

THE LANDIS SEWERAGE AUTHORITY  
REGULAR MEETING  
July 15, 2024

Pledge of Allegiance.

The regular meeting of the Landis Sewerage Authority was called to order by Chairman Reuben at 6:00 p.m. The following members were present at roll call: Barse, Angelo and Reuben were present. Miranda and Headley were absent.

Proper notice was given to all members in accordance with the by-laws.

Chairman Reuben stated that public notice of this meeting, pursuant to the Open Public Meeting Act, has been given in the following manner:

1. Posting written notice in the lobby entrance of the Authority.
2. Delivering notices to the offices of the Daily Journal and The Press.
3. Filing written notices in the offices of the Authority and City Clerk.

Also present:	Anthony K. Tobolski	Executive Director
	Tyler E. Seifrit, P.E.	Authority Engineer
	Robert A. De Santo	Solicitor
	Carol A. Ricci	Executive Assistant
	Thomas J. Post	Business Manager
	Mary Irelan	Court Stenographer

It was moved by Barse and seconded by Angelo that the reading of the minutes of the regular meeting held on July 1, 2024 be dispensed with and the same be approved in the form submitted to all members by mail. Roll call: Barse, Angelo and Reuben voted “yes”.

Chairman Reuben asked the Solicitor to Chair the public Hearing.

The Solicitor asked for a motion to open the public hearing. It was moved by Barse and seconded by Angelo that the public hearing for the revision and update of the Landis Sewerage Authority’s Procedures and Allocation Policy Manual be opened. Roll call: Barse, Angelo and Reuben voted “yes”.

This opens the public hearing for the Landis Sewerage Authority with respect to the proposed revisions and update to the Landis Sewerage Authority’s Procedures and Allocations Manual.

Solicitor asked the Executive Director to state his name and position for the swearing in as follows:

Anthony K. Tobolski, Executive Director of the Landis Sewerage Authority.

Solicitor: Do you swear that the testimony you are about to provide tonight is the truth, the whole truth and nothing but the truth?

Mr. Tobolski: "I do".

The Solicitor states that he is handing the hearing over to Anthony Tobolski, Executive Director of the Landis Sewerage Authority.

My name is Anthony K. Tobolski, Executive Director of the Landis Sewerage Authority and I am the hearing officer for the public hearing being held on this date in the matter of the Authority's Procedures and Allocation Policy Manual. I find that pursuant to NJ State Law, Specifically N.J.S.A. 40:14A-8 and the following, the Authority acted in accordance with the appropriate procedures in advertising the public hearing. Legal ads appeared on June 22, 2024, in the Press of Atlantic City and the Daily Journal on June 18, 2024 (official newspapers) as well as notices sent to the appropriate municipal clerks in accordance with the law at least 20 days prior to the hearing, meeting the legal requirements notice.

The purpose of the hearing is to revise and update the Landis Sewerage Authority's Procedures and Allocation Policy Manual. The Authority professionals are available for any comments or questions from the public. I would like to note that no written or verbal communications were submitted to the Authority up to the night of the public hearing and based upon no comments being received, I recommend that the revised and updated Procedures and Allocation Manual that is proposed as part of this public hearing, be adopted at this meeting by the appropriate resolution.

Solicitor De Santo stated that the minutes should reflect that there is no one from the public and I would like to have a motion to close the hearing. It was moved by Barse and seconded by Angelo that the public hearing be closed. Roll call: Barse, Angelo and Reuben voted "yes".

The Solicitor stated that he would like to turn the meeting over to the Chairman to approve the motion for the Procedures and Allocation Manual.

It was moved by Barse and seconded by Angelo that Resolution No. 2024 – 57, "A Resolution of the Landis Sewerage Authority authorizing the adoption of a revised and updated Procedures Manual and Allocation Manual of the Landis Sewerage Authority..." be adopted. Roll call: Barse, Angelo and Reuben voted "yes".

The Chairman asked if there were any general public comments or comments on the proposed Resolutions. There were none.

