullier made a motion to approve Resolution #22-21 Renewal of Membership in the New Jersey JIF; seconded by Mr. Judge.

ON ROLL (4-0)

#2: Mr. Lahullier made a motion to approve Resolution #22-22 Attendance at the 107th NJLOM Convention 2022; seconded by Mr. Desimone.

ON ROLL (4-0)

#7: Mr. Davis made a motion to continue using Munibilling services for 2023 at a cost of \$774.00 per month; seconded by Mr. Judge.

ON ROLL (4-0)

PROFESSIONAL REPORTS

Engineer:

- Meadowlands Rebuild by Design still working waiting on easements.
- 284 Washington Avenue Site Plan Review has been revised to confirm access to manholes for maintenance and repair.
- 333 Washington Avenue - Warehouse speculation to erect pumping station due to the existing sewer line running under the proposed warehouse. We have discussed the slope to be less than minimum for a gravity system of the existing line. Mr. Curreri has been advised that Dynamic Engineers are requesting he be present with Neglia's survey crew to locate existing system MH's.

Attorney:

- Mr. Gardella sent a revised building lease for another 5 years with a \$200 increase starting in January 2023; \$2,150 per month includes all utilities.

Mr. Judge made a motion to authorize Mr. Curreri to accept and sign the updated office lease with Mr. Gardella; seconded by Mr. Lahullier.

ON ROLL (4-0)

PAYMENT OF BILLS

Mr. DeSimone presented the Board with the September 27, 2022 Bills List Resolution #22-20 in the amount of \$33,123.73. Mr. Judge moved the motion to approve Resolution #22-20; seconded by Mr. Davis.

ON ROLL (4-0)

OLD BUSINESS

- Collections to date \$927,787.51
- 14 late accounts for a total of \$28,000. 4th Quarter 2023 invoices will be mailed next week with late interest from 3rd quarter.
- 2023 budget highlights reviewed board recommended increases for Munibilling, Utilities.
- NJLOM 107th Convention rooms and badge registration has been completed.

NEW BUSINESS

The escrow account for 109 Kero Rd is closed. Final bills paid in full, returned unused funds including interest in the amount of \$3,120.53.

PUBLIC SESSION

Upon motion made by Mr. Davis; seconded by Mr. Lahullier at 7:35 p.m., the meeting was open to the public.

(ON ROLL 4-0)

Mr. Lahullier asked if he could address the Board in Closed Session, through the Chairman.

Mr. DeSimone made a motion to close the public session; seconded by Mr. Lahullier, the public session was closed at 7:38 p.m.

(ON ROLL 4-0)

CLOSED SESSION

Mr. DeSimone requested closed session to discuss Personnel and salaries.
Mr. Davis requested a ruling on having Steven Lahullier address the Board in closed session without any other persons present, Mr. Napolitano does not take any exception.

NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners of the Carlstadt Sewerage Authority hereby moves to go into executive session in accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. for the purpose of discussing one or more of the following subjects: personnel and or property.

Mr. DeSimone moved a motion to enter in to Closed Session at 7:42 PM seconded by Mr. Lahullier.

(ON ROLL 4-0)

At this time Mr. Villano, Ms. Esposito, Mr. Carberry and any public were excused for the remainder of the meeting. Commissioner Lahullier excused himself.

8:42 p.m. Mr. Desimone made a motion to return to the normal order of business; seconded by Mr. Judge.

Following return to open session, the following were noted present: Mr. Judge, Mr. Davis, Mr. DeSimone, Mr. Napolitano, Esq. and Mr. Curreri.

ACTION TAKEN UPON RETURN TO THE PUBLIC MEETING

Mr. DeSimone moved a motion to offer the Executive Director position to Mr. Steven Lahullier in accordance with the contract. Upon acceptance the Chairman is authorized to execute an employee contract; seconded by Mr. Judge.

(ON ROLL 3-0)

ADJOURNMENT

Upon motion made by Mr. Judge; seconded by Mr. DeSimone and unanimously passed on roll call vote, the meeting was adjourned at 8:48 p.m.

Respectfully Submitted