

TOWNSHIP OF OCEAN SEWERAGE AUTHORITY

REGULAR MEETING

Oakhurst, NJ

October 1, 2024

The meeting of the Township of Ocean Sewerage Authority was held on the above date at the Authority Administration Building, 224 Roosevelt Avenue, Oakhurst, New Jersey.

Present: Galvin, Johnson, Miller, Theodora, Valentino

Absent: Technical Service Manager Anthony Dimino and Engineer Keith Chiaravella

Others: Executive Director Timothy Shea, General Counsel Carol A. Berlen, Esq., Recording Secretary Amy Stewart

Chairman Galvin called the meeting to order and all recited The Pledge of Allegiance. Mr. Galvin announced that the Meeting was being held in accordance with the Open Public Meetings Act of 1975 and adequate notice had been duly posted where required and sent to the Asbury Park Press and the Coaster, mailed to its service communities and posted on its website. The Minutes of this meeting will be available after Board approval at a subsequent meeting.

The meeting is available in real time to the public by logging into meet.google.com/hvy-nivn-pdi or calling 857-323-2408, PIN 182 159 490#.

WORK SESSION

The chairman opened the work session of the meeting by announcing that tonight's meeting will begin with a connection fee dispute by two representatives from the Marriot Hotel in the Ocean Common Development in town. Craig Gianetti, of the law firm Day Pitney, and James Talarico representing Bryant Development Group, LLC in connection with the Marriot Hotel. They have come to petition the Board for a reduced rate for their sewer connection. They passed out documents to support their position and presented their case to the Board for a lower connection fee and the ability to pay their fee over 12 months. This will be discussed in executive session; no decision will be made at this time.

Executive Director Report- Mr. Shea discusses the NJSEM electrical bids. He explains that at this time only the contract for the street lights is being awarded. He goes on to update some of the resolutions on the agenda. All three are holding at the same current price for 2025. Resolution 24-21 and 24-50 were the sole bidders and they held their prices. There are no questions on the Executive Director's Report at this time.

Attorney Report- Carol Berlen, Esq. has no report at this time.

Engineering Report- Keith Chiaravella lets the Board know that they are closing out the Sludge Building project., they will get the necessary information to the township to close out the permits. No questions of Mr. Chiaravella at this time.

Technical Service Manager's Report- Mr Shea lets the Board know that there were no violations for the month of September, and he goes on to discuss the meeting that TOSA had with the Borough of Deal. Tim and Anthony met with the Deal's DPW foreman and their administrator on September 16th to discuss their rag and their I & I issues. They will meet with Mr. Chiaravella of CME to create an engineering proposal to either route Deal's flow to OT's

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headworks or to create an automatic bar screen where the grinder is on their site. Deal will contract directly with CME.

He goes on to discuss that on September 24, 2024 he had noticed an accumulation of foam in the division chamber, after testing it was determined to be an abundance of bacteria caused by yeast. After some investigation, turns out that Kane Brewery may have dumped some of their seasonal batches into the system. DEP has been contacted, a meeting with Michael Kane took place. Mr. Dimino would like to issue an industrial permit to Kane Brewery going forward in an effort to stop this from happening in the future.

Brian Valentino asks Keith about the smoke testing for Deal and if it is a conflict. Mr. Chiaravella states that TOSA is informed and is OK with it. CME will not be doing the smoke testing that would be done by Avakian. Mr. Valentino would like Deal to put all their promises in writing with deadlines and updates etc.

No questions from the Board members or the public at this time.

Chairman Galvin ask Mr. Shea to go over the resolutions to be voted on at tonight's meeting. There are no questions from the Board or the public on the resolutions or the bills list. Tim Shea says the only Communications this month was from the Marriot.

