

TOWNSHIP OF OCEAN SEWERAGE AUTHORITY REGULAR MEETING

Oakhurst, NJ

March 10, 2015

A work Meeting and Agenda Conference and the Annual Reorganization Meeting of the Township of Ocean Sewerage Authority were held on the above date at the Authority Administration Building, 224 Roosevelt Avenue, Oakhurst, New Jersey.

Present: Bernhardt, Galvin, Theodora, Villapiano
 Absent: Stubbs (due to illness)
 Others: Attorney John Bonello, Engineer Timothy Shea,
 Executive Director Bill Schmeling

Chairman Galvin called the meeting to order.

All recited The Pledge of Allegiance.

Chairman Galvin announced that the Meeting was being held in conformance with the Open Public Meetings Act of 1975 and that adequate notice had been duly posted where required and mailed to the Asbury Park Press in accordance with law.

The Chairman recognized Margaret and Bruce Greenwood who recently purchased a home on Wardell Place. Mr. and Mrs. Greenwood received their title insurance policy a few weeks after the title closing and learned that the Township of Ocean Sewerage Authority has an easement on which a portion of their home and carport are built. They are in the process of applying to the Zoning Board of Adjustment for permission to enclose the carport and asked the Authority to permit that change. Chairman Galvin explained that the purpose of the easement is to allow the Authority to access the sewer line that is on their property for the purpose of repairs/replacement. Attorney Bonello advised that the easement existed prior to the house being built and it creates a restriction on the use of the property. He advised that this creates an issue as to the future transfer of title to the property. After lengthy discussion, the owners asked if the sewer line could be moved to a different part of the property. They were advised that costs related to moving the line would be their responsibility, and they stated that they are going to research the amount of the costs.

WORK SESSION

Executive Director's Report. Mr. Schmeling reported that the Interlaken Pump Station project has gone out to bid. Bids are returnable on March 26 and the award of the project would likely occur at the May meeting. He said that Attorney Bonello, Mr. Bernhardt and he would attend an Interlaken meeting to share information about the new pump station.

Director Schmeling said that he just received a draft of the Homeserve agreement and the proposed flier with regard to the company offering homeowners the ability to purchase insurance coverage of the sewer line from the street to their home. Attorney Bonello will review the agreement.

Attorney's Report. Mr. Bonello reported that he has worked with the Executive Director to review various matters.

Engineer's Report. Mr. Shea referred to Director Schmeling's report with regard to permits for the outfall work and confirmed that the DEP permit was received. However, the permit from the Army Corps of Engineers is still pending. His firm has contacts with the Army Corps and they are following up on a daily basis to obtain the permit.

He reported that the contractor who is doing the VFD replacement project would mobilize soon and expects to meet the completion date of April 30.

Engineer Shea noted that he met with TOSA staff to develop goals of the GIS program.

Superintendent's Report. Due to Mr. Meholic's absence, Mr. Schmeling provided a summary of his report. He noted that there were no serious issues caused by the cold weather except for some frozen pipes in the office building.

Director Schmeling provided a review of the resolutions on the agenda.

BUSINESS SESSION

Mr. Villapiano offered a motion, seconded by Mr. Theodora and unanimously carried to approve the following minutes:

Regular Meeting

February 3, 2015

A copy of the Plant Operator's Report for the month of February 2015 was received, a copy of which follows:

**March 10, 2015 Work/Agenda Meeting
THE TOWNSHIP OF OCEAN SEWERAGE AUTHORITY
February 2015 Operator's Report**

The February 2015 report shows the treatment plant and collection systems O.K. with some repairs to report.

The average daily flow to date was 5.479 MGD. The highest daily flow was 8.08 MGD

on February 3rd. The total precipitation to date was 2.93 inches for the month; the largest precipitation was 0.89 inches on February 1st.

The monthly average effluent suspended solids concentrations, to date, 9 mg/l and for CBOD, the concentration was 4 mg/l. The average percentage removals for these same effluent parameters were 94% and 96% respectively. Our present NJPDES Permit has a suspended solids monthly average limitation of 30 mg/l and 25 mg/l for CBOD. For percent removals, it requires 85% removals on a monthly average basis for suspended solids and for CBOD. For plant flow, we are permitted 7.5 MGD average daily flow on a 30-day average quantity basis.

