

MINUTES OF A SPECIAL MEETING OF THE ROCKLEIGH SEWERAGE AUTHORITY HELD AT THE ROCKLEIGH BOROUGH HALL, 26 ROCKLEIGH ROAD, ON JULY 7, 2014 AT 7:30 P.M.

Mr. Cumiskey called the meeting to order and following the Pledge of Allegiance, Mr. Cumiskey read the Opening Statement. It was announced that the meeting of this date was held in compliance with the Open Public Meetings Act of the State of New Jersey, and that adequate notice of same was given in writing to *The Record*, *The Star Ledger*, and that notice was also posted on the Borough Hall bulletin board as required.

ROLL CALL: Present– Chairman Cumiskey, Authority Member Pontone, Authority Member Schaffer, Authority Member Photiadis and Authority Alternate Member Feulner.

Absent:, Authority Member Agresta, Authority Secretary Giampiccolo.

Also Present –Kunjesh Trivedi, Authority CFO, Robert T. Regan, Esq., Authority Attorney and William J. McGuire, Authority Administrator.

Mr. Regan stated that the RSA Secretary has provided Notice of tonight's Rate Hearing published in two newspapers as required by law, *The Record* and *The Star Ledger*, in addition to being posted on the bulletin board.

Mr. McGuire summarized his conversations with the Authority Auditor regarding the 2014 Sewer Rate Study. Mr. McGuire spoke about the process in which the 2014 Sewer Rate Study was prepared by utilization of figures provided to the RSA from United Water. The calculations were delayed due to the Bergen County school facilities being vacated late last year and the lack of meter readings conducted by United Water. Mr. McGuire reported the Rockleigh Country Club switched to well water approximately one year ago, not only for their irrigation usage, as the RSA was aware of, but also for potable water in the building, causing their water usage to become substantially diminished with United Water. Upon the recommendation of the Auditor and agreement by the Rockleigh Country Club, the RSA prepared a ten (10) year look back to establish the water usage figures for this rate hearing. As of August 1st, the Rockleigh Country Club will have a water meter installed on their flow into the sewer so that next year the RSA will have six (6) months of actual flow of what is going into the sewer. Discussion took place about the meter location and the RSA accessibility. Mr. McGuire noted the meter will be located in front of the tank with allowances for the RSA to see the readings. The discussion took place to have Jeff Marcason take monthly readings of the Rockleigh Country Club meter to establish a consistency and eventually take quarterly readings.

Discussion moved to the cost per unit identified in the 2014 Sewer Rate Study and how those figures are calculated. Mr. McGuire noted that Orangetown Sewerage Authority is overdue their first half year payment as the RSA did not yet have the new rates established. Upon receipt of their invoice, the RSA will pay Orangetown.

Discussion continued with review of the proposed 2014 Sewer Rate Study. Most commercial users will have lower rates for 2014. Discussion took place with a question regarding the commercial business utilizing potable water from wells. Mr. McGuire noted the County Board of Health is aware of this usage and they monitored the testing

performed by a private company at the expense of the Rockleigh County Club. The Rockleigh Country Club advised Mr. McGuire that when the Country Club experiences low pressure it returns to using United Water. At the conclusion of the discussion of the sewer rate study, a Motion was offered by Mr. Pontone to adopt the rate of \$699.30 per unit as presented in the 2014 Sewer Rate Study attached hereto as "Attachment A", seconded by Mr. Cumiskey. The Roll Call vote was recorded as follows:

AYES: Cumiskey, Pontone, Schaffer, Photiadis, Feulner

NAYS: None

ABSENT: Agresta

ABSTAIN: None

The Motion passed.

PAYMENT OF CLAIMS:

The Bill List dated July 7, 2014 was presented for approval. A Motion was offered by Mrs. Feulner, seconded by Mr. Pontone to approve the Bill List totaling \$3,781.59 The Roll Call vote was recorded as follows:

AYES: Cumiskey, Pontone, Schaffer, Photiadis and Feulner

NAYS: None

ABSENT: Agresta

ABSTAIN: None

The Motion passed.

The meeting was opened to the public by a Motion offered by Mr. Pontone, seconded by Mr. Schaffer. All Members present voted in the affirmative. The Motion passed. Mrs. Bresnak questioned why a Bill List was presented during a Special Meeting. The CFO announced the invoices paid were contractual and therefore would be required to be paid with or without a formal meeting as established by procedure of the RSA. A Motion to close the meeting to the public was offered by Mr. Pontone seconded by Mrs. Feulner. All Members present voted in the affirmative. The Motion passed.