BUSINESS SESSION

Resolution

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

RESOLUTION 24-47

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	\$184,104.74
REVIEW and INSPECTION	0

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RENEWAL and REPLACEMENT	0
EIT and CONSTRUCTION	11,478.40
PAYROLL ACCOUNT	<u>82,357.29</u>
TOTAL BILLS PAYABLE	\$277,940.43

Roll Call, Galvin, Johnson, Miller, Theodora, Valentino
 Yes Yes Yes Yes Yes

	Motion	Second	Aye	Nay	Abstain	Absent
Galvin			X			
Johnson			X			
Miller		X	X			
Theodora	X		X			
Valentino			X			

I hereby certify the above to be a true copy of a Resolution duly adopted by the Township of Ocean Sewerage Authority at its Meeting held on October 1, 2024.

David Miller, Secretary

CONSENT AGENDA

Mr. Valentino offered the approval of the following as a Consent Agenda and Mr. Theodora seconded the adoption of the Consent Agenda.

- a) Approval of Minutes of the September 3, 2024 regular meeting and closed session minutes
- b) Receipt and filing of the Operations Report

DATE: October 1, 2024

TO: Board of Commissioners, Timothy Shea Executive Director

FROM: Anthony Dimino, Technical Services Manager

RE: October Commissioners Meeting

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Operations

For the month of September, all necessary paperwork and lab results have been submitted to the DEP with no permit violations or issues. Our last semi-annual test for the year was also completed and picked up for analyzing on September 13.

On September 16, Tim and I met with Deal's Borough Administrator Ronen Newman and Public Works Foreman Robert Roxey to discuss the rag and I&I issues. It was concluded that Deal will begin taking the necessary steps to mitigate their I&I, and we will begin working with CME to give them a proposal on either routing Deal's flow to our headworks, or having a bar screen put in place prior to entering our process.

On the morning of September 24, I noticed our division chamber starting to accumulate foam and was informed that our effluent quality was not our normal standards. I immediately grabbed a sample to inspect under the microscope and noticed an abundance of yeast. This type of bacteria is known to come from breweries and it consumes BOD, essentially starving our biology in our treatment process. I notified the DEP of our situation and had samples taken at manholes downstream of Kane Brewing Company's discharge. We took action in our process by shutting down our first stage aerators, dosing polymer to the finals, adding soda ash to the head of our aeration tank to increase pH, and adjust our wasting. We also shut down one train of our primaries to push more BOD into our aeration process. That afternoon, Dan DeSoucey and I met with Michael Kane of Kane Brewing Company to discuss their discharge violation. They assured me they will get to the bottom of what caused the incident and will monitor their operations more closely. I know this is not the first time an incident like this has happened from Kane Brewing Company and I believe the best solution would be to administer an Industrial Discharge Permit to prevent upsets like this again to our treatment facility.

On September 25, I met with Keith and Mackenzie of CME and Robert Roxy of Deal DPW to discuss the options for Deal's flow. CME is working on putting together a proposal to submit to Deal outlining the necessary engineering to begin this project.

Our Plant Mechanic Nic Patterson successfully completed rebuilding the leaking automatic air bleeder on our raw sewage pump #3. These are essential for priming backup lag pumps to be readily available in case of a fault or failure in the lead pump. Nic was also able to successfully install our new grit classifier replacement screw and with the help of our operators, grit channel #2 was put back online after months of waiting for parts.

August reported numbers

Avg. Daily Plant Flow – 5.658 MGD
Sludge Holding Tank % solids – 4.84 %
Gallons Hauled – 442,400 Gallons
Rainfall – 4.35 in.

August DMR

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Percent Removal TSS – 97.5 %

Percent Removal CBOD - >97.2 %

All other reported numbers were within set DEP parameters

Collections

Line Maintenance/Tv Inspection/Easement Inspection

The following streets have been cleaned and inspected: Delaware, Highwood, Brookside, cutter, Shirley Ann, Violet, Blair, Windsor, Jackson, and Arbor.

Total amount inspected and cleaned- 8,815 ft.