PLANT OPERATIONS AND MAINTENANCE

The treatment plant is operating OK with some maintenance to report.

The plant operated well with the recent cold and storms. We recorded a total of 12 inches of snow this month with lots of drifting and minimal melting. We plowed in the plant areas and all pump station access entrances.

We had Spectraserv Inc. onsite to assist us with a bar screen problem. They helped raise the rake and drive unit up out of the influent channel flow, without any damage. Bruce Olsen found a short in the brake assembly. He was able to fix it and readjust the brake assembly and we returned the unit to service. Bruce, Glen Henry and Scott Stedman were all involved in the work.

With the Administration Bldg. heater failure, Bruce Olsen replaced the power service to the heater unit and an outside contractor finished replacing the heater unit. Bruce Olsen and Sal Lagrotteria Jr. checked the frozen pipes. We allowed them to thaw and checked for leaks or cracked or broken pipes. No further problems were found and all plumbing checked out OK. The new heater really is performing great.

Glen Henry and AJ Milmo performed the following maintenance this month:

They flushed out the UNOX cooling tower and cleaned the inlet strainer on the tower and all compressors. Atlas-Copco was onsite to perform quarterly maintenance. Oil samples were taken and each compressor and after cooler were inspected. They replaced a faulty temperature sensor on one of the compressors. In the Sludge Holding Tank building, they replaced the hose on the other thickened sludge pump.

We had our first safety committee meeting and are assessing equipment and training needs.

COLLECTION SYSTEM OPERATION AND MAINTENANCE

The collection system had the following work to report:

All routine pump station inspection and maintenance work was completed by Tom DiOrio, Ken Williamson, and Rich Roman. Vin D'Esposito will be out for about a month recovering from herniated or bulging disc surgery.

Pump station maintenance for the month included work at Norwood Ave. PS. Upon our rounds inspection, we found the wet well higher than usual and both pumps running rough. We cleaned the wet well and found a pump partially clogged and the flush valve also clogged. We also unclogged a flush valve. Spare flush valves have been ordered. All of this work was combined efforts of the collection system staff and our mechanics. Bruce Olsen replaced a faulty control relay.

At Wickapecko PS, we responded to a frost heave on Wickapecko Dr. near our station. We examined our pump station and force main and found no problems. NJ American Water Co. also responded and dug some test pits, looking for a broken water main. We were onsite at the same time to perform some dye testing with our flow and discharge. No sewer leakage or water main break was found and the frost heave seems to have receded. We will dye test again when all the ground in the area has thawed. As I had said in a previous meeting, water main breaks are common at this time of year, coupled with the recent record breaking cold weather causing these breaks.

At Wickapecko PS, Olsen also found the transducer giving some erratic reading and replaced the unit. All systems are back to normal.

For road calls or service calls, we had Wozczak Mechanical Contractors onsite for a lateral repair at repairs to two lateral sewers at 1801 Westfield Ave. We had TV inspected the line and had found a shear break in the line. This was all of the TV work for the month. The frequent snow and ice storms made for unsafe conditions to attempt any other camera truck work.

At 924 Bendermere, the house lateral was a little backed up and so was our sewer main. We jetted the line to make sure we were not causing the problem. We also responded to 908 Roseld Ave. where the plumber had found a lot of baby wipes causing a blockage.

We responded to 10 Arno St., there was a slight home sewer backup. There appears to be a potential problem somewhere in the sewer lateral in the street. The cleanout was buried and we had to dig and locate. We will inspect further, but this is a repeat service call location. Ken to review further with Bill Schmeling and Mark Wozczak.

At 1310 Walnut Ave. we responded to odors. No sewage was evident and the odor seemed like smoke from a fireplace. At 43 Peach Tree Rd, we responded to a call that the homeowner's plumber said his snake went 96 ft. and hit a blockage. With our measurements their snake might have gone all the way into our trunk line. We assisted as far as we could.

We did a TV inspection at Rose St. near Brielle Ave. There appears to be a break near a dead end manhole. This is on the west side of Rte. 35, in the Sunset Ave. Industrial Park. We met with a prospective builder who wants to connect to this sewer. We will have to investigate further before a final approval for connection can be made.

