

EDGEWATER PARK SEWERAGE AUTHORITY
REGULAR MEETING MINUTES
August 12, 2026

The regular meeting of the Edgewater Park Sewerage Authority was called to order by Chairwoman Mrs. Judith Hall at 7:00pm at the Edgewater Park Sewerage Authority.

The following statement in compliance with OPMA was read:

Public Notice of this meeting pursuant to the open meetings act has been given by the Edgewater Park Sewerage Authority in the following manner:

1. **By emailing written notice to the Clerk of Edgewater Park Township on February 18, 2026.**
2. **By emailing written notice to the Burlington County Times and Courier Post on February 18, 2026.**
3. **By posting written notice on the official bulletin board at the Edgewater Park Sewerage Authority on February 18, 2026.**

Roll Call revealed the following Board members were present: Mr. John Alexander, Mr. Phillip Aaronson, Mrs. Judith Hall, and Mr. Cedric Minter.
Mr. William Allen was absent.

Also present were, Mr. Jim Grace (Solicitor), Mr. William Kirchner (Engineer, ERI), Mr. Mark Lavenberg (Clearwater Environmental), Mrs. Michelle Atzert (Administrator/Treasurer), Mrs. Maria VanNocker (Accounts Receivable / Secretary), and Committeewoman Juanita Scott.

MOTION was made by Mr. Minter and 2nd by Mr. Alexander to accept the July 8, 2026 Meeting Minutes.

Mr. Aaronson, Mr. Alexander, Mrs. Hall and Mr. Minter voted yes on roll call

Operations and Maintenance Report

MOTION was made by Mr. Aaronson and 2nd by Mr. Alexander to accept the Operator's Report.

Mr. Aaronson, Mr. Alexander, Mrs. Hall and Mr. Minter voted yes on roll call.

Wet wells at the Cardinal and Orchard stations were cleaned. Grease accumulation has been reduced and the frequency of cleaning has improved.

The Authority continues to experience issues with the soon-to-be-defunct Stevenson Pump Station. The line from Railroad Avenue to the station is believed to have a break. A camera cannot currently be passed through the line.

Root 24 has been asked to provide an estimate for excavating and repairing the line. The work is expected to exceed the applicable quote threshold. The Authority may either address the problem if the line fails or consider including the work in the 2027 budget.

Kings Road remains an ongoing maintenance issue. Access to the manholes is available via the walking path, and substantial weed growth was treated.

Cleanup and maintenance were performed around the Wood Lane Pump Station, including coordination regarding cleanup both inside and outside the fence.

The Green Street gate was damaged by a vehicle. Harris Fence responded the following day and repaired the gate after it was temporarily secured with a chain.

A.C. Schulte provided a backup plan concerning work at the Wood Lane station, and authorization was given to proceed. Work had not yet begun as of the meeting.

The Operator agreed to provide photographs of the pump stations for the Authority's review

Pump Station Asset / Site Maintenance Discussion

The Authority discussed the need for better visual documentation and ongoing maintenance of pump station properties.

Members requested photographs and/or a reference binder showing each pump station, including:

- A map identifying the stations.
- Exterior photographs and site conditions.
- Interior/equipment-room photographs. Maintenance activities and schedules.
- Information that would provide context when individual stations are discussed.

The Operator agreed to provide photographs.

The Authority also discussed distinguishing routine lawn maintenance performed by Public Works from additional landscaping, brush clearing, tree removal, and debris removal that may require outside contractors.

The Delanco Pump Station was specifically discussed because of dead trees and substantial site maintenance needs. The estimated cost for tree removal and related work was expected to exceed \$5,000

Solicitor's Report

MOTION was made by Mr. Alexander and 2nd by Mr. Minter to accept the Solicitor's Report. Mr. Aaronson, Mr. Alexander, Mrs. Hall and Mr. Minter voted yes on roll call.

- Resolutions 26, 27 and 28 and related change orders requiring additional explanation and possible adjustment.
- Discussions with counsel for the contractor regarding outstanding issues.
- Final review of the redevelopment agreement for the car wash and matters associated with the sanitary sewer system and drainage basin behind Old Path Park.

Engineer's Report

MOTION was made by Mr. Minter and 2nd by Mr. Aaronson to accept the Engineer's Report. Mr. Aaronson, Mr. Alexander, Mrs. Hall and Mr. Minter voted yes on roll call.

- Fox Run development: complaints concerning sinkholes were traced to the stormwater system rather than the sanitary sewer system.

- The aerial/future road program contract was awarded in July, and contract documents were received for execution.
- Contracts for Montana Construction concerning Woodlane Road were provided for signature.
- Construction has begun and is ongoing at Pump Stations 1, 2 and 3.
- GPS mapping of the sewer system has been substantially completed. Copies were provided for review, with final copies to be provided to the Authority after comments are received.
- Kings Road easement: the Authority is obtaining pricing and may need to advertise the work for bid.
- Several development applications remain pending required municipal approvals.
- A proposed warehouse (KTI), truck-repair project may require a water-main extension for fire protection because the proposed well may not provide sufficient fire protection. Any extension would be at the developer's expense

2027 Budget — Capital/Project Priorities The Authority reviewed potential 2027 budget items and discussed which projects should receive priority.

