

**BOROUGH OF RAMSEY  
THE BOARD OF PUBLIC WORKS  
REGULAR MEETING OF MAY 17, 2010**

Mr. Martin called the regular meeting of The Board of Public Works to order at 7:30 PM. Board members present were Mr. Burgio, Mr. Emmer, Mrs. Lehr, Mr. Tesoriero, Mayor Botta, Councilman Nalbandian (arrived at 8:05 PM), Mr. Corrison, Mr. Saros, Mr. Horton, Mr. Bacolo and Mrs. Culligan. Mr. Popolo was not present.

Mr. Martin announced that the meeting is being held in accordance with the Sunshine Laws of the State of New Jersey. Public Notice of this regularly scheduled meeting was published in The Bergen Record on Monday, December 28, 2009 and The Ridgewood News on Friday, December 25, 2009.

**CORRESPONDENCE**

Motion by Mr. Burgio, seconded by Mayor Botta to receive and file with review during Committee reports. Carried.

<b>No.</b>	<b>Date</b>	<b>From</b>	<b>To</b>	<b>Subject</b>
1	04/21/10	Crew	Coppola Services, Inc.	<b>Brookfield Lane Sewage Pumping Station Project</b> Transmittal of contract with instructions on completing documents for return to Borough
2	04/23/10	New Jersey Dept. of Environmental Protection (NJDEP) Division of Water Supply	Interested Parties	<b>Safe Drinking Water</b> Notice of public hearing on 05/19/10 for Drinking Water State Revolving Fund Program (DWSRF)
3	04/27/10	Crew	NJDEP Division of Water Quality Finance & Constr. Element	<b>Brookfield Lane Sewage Pumping Station Project</b> Notice of award to Coppola Services, Inc. of contract noting req. information; also pending Preconstruction meeting to be held
4	04/28/10	Breslin & Breslin, P.A.	Kroll Heinman Attorneys at Law	<b>Hearing-K. Spence</b> Grievance hearing scheduled for 05/17/10
5	04/28/10	Crew	Borough of Ramsey Planning Board	<b>Prestige Mini / Appl. No. IA-210-5/V-310-1</b> Review of drawings with comments for sanitary sewer and water distribution systems
6	05/04/10	Breslin & Breslin, P.A.	Borough of Upper Saddle River, Borough Administrator	<b>Skypark Holdings, Inc. 638 E. Crescent Ave. Upper Saddle River (USR)</b> Notice of Chapter 7 proceeding for above

				property noting obligation under Ten C's Agreement
7	05/05/10		Board of Public Works Members	<b>Borough of Ramsey Capital Projects</b> Schedule and list of 5-year projects and costs
8	05/11/10	Breslin & Breslin, P.A.	Board of Public Works Members	<b>Brookfield Lane Sewage Pumping Station Project</b> Signed agreement to permit entry on property at 122 Brookfield Lane during construction of project
9	05/12/10	Crew	Board of Public Works Members	<b>Progress Report</b> Status of projects managed by Crew
10		Borough of Ramsey Borough Clerk	Board of Public Works Members	<b>Council Resolution No. 075-2010</b> Approved appointment of Mr. Emmer to Board of Public Works
11		Board of Public Works Superintendent	Board of Public Works Members	<b>Board of Public Works 2010 Members</b> Updated list of Board Members

**PUBLIC COMMENT** - None**ENGINEER'S REPORT**

Mr. Bacolo reported on the following items:

**Consumer Confidence Report**

It will be sent to Board of Public Works members for review and revisions included before printing. The mailing deadline was July 1, 2010.

**Brookfield Lane Sewage Pumping Station Project**

Notice of award was issued to the contractor (Corres. 1) and NJDEP advised (Corres. 3). Contract has been reviewed by Mr. Corriston and Board President will execute four copies. Contractor can be notified to proceed with the project and pre-construction meeting will be scheduled.

**Arsenic Treatment Program Filters**

He noted: Board needs to proceed with annual purchase of cartridges / bids were received on May 4<sup>th</sup> / proprietary supplier, Isolux was the only bidder submitting quote / yearly unit prices furnished for one-@ \$188.50 two-@ \$193.20 or three-@ \$198.10 with options to be chosen by the Board. He reviewed: if two-year option was chosen, price at \$7,520 more a year to lock in price; if three year price, total of \$23,200 extra for first and second year to get a two-year guaranteed price.

Board members' comments and questions:

Referencing unit price contract, Mr. Martin: the customer has security of a lock-in price for three years / Mayor Botta: it would help to have other competition / Mr. Saros: price could be lower next year / Mr. Tesoriero – it was proprietary technology and asked what kind of increase has there been? Mr. Bacolo said prices noted represented approximately 2 percent increase over prices given previously. How many cartridges were used yearly? Mr. Bacolo: sixteen hundred cartridges/year with one year cost of

\$301,600. There were sufficient funds in the 2010 budget. One-year purchase was acceptable.

