A Regular Meeting of the Members of the Pompton Lakes Borough Municipal Utilities Authority was held at 2000 Lincoln Avenue, Pompton Lakes, New Jersey on August 18, 2025.

In accordance with the New Jersey Open Public Meetings Act, adequate notice of this meeting was provided. Letters to North Jersey Herald News, Suburban Trends, and the Administrator of Pompton Lakes, dated February 19, 2025, gave notice that the Regular Meeting of the Authority would be held at 6:00pm on Monday, August 18, 2025. The meeting was held at 2000 Lincoln Avenue, Pompton Lakes, New Jersey. A notice stipulating the time and date of this meeting was also posted in a public place, to wit: 2000 Lincoln Avenue, Pompton Lakes, New Jersey.

Roll Call was as follows:

PRESENT: Kevin Carroll
Neal Galletta
Lloyd Kent
Tim Troast
Elias Sweeney (Assistant Superintendent)
Jeffrey M. Kassover (Attorney)
Randy Hinton Council Liaison

ABSENT:
Erik DeLine
John Pietrowski

UPON MOTION: duly made by Mr. Galletta and seconded by Mr. Troast, and upon roll call vote the minutes from the Regular Meeting held on July 21, 2025, were accepted.

Vote:

Ayes	Carroll, Galletta, Kent, Troast
Nays:	None
Absent:	DeLine
Abstain:	None

Chairman Carroll noted that no one was present for the Public Portion of the meeting.

CHAIRMAN:

Chairman Carroll reported that the Tower Audit was completed, and all the commissioners received a copy of it in their meeting packets. Chairman Carroll is still questioning if the Authority or K2 Towers should be charging late fees on some of the participating renters on the Tower. The tower is rented to a number of cell phone carriers, and the Authority owns the property while K2 Towers owns the tower itself. According to the audit, some of the carriers are a month behind on rent payments. Mrs. Read will contact K2 Towers to see who should be receiving the late fees.

UPON MOTION: duly made by Mr. Galletta and seconded by Mr. Kent, and upon a roll call vote Chairman Carroll's report was accepted.

Vote:

Ayes	Carroll, Galletta, Kent, Troast
Nays:	None
Absent:	DeLine

FINANCIAL OPERATIONS:

Mr. Galletta presented the following bills for approval:

Operating/Vouchers for August	$98,762.37
Additional Expenses for July	$19,259.60
Heath Benefits for August	$29,484.46
Operating Payroll/Gross July	$113,948.72
Social Security for July	$6,648.69
Meter Deposit Refund for July	$424.50
TOTAL	$268,528.34

CAPITAL:

PSI Pumping Services, Inc.	$4,162.55
TOTAL	$4,162.55

UPON MOTION: duly made by Mr. Galletta and seconded by Chairman Carroll, and upon roll call vote it was certified that the funds are available and budgeted to pay these expenses and were accepted.

Vote:

Ayes	Carroll, Galletta, Kent, Troast
Nays:	None
Absent:	DeLine

Mr. Galletta also reported that the budget vs actual report was changed. Mrs. Read moved the monies collected from the NJDEP for overpayments of the water allocation permit for 22 years to Other Income. It was originally posted to Fees and Permits.

Mr. Galletta noted that the JIF (Joint Insurance Fund) sent a resolution and a 3-year agreement to the Authority to be adopted and executed by Chairman Carroll and attested by Mr. Galletta. Mr. Galletta read the resolution for the record. Mrs. Read will send the signed agreement to JIF.

UPON MOTION: duly made by Chairman Carroll and seconded by Mr. Troast, and upon roll call vote the 3-year JIF agreement was signed and accepted.

Vote:

Ayes	Carroll, Galletta, Kent, Troast
Nays:	None
Absent:	DeLine

PERSONNEL:

Mr. Troast reported progress.

WATER OPERATIONS:

Mr. Kent submitted Mr. Pietrowski's Water System Report and reported that discussions started with Vega to add a level indicator to the standpipe and replace the level indicator on the storage tank. Mr. Kent inquired if the level indicator will be replaced on both tanks. Mr. Sweeney stated that the standpipe does not have an indicator at this time, however they are adding an indicator to the standpipe because of the discussions for the rehabilitation project. Mr. Sweeney also stated they want to replace the pressure sensor in the water tank with a sonic sensor due to the current one sometimes freezing in between the tank and the box during the winter months. Mr. Kent also stated that Summit Falls has a leaking pipe in the booster pump station scheduled for repair on August 20th with PSI process. Mr. Kent noted that water pumping is down about 9% from last July.

