

**TOWNSHIP OF HILLSBOROUGH MUNICIPAL UTILITIES AUTHORITY  
MEETING MINUTES  
WEDNESDAY – MAY 24, 2023**

The Township of Hillsborough Municipal Utilities Authority held a scheduled meeting that began at approximately at 6:00 PM on Wednesday, May 24, 2023, with the following members present:

Michael Avolio  
Robert Damiano  
Robert McCray  
Richard Nunn  
Frank Scarantino

Also present were Peter Cipparulo, III, Esq., General Counsel and Ms. Marina Stinely, Counsel of Cleary Cleary Giacobbe Alfieri Jacobs, LLC

**ANNOUNCEMENT – Open Public Meetings Act**

Following the roll call, Chairman Avolio made the following announcement: In accordance with the provisions of the Open Public Meetings, Act, P.L 1975, c. 231, as amended, notice of this meeting was duly provided as part of the annual meeting notice on February 10, 2023.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

March 29, 2023, Closed Meeting Minutes – a motion was made by Mr. Damiano, seconded by Mr. McCray, all those present voted in favor.

Mr. Avolio abstained.

April 20, 2023, Special Meeting Minutes – a motion was made by Mr. Nunn, seconded by Mr. McCray, all those present voted in favor. Mr. Damiano abstained.

April 26, 2023, Regular Meeting Minutes were tabled.

May 8, 2023, Special Meeting Minutes were tabled.

**BUSINESS FROM THE FLOOR**

None at this time

**PRESENTATIONS**

- **Marina Stinely of Cleary Giacobbe Alfieri Jacobbs LLC – 2 Appraisal reports from Sterling DiSantos of Easements related to the Sunnymead Pump Station and Forcemain Project**

Ms. Stinley was hired as a Special Counsel to acquire easements for the Sunnymead Pump Station and Force Main Project. She advised that there are approximately 18 lots and shared a summary report with the Board. Eight of the properties have recorded easements, seven of them have no

recorded easements and the remaining three, a search was not requested. Consensus was reached to have an appraisal performed for the seven properties.

At 6:25 pm Ms. Stinley left the meeting.

**CORRESPONDENCE**

**17 Vliet Drive - B 205.05 L9 - William Bord**

**- Request to Vacate Sanitary Sewer Easement**

Consensus was reached not to vacate the easement.

**56 Old Camplain Road – B67 L16**

**Dynamic Engineering – Derek Sundberg**

**- Sewer Service Will Serve Request**

This property is already being served by the Authority; the Acting Executive Director will send a letter advising.

**189 & 203 Homestead Road – B200.10 L32 & 33**

**Industrial Warehouse Complex**

**- Homestead Road, LLC Application**

No Action Required.

**240, 250, 260 Sunnymead Road – B183 L31, 31.04 & 32**

**Kevin Frazier – Homeowner 240 Sunnymead Road**

**Connection to Sanitary Sewer**

No Action Required.

**Weston Road – B185 L1**

**Meeting in front of the Planning Board 5/11/23**

No Action Required.

**296 Route 206 – B152 L14**

**Chick-fil-A**

**- Request for information for new Project Application**

No Action Required.

**Hamilton Road – B182 L9 & 38.02**

**M&M Realty Partners @ Hillsborough**

**- Proposing to construct Residential Subdivision**

Attorney Cipparulo to draft a letter.

**4 Campus Drive – B58 L1.05**

**Weiss Group**

**- Apartment Complex**

Mr. Scarantino reviewed the report and found it very thorough.

**200 Willow Road – B202 L15.01**

**Nassau Dog Daycare**

Acting Executive Director to reach out to the Township's Building Department to ensure they do not release the permit.

**473 Raider Blvd – B178 L4**

**Single family home seeking to connect to Sanitary Sewer System**

No Action Required.

**B183 L38.01; B183.01 L11**

**The Enclave at Roycebrook**

Attorney Cipparulo to review. A meeting will be set up to discuss this.

**Amwell Road – B199 L44.01, 45, 46, 47.01**

**Staff Housing for Avalon Assisted Living**

No Action Required.

**MATTERS FOR CONSIDERATION**

• **Amend Minutes from May 26, 2021**

Mr. Nunn brought forth the request to amend the minutes. Mr. Damiano made a motion, seconded by Mr. Scarantino, all those present voted in favor to amend the May 26, 2021, meeting minutes. Amended minutes will be considered at the next meeting.

**DISCUSSION**

**Remnants of Hurricane Ida – TTHMUA Impacts / Update on FEMA / Insurance Claims**

▪ **Sunnymeade Pump Station**

**Sunnymeade Pump Station and Force Main Project**

- **New Generator / ATS Installation**
  - **Installation / Electrical Work Status**
- **Design / Easement Update**
  - **Permit / Easement Update**
- **Copart Update**
- **Green Acres Update**
- **Norfolk Southern Railway Company Agreement**
- **Santos Property**
  - **Issues with proposed realignment**
- **Flow meter installation**
  - **Pump station design flows**
- **NJDEP Water Bank Financing Program**
  - **Status / Update**
  - **Report on Bond Counsel's Review of Rate Impacts**
- **Mott MacDonald Value Engineering / Peer Review**

- Completed

**Blackwell's Mills Pump Station Replacement (TTHMUA Contract No. 51)**

- Project Status
  - Construction Update
  - Project Start-up Review

**Rehabilitation of Route 206 Gravity Sanitary Sewer Laterals (TTHMUA Contract No. 52)**

- Project Closeout Status

**Mulford Lane Pump Station Replacement (TTHMUA Contract No. 53)**

- Submission of Somerset County American Recovery Plan Application
- Project Status
  - Design work update – April 12, 2023, Project Meeting

**Rehabilitation of Sanitary Sewer Mains (TTHMUA Contract No. 54)**

- Project Status – Request Engineering Proposals

**Inflow / Infiltration (I/I) Reduction / Removal Program**

- Status of Sewer System Flow Monitoring by Flow Assessments
- Data Received and Being Reviewed

**Borough of Millstone Sanitary Sewer Connection**

- Project / Design Status

**Easement Maintenance**

- Status Update

**2022 Facilities Plan Update**

- Project Status

**2022 Summary (Last revised April 21, 2023) of Will Serve Letters – For Informational Purposes Only**

- No new projects added.

**2022 Summary (Last revised April 21, 2023) of Sewer Connection Approvals – For Informational Purposes Only**

- No new projects added.

**COMMITTEE REPORTS**

**Engineering / Facilities** – No report at this time.

**Finance** – No report at this time.

**I/I and GIS** – No report at this time.

**Personnel** – No report at this time.

**CLAIMS LIST**

- **Operating Fund** \$745,067.51
- **General Fund** \$ 6,351.70

Motion to approve the claims list was made by Mr. Scarantino, seconded by Mr. Damiano; all those present voted in favor except for Mr. Nunn, who voted no.

**ADJOURNMENT**

A motion to adjourn was made at 7:22 pm by Mr. Damiano, seconded by Mr. McCray and the meeting adjourned.