**Resolution by:** Mr. Martin

**Seconded by:** Mrs. Lehr

**RESOLVED:** To accept Isolux bid for a period of one year in the amount of \$188.50/cartridge.

**AYES:** Mr. Burgio, Mr. Emmer, Mrs. Lehr, Mr. Martin, Mayor Botta

**NAYS:** Mr. Tesoriero

**ABSENT:** Mr. Popolo

Water Supply Deficit

NJDEP's previous correspondence relating to shortfall in water supply of Ramsey was referenced by Mr. Bacolo and said he and Mr. Saros have been working to resolve the issue with NJDEP and United Water (UW). He reviewed: NJDEP will be asked to include Ramsey's largest well in their calculation / matter discussed with NJDEP's Asst. Bureau Chief who discussed with Supt. who will continue their review with the Bureau of Water Allocation. UW has been asked if they would increase Ramsey's committed supply and seemed reluctant.

Board members' comments and questions:

Mr. Saros said to consider economy of Ramsey's water utility if NJDEP does not allow Ramsey to move minimum of 400,000 gallons and increase to 1.3 million gallons, UW would be running the system. Would NJDEP allow an incremental increase during the summer months, a critical time for the water supply / under the surplus contract? UW does supply the water when needed / NJDEP does not recognize surplus contract, they only will deal with committed supply and that is the problem. Mr. Burgio asked how does it affect development? Mr. Bacolo said NJDEP would not entertain any applications for development where demand in the system was increased and used certain criteria. If projects do not constitute an increase in demand or require a permit, it will not be subject to those regulations. He explained: if there is an extension of a water main of more than 1,500 ft. or more / 15 or more service connections were needed / demand generated by non-residential or commercial industries for 6,000 gal/day which required a permit.

Based on NJDEP calculations, what would be a 6,000 gal/day? Response was an eatery or restaurant would generate a greater flow. Mr. Bacolo referenced Hi-Way Hobby House use was changing but replacement business will not use more than 6,000 gal/day. What is the deficit? Mr. Bacolo said they have a record review showing what wells produce and what UW sells to Ramsey and have gone back to them noting their calculation extracts Ramsey's largest well and if they did count that when they are looking at peak demands, calculation would be in line. NJDEP limited full aspect of the UW committed supply contract. Mr. Horton asked if contract with UW could be changed for July/August/September to a higher amount with Mr. Bacolo's response that once they lock into doing that, UW can't use that committed supply elsewhere. Mr. Saros if they give Ramsey seasonal adjustments, all their customers will expect it;

NJDEP wanted a committed supply. Mr. Bacolo outlined: find out from UW what the economic burden to increase Ramsey's committed supply of 400,000 per day / go back to DEP at a higher level and impress on them what Ramsey's economic burden would be noting Ramsey was getting the usage needed / to meet requirement of NJDEP will cost a lot more money and Ramsey was not gaining anything from it.

Other items noted: Spring St. well was 250,000/day and Mr. Horton said move the 400,000/day up to 650,000/day taking that factor out of the picture. Mr. Saros said if UW would commit noting Ramsey was not a wholesale customer and if they locked into Ramsey, UW could not sell committed amount to anyone else. Mr. Burgio inquired about Ramapo Reservation wells being used with response that supply cannot be used in calculations (allocation was not for summer months). Mr. Bacolo recounted Ramsey's past water issues going back before Ramapo's wells were pending. The current contract was honored even though it was a surplus, NJDEP approved it and when they believed UW could not supply, they forced them to determine their supply. Putting back Spring St., would diminish deficit but not eradicate it. If Spring St. received arsenic treatment, Ramsey would pick up another .3 mgd and have a committed supply of 1.5 mgd during summer months to comply. Mr. Martin questioned cost of getting that remediation (\$600,000). Regulation, penalties and future residential and commercial development was discussed. Mayor Botta said it was necessary to get a definitive answer from NJDEP. Mr. Bacolo and Mr. Saros will continue working on it.

#### T&M Associates

Mr. Bacolo gave update: report given on 4/14/10 and Crew's Mr. Rolling indicated it was deferred to this meeting. Mr. Bacolo presented a map of USR properties under Ten Cees they plan to sewer and redirect rather than go into Ramsey's waste water system. Developments indicated: Northern (Lake Street / Mountainview Road) and Southern (around corridor of Route 17 South, near Pleasant Ave.). Report showed: sewers in southern section with a pump station to be built to take flow to force main that would run to East Crescent Ave. and connect with NBCUA interceptor line near Franklin Turnpike / on northern area, line ran through existing sewers to force main to be built to connect with a pump station near Route 17 (force main projected to run down Lake Street into center of town to connect with the Rockland right of way and connect with NBCUA trunk line at that spot). Mr. Bacolo did not see them going down Lake St.