UPON MOTION: duly made by Mr. Galletta, and seconded by Mr. Troast, and upon a roll call vote the Water Systems Report was accepted.

Vote:

Ayes	Carroll, Galletta, Kent, Troast
Nays:	None
Absent:	DeLine

WASTEWATER OPERATIONS:

In Mr. DeLine's absence Chairman Carroll submitted Mr. Pietrowski's Wastewater Report. Mr. Troast inquired about Hug a Mug's grease and oil status. Mr. Sweeney stated that Mr. Pietrowski spoke with the landlord and Hug a Mug owner and a grease trap will be installed. Mr. Kent inquired about the fine for Hug a Mug that Mr. Pietrowski mentioned and the grease and oil fines sheet. Mr. Troast stated that the health department should let the Authority know when someone applies for a retail kitchen, this way the Authority can make sure there is a grease trap already there or provide notification for one to be installed. Mr. Sweeney stated that Mr. Pietrowski spoke to the health department and moving forward they will contact the Authority on anyone that needs a retail kitchen. There was some additional discussion regarding Hug a Mug and how they are billed. Mr. Galletta inquired about the grease and oil charges for June stating he would like to see the last grease and oil charges so he can compare the results. Mr. Sweeney stated that he will get that report to him.

UPON MOTION: duly made by Mr. Troast and seconded by Mr. Galletta, and upon a roll call vote the Wastewater Report was accepted.

Vote:

Ayes	Carroll, Galletta, Kent, Troast
Nays:	None
Absent:	DeLine

SUPERINTENDENTS REPORT:

In Mr. Pietrowski's absence Mr. Sweeney presented the superintendents report and reported that the Wastewater Treatment Facility is now categorized as class 4 according to the NJDEP (New Jersey Department of Environmental Protection). Mr. Sweeney also stated he passed the S3 exam and now has all the licenses needed to be the backup operator. Mr. Sweeney stated that the treatment plant permits exceedances for Ammonia and CBOD and the NJDEP is aware they are working on the issue with the aeration tanks. The new SCADA is nearly completed; they are coordinating with Hugh from Neal Systems to start integration at the Wells and Stations to cellular to help with the totalizers at the Well houses. Mr. Sweeney stated that the proposal was received from H2M and is under review. They had an additional meeting and plant walkthrough with Suburban Consulting Engineers for a second proposal. Mr. Sweeney also stated that the RBC replacement has been ordered.

UPON MOTION: duly made by Chairman Carroll, and seconded by Mr. Troast, and upon a roll call vote the Superintendent's Report was accepted.

Vote:

Ayes	Carroll, Galletta, Kent, Troast
Nays:	None
Absent:	DeLine

Mr. Kent inquired about a timeline on the North Sewerage Pumping Station Upgrade Project. Mr. Sweeney stated that they are still waiting for the approval of the TWA application that is in review with NJDEP engineering. Mr. Sweeney stated once the TWA is approved, they can go out to bid. Chairman Carroll inquired about what capabilities going cellular provides the SCADA. Mr. Sweeney stated that at the moment the SCADA is running off of radios that ping off of the water tanks and come back to the plant with totals. There are issues right now with the connection due to the buildings and trees in town. Mr. Sweeney stated they will be going off the radio system and onto cellular that will be more reliable. Mr. Sweeney also stated that the Authority's I.T. consultant, Joe Korman, is fully involved in the transition.

ATTORNEY'S REPORT:

Mr. Kassover reported regarding the PFAS settlement that he received an email from the litigation attorney asking for a list of engineering fees that have been paid. Mr. Kassover stated that the office staff put all the paperwork together regarding the request and it was sent over. Mr. Kassover stated that there could be some additional funds the Authority will receive regarding the engineering costs for PFAS. Mr. Kassover noted that he reached out again to Meridia's attorney requesting an update on the electrical service easement. They are still waiting for JCP&L. Mr. Kassover noted that he attended the bid opening for Sludge Hauling and they received a total of five bids and awarded the bid to the lowest bidder, R&D trucking. Mrs. Read stated that she will contact Mr. DeLine to come to the office and sign the Sludge Hauling Contract. Mr. Kassover requested a closed session regarding 279 Ramapo Street, contract negotiations.

UPON MOTION: duly made by Chairman Carroll and seconded by Mr. Troast, and upon a roll call vote the Attorney's Report was accepted.