The Engineer identified Items 1, 2, 3 and 7 as among the most critical. Additional discussion identified Item 6 as a priority because of recurring alarm issues.

Major items discussed included:

1. New Generator at PS #3 (Roosevelt)
2. Fence around PS #14 (Orchard Park)
3. Investigate the electric service at PS #7 (Cardinal)
4. Revise and Reevaluate Pump Station Master Plan
5. Review and update PS O&M Manuals
6. Pump Station Alarm System Change Over
7. Repair the main at Stevenson
8. New Grit Chamber
9. Creation of Standard Details to be added to the Rules and Regulations
10. Replacement of the garage door at PS #2 (Adams)

Cardinal Electrical Upgrade

The Authority discussed beginning discussions with PSE&G regarding a three-phase electrical upgrade at Cardinal. The Engineer advised that obtaining a response and pricing could take approximately nine to twelve months, so the process should be initiated early.

Garage Door

The existing industrial garage door was described as deteriorating. The Authority discussed obtaining pricing and determining whether replacement could be incorporated into the current construction project. The Engineer indicated that pricing should be obtained and discussed contacting Burlington Overhead Door.

Stevenson Main

Two approaches were discussed:

- Excavating and making a point repair at the suspected failure location.
- Relocating/realigning the line to a new manhole, which could shorten the run and provide a longer term solution.

- The line is relatively shallow, which may reduce excavation/shoring costs.

Sewer Standards / Reference Materials

The Authority discussed creating a more detailed set of sewer connection and construction standards, including diagrams and specifications for items such as manholes, connections, backfill, stone, sand and compaction. The goal would be to provide developers and property owners with clear, consistent construction requirements.

Alarm System Modernization

The Authority discussed replacing aging pump-station alarm systems and potentially implementing a cellular-based monitoring system.

The system discussed could provide remote monitoring of station conditions, pump operation, voltage, amperage, wet-well levels and alarms.

A phased approach was discussed, potentially beginning with the station experiencing the greatest number of problems and establishing a standard system before expanding to additional stations.

Engineer Report Format

The Authority requested that future engineering reports continue to identify changes clearly, including using bold formatting where appropriate.

Members also requested that project addresses be included along with block and lot information to make projects easier to identify.

Old Business:

Car Wash Billing / Meter

The Authority revisited the billing issue involving the car wash near McDonald's.

Willingboro had raised questions regarding the property's meter, including:

- Whether the meter is calibrated.
- Whether the Sewage Authority approved the meter.
- The source of the property's water.
- Documentation supporting the meter readings.

The Authority indicated that it had not previously been notified of or approved the meter.

The Operator requested a contact for the property owner or manager and offered to meet with the customer, inspect the well/meter arrangement, and assist in obtaining meter calibration documentation.

The Authority's objective is to establish the actual water usage and ensure the customer is billed appropriately rather than continuing an unsupported estimated billing arrangement.

New Business:

Lease Renewal

The Authority discussed the renewal of its building lease, which expires June 1, 2027.

The proposed changes include removal of the dumpsters and recycling bins from the rear of the property. The lease would increase by \$100 annually on each June 1 anniversary.

The Authority discussed the allocation of maintenance responsibilities under the lease, including responsibility for interior plumbing, electrical, lighting and HVAC-related matters.

The Authority agreed to take additional time to review the proposed lease. Further discussion and recommendations will be brought back at a future meeting.

Correspondences:

Meeting open to the Public.

Willingboro Contract / Long-Term Sewer Arrangement

Committeewoman Juanita Scott asked about the contract with Willingboro.

The Authority discussed its long-term contract concerning the treatment/disposal of its sewer flow through Willingboro and whether there are legal or practical options for terminating or changing the arrangement.

The Solicitor indicated that there may be potential legal provisions allowing an exit, but the greater issue is the physical infrastructure necessary to redirect the Authority's flow.

The possibility of directing flow toward Beverly was discussed. Beverly currently does not have sufficient capacity, and significant infrastructure modifications would be required.

Meeting closed to the public:

MOTION was made by Mr. Minter and 2nd by Mr. Alexander to accept the June and July Financial Statement's.

Mr. Aaronson, Mr. Alexander, Mrs. Hall and Mr. Minter voted yes on roll call.

The Treasurer reported that the financial statements were in good condition, with approximately four months remaining in the fiscal year.

MOTION was made by Mr. Alexander and 2nd by Mr. Minter to accept the EPSA's Bills and Vouchers.

Mr. Aaronson, Mr. Alexander, Mrs. Hall and Mr. Minter voted yes on roll call.

Mrs. Atzert noted that the \$6,000 Willingboro commercial invoice item related to the car wash had been removed/adjusted pending resolution of the billing issue.

MOTION was made by Mr. Minter and 2nd by Mr. Alexander and approved by a voice vote of the Edgewater Park Sewerage Authority to adjourn the August 12, 2026 meeting at 8:01pm.

Respectfully submitted by,

Maria VanNocker

Maria VanNocker
Secretary