Pump stations

All stations were cleaned and inspected except Wayside School due to construction.

The flush valve at Colonial Terrace has been installed.

The Muffin Monster at Whalepond was swapped out with a spare from Interlaken

Service calls

Tosa Personal responded to 16 calls around town.

One of the calls was a major issue on 436 Brookside. After new construction, They actively used their line without reconnecting to the main. There was a full grease blockage. They are back in full service.

Mark-outs

Tosa personnel responded to 102 mark-outs.

Miscellaneous

Assisted DPW with some camera work on Sunset and Overbrook.

Assisted Spring Lake with the camera on Third Ave and Washington St.

Safety

Our monthly safety meeting was conducted September 23, where we discussed the implementation of our new outfall simulator, avoiding poison ivy, and an upcoming hands on training for proper confined space entry procedures.

Roll Call: Galvin, Johnson, Miller, Theodora, Valentino

Yes Yes Yes Yes Yes

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	Motion	Second	Aye	Nay	Abstain	Absent
Galvin			X			
Johnson			X			
Miller			X			
Theodora		X	X			
Valentino	X		X			

Resolution

Mr. Valentino offers Resolution 24-48 authorizing payment to OT for Acct 398-0 and Mr. Theodora seconds the motion.

24-48

**AUTHORIZING PAYMENT TO OCEAN TOWNSHIP FOR
OVERDEPOSIT IN ACCOUNT NUMBER 398-0**

WHEREAS, THE Township of Ocean misapplied a payment for trash carts to sewer account 398-0 in the amount of \$225.00; and

WHEREAS, the Township has requested payment from the Authority for the \$225.00 sewer overpayment to satisfy the trash account; and

NOW, THEREFORE, BE IT RESOLVED that the Township of Ocean Sewerage Authority authorizes a payment of \$225.00 to the Township of Ocean as requested in the email of August 26, 2024.

Roll Call-Galvin, Johnson, Miller, Theodora, Valentino
 Yes Yes Yes Yes Yes

	Motion	Second	Aye	Nay	Abstain	Absent
Galvin			X			
Johnson			X			
Miller			X			
Theodora		X	X			
Valentino	X		X			

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David Miller, Secretary

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Resolution

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

24-49

**AUTHORIZING REFUND 5 JEROME SMITH DRIVE
ACCOUNT NUMBER 5228-0**

WHEREAS, Sheldon Kaplan, prior owner of 5 Jerome Smith Drive, sold the property in May 2024 having paid the full year on the sewer bill; and

WHEREAS, Sheldon Kaplan has requested a refund for the last 2 quarters of 2024 equal to \$230.00; and

NOW, THEREFORE, BE IT RESOLVED that the Township of Ocean Sewerage Authority authorizes a refund of \$230.00 to Mr. Kaplan for account number 5228-0

Roll Call-Galvin, Johnson, Miller, Theodora, Valentino

Yes Yes Yes Yes Yes

	Motion	Second	Aye	Nay	Abstain	Absent
Galvin			X			
Johnson			X			
Miller	X		X			
Theodora		X	X			
Valentino			X			

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David Miller, Secretary

Resolution

Mr. Johnson offered the following resolution and moved its adoption & Mr. Miller seconded the motion.

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24-50

**AUTHORIZING AWARD OF ONE YEAR CONTRACT FOR
ELECTRICAL DIAGNOSTIC, TROUBLESHOOTING AND
REPAIR SERVICES TO ELECTRO MAINTENANCE, INC.**

WHEREAS, the Authority requires electrical diagnostic, troubleshooting and repair services; and

WHEREAS, an advertisement seeking bids for electrical diagnostic, troubleshooting and repair services ran on September 11, 2024 in the Asbury Park Press; and

WHEREAS, the Authority received one bid from Electro Maintenance, Inc. on the return date of September 27, 2024; and

WHEREAS, the Executive Director of the Authority has certified that there are funds available for this work from the Authority’s 2024 budget under contractor repairs (01-60-600-351 and 01-61-601-351).

