

OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY
REGULAR MEETING
December 17, 2014

Call to Order: The Regular Meeting of December 17, 2014 was called to order at 12:00 p.m. with the Pledge of Allegiance by Arthur Haney, Chairman.

Announcement: Chairman Haney 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:
Arthur Haney, Chairman
Richard Greene, Vice Chairman
Edward Testino, Secretary (left the meeting at 12:45pm)
Rocco Donatelli, Assistant Secretary
Frank Weber, 1st Alternate Member, Assistant Treasurer

Absent:
Anita Greenberg, Treasurer
Brian Cahill, 2nd Alternate Member

Also Present: Guy Donatelli, Executive Director
Stephen A. Florek, Comptroller
Michael Roy, P.E.
James J. Cleary, Esq.
Mitchell B. Jacobs, 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 November 2014.

Advertisement for Solicitation of Professional Qualifications
Executive Director Donatelli announced that the annual solicitation for professional qualifications for various professional services of the Authority needs to be advertised in the newspaper.

A motion to authorize a newspaper advertisement for solicitation of professional qualifications was made by Mr. Testino and seconded by Mr. Weber.

The roll call was as follows:

AYES: Donatelli, Greene, Testino, Weber, Haney

NAYS: None

ABSENT: Greenberg

5 Ayes 0 Nays 1 Absent

Emergency Contract to Pave County Road Route 516

Executive Director Donatelli stated that because the current contractor, Montana Construction, could not complete the paving in a timely fashion, an emergency contract had to be issued for the final paving work for 2,000 linear feet of pipe trench on Rt. 516 to J. Gatarz and Sons in the amount of \$78,241.50.

Mr. Greene asked if the Authority expected to recoup the difference in the contract amount.

Mr. McClelland stated that the contractor has been contacted.

Executive Director Donatelli stated that the additional cost amounts to approximately \$32,000. His recommendation will be to recoup the additional money from the original Contractor because he had ample time to complete this project.

A motion to authorize a payment in the amount of \$78,241.50 to J. Gatarz and Sons for an emergency contract to pave County Road 516 was made by Mr. Testino and seconded by Mr. Haney.

The roll call was as follows:

AYES: Donatelli, Greene, Testino, Weber, Haney

NAYS: None

ABSENT: Greenberg

5 Ayes 0 Nays 1 Absent

Billing System

Executive Director Donatelli stated that consideration is being given to change the delivery of the water/sewer billing statements.

Mr. Florek introduced Mr. Marion from Philadelphia Business forms that offered a few style recommendations and the costs related thereto to the Commissioners.

Chairman's Report: Arthur M. Haney, Chairman
Mr. Haney stated that he recently received a letter from John Hauser who would like to appear before the Commissioners to discuss agricultural water/sewer rates.

Executive Director Donatelli stated that Mr. Hauser is getting a hydrant meter and pays the same rates as a homeowner.

Previous Minutes: Regular Meeting - October 15, 2014
Executive Session - October 15, 2014

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

The roll call was as follows:

AYES: Donatelli, Greene, Testino, Weber, Haney

NAYS: None

ABSENT: Greenberg

5 Ayes 0 Nays 1 Absent

Engineering Reports: Michael Roy, P.E.
Reports on Developers for Approval.

Woodhaven Village, Section 2, Irrigation/Woodhaven Village, Inc.

1. W14-433, Minor Water – 2 EDCU's

LOCATION: On the south side of Texas Road at Woodhaven Boulevard.

DESCRIPTION: Construction of a one and one-half inch (1 ½") tap and meter pit for a lawn irrigation system at the entrance to Woodhaven Village, Section 2 that is currently under construction.