Mr. Cumiskey briefly commented on the correspondence listed on the agenda from Neglia Engineering regarding the Willow Avenue sanitary sewer extension request. Mr. Schaffer summarized the latest details for the Members. At the conclusion of the discussion, Mr. Schaffer stated this request of sanitary hook up will not cost the Borough any money. Escrow had been posted by the applicant in the amount of \$4,500.00 to cover any costs accrued by the Borough Professionals. Mr. Costa is currently seeking approval from Bergen County at this time.

With no further business to come before the RSA, a Motion was offered by Mrs. Feulner, seconded by Mr. Pontone to adjourn the meeting. All Members present voted in the affirmative to adjourn the meeting. The Motion passed.

Respectfully submitted,



William J. McGuire,
Rockleigh Sewerage Authority

ROCKLEIGH SEWERAGE AUTHORITY

2014 SEWER RATE STUDY

Prepared By
LERCH, VINCI & HIGGINS, LLP
July 7, 2014

**RSA SPECIAL MEETING JULY 7, 2014
ATTACHMENT "A"**

**ROCKLEIGH SEWERAGE AUTHORITY
COMPARISON OF 2014 USER CHARGES VS. 2013 USER CHARGES**

User	New Account #	Old Account #	Sewer User Charges		Difference
			2014	2013	
			Sewer User Charge (A)	Sewer User Charge (B)	
BERGEN COUNTY					
Bergen Cnty. Inter Care	4175412222	50028001	\$ 41,958.04	\$ 39,200.00	\$ 2,758.04
Layden Voc. School	3175412222	50028002	6,993.00	8,000.00	(1,007.00)
Board of Education (B.C.S.S.)	2349412222	997-796-099	13,286.72	20,000.00	(6,713.28)
Rockleigh Country Club	6175412222	50013001			
	7175412222	997-892-778			
Rockleigh Country Club	7175412222	997-892-778	27,272.72	11,200.00	16,072.72
GHP Office Realty	5350212222	50008001	-	103,200.00	(103,200.00)
MCP 8 King Road LLC (1)	2808659854	N/A	105,594.40	-	105,594.40
NVC Logistic Corporation	2078822222	50009001	6,993.00	8,000.00	(1,007.00)
The Jewish Home at Rockleigh	1175412222	50011002	66,433.56	67,200.00	(766.44)
Creston Electronics (22 Link Dr.)	5071622222	999993219001	9,790.20	10,400.00	(609.80)
True World Group ('09)	8168322222	50012001	6,993.00	8,000.00	(1,007.00)
Puccio Place	7935722222	50017001	12,587.42	16,000.00	(3,412.58)
Spectrum For Living	2270312222	50028003	8,391.60	8,000.00	391.60
KDF Electric & Vacuu	8467212222	50041001	6,993.00	8,000.00	(1,007.00)
Elcom Technologies	6075412222	50042001	6,993.00	8,000.00	(1,007.00)
Crestron Electronics (15 Volvo Dr.)	5075412222	50043001	6,993.00	8,000.00	(1,007.00)
Royal Sovereign	8748722222	50044001	6,993.00	8,000.00	(1,007.00)
Takasago Int'l	7075412222	50045001	25,874.12	28,000.00	(2,125.88)
Crestron Electronics (6 Volvo Dr.)	4546922222	50046001	20,279.72	22,400.00	(2,120.28)
Ford Motor - Volvo Building B	1303233333	50040001	6,993.00	8,800.00	(1,807.00)
Crestron Electronics (7 Volvo Dr.)	8078422222	50047001	12,587.42	9,600.00	2,987.42
			<u>\$ 399,999.92</u>	<u>\$ 400,000.00</u>	<u>\$ (0.08)</u>

(A) \$400,000 / 572 Units = \$699.3 / Unit
(B) \$400,000 / 500 Units = \$800 / Unit

