

**OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY**  
**REGULAR MEETING**  
**September 18, 2013**

Call to Order: The Regular Meeting of September 18, 2013 was called to order at 7:05 p.m. with the Pledge of Allegiance by Thomas Galante, Chairman.

Announcement: Chairman Galante announced that this meeting is being held in conformance with the Open Public Meetings Act. Notice has been given to the newspapers and notice of the meeting has been posted in public places.

Roll Call: Present:  
Thomas Galante, Chairman  
Edward Testino, Vice Chairman (arrived at 7:10 p.m.)  
Arthur Haney, Secretary  
Richard Greene, Treasurer  
Rocco Donatelli, Commissioner  
Anita Greenberg, 2<sup>nd</sup> Alternate - Assistant Treasurer

Absent:  
Reginald Butler, 1<sup>st</sup> Alternate – Assistant Secretary

Also present:  
Michael Roy, P.E.  
Stephen A. Florek II, Comptroller  
Louis E. Granata, Esq.

Executive Director's  
Report: Guy Donatelli, Executive Director

**Monthly Water Distribution and Drinking Water Analysis**

Executive Director Donatelli discussed the Drinking Water Analysis-Monthly Coliform Summary Report Form from Precision Analytical Labs and the Monthly Water Distribution for August 2013. Water usage is down approximately one million gallons. Bacteria samples taken during the month of August were negative.

**Personnel**

Executive Director Donatelli announced that James Smith, Water Chief Operation, retired as of September 1, 2013 due to health reasons and that he would be temporarily assuming the responsibilities until the position is filled.

**Seminar – Sewer Division SCADA System**

As part of the continuing education program for licensed operations and licensed professional engineers, a power point presentation was moderated by Michael Roy today describing the implementation of the OBMUA Sewer Division SCADA System.

Mr. Roy stated that he was able to showcase the Old Bridge MUA SCADA system which will become the standard of the industry.

**THM Monitor**

Executive Director Donatelli stated that bids are being solicited for the purchase and permanent installation of the THM Monitor at the Perrine Booster Station. The bid opening date is October 8, 2013 with a presentation to the Commissioners on October 16, 2013.

**Aberdeen Contract**

Executive Director Donatelli reminded the Commissioners that Aberdeen Township requested a change to the Water purchase Agreement with the MUA for a reduction from 800,000 to 600,000 gallons per day. An offer to reduce the amount to 700,000 gallons per day has not yet been responded to.

**Gov-Deals**

Executive Director Donatelli requested authorization to dispose of obsolete computers and monitors through the Gov-Deals program. All hard drives have been eliminated.

A motion to authorize the sale of obsolete computers and monitors through the Gov-Deals program was made by Mr. Testino and seconded by Mr. Haney.

The roll call was as follows:

AYES: Greene, Haney, Testino, Greenberg, Galante

NAYS: None

NO PARTICIPATON: Donatelli

ABSENT: Butler

5 Ayes            0 Nays            1 No Participation            1 Absent

A motion to accept the Executive Director's Report was made by Mr. Galante and seconded by Mr. Haney.

The roll call was as follows:

AYES: Greene, Haney, Testino, Greenberg, Galante

NAYS: None

NO PARTICIPATON: Donatelli

ABSENT: Butler

5 Ayes          0 Nays          1 No Participation      1 Absent

Previous Minutes: August 21, 2013 - Regular  
August 21, 2013 - Executive

A motion to approve the previous minutes was made by Galante and seconded by Mr. Donatelli.

The roll call was as follows:

AYES: Donatelli, Greene, Haney, Testino, Galante

NAYS: None

5 Ayes          0 Nays          0 Absent

Superintendent's Report: Al Lunkenheimer, Superintendent Sewer Division

A motion to accept the Superintendent's Report as included in the Commissioners' packets was made by Mr. Donatelli and seconded by Mr. Greene.