We were requested to operate the Deal Lake Flume gate on February 2nd.

A monthly review shows CCTV inspection work only at 1801 Westfield Ave. and Rose St. and Brielle Ave. We didn't perform any further inspection work due to the weather.

I have been in contact with Kathy Callow of Greeley and Hansen regarding the odor control units review project. We investigated potential smoke bomb entry points for further study. We are coordinating a site inspection with their personnel for review of the scrubber units.

I have been requested to provide plant operation and personnel information. I should have sludge and chlorine information for the March meeting. Further information will follow at our next meeting.

Respectfully submitted,

Thomas G. Meholic, Superintendent
3/06/15

Mr. Theodora made a motion to approve the Operator’s Report. The motion was seconded by Mr. Bernhardt and unanimously carried.

Resolution

Mr. Villapiano offered the following resolution and moved its adoption. Mr. Bernhardt seconded the motion.

**RESOLUTION 15 - 24
BILL LIST**

BE IT RESOLVED by the Township of Ocean Sewerage Authority, in the County of Monmouth, New Jersey (not less than three (3) members affirmatively concurring) as follows:

- 1. All bills or claims as reviewed and approved by the Executive Director and as set forth in this Resolution are hereby approved for payment.
- 2. The authorized signers of checks are hereby authorized and directed to sign checks in the payment of bills and claims, which are hereby approved.

The computer print-out of the list of bills will be on file in the Purchasing Agent’s Office.

CURRENT FUND	\$ 305,809.52
REVIEW and INSPECTION	769.35
EIT and CONSTRUCTION	91,051.26
RENEW and REPLACEMENT	
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TOTAL BILLS PAYABLE	\$ 397,630.13

Roll Call: Bernhardt, Galvin, Theodora, Villapiano
Yes Yes Yes Yes

Resolution

Mr. Theodora offered the following resolution and moved its adoption. Mr. Villapiano seconded the motion.

**RESOLUTION 14 - 25
AUTHORIZING ADJUSTMENT TO ACCOUNT NO. 18014-0**

WHEREAS, Ocean Senior Citizen Housing Corp. operates senior housing located at 234 Overbrook Avenue (“Poplar Village”) in the Township of Ocean; and

WHEREAS, Poplar Village was previously billed for ninety-three (93) total units, which number was reduced to thirty-eight (38) units by resolution dated January 3, 2012; and

WHEREAS, the Township has applied to FEMA for funds to demolish the uninhabited units, subdivide the property and dedicate a portion of the property to Open Space; and

WHEREAS, Ocean Senior Citizen Housing Corp. has vacated an additional seven (7) units and laundry rooms in anticipation of subdivision and demolition; and

WHEREAS, only thirty-two (32) units remain, one of which is being used for the offices.

NOW, THEREFORE BE IT RESOLVED by the Township of Ocean Sewerage Authority that the 2015 sewer bill for Account Number 18014-0 be adjusted to \$14,720, payable in quarterly installments of \$3,680.

Roll Call: Bernhardt, Galvin, Theodora, Villapiano
 Yes Yes Yes Yes

Resolution

Mr. Bernhardt offered the following resolution and moved its adoption. Mr. Theodora seconded the motion.

15 – 26

AUTHORIZING PAYMENT IN THE AMOUNT OF \$ 88,002.67 TO ELECTRO MAINTENANCE INC. FOR PUMP STATION COMMUNICATIONS PROJECT

WHEREAS, the Township of Ocean Sewerage Authority awarded a contract to Electro Maintenance Inc. (“EMI”) in the amount of \$324,865.00 for the Pump Station Communication Project (the “Contract”); and

WHEREAS, the Authority authorized an amendment to the Contract in the amount of \$7,100.00 for the installation of an antenna at the Interlaken Pump Station; and

WHEREAS, the Authority authorized Change Order No. 1 to the Contract in the amount of \$48,225.00 for the installation of aboveground controls at certain pump stations; and

WHEREAS, EMI has performed certain work and procured certain material which is stored on site for the work; and

WHEREAS, EMI has submitted a request for payment in the amount of \$89,798.65; and

WHEREAS, the Authority staff have reviewed the work completed and the material stored on site and recommend payment in the amount of \$89,798.65, less retainage, to Electro Maintenance Inc.