Board members' comments and questions:

Other items discussed: possibility of project taking place / direction of a sewer line / Lake St. culvert in the area / Allendale interceptor has limited capability and could not handle both sections. Referencing map, Mr. Bacolo said green line shows Ten Cees' properties that were omitted from T&M report (why they were not included was unknown). Report has ninety to one hundred twenty properties that would be transferred over to proposed system and no longer discharged through the Ramsey system. Other questions raised: what about USR residents who came before Board and wanted to be on Ramsey's sewers? Who benefits from the project? / USR since allocations on properties limited Route 17 development and would allow more USR ratables. Mr. Saros discussed: NBCUA establishment / initial towns' memberships and involvement with USR not participating / and what was involved for Ten Cees agreement and use of Ramsey's services. T&M study, would give them an opportunity for sewers and indicates it would flow through Ramsey's system.

## **OPERATIONS REPORT**

### Operations Report – April 2010

Reports prepared and distributed for April 2010: Well Usage / System Usage.

Mr. Horton reported on the following:

#### 16 New England Drive

Problem at this property was noted and Mr. Horton said line was televised. He said when developer ran the sewer line, the clean-out assembly was moved and it settled into a dip. He asked Mr. Madsen to line up the contractor to correct it and repair was on the list to get it done.

#### High Service Line

A second check valve needed on the booster pump and taken care of after quotes were solicited. Fire pump was back on line for several weeks after bearing problem in main housing and ratchet assembly at cost of \$4,500 and waiting for emergency repair bill.

#### Flushing

Semi-annual flushing completed and did well with no problems as far as pressure. Mr. Martin said system was flushed out twice a year to get better readings and production. Mr. Horton said with temperature fluctuations, it was not good to get any buildups in the system and flushing helped to avoid problems especially during summer.

#### Island Road Sewer Service Line

Updated Board on status of line. Proper part was received and used on the equipment and will check the line again in six months.

#### Ramsey Square Shopping Center

He noted location where there was a partial collapsed line, near Staples and Panera Bread that will have to be repaired.

Mr. Emmer was taken on the tour of the water facilities. Mr. Emmer thanked Mr. Horton for tour and his time.

## **Applications**

Mr. Horton reported on the following Planning Board application:

#### 815 Route 17 South

Spoke on former Saturn dealership. Owner doing what Board of Public Works wanted and was running water main across the property. .

#### 925 Route 17

Discussing application, Mr. Horton said existing building for Prestige of Mahwah was being renovated with water and sewer on site. Mr. Martin said on the application, Planning Board should be advised that there was no issue.

## **MAYOR'S REPORT**

Mayor Botta reported on the following:

With Mr. Horton retiring, he said process of finding his replacement would start and will keep all options open, possibly sharing through an interlocal agreement. By next meeting, more will be known. For water operations only, a fully licensed Operator will be needed. Mr. Horton said he would prepare and give list to Mr. Saros of items that he oversees.

Other items discussed: Mrs. Lehr asked if it was essential to have a full-time Operator for daily operations? Would it be sufficient to share through an interlocal agreement? There was discussion: Mr. Madsen can do a lot but does not have certifications needed, such as pollutant testing, etc. / licenses and certifications were needed in order to maintain full coverage on operations. Mr. Horton said it was important to stay on top of paperwork to be presented in timely manner. Person who oversees operations and signs off will be the one responsible.

**ATTORNEY'S REPORT**

Mr. Corriston reported on the following:

Hi-Way Hobby House

**Resolution by:** Mayor Botta

**Seconded by:** Mr. Martin

**WHEREAS:** Borough of Ramsey Board of Public Works provides potable water and sewer services to properties located within and outside Ramsey and whereas the property located at 806 Route 17 North, Ramsey, NJ, Block 4702, Lot 4, commonly known as 806 Route 17 North and is not currently supplied by water provided by the Borough of Ramsey Board of Public Works and is currently serviced by a well located on the property; and

**WHEREAS:** Frank Mangano, Jr., as owner of the property at 806 Route 17 North has entered into a lease on a portion of the premises to operate as a fitness club and,

**WHEREAS:** current well is not fit for use as a fitness club due to contamination in the well and,

**WHEREAS:** Mr. Frank Mangano, Jr. and tenant are desirous of having property connected to the Borough of Ramsey Board of Public Works system and,

**WHEREAS:** on March 15, 2010, Angelo Ienello, P.E. of Conklin Associates appeared together with Mr. Frank Mangano, Jr. and Peter Loukeris before Borough of Ramsey Board of Public Works on application to connect to the Borough of Ramsey Board of Public Works system and,