COMMENTS:

1. Minor Review, Inspection and Connection fees have been paid.
2. The Authority granted Final Water Approval to Woodhaven Village, Section 2, Phases I & II on February 19, 2014, which was approved without irrigation. The Applicant is now seeking approval for a two (2) EDCU irrigation system. Township Site Plan Approval is not required for this irrigation system.
3. Based on the proposed number of units it was determined that the additional demand on the water distribution system is insignificant.
4. Applicant has acknowledged that all proposed water lines will remain privately owned and maintained by the Applicant.
5. This work is also subject to approval by the Township Plumbing Sub-Code Official.
6. Water service tap will be performed by the Authority at a cost in accordance with the Authority's Rate Schedule at the time payment is made.
7. Technical requirements sufficient for Minor Water Approval have been satisfied.
8. A copy of this report has been supplied to the Contact Person of the Applicant as listed on the application form.
9. Recommend Minor Water Approval subject to the following conditions:

CONDITIONS:

1. Applicant shall pay all applicable fees.
2. The Applicant shall comply with and address any and all comments in this Engineer's Report dated December 12, 2014.
3. All proposed water lines to remain privately owned and maintained by the Applicant.

4. The Applicant shall construct the water improvements in accordance with the Approved Drawings, and permits issued by any Agency having jurisdiction.
5. Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.
6. This Minor Water Approval shall expire one (1) year from the date of the resolution if no construction has taken place within that one (1) year period.

A motion to approve Woodhaven Village, Section 2, Irrigation/Woodhaven Village, Inc., W14-433, Minor Water as recommended was made by Mr. Testino and seconded by Mr. Greene.

The roll call was as follows:

AYES: Donatelli, Greene, Testino, Weber, Haney

NAYS: None

ABSENT: Greenberg

5 Ayes 0 Nays 1 Absent

The Oaks @ Glenwood II/Midtown Water Company
2. W14-645, Preliminary Water – 157 Single Family,
464 Apartments, 303 EDCU's Commercial + 74
Fire = 998 ECU's

LOCATION: On the west side of Route 9 between Schulmeister Road and Perrine Road, and north of Oaks at Glenwood, Phase I.

DESCRIPTION: Construction of approximately 27,500 LF of eight and ten inch (8" & 10") water mains connecting into the proposed Oaks at Glenwood, Phase I and the "Middlesex Line".

COMMENTS:

1. Balance of Application and Preliminary Review fees are due.
2. The Applicant has indicated that lawn irrigation is not proposed for this site; therefore, lawn irrigation is not included in this approval. If a lawn irrigation system using municipal water is

proposed in the future, the plan must be submitted to the Authority to determine the number of additional Equivalent Domestic Consumer Units.

3. Engineer's Report indicates, "Sizing of mains will be confirmed under future submissions". Internal main sizes will be subject to review at the time of Tentative Application.

4. The Applicant has indicated that the needed fire flow is 1,650 gpm. The residential fire flow calculations are based on each unit in a building being separated from adjacent units by a continuous firewall from foundation and protruding through the building roof and, a seventy-five foot (75') separation to exposed buildings.

5. The one million gallon tank proposed and approved under the Oaks at Glenwood, Phase I Application will be sufficient for the additional water demand of the units proposed under this application, as well as providing the needed fire flow demand for this application.

6. The drawings show Parcel "D" connected into the 20" transmission water main in Waterworks Road. All proposed buildings in Parcel "D" shall be serviced by distribution water that is looped from the twelve inch (12") main that will be constructed as part of Oaks at Glenwood, Phase I, as indicated in the submitted Engineer's Report.

7. The Applicant has indicated that proposed water mains and fire hydrants within the public right-of-way will be dedicated to the Authority and all other proposed water mains and fire hydrants will remain privately owned and maintained by the Applicant.

8. Submit proof of Township Planning/Zoning Approval (signed Resolution) when available.

9. Provide a list of outside agency permits required for this project including NJDOT, County and Township Road Opening Permits and NJDEP Safe Drinking Water Permit.

10. Technical design review of the drawings will be performed after receipt of a complete Tentative Water Application submittal.

11. Submission deadlines for a Tentative Water Application package are as follows:

- A. December 31, 2014
- B. January 28, 2015
- C. February 25, 2015

12. A copy of this report has been supplied to the Contact Person of the Applicant as listed on the application form.

13. Recommend Preliminary Water Approval subject to the following conditions:

CONDITIONS:

1. Applicant shall pay all applicable fees.
2. All comments from this Engineer's Report dated December 15, 2014, shall be addressed with the Tentative Water Application.
3. The Applicant shall comply in all respects with the conditions in the report