NOW, THEREFORE, BE IT RESOLVED that the Township of Ocean Sewerage Authority authorizes payment in the amount of \$88,002.67 to Electro Maintenance Inc. for the Pump Station Communications Project.

Roll Call: Bernhardt, Galvin, Theodora, Villapiano
 Yes Yes Yes Yes

Resolution

Mr. Villapiano offered the following resolution and moved its adoption. Mr. Bernhardt seconded the motion.

15 – 27

AUTHORIZING ADJUSTMENT TO ACCOUNT NUMBER 18828-1

WHEREAS, Kane Brewing Company operates at 1750 Bloomsbury Avenue, sewer account number 18828-1; and

WHEREAS, the 2014 water reading use for account number 18828-1 was 519,000 gallons; and

WHEREAS, Kane Brewing Company estimates that fifty percent (50%) of the water consumption results in finished product or is absorbed and retained in malted barley during the brewing process; and

WHEREAS, an article in the December 2012 WE&T magazine states that craft brews consume an average of 5 to 6 gallons of water for every gallon of beer produced; and

WHEREAS, Kane Brewing Company produced approximately 90,000 gallons of craft beer in 2014; and

WHEREAS, based on the available information, between 259,500 and 450,000 gallons of water going into the property did not enter the Authority's collection system.

NOW, THEREFORE, BE IT RESOLVED that the Township of Ocean Sewerage Authority hereby authorizes that the water usage for account number 18828-1 be adjusted to 140,000 gallons for 2014 resulting in an excess usage charge of \$252.00.

Roll Call: Bernhardt, Galvin, Theodora, Villapiano
 Yes Yes Yes Yes

Resolution

Mr. Theodora offered the following resolution and moved its adoption. Mr. Bernhardt seconded the motion.

15 – 28

AUTHORIZING APPROVAL OF WEGMAN'S EXPANSION

WHEREAS, Wegman's submitted plans for the expansion of the liquor store attached to Wegman's; and

WHEREAS, an additional connection is required to the Authority's collection system; and

WHEREAS, the estimated flow from the lavatory in the expansion is 470 gallons per day; and

WHEREAS, the Authority's engineer has recommended the granting of approval for Wegman's expansion in its Engineer's Report dated February 19, 2015.

NOW, THEREFORE, BE IT RESOLVED by the Township of Ocean Sewerage Authority that approval is granted for the Wegman's expansion, subject to the conditions set forth in T&M Associates' letter dated February 19, 2015, and payment of any and all engineering review fees; and

BE IT FURTHER RESOLVED that the approval is subject to the payment of a connection fee in the amount of \$11,994.40; and

BE IT FURTHER RESOLVED the Executive Director is authorized to sign any documents relative to the obtaining of a Treatment Works Application for the project.

Roll Call: Bernhardt, Galvin, Theodora, Villapiano
 Yes Yes Yes Yes

Resolution

Mr. Villapiano offered the following resolution and moved its adoption. Mr. Theodora seconded the motion.

15 - 29

AUTHORIZING GRANT OF TENTATIVE APPROVAL FOR PROPOSED TACO BELL - APPLICATION NUMBER 178

WHEREAS, preliminary, tentative and final applications were submitted for a Taco Bell Restaurant on or about September 29, 2014; and

WHEREAS, preliminary approval was granted on November 6, 2014; and

WHEREAS, the Authority's engineer has recommended the granting of tentative approval for Heritage Village at Oakhurst in its Engineer's Report dated March 6, 2015.

NOW, THEREFORE, BE IT RESOLVED by the Township of Ocean Sewerage Authority that Tentative approval is granted to Proposed Taco Bell - application number 178, subject to the conditions set forth in T&M Associates' letter dated March 6, 2015, and the payment of any and all review fees; and

BE IT FURTHER RESOLVED the Executive Director is authorized to sign any documents relative to the obtaining of a Treatment Works Application for the project.

Roll Call: Bernhardt, Galvin, Theodora, Villapiano
 Yes Yes Yes Yes

Resolution

Mr. Villapiano offered the following resolution and moved its adoption. Mr. Theodora seconded the motion.