ROCKLEIGH SEWERAGE AUTHORITY
WATER USAGE COMPARISON - FOR THE YEARS 2012 TO 2014

User	Account #	Billing Year 2012		Billing Year 2013		Billing Year 2014	
		United Water 2011 Water Usage	Units 100,000 (Minimum of 10 Units)	United Water 2012 Water Usage	Units 100,000 (Minimum of 10 Units)	United Water 2013 Water Usage	Units 100,000 (Minimum of 10 Units)
BERGEN COUNTY							
Bergen Cnty. Inter Care	4175412222	6,877,860	69	4,852,264	49	6,006,440	60
Layden Voc. School	3175412222	138,380	10	119,680	10	69,564	10
Board of Education (B.C.S.S.)	2349412222	2,926,176	29	2,547,688	25	1,860,276 (A)	19
Rockleigh Country Club	6175412222	748					
	7175412222	<u>2,172,192</u>		<u>1,353,132</u>		<u>3,921,689 (B)</u>	
		2,172,940	22	1,353,132	14	3,921,689	39
GHP Office Realty	5350212222	11,759,308	118	12,879,812	129	-	-
MCP & King Road LLC (1)	2808659854					15,093,144	151
NVC Logistic Corporation	2078822222	118,932	10	103,972	10	93,500	10
The Jewish Home at Rockleigh	1175412222	9,373,936	94	8,432,952	84	9,489,876	95
eston Electronics (22 Link Dr.)	5071622222	1,001,572	10	1,264,868	13	1,425,688	14
ue World Group	8168322222	306,680	10	239,360	10	262,548	10
iccio Place	7935722222	1,584,264	16	2,025,584	20	1,770,516	18
Spectrum For Living	2270312222	830,280	10	599,148	10	1,192,312	12
KDF Electric & Vacuu	8467212222	366,520	10	722,568	10	435,336	10
Eloom Technologies	6075412222	251,328	10	217,668	10	333,608	10
Crestron Electronics (15 Volvo Dr.)	5075412222	706,112	10	765,952	10	763,708	10
Royal Sovereign	8748722222	183,260	10	136,136	10	166,056	10
Takasago Int'l	7075412222	3,090,736	31	3,545,520	35	3,663,704	37
Crestron Electronics (6 Volvo Dr.)	4546922222	2,364,428	24	2,765,356	28	2,908,972	29
Ford Motor - Volvo Building B	1303233333	1,066,648	11	1,122,748	11	976,140	10
Crestron Electronics (7 Volvo Dr.)	8078422222	<u>952,952</u>	<u>10</u>	<u>1,216,248</u>	<u>12</u>	<u>1,776,500</u>	<u>18</u>
		<u>46,072,312</u>	<u>514</u>	<u>44,910,656</u>	<u>500</u>	<u>52,209,577</u>	<u>572</u>

(1) - This property was formerly listed as GHP Office Realty.

(A) - Usage was based upon actual billed usage for the first and second Quarters of 2013 plus an estimate at 50 Percent of the Six Month actual usage for the last two Quarters of 2013.

(B) - Usage based upon a 10 Year Average of billed usage for the billing period 2004 through 2013.

ROCKLEIGH SEWERAGE AUTHORITY
SCHEDULE OF 2014 USER CHARGES

User	New Account #	United Water 2013 Water Usage	Units 100,000 (Minimum of 10 Units)	2014 Sewer User Charge	1ST Quarter	2ND Quarter	3RD Quarter	4TH Quarter
BERGEN COUNTY								
Bergen Cnty. Inter Care	4175412222	6,006,440	60	\$ 41,958.04	\$ 9,800.00	\$ 9,800.00	\$ 11,179.02	\$ 11,179.02
Layden Voc. School	3175412222	69,564	10	6,993.00	2,000.00	2,000.00	1,496.50	1,496.50
Board of Education (B.C.S.S.)	2349412222	1,860,276	19	13,286.72	5,000.00	5,000.00	1,643.36	1,643.36
Rockleigh Country Club	7175412222	3,921,689	39	27,272.72	2,800.00	2,800.00	10,836.36	10,836.36
MCP 8 King Road LLC (1)	2808659854	15,093,144	151	105,594.40	25,800.00	25,800.00	26,997.20	26,997.20
NVC Logistic Corporation	2078822222	93,500	10	6,993.00	2,000.00	2,000.00	1,496.50	1,496.50
The Jewish Home at Rockleigh	1175412222	9,489,876	95	66,433.56	16,800.00	16,800.00	16,416.78	16,416.78
Creston Electronics (22 Link Dr.)	5071622222	1,425,688	14	9,790.20	2,600.00	2,600.00	2,295.10	2,295.10
True World Group	8168322222	262,548	10	6,993.00	2,000.00	2,000.00	1,496.50	1,496.50
Paris Avenue I, LLC	7935722222	1,770,516	18	12,587.42	4,000.00	4,000.00	2,293.71	2,293.71
ectrum For Living	2270312222	1,192,312	12	8,391.60	2,000.00	2,000.00	2,195.80	2,195.80
OF Electric & Vacuu	8467212222	435,336	10	6,993.00	2,000.00	2,000.00	1,496.50	1,496.50
Elcom Technologies	6075412222	333,608	10	6,993.00	2,000.00	2,000.00	1,496.50	1,496.50
Creston Electronics (15 Volvo Dr.)	5075412222	763,708	10	6,993.00	2,000.00	2,000.00	1,496.50	1,496.50
Royal Sovereign	8748722222	166,056	10	6,993.00	2,000.00	2,000.00	1,496.50	1,496.50
Takasago Int'l	7075412222	3,663,704	37	25,874.12	7,000.00	7,000.00	5,937.06	5,937.06
Creston Electronics (6 Volvo Dr.)	4546922222	2,908,972	29	20,279.72	5,600.00	5,600.00	4,539.86	4,539.86
Ford Motor - Volvo Building B	1303233333	976,140	10	6,993.00	2,200.00	2,200.00	1,296.50	1,296.50
Creston Electronics (7 Volvo Dr.)	8078422222	1,776,500	18	12,587.42	2,400.00	2,400.00	3,893.71	3,893.71
		<u>52,209,577</u>	<u>572</u>	<u>\$ 399,999.92</u>	<u>\$ 125,800.00</u>	<u>\$ 125,800.00</u>	<u>\$ 74,199.96</u>	<u>\$ 74,199.96</u>