Vote:

Ayes	Carroll, Galletta, Kent, Troast
Nays:	None
Absent:	DeLine

COUNCIL LIAISON

Mr. Hinton reported that he was approached by a resident regarding discolored water and he advised them to speak with Mr. Kent. Mr. Kent spoke to the resident, and he stated that if someone experiences discolored water and no one else around them it most likely would be an issue between the street and their home. Mr. Troast stated that residents should blast their cold-water facets, this will flush out any sediment that may have been stirred up. Mr. Troast also stated that the discoloration or sedimentation could be caused by a sprinkler system. Mr. Hinton inquired about the Soojian property if there is any progress. Chairman Carroll stated that Soojian advised it will take about two months before he will start with permits. Mr. Hinton also reported that Dawes Highway was completed. Mr. Galletta inquired if Mr. Hinton knows anything about the Little League project getting started. Mr. Hinton stated that Downes Tree Service has been awarded the bid. Downes will be planting 111 of their own trees to replace the trees that will be removed for the new field. Mr. Hinton stated that hopefully they can add to the contract to take care of the new trees for the next two years. Mr. Hinton also complimented the Authority for perfectly cleaning all the weeds that surrounded a hydrant on Maple Ave right away after he called regarding the issue.

UPON MOTION: duly made by Chairman Carroll, and seconded by Mr. Troast, and upon a roll call vote the Council Liaisons report was accepted.

Vote:

Ayes	Carroll, Galletta, Kent, Troast
Nays:	None
Absent:	DeLine

OLD BUSINESS:

Mr. Galletta inquired about whether the fence located on Tower Road was ever fixed. Mrs. Read stated she reached out to K2 Towers, the party responsible for the fence to let them know it needed repair. Mrs. Read stated she would follow up with them.

CORRESPONDENCE:

Chairman Carroll presented correspondence for discussion on items 1 through 3.

UPON MOTION: duly made by Mr. Troast and seconded by Mr. Kent, and upon a roll-call vote items 1 through 3 were accepted.

Vote:

Ayes	Carroll, Galletta, Kent, Troast
Nays:	None
Absent:	DeLine

UPON MOTION: duly made by Chairman Carroll and seconded by Mr. Galletta, and upon roll call the members of the Pompton Lakes Municipal Utilities Authority entered Closed Session at 6:52pm.

Vote:

Ayes	Carroll, Galletta, Kent, Troast
Nays:	None
Absent:	DeLine

CLOSED SESSION STATEMENT

Whereas Section 7 of the Open Public Meeting Act (N.J.S.A. 10:4-12) permits the exclusion of the public from a meeting in certain circumstances and.

Whereas, on August 18, 2025, this body is of the opinion that such circumstances presently exist.

Now, therefore be it resolved by the commissioners of the Borough Municipal Utilities Authority, county of Passaic, State of New Jersey, as follows:

1. That the public shall be excluded from discussion of action upon the hereinafter-specified subject matter.
2. The general nature of the subject matter to be discussed is as follows:

   To discuss terms of a lease agreement for 279 Ramapo Street.

3. The commissioners shall release and disclose to the general public the action taken on this matter of the above-mentioned when the reason for discussing and acting on the matter in closed session no longer exists, but no later than one month of the commissioners arriving at a final decision of the specific subject matter.

Approved:____________________________

Kevin P. Carroll, Chairman

Attest:__________________________

Tim Troast, Secretary

UPON MOTION: duly made by Chairman Carroll and seconded by Mr. Kent, and upon roll call vote the members of the Pompton Lakes Municipal Utilities Authority entered back into Open Session at 7:00pm.

Vote:

Ayes	Carroll, Galletta, Kent, Troast
Nays:	None
Absent:	DeLine

Mr. Kassover read a resolution for the record for the rental property, 279 Ramapo Street. Mr. Kent also stated that the tenants will be putting all utilities in their name except for the water and sewer bill that will be included in their rent. Mr. Kent noted that the Authority has not been successful in finding a property manager so the Authority's staff will be designated. There is a cell phone that the tenant will use and that Mr. Pietrowski loaded with a list of contractors provided by Mr. Kent for any emergency. There will be 3 staff members that will rotate the phone on a monthly schedule to take any calls from the tenant. The office staff will be in charge of bills and rent received and also opening up a bank account for the tenant's deposit. These employees will be paid for their additional services. Mr. Kent also noted that the amount that will be paid to the employees is the same as hiring a property manager.

UPON MOTION: duly made by Mr. Galletta and seconded by Mr. Troast, and upon roll call vote the Regular Meeting of the Pompton Lakes Municipal Utilities Authority was adjourned at 7:08pm.

Vote:	**Ayes**	Carroll, Galletta, Kent, Troast
	Nays:	None
	Absent:	DeLine

Prepared by: Mary Read

Respectfully submitted by

Tim Troast, Secretary