15 – 30

AUTHORIZING ADJUSTMENT TO ACCOUNT NUMBER 18523-7

WHEREAS, Surrey Lane Antiques operates at 280 Norwood Avenue, sewer account number 18523-7; and

WHEREAS, the 2014 water reading use for account number 18523-7 was 227,000 gallons; and

WHEREAS, Surrey Lane Antiques provided New Jersey American Water usage bills for the year showing total usage of 4,000 gallons.

NOW, THEREFORE, BE IT RESOLVED that the Township of Ocean Sewerage Authority hereby authorizes that the 2015 bill adjusted to \$460.00, payable in quarterly installments of \$115.00, with no 2014 adjustment due.

Roll Call: Bernhardt, Galvin, Theodora, Villapiano
 Yes Yes Yes Yes

Resolution

Mr. Theodora offered the following resolution and moved its adoption. Mr. Bernhardt seconded the motion.

15 – 31

AUTHORIZING ADJUSTMENT TO ACCOUNT NUMBER 18620-0

WHEREAS, the 2014 water reading for property located at 3211 Sunset Avenue, sewer account number 18620-0, was 116,000 gallons; and

WHEREAS, the account holder advised the Authority it discovered a leaking toilet during 2014 that was fixed; and

WHEREAS, the usage for the period 2008 to 2013 ranged from 37,000 to 45,000 gallons.

NOW, THEREFORE, BE IT RESOLVED that the Township of Ocean Sewerage Authority hereby authorizes that the 2015 bill adjusted to \$460.00, payable in quarterly installments of \$115.00, with the 2014 adjustment of \$270.80 due with the first quarter 2015 bill.

Roll Call: Bernhardt, Galvin, Theodora, Villapiano
 Yes Yes Yes Yes

Resolution

Mr. Villapiano offered the following resolution and moved its adoption. Mr. Bernhardt seconded the motion.

15 – 32

AUTHORIZING ADJUSTMENT TO ACCOUNT NUMBER 18718-0

WHEREAS, the 2014 water reading for property located at 721 Auth Avenue, sewer account number 18718-0, was 164,000 gallons; and

WHEREAS, the property has a sprinkler system and the owner provided the Authority with monthly water usage bills showing average usage outside the summer months of 31,000 gallons.

NOW, THEREFORE, BE IT RESOLVED that the Township of Ocean Sewerage Authority hereby authorizes that the 2015 bill adjusted to \$920.00, payable in quarterly installments of \$230.00, with the no 2014 usage adjustment.

Roll Call: Bernhardt, Galvin, Theodora, Villapiano

Yes Yes Yes Yes

Resolution

Mr. Villapiano offered the following resolution and moved its adoption. Mr. Theodora seconded the motion.

15 – 34

AUTHORIZING ADJUSTMENT TO ACCOUNT NUMBER 18883-0

WHEREAS, the 2014 water reading for property located at 804 West Park Avenue, sewer account number 18883-0, was 836,000 gallons; and

WHEREAS, the account is for the West Park Condominiums consisting of nine (9) units; and

WHEREAS, only a single water meter serves all nine units; and

WHEREAS, the property has a sprinkler system and the owner provided the Authority with monthly water usage bills showing average usage outside the summer months of 58,000 gallons.

NOW, THEREFORE, BE IT RESOLVED that the Township of Ocean Sewerage Authority hereby authorizes that the bill be adjusted to show nine (9) units; and

BE IT FURTHER RESOLVED that the 2014 usage adjustment be amended to \$245.70; and

BE IT FURTHER RESOLVED that the 2015 bill be amended to \$4,384.80, payable in quarterly installments of \$1,096.20; and

BE IT FURTHER RESOLVED that interest will be waived if the 2015 first quarter balance due of \$1,341.90 is paid on or before March 31, 2015.

Roll Call: Bernhardt, Galvin, Theodora, Villapiano

Yes Yes Yes Yes

Resolution

Mr. Theodora offered the following resolution and moved its adoption. Mr. Bernhardt seconded the motion.