(A) \$400,000 / 572 Units = \$699.3 / Unit

(1) - This property was formerly listed as GHP Office Realty.

**ROCKLEIGH COUNTRY CLUB
ANALYSIS OF SEWER BILLINGS AND PRIOR YEAR WATER USAGE**

2004 Through 2014

<u>Billing Year</u>	<u>Prior Year Usage (Gllons) (A)</u>	<u>Actual Sewer Billing</u>
2014	3,921,689 (B)	\$ -
2013	1,353,132	11,200
2012	2,172,940	17,121
2011	5,567,364	39,986
2010	2,779,568	22,586
2009	4,490,244	31,366
2008	4,862,749	25,348
2007	4,907,628	26,309
2006	4,673,504	23,000
2005	4,091,560	17,217
2004	4,318,204	16,043

(A) Gallons obtained from actual water usage provided by United Water.

(B) Usage based on the average of the Billed Usage for the ten years from 2004 through 2013.

MINUTES OF A REGULAR MEETING OF THE ROCKLEIGH SEWERAGE AUTHORITY HELD AT THE ROCKLEIGH BOROUGH HALL, 26 ROCKLEIGH ROAD, ON OCTOBER 6, 2014 AT 7:00 P.M.

Mr. Cumiskey called the meeting to order and following the Pledge of Allegiance, Mr. Cumiskey read the Opening Statement. It was announced that the meeting of this date was held in compliance with the Open Public Meetings Act of the State of New Jersey, and that adequate notice of same was given in writing to *The Record*, and that notice was also posted on the Borough Hall bulletin board as required.

ROLL CALL: Present– Chairman Cumiskey, Authority Member Schaffer, and Authority Alternate Member Feulner and Authority Member Photiadis* (*arrived late)
Absent:, Authority Member Agresta, Authority Member Pontone and Authority Administrator W. McGuire
Also Present –Marcella Giampiccolo, Authority Secretary, Kunjesh Trivedi, Authority CFO, Robert T. Regan, Esq., Authority Attorney and Gregory J. Polyniak, RSA Engineer.

MINUTE APPROVAL:

Minutes of the June 2, 2014 Regular Meeting were presented for approval. Without discussion, a Motion was offered by Mrs. Feulner, seconded by Mr. Schaffer, and approved with all Members present voting in the affirmative, to accept the June 2, 2014 Minutes as presented. The Motion passed. Next, the Minutes of the Special Meeting dated July 7, 2014 were presented for approval. A Motion was offered by Mrs. Feulner, seconded by Mr. Schaffer and approved all Members present voting in the affirmative to accept the Special Meeting minutes of July 7, 2014 as presented. The Motion passed.

As there was no old or unfinished business to discuss, the Chairman moved to discuss the new business listed on the meeting agenda. Resolution 2014-4 regarding waiver of interest and eliminating refunds of small amount was presented for consideration. The CFO provided a brief explanation as to why this resolution should be approved. Discussion took place among the Members as to the implantation process and what the RSA has done in past practices regarding refunds of small amounts of fewer than ten dollars. The idea of providing notification to customers was discussed and agreed upon. In addition, it was clarified that this resolution would need to be voted upon on a yearly basis. This resolution will be posted on the RSA website page. Without further discussion a Motion was offered by Mr. Schaffer, seconded by Mr. Cumiskey to adopt Resolution 2014-4 as presented. The Roll Call vote was recorded as follows:

AYES: Cumiskey, Feulner, Schaffer
NAYS: None
ABSENT: Agresta, Pontone, Photiadis
ABSTAIN: None
The Motion passed.