Resolutions:

It was moved by Barse and seconded by Angelo that Resolution No.2024 – 55 “Be it resolved by the Landis Sewerage Authority, that the following bills of items or demands are hereby approved and authorized for payment out of the Revenue Fund Revolving Payroll Account.... \$103,791.69”, be adopted. Roll call: Barse, Angelo and Reuben voted “yes”.

It was moved by Barse and seconded by Angelo that Resolution No. 2024 - 56, “Be it resolved by the Landis Sewerage Authority, that the following bills of items or demands are hereby approved and authorized for payment out of the Revenue Fund Bills.... \$333,803.88”, be adopted. Roll call: Barse, Angelo and Reuben voted “yes”.

It was moved by Barse and seconded by Angelo that Resolution No. 2024 – 58, “A Resolution of the Landis Sewerage Authority authorizing the Executive Director to enter into an alternate method contract with Suburban Consulting Engineers for assistance in obtaining funds from the State of New Jersey’s I-Bank...” be adopted. Roll call: Barse, Angelo and Reuben voted “yes”.

It was moved by Barse and seconded by Angelo that Resolution No. 2024 – 59, “A Resolution of the Landis Sewerage Authority authorizing the Executive Director to enter into an alternate method contract with Suburban Consulting Engineers for Engineering Assistance...” be adopted. Roll call: Barse, Angelo and Reuben voted “yes”.

It was moved by Bare and seconded by Angelo that Resolution No. 2024 – 60, “A Resolution of the Landis Sewerage Authority authorizing the Executive Director to endorse/acknowledge a NJDEP Treatment Works Approval (TWA) to Walnut Holdings, LLC for Lilac Pointe, Block 4801, Lot 40 & 41 to connect 46 townhomes and 18 condominiums...” be adopted. Roll call: Barse, Angelo and Reuben voted “yes”.

It was moved by Angelo and seconded by Barse that Resolution No. 2024 – 61, “A Resolution of the Landis Sewerage Authority authorizing the Executive Director to endorse/acknowledge an NJDEP Treatment Works Approval (TWA) to Landis Sewerage Authority for a sanitary sewer extension Block 5401, Lot 1,1 installation of a 30-inch gravity interceptor...” be adopted. Roll call: Barse, Angelo and Reuben voted “yes”.

It was moved by Angelo and seconded by Barse that Resolution No. 2024 – 62, “A Resolution of the Landis Sewerage Authority authorizing the replacement of a severely deteriorated sanitary sewer interceptor line without public bidding therefore authorized by the N.J.S.A. 40A:11-5(gg)...” be adopted. Roll call: Barse, Angelo and Reuben voted “Yes”.

It was moved by Angelo and seconded by Barse that Resolution No. 2024 – 63, “A Resolution of the Landis Sewerage Authority authorizing an Interlocal Services Agreement with the City of Vineland to compensate staff in the Collector’s Office and Collections Department in the amount of \$12,000 from January 1, 2024, through December 31, 2024...” be adopted. Roll call: Barse, Angelo and Reuben voted “yes”.

It was moved by Angelo and seconded by Barse that Resolution No. 2024 – 64, “A Resolution of the Landis Sewerage Authority to endorse/acknowledge an NJDEP Treatment Works Approval (TWA) to LWM, LLC for predevelopment for the Live Well Cottages, Block 6101, Lot 32,35 & 36 to connect 130 single family homes...” be adopted. Roll call: Barse, Angelo and Reuben voted “yes”.

It was moved by Angelo and seconded by Barse that Resolution No. 2024 – 65, “A Resolution of the Landis Sewerage Authority authorizing entrance into the Educational Services Commission of New Jersey (ESCNJ) State approved cooperative pricing system (formerly known as Middlesex Regional Education Services...” be adopted. Roll call: Barse, Angelo and Reuben voted “yes”.

It was moved by Barse and seconded by Angelo that Resolution No. 2024 – 66, “A Resolution of the Landis Sewerage Authority authorizing the Executive Director to execute all necessary documents to accept the EPA settlement request of \$235.16 relating to the Pure Earth Superfund Settlement...” be adopted. Roll call: Barse, Angelo and Reuben voted “yes”.

Reports:

#### Executive Director

Anthony Tobolski reported an update on the interceptor line project. We were given an emergency approval TWA due to change in the size of the pipe and location. We were able to speak with the Section Chief from the DEP that approves TWA applications. He had us send a drawing and brief description of the emergency repair required by LSA. Last Wednesday he emailed his approval to proceed on an emergency basis.

On North Mill Road between Garden Road and Forest Grove Road, the City of Vineland had a collapsed storm drain right in front of Comar’s tractor trailer entrance. They hired Perna Finnigan to replace 300 feet of storm drain. When they started on the north end of the job, they discovered that they would be at risk of our 10-inch force main being exposed and likely collapsing into their trench. To avoid risking losing the force main for the industrial park, I spoke with the city engineer and told him we would pay for the material if he covered Perna Finnigan’s labor cost, which he agreed to. We also provided our assistance with personnel for bypass pumping which we would do in any situation when someone cuts our force mains. We were out there from 9 p.m. to 1 a.m. overseeing the installation.

#### Authority Engineer:

Tyler Seifrit reported that LSA crews dug several test holes and spotted known utilities. We located the 24-inch low pressure effluent main that feeds the east basins around 9 feet deep. This is in direct conflict with the proposed 3- inch interceptor. However, knowing

this information will help keep costs low as Perna knows of the situation and will have material and crews ready to reroute the low pressure once the interceptor is installed.

Joe Reuben asked about the pole barn project and Bob De Santo stated that we had hoped to get on the Planning Board review for July 10<sup>th</sup>, but they were very jammed up and they had to move us to the second Wednesday of August.

Solicitor:

Bob stated that Anthony received letter from the EPA called a Notice of Potential Liability. Apparently, there's a superfund site in the industrial park and a \$5 million remediation claim for an outfit called Pure Earth. There are several heavy hitters that are contributing substantially to the \$5 million. There are lesser players that are diminutive players and we are asked to pay \$235.16 in named liability and other than that we are totally exonerated from the claim

Bob stated he would like a motion to pay the \$235.16 to the EPA. It was moved by Barse and seconded by Angelo that we pass Resolution No. 2024 – 66 as a Resolution authorizing the Executive Director to execute all necessary documents to accept the EPA settlement of \$235.16 relating to the Pure Earth superfund site. Roll call: Barse, Angelo and Reuben voted “yes”

That Resolution has been added to the agenda as requested on this date and listed above.

Chairman: No Report

Issues and Correspondence: None

Committee Reports:

Plant/Farm:

We had to replace another VFD for one of the primary effluent pumps. One of our mechanical bar screens went down last week and that should be back online tomorrow. The electronic controls just arrived today.

Budget/Finance:

Alan Angelo reported that income is \$27,650 or .4% over budget and expenses are \$53,604 or .87% over budget. Accounts receivables decreased \$578,849.

Human Resources: No Report

Public Relations:

We had a tour with high school students from Paul Robeson High School. As part of their 5-week summer enrichment program, they are introduced to the working concepts of the storm drain, sewer and water industries. All of these students had to complete an intro to environmental science class to be able to be part of this program.

Insurance Committee:

Carol Ricci stated she and Anthony met with Nanette Poserina who is the principal for Health Insurance Solutions/Express Scripts and Jim Whittaker and Stacey Giusti who handle our accounts for Horizon. We have no rate increase for HISI and we have approximately \$57,000 in surplus but we're going to wait a little longer to give it back to the employees, at least until the renewal because we feel that amount will be greater. Also, Horizon is still saying we have a 5% increase but I do not have that paper in hand so I will wait to take action on major medical.

Allocations/Administration: No Report

Old Business: None

New Business: None

Adjournment:

At 6:18 p.m. there being no further business to come before the Board, it was moved by Barse and seconded by Angelo that the meeting be adjourned. Roll call: Barse, Angelo and Reuben voted "yes".

THE LANDIS SEWERAGE AUTHORITY

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RYAN R. HEADLEY, Secretary