15 - 35

AUTHORIZING AWARD OF CONTRACT FOR OXYGEN PRODUCTION AND DISTRIBUTION SYSTEM REPAIR AND TROUBLESHOOTING

WHEREAS, the requires a vendor to provide repair and troubleshooting assistance with its oxygen production and distribution system (the “Plant PSA System”); and

WHEREAS, the Authority received proposals from Solutionwerks, Inc., RMP Oxygen Solutions, LLC and AirSep Process & Control LLC for the Plant PSA System repair and troubleshooting; and

WHEREAS, the Executive Director of the Authority has certified that there are funds available for this work from the Authority's 2015 budget under equipment contract maintenance.

NOW, THEREFORE, BE IT RESOLVED that the Township of Ocean Sewerage Authority hereby awards a contract to AirSep Process & Control LLC on the rates in its proposal to perform oxygen production and distribution system repair and troubleshooting for the period March 1, 2015 to February 29, 2016.

Roll Call: Bernhardt, Galvin, Theodora, Villapiano
Yes Yes Yes Yes

Resolution

Mr. Bernhardt offered the following resolution and moved its adoption. Mr. Theodora seconded the motion.

15 – 36

AUTHORIZING ADJUSTMENT TO ACCOUNT NUMBER 18602-0

WHEREAS, the 2014 water reading for property located at 3408 Sunset Avenue, sewer account number 18602-0, was 321,000 gallons; and

WHEREAS, the property water usage from 2008 to 2014 was 229,000; 176,000; 215,000; 183,000; 120,000; 197,000; and 321,000; and

WHEREAS, the water usage for the period June 5 to July 3 was 42,000 gallons; the period July 4 to August 5 was 74,000 gallons; the period August 6 to September 4 was 88,000 gallons; the period September 5 to October 6 was 123,000 gallons; and

WHEREAS, as a result of the increasing readings, the owners discovered there was a water leak on the property which was repaired; and

WHEREAS, the average usage from 2008 to 2013 was 187,000 gallons.

NOW, THEREFORE, BE IT RESOLVED that the Township of Ocean Sewerage Authority hereby authorizes that the 2015 bill adjusted to \$1,178.10, payable in quarterly installments of \$294.50 except the first quarter payment will be \$294.60 less the 2014 usage adjustment of \$63.00 making a payment for the first quarter 2015 of \$231.60; and

BE IT FURTHER RESOLVED that interest will be waived if the 2015 first quarter balance due of \$231.60 is paid on or before March 31, 2015.

Roll Call: Bernhardt, Galvin, Theodora, Villapiano
Yes Yes Yes Yes

Resolution

Mr. Villapiano offered the following resolution and moved its adoption. Mr. Bernhardt seconded the motion.

15 – 37

AUTHORIZING EXECUTION OF RELEASE IN KOCHER v. WEINSTEIN AND TOWNSHIP OF OCEAN SEWERAGE AUTHORITY

WHEREAS, the Township of Ocean was named as party in an action brought by David R. Kocher in the Superior Court, Monmouth County, New Jersey, Docket No. MON-L-2546-11; and

WHEREAS, the parties have entered into a settlement of all claims in this action and the related action of David A. Weinstein v. The Hartford Insurance Company of the Midwest and the Municipal Excess Liability Joint Insurance Fund.

NOW, THEREFORE, BE IT RESOLVED that the Township of Ocean Sewerage Authority hereby authorizes the Executive Director to sign the Release of All Claims in settlement of the Action on behalf of the Township of Ocean Sewerage Authority.

Roll Call: Bernhardt, Galvin, Theodora, Villapiano

Yes Yes Yes Yes

A lengthy discussion took place regarding the 2015 raises. Scott Stedman, Ken Williamson, Tom DiOrio and Frank Vacchiano spoke on behalf of the employees indicating they felt the raises were too low and they were losing money since the health insurance contribution went into effect. They understand contributions have to be made for health insurance. They did not understand the cap on salaries at \$125,000, the cap on increases for salaries over \$85,000 and the cap on health insurance reductions of \$2,000. The employees would like to meet with the Board to discuss the raises. John Villapiano explained the caps on salaries over \$85,000 was to prevent an increasing spread in salaries between the higher paid employees and the remaining employees. Dennis Galvin said the Board's personnel committee would meet with the employees to discuss their concerns.

There being no further business to come before the Authority, Mr. Bernhardt moved that the meeting be adjourned. Mr. Theodora seconded the motion and all voted in favor of adjournment.

Respectfully submitted,

RALPH STUBBS, Secretary