**WHEREAS:** applicant is requested to connect two water systems to the Borough of Ramsey 12" water system main located on state highway Route 17 North, adjacent to property; first a 2" line for potable water system, second a 6" line for fire protection to the property;

**THEREFORE BE IT RESOLVED THAT:**

Borough of Ramsey Board of Public Works approves the connection of one 2" service and one 6" service by the property owner to the 12" potable water main on State Highway 17 N under the following conditions:

Subject to the final approval of plan submitted to and approved by Crew Engineers and final approval of the Superintendent of the Board of Public Works;

Subject to existing well being abandoned in accordance with applicable federal, state, county, borough regulations, guidelines and/or ordinances and final approval by Crew Engineers, Inc.;

Subject to receipt of building permits applicable to the project in accordance with applicable federal, state, county, borough agencies having jurisdiction in the matter;

also, all services must be installed and operating prior to occupancy by a future tenant.

**AYES:** Mr. Burgio, Mrs. Lehr, Mr. Martin, Mr. Tesoriero, Mayor Botta  
**NAYS:** None  
**ABSTAIN:** Mr. Emmer  
**ABSENT:** Mr. Popolo

Brookfield Lane Sewer Pumping Project

Mr. Pust signed agreement (Corres. No. 8) to access his property at 122 Brookfield Lane and required execution by Board of Public Works' Chairman and President.

Kevin Spence

Teamster Local 11 has requested arbitration on the matter, and he had advised them Board would be willing to have the hearing here. Mr. Saros requested copy of referenced documents for the Board. Mr. Corriston reviewed technical errors: they failed to give proper notice to him at attorney in the matter / review of the contract indicated it does not permit arbitration under this issue / contract only permits arbitration for suspensions greater than five days / all other issues, the final determination would be the Board. He sent letter to PERC stating his objection to the arbitration and awaited response.

He pointed out local rank and file of the Borough union not behind Mr. Spence and union as a whole has an obligation to proceed with the meeting. Letter received today from their attorney who believed the arbitrator should determine whether the issue was subject to arbitration. Mr. Corriston asked if Mr. Horton could let Board know what the dollar amount. Mr. Corriston said first it was 120 days, then 90 days, now it's down to 40 days. He was suspended in June 2008. Board will have to vote on whether or not they will pay the agreed amount. He also noted: Board could file an action that they believed arbitration was not appropriate / Board Attorney never got the official grievance and did not know if it was timely / according to the contract, the Board has to have a hearing and the Board's decision is the final outcome.

Ordinance Revision

Sewer and grease traps ordinance has been handled by Mr. Scandariato and changes presented to Mayor and Council. Councilman Nalbandian said it was reviewed and certain change made.

**COUNCIL LIAISON'S REPORT**

Councilman Nalbandian – no report. He apologized on his late arrival as he was stuck in traffic on Rt. 287.

**ADMINISTRATOR'S REPORT**

Mr. Saros said the H.G. Mulle report will be forthcoming within the next forty-five days.

**OLD BUSINESS**

**Board Member Tour**

Mr. Martin spoke on Mr. Emmer’s background and business experience as a CPA noting he received tour of Ramsey’s water system by Mr. Horton.

**Finance Committee**

Mr. Roche has been assisting him and Mr. Tesoriero with finance information as to where Board stands with Rents / how Board of Public Works can go forward / what would be needed. Mr. Roche called today and said information has not gotten to him and he will talk again with RM. Item will continue at the June meeting

**NEW BUSINESS**

**FINANCE**

Budget and Revenue/Expense Reports were submitted to Board members.

**Resolution by:** Mrs. Lehr  
**Seconded by:** Mr. Burgio

**RESOLVED THAT:** The following bills be paid and charged to the current Water/Sewer 2010 Budget:  
\$920,622.10

**RESOLVED THAT:** The following bills be paid and charged to the Capital Account:  
Crew Engineers \$ 1,906.68

**AYES:** Mr. Burgio, Mr. Emmer, Mrs. Lehr, Mr. Martin, Mr. Tesoriero, Mayor Botta

**NAYS:** None

**ABSENT:** Mr. Popolo

**MINUTES**

Minutes of March 15, 2010 were tabled from April 19, 2010 meeting:

Motion by Mr. Martin, seconded by Mr. Burgio to approve Minutes of March 15, 2010. Carried.

Minutes of April 19, 2010 were presented:

Motion by Mr. Martin, seconded by Mayor Botta to approve Minutes of April 19, 2010, subject to any further changes. Abstained: Mr. Burgio, Mrs. Lehr, Mr. Tesoriero. Carried.

**ADJOURNMENT**

Mr. Martin entertained a motion to adjourn.

Motion by Mr. Burgio, seconded by Mrs. Lehr to adjourn at 8:30 PM. Carried.

Submitted / Approved: 6/21/10 Meeting  
Bernardine Culligan