The roll call was as follows:

AYES: Donatelli, Greene, Haney, Testino, Galante

NAYS: None

5 Ayes          0 Nays          0 Absent

**1. Butler Major Subdivision, W10-618, S10-484  
Performance Bond Reduction**

Mr. Roy reported that installation and testing of the water and sewer main construction is complete; initial “as built” drawings are complete; and a permit to operate the sanitary sewer system has been issued. Remaining outstanding items are the following: punch list for water and sewer main construction; field verification/acceptance of drawings; formal acceptance of water/sewer mains by resolution; and posting of maintenance bonds.

The remaining outstanding items will be completed before Final Water and Sewer Performance Bond releases. Mr. Roy recommended Partial Water and Sewer Performance Bond releases.

A motion to approve Butler Major Subdivision, W10-618, S10-484 Performance Bond Reduction as recommended was made by Mr. Donatelli and seconded by Mr. Greene.

The roll call was as follows:

AYES: Donatelli, Greene, Haney, Testino, Galante

NAYS: None

5 Ayes            0 Nays            0 Absent

**2. Walgreens, W12-635, S12-500, Developer Agreements**

Mr. Roy stated that the Water and Sewer Developer Agreements have been prepared and signed in accordance with the Final Water and Sewer Approvals granted on July 17, 2013.

The Developer Agreements consist of the standard language, and the conditions of the Final Water and Sewer Approvals to construct approximately 260 LF of eight inch (8”) DIP water main to connect into an existing water main and approximately 1250 LF of four inch (4”) lateral connecting into an existing gravity sewer in Laurence Harbor Road to service a proposed 12,705 SF Walgreens.

A motion to authorize the Commissioners to sign the Walgreens, W12-635, S12-500, Developer Agreements as recommended was made by Mr. Donatelli and seconded by Mr. Greene.

The roll call was as follows:

AYES: Donatelli, Greene, Haney, Testino, Galante

NAYS: None

5 Ayes            0 Nays            0 Absent

**3. Electrical Service Contract No. W12-160, One Year Contract Extension to Quality Electrical Construction Co.**

Mr. Roy stated that John Faccas, Inc. t/a Quality Electrical Construction Co. was awarded this contract on October 17, 2012 for Electrical Service Contract No W12-160. The contract documents allow for an extension of up to two (2) years upon mutual agreement of both parties using the NJDCA “Index Rate” for any price adjustments in accordance with the Public Contracts Law, and Quality Electrical Construction Co. has agreed to a one-year extension of this contract.

Because John Faccas, Inc. t/a Quality Electrical Construction Co. has performed their work in an effective and efficient manner, Mr. Roy recommended a one (1) year extension with a price adjustment based on the applicable Index Rate as published by the NJDCA.

A motion to authorize a one year extension of the Electrical Service Contract No W12-160 to John Faccas, Inc. t/a Quality Electrical Construction Co. as recommended was made by Mr. Testino and seconded by Mr. Greene.

The roll call was as follows:

AYES: Donatelli, Greene, Haney, Testino, Galante

NAYS: None

5 Ayes            0 Nays            0 Absent

**4. 2012 Pump Station Upgrades, Contract No. 2012-01, Change Order No. 2**

Mr. Roy stated that this change order to MBE Mark III for the referenced project consists of the additional cost for miscellaneous relocations and modifications to the electrical systems at the Brookside, Lake Ridge West and Society Hill Sewer Pump Stations; man-lift modifications at Lake Ridge West Sewer Pump Station; construction of a generator pad and platform at Brookside Sewer Pump Station for a new natural gas powered emergency Generator and deletion of contract allowances for miscellaneous Work; reduction in the amount of contract wet well work at Society Hill Sewer Pump Station; and deletion of the cost of fixed lifting equipment (davit arms) intended to be used at each of the sewer pump stations to lift the new communitors in the future for maintenance. The cost of this Change Order is **zero**, and the contract amount remains at \$548,500.00.

Mr. Greene asked for an explanation of “davit arm”.

Mr. Haney inquired if the davit arm could be used for personnel in an emergency situation.

Mr. Roy explained that a davit arm is a type of crane which lifts equipment for standard maintenance, e.g. lifting equipment from a well for maintenance or replacement.

