

**CARLSTADT SEWERAGE AUTHORITY  
CARLSTADT, NEW JERSEY  
REGULAR MEETING MINUTES OF AUGUST 22, 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 August 22, 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.

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 July 25, 2023. C. Lahullier made a motion to accept the minutes of July 25, 2023 as presented; seconded by D. Ravettine.

**(ON ROLL 5-0)**

**COMMUNICATIONS**

1. Pump Hours Year to Date through August 1, 2023

## **PROFESSIONAL REPORTS**

**Attorney:** Mr. John Napolitano

- Finalized easement language regarding 333 Washington Avenue.

**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.
  2. NEA provided the Applicant with comments regarding the applicable shop drawings' conformance with CSA requirements.
  3. NEA requests information regarding the abandonment of the existing sewer lateral at 367-369 Washington Avenue (one of the on-site buildings) that was demolished by the Contractor, without notification to the CSA.
- NJTA Westerly Alignment Need Assessment: NEA responded to NJ Turnpike Authority's request regarding their Needs Survey for a possible expansion of their Westerly Alignment.
- 401 Meadow Lane: The application includes a 0.4-acre warehouse modification. NEA is preparing review comments regarding the proposed connection to the CSA system.
- 810 Washington Avenue: The Applicant has renewed his December 2022 request for a "will serve" letter and proposed a flow monitoring plan to demonstrate the available hydraulic capacity of the CSA System. In addition, the Applicant was notified regarding the requirement to establish and fund an escrow account. The Applicant has not complied with the CSA escrow account requirement.

## **PAYMENT OF BILLS**

Chairman T. Davis presented the Board with the August 23, 2023, Bills List Resolution #23-32 in the amount of \$40,705.53. S. Judge moved the motion to approve Resolution #23-32; seconded by C. Lahullier.

**ON ROLL (5-0)**

## **RESOLUTIONS**

- 23-33 – 2022 Audit Report  
Motion: C. Lahullier  
Second: V. DeSimone

**ON ROLL (5-0)**

- 23-34 – 333 Washington Avenue Easement  
Motion: V. DeSimone  
Second: C. Lahullier

**ON ROLL (5-0)**

## **OLD BUSINESS**

No Report

## **NEW BUSINESS**

S. Lahullier reported the following new business:

- There was a power outage on August 15, 2023 at both pump stations, Executive Director responded and remained on scene until power was restored.
- PSEG Bill error should be corrected within the next two months.
- All identified cleanouts missing caps are now in compliance.
- Discussed interest rates on various accounts.

## **PUBLIC SESSION**

Upon motion made by D. Ravettine; seconded by C. Lahullier at 7:21 p.m., the meeting was open to the public.

**ON ROLL (5-0)**

Mr. Dennis Ritchie inquired about the new doorbell camera by the office door.

Motion to close public session: 7:24 p.m.

Motion: C. Lahullier

Second: D. Ravettine

**ON ROLL (5-0)**

**Closed Session**

Executive Session requested by S. Judge; seconded by D. Ravettine to discuss Personnel Matters at 7:26 p.m.

Discussion regarding personnel and economic environment for the 2024 year.

Returned from Closed Session at 7:50 p.m.

**ADJOURNMENT**

Upon motion made by D. Ravettine; seconded by S. Judge and unanimously passed on roll call vote, the meeting was adjourned at 7:51 p.m.

**(ON ROLL 5-0)**

Respectfully Submitted