Resolution 2014-5 waiving interest on County properties was presented by the Chairman. Discussion followed. The CFO reported the property identified as Block 102, Lot 19 (1,2

and 3) owe approximately \$54,000 to the RSA. Mr. Trivedi reported on his multiple conversations with the County to rectify this matter. The County countered with this proposed resolution and once passed by the RSA would allow immediate payment by the County to the RSA. A Motion was offered by Mr. Cumiskey to adopt this resolution, followed by additional discussion. Following that discussion, Mr. Schaffer seconded the motion to adopt Resolution 2014-5. The Roll Call vote was recorded as follows:

AYES: Cumiskey, Schaffer, Feulner

NAYS: None

ABSENT: Agresta, Pontone, Photiadis

ABSTAIN: None

The Motion passed.

The 2015 RSA budget was presented for Introduction. The CFO reported the 2015 budget remained flat. A brief summary of the new changes to the format of the budget mandated from the Division of Local Government Services was provided by the Secretary. Additional discussion took place regarding maintenance and appropriations analysis. The CFO provided a clarification. At this time the Secretary announced that Authority Member Photiadis joined the meeting at this time. Following that discussion, a Motion to introduce the 2015 RSA budget was offered by Mrs. Feulner, seconded by Mr. Schaffer. The Roll Call vote was recorded as follows:

AYES: Cumiskey, Schaffer, Feulner, Photiadis

NAYS: None

ABSENT: Agresta, Pontone

ABSTAIN: None

The Motion passed.

The Secretary announced that the 2015 Budget hearing and adoption is scheduled for December 1, 2014 at 7:00 p.m.

PAYMENT OF CLAIMS:

The Contractual Bill List dated July 8, 2014- September 30, 2014 was presented for approval along with the Bill List dated October 6, 2014. Discussion followed. Mr. Trivedi provided clarification as to some of the invoices listed for payment. A Motion was offered by Mrs. Feulner, seconded by Mr. Cumiskey to approve the Bill List (July 8, 2014 – September 30, 2014) totaling \$145,626.15 and the Bill List dated October 6, 2014 totaling \$2,357.29. The Roll Call vote was recorded as follows:

AYES: Cumiskey, Schaffer, Feulner, Photiadis

NAYS: None

ABSENT: Agresta, Pontone

ABSTAIN: None

The Motion passed.

The meeting was opened to the public by a Motion offered by Mr. Cumiskey, seconded by Mr. Schaffer. All Members present voted in the affirmative. The Motion passed. Mrs. Bresnak (unidentified by name) came forward with a question regarding lack of payment by the County for the outstanding sewer charges. Brief discussion took place

and the CFO stated the County was eager to make payment as soon as the resolution presented this evening passed. An additional question was presented regarding the status of the DPW rental. Mr. Schaffer stated that matter is now under the purview of the Mayor and Council. Discussion moved to a question of responsibility for the maintenance and repair of the ditch along Piermont Road. The RSA Engineer seated in the audience, replied that any maintenance of property in the County right of way is the responsibility of the County. The County drainage systems are to be maintained by the County, including the pipes under Piermont Road, a County road. The RSA Engineer will contact the County directly to clarify matters on behalf of the Borough as to why this ditch/culvert has such poor drainage. Discussion moved to the ditch located behind the property identified as 4 Paris Avenue. At the conclusion of that portion of the discussion, The RSA Engineer agreed to again contact the County as to the responsibility of the maintenance and what a long term plan is. Following the conclusion of the discussions, a Motion to close the meeting to the public was offered by Mrs. Feulner seconded by Mr. Cumiskey. All Members present voted in the affirmative. The Motion passed.

At this time, Mr. Cumiskey announced the meeting would enter into Executive session to discuss the C2 Operator contract.

Upon returning to the Regular session, no further business came before the RSA, a Motion was offered by Mr. Cumiskey, seconded by Mr. Photiadis to adjourn the meeting. All Members present voted in the affirmative to adjourn the meeting. The Motion passed.

Respectfully submitted,


Marcella Giampiccolo, Secretary
Rockleigh Sewerage Authority