A motion to authorize a 2012 Pump Station Upgrades, Contract No. 2012-01, Change Order No. 2 as recommended was made by Mr. Galante and seconded by Mr. Donatelli.

The roll call was as follows:

AYES: Donatelli, Greene, Haney, Testino, Galante

NAYS: None

5 Ayes            0 Nays            0 Absent

Financial Report: Stephen A. Florek II, Comptroller

Mr. Florek reported that the audit report would be presented to the Commissioners on October 16, 2013.

Legal Report: Louis E. Granata, Esq.

Mr. Granata reported that two matters would be discussed in Executive Session: Transco and Brunetti.

Applications have been submitted to the Township Planning Board for the subdivision of the Prospect Avenue and Marlboro Road Properties. The Planning Board has accepted them and reviewed them at no cost in accordance with the service agreement. Mr. Rizzo's three-page report outlines the requirements. The Authority will need to make a case for the required variances and the other matters outlined by Mr. Rizzo. The application has been adjourned by the Planning Board until October. CME will provide the planner.

In accordance with Municipal Land Use Law, Mr. Granata's office has served notice to approximately forty residents. Notice was given to the newspaper, although due to the Labor Day holiday, publication did not occur until nine days prior to the hearing.

Mr. Greene inquired if the MUA was going to contest the conditions required by the planner.

Mr. Granata stated that one of the subdivided lots (Marlboro Road) is on a hill. There is a slope requirement in the zoning ordinance which states that 60% of the land on which a home is to be built must be off the slope. Because of the size of this lot, a portion of the building is on the slope. Proof must be offered to the Planning Board why there must be a variance with respect to the slope.

Mr. Greene asked if there was an issue with the lots in Laurence Harbor.

Mr. Granata responded that the lots in Laurence Harbor are undersized, but 40% - 45% of the homes in the area are also built on undersized lots.

Mr. Greene inquired about the sidewalk issue.

Mr. Donatelli stated that the MUA merely installed sidewalks to cover valves.

Mr. Granata stated that the MUA requires the services of a planner to explain the design and request waivers.

Mr. Donatelli stated that the Planning Board wants the MUA to install the services and then pave the road and install sidewalks.

Mr. Granata stated that Mr. Rizzo has an obligation to compare the plans to the zoning ordinance. It is up to the applicant to explain why it requires a waiver or a variance.

Bills & Claims: A motion to approve Bills & Claims in the amount of \$1,735,355.20 was made by Mr. Greene and seconded by Mr. Testino.

The roll call was as follows:

AYES: Donatelli, Greene, Haney, Testino, Galante

NAYS: None

5 Ayes 0 Nays 0 Absent

Old Business: **Brunetti Oaks at Glenwood Development**  
To be discussed in Executive Session

**Disinfection By-Products Regulations and Monitoring – Update**  
Previously discussed

New Business: A motion was made to support the Chamber of Commerce Business Leader of the Year Award Dinner by purchasing a full-page journal ad and to make a donation equivalent to the cost of a full table by Mr. Greene and seconded Mr. Donatelli.

The roll call was as follows:

AYES: Donatelli, Greene, Haney, Testino, Galante

NAYS: None

5 Ayes 0 Nays 0 Absent

Open to public: Seeing no hands Chairman Galante closed the public portion.



Executive Session: A motion to go into Executive Session at 7:30 p.m. was made by Dr. Greenberg and seconded by Mr. Greene.

The roll call was as follows:

AYES: Donatelli, Greene, Haney, Testino, Galante

NAYS: None

5 Ayes            0 Nays            0 Absent

**The Regular Meeting reconvened at 7:55 p.m.**

**During Executive Session Mr. Granata discussed litigation matters pertaining to Brunetti and Manzo/Transco.**

Adjournment: A motion to adjourn at 7:56 p.m. was made by Mr. Galante and seconded by Mr. Greene.

The motion was approved by an ALL AYES vote.

Respectfully submitted:

---

Arthur M. Haney, Secretary