NOW, THEREFORE, BE IT RESOLVED that the Township of Ocean Sewerage Authority hereby awards a contract to Electro Maintenance Inc. for electrical diagnostic, troubleshooting and repair services at \$105.00 per hour for normal service work and \$157.50 per hour for overtime work for the period October 1, 2024 to September 30, 2025.

Roll Call-Galvin, Johnson, Miller, Theodora, Valentino

Yes Yes Yes Yes Yes

	Motion	Second	Aye	Nay	Abstain	Absent
Galvin			X			
Johnson	X		X			
Miller		X	X			
Theodora			X			
Valentino			X			

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David Miller, Secretary

Resolution

Mr. Theodora offered the following resolution and moved its adoption & Mr. Miller seconded the motion. (Two one year extensions)

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24-51

**AUTHORIZING AWARD OF A TWO-YEAR CONTRACT FOR
FURNISHING AND DELIVERY OF LIQUID OXYGEN TO
LINDE, INC.**

WHEREAS, the Authority requires services for supplying liquid oxygen at the Treatment Plant; and

WHEREAS, an advertisement seeking bids for supplying liquid oxygen ran on September 11, 2024 in the Asbury Park Press; and

WHEREAS, the Authority received two bids on the return date of September 27, 2024; and

WHEREAS, the bid documents provided for either a one- or two-year contract as determined by the Authority; and

WHEREAS, the Executive Director of the Authority has certified that there are funds available for this work from the Authority's 2024 budget under liquid oxygen (01-60-600-303).

NOW, THEREFORE, BE IT RESOLVED that the Township of Ocean Sewerage Authority hereby awards a two-year contract to Linde, Inc. for the furnishing and delivery of liquid oxygen at a price of \$0.852 per 100 cubic feet for the period October 1, 2024 to September 30, 2025 and at a price of \$0.895 per 100 cubic feet for the period October 1, 2025 to September 30, 2026.

Roll Call-Galvin, Johnson, Miller, Theodora, Valentino

Yes Yes Yes Yes Yes

	Motion	Second	Aye	Nay	Abstain	Absent
Galvin			X			
Johnson			X			
Miller		X	X			
Theodora	X		X			
Valentino			X			

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David Miller, Secretary

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Resolution

Mr. Johnson offered the following resolution and moved its adoption & Mr. Miller seconded the motion. (Two one-year extensions)

24-52

**AUTHORIZING AWARD OF ONE YEAR CONTRACT FOR
PUMP REPAIRS, SERVICE AND SUPPLY TO PILOT
ELECTRIC CO., INC.**

WHEREAS, the Authority requires pump repairs, service and supply; and

WHEREAS, an advertisement seeking bids for pump repair, service and supply ran on September 11, 2024 in the Asbury Park Press; and

WHEREAS, the Authority received two bids on the return date of September 27, 2024; and

WHEREAS, the bid documents permitted the Authority to award a contract for providing service at the Authority's site and for providing service at the Bidder's site; and

WHEREAS, Pilot Electric Co., Inc. submitted the lowest bid for providing service at the Authority's site in the amount of \$89 per hour and at Pilot Electric site in the amount of \$59.50 per hour with an equipment mark-up of 8 percent (8%); and

WHEREAS, the Executive Director of the Authority has certified that there are funds available for this work from the Authority's 2025 budget under pumps (01-60-600-203 and 01-61-601-301).

NOW, THEREFORE, BE IT RESOLVED that the Township of Ocean Sewerage Authority awards a contract to Pilot Electric Co., Inc. for pump repairs, service and supply at \$89.00 per hour for normal service and \$115.00 per hour for overtime work at the Authority's site and \$59.50 per hour for normal service and overtime work at Pilot Electric Co., Inc.'s site for the period October 1, 2024 to September 30, 2025.

