MINUTES

SHREWSBURY BOROUGH MUNICIPAL AUTHORITY

REGULAR MEETING                                                                   JUNE 24, 2020

MEMBERS PRESENT:  Dennis Wertz, John Hoover, Ted Nadobny, Terry Blomquist and

Andrew Campbell

OTHERS PRESENT:  Brian L. Sweitzer, Supt. of Public Works; Jeffrey L. Rehmeyer II, Esq.;

Jason Brenneman P.E.; Brian Parrish; Jason Dunaja; Atty. David Jones

Phil Robinson; Charles Nass; James and Rosalie Bond; Ed Smith

A regular meeting of the Municipal Authority convened at 7:00 p.m. at the Shrewsbury Borough Municipal Building, 35 West Railroad Avenue, with Chairman Nadobny presiding.

**APPROVAL OF MINUTES**

The minutes of the May 27, 2020 meeting were approved by mutual consent.

**CITIZEN’S COMMENTS**

James Bond and Ed Smith were present regarding 518/524/530 Constitution Avenue. Two EDUs were purchased when the building was built and there are three businesses there each having its own water closet so three EDUs are required. The space where the pet shop was located has been vacant for some time. Mr. Smith is in the process of purchasing the property to move his business into where the pet shop was at the 518 address and to eventually utilize the entire building. There is a beauty shop at 524 and the clock repair shop at 530. The approval from the Township for Mr. Smith to move his business and to make improvements inside and outside will take until possibly next June. The two uses there now use less than one EDU per quarter. Mr. Smith stated that as the other two occupants leave, that space will not be rented but taken over by his business. The Authority felt that the two EDUs are a sufficient amount of capacity, since the one unit is vacant and on the condition that, as the other two tenants leave, Mr. Smith will take over the entire building for his business.

J. Hoover moved that the two EDUs are sufficient at this time since the current two occupants/tenants shall not be replaced if they leave.

A. Campbell seconded. The motion carried with all voting in favor.

Brian Parrish, Jason Dunaja and Atty. David Joneswere present regarding the True Value Store at 836 E. Forrest Avenue located in Shrewsbury Township. The store has two Borough EDUs and Mr. Dunaja is requesting to use the three EDUs that he has agreed to purchase from Shrewsbury Township to redevelop this property.

The sewer line capacity study that was completed by the Authority’s engineer in 2018 indicated that this sewer line, known as the north interceptor, is at full capacity, per applicable guidelines. The study was done based on metered sewer flows. The study did not incorporate potential, added sewer flows from capacity reserved in the sewer plant that would need to utilize the north interceptor. The interceptor and the pump station both need to be upgraded or replaced.

As a result of Brian Parrish’s attendance at the February meeting, the Authority agreed to perform an updated study, since Supt. Sweitzer stated that work had been done at numerous locations to decrease infiltration and inflow (“I & I”) in the north interceptor, since the 2018 study was done. There are others in this drainage area who own EDUs that are not yet in use. The Borough Secretary developed a list of the property owners who have paid for EDUs that are not in use to determine if a moratorium should be considered and imposed. Letters were mailed to the property owners on the list.

Last month, Jason Dunaja proposed to allow them to proceed if they could purchase three EDUs from the Township, since it will be a year until redevelopment flows would enter the system. He was told that he could make the purchase but he recognized it would be at his risk as to whether the EDUs could be used at this property, given current constraints and without knowing the ultimate land development plans. The existing store is using less than the two EDUs it owns. Dunaja and Parrish were told and understood that each business or store that has its own restroom/water closet must have an individual EDU assigned to it unless those businesses or stores share a restroom and the combined use is less than one EDU. They also understood the sewer bills will be mailed to the owner of the property.

Also last month, because the new proposal was verbal, and admittedly varied substantially from what was presented previously, Sol. Rehmeyer suggested the developer put the request in writing for this evening’s meeting, to include what the proposed tenants would be at the complex and the EDUs it would use. A letter was received that there is one prospective tenant that would use about 50 gallons per day. The letter provided additional information and made a proposal about use of the five EDUs. After discussion, they proposed to allow the three additional EDUs for a total of five EDUs to be associated with this property (allowing up to five users), but limit the total flows from the redeveloped property to the 700 gallons per day (based on the existing two EDUs that they currently have) until the study is completed and additional line capacity is determined to be available or improvements are made to the interceptor.

J. Hoover moved to allow the additional three EDUs to be associated with the property but with the flow limit being set at the current two EDUs (700 gpd) until the study is complete and determined if any additional line capacity is found or there is an upgrade to the interceptor to allow more capacity.

T. Nadobny seconded. The motion carried with all voting in favor.

An Agreement will be prepared by Sol. Rehmeyer.

**EXPENDITURES AND REPORT OF ACCOUNT**

D. Wertz moved to approve the May report of accounts.

J. Hoover seconded. The motion carried with all voting in favor.

**BUSINESS**

Status of Sewer Flow Study

Reported earlier, it’s too soon to see any difference. Eng. Brenneman stated there is not enough data to override the conclusion of the previous 2018 study.

Status of Letters Sent to Property Owners who Own Capacity that Could Connect to the North Interceptor

The letters were mailed on June 8 and three responses were received. ISHA Properties, owner of the two lots at the top of Caprice Court stated the two lots are for sale. Shweta Anand, owner of the parcel at the corner of Route 851 and Windy Hill Road responded that they have no immediate plans for the property. Dave Keller, owner of the vacant lot at 83 Westview Drive stated he purchased an EDU after the Borough held its public meeting in late 2018 to ensure he would have capacity. The lot is sold. Mr. Keller will be told to contact Council since his lot is in the Borough.

Transfer of Sewer EDUs from Borough to Authority

Borough Council voted to transfer 21 EDUs from the Borough’s capacity to the Authority for distribution to Steel Farm of two EDUs for property on Elm Drive and19 EDUs per the request of Phil Robinson for Phase II of Sussex Place since both property owners can use them shortly. Both properties flow to the south interceptor. The EDUs must be paid for and used promptly. Phil stated the 19 EDUs would be put in use within two years. Sol. Rehmeyer will draft an Agreement regarding payment and usage of the EDUs. If they are not used within so much time, quarterly sewer invoices will have to start being paid.

T. Blomquist moved to direct Sol. Rehmeyer to prepare the documents for the transfer of the EDUs from Shrewsbury Borough to the Municipal Authority for distribution to Steel Farm (two EDUs) and to Phil Robinson for Phase II of Sussex Place (19 EDUs) for prompt utilization.

J. Hoover seconded. The motion carried with all voting in favor.

2019 Audit Report

J. Hoover moved to approve the 2019 audit report.

D. Wertz seconded. The motion carried with all voting in favor.

**PUBLIC WORKS REPORT**

Deer Creek Sewer Pump Station

Supt. Sweitzer met with a representative from James R. Holley & Assoc. and the property owner, Kevin Keeney regarding purchasing some land for the new pump station.

**ENGINEER’S REPORT**

Discussed earlier.

**SOLICITOR’S REPORT**

Discussed earlier.

**COMMUNICATIONS**

**ADJOURNMENT**

D. Wertz moved to adjourn the meeting at 8:16 p.m.

J. Hoover seconded. The motion carried with all in favor.

Prepared by Cindy L. Bosley, Recording Secretary