Roll Call-Galvin, Johnson, Miller, Theodora, Valentino

Yes Yes Yes Yes Yes

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	Motion	Second	Aye	Nay	Abstain	Absent
Galvin			X			
Johnson	X		X			
Miller		X	X			
Theodora			X			
Valentino			X			

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David Miller, Secretary

Resolution

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

24-53

**AUTHORIZING AWARD OF PROFESSIONAL SERVICES CONTRACT
TO CME ASSOCIATES FOR DESIGN AND BID SERVICES FOR 2025
WASTEWATER TREATMENT PLANT UPGRADES IN AN AMOUNT
NOT TO EXCEED \$179,900.00**

WHEREAS, the Authority has developed a Capital Improvement Plan for 2025 which includes certain Treatment Plant Upgrades identified in the Van Cleef Wastewater Treatment Plant Assessment Report of 2024; and

WHEREAS, CME Associates has presented the Authority with a proposal dated September 13, 2024 to prepare design plans and bid documents for the recommended improvements to the Grit Building, Clarifier Division Chamber and the Screenings Container Building for an amount not to exceed \$179,900.00; and

WHEREAS, the Executive Director has certified there are funds available for this project from the MCIA 2024 Bonds line item (02-110-04-000-006) and GL reserves.

THEREFORE, BE IT RESOLVED by the Township of Ocean Sewerage Authority hereby authorizes CME Associates to prepare design and bid documents for 2025 Wastewater Treatment Plant Upgrades in an amount not to exceed \$179,900.00.

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Roll Call-Galvin, Johnson, Miller, Theodora, Valentino
 Yes Yes Yes Yes Yes

	Motion	Second	Aye	Nay	Abstain	Absent
Galvin			X			
Johnson		X	X			
Miller			X			
Theodora	X		X			
Valentino			X			

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David Miller, Secretary

Seeing there are no other items for discussion for tonight’s public meeting a motion is made to go into executive to discuss potential litigation/attorney client privilege. At 7:00 Mr. Valentino makes a motion to enter into closed session and Mr. Theodora seconds the motion.

	Motion	Second	Aye	Nay	Abstain	Absent
Galvin			X			
Johnson			X			
Miller			X			
Theodora		X	X			
Valentino	X		X			

Carol Berlen, Esquire reads the following statement:

**TOWNSHIP OF OCEAN SEWERAGE AUTHORITY
AUTHORIZING CLOSED EXECUTIVE SESSION**

The Authority is subject to the requirements of the Open Public Meetings Act.

The Open Public Meetings Act, N.J.S.A. 10::4-12 provides that a closed session, not open to the public, may be held for certain specific purposes when authorized by resolution of the Authority.

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It is necessary for the Authority to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b. The general nature of the subject matter to be discussed is: potential litigation i.e. litigation, acquisition of property, attorney client privilege etc.) or matters which by provision of federal law, state statute of rule of court shall be rendered confidential.

The meeting shall be closed to the public for the specific items noted and this meeting:

(X) shall not reconvene this evening; or

() shall reconvene in public session upon conclusion of the discussion

And that the minutes or other record of these discussions shall be available to be disclosed to the public when the need for its exclusion from the public no longer exists as determined by the vote of the Commissioners at a public session.

The public has signed off.

The Board is back in regular session.

Since there were no additional items for discussion and no Board members or members of the public had anything to add at this point; the meeting was adjourned.

Mr. Theodora made a motion to adjourn the meeting and Mr. Valentino seconded the motion, all voted in favor of the adjournment. 7:33PM

Roll Call-Galvin, Johnson, Miller, Theodora, Valentino
Yes Yes Yes Yes Yes

	Motion	Second	Aye	Nay	Abstain	Absent
Galvin			X			
Johnson			X			
Miller			X			
Theodora	X		X			
Valentino		X	X			

Respectfully Submitted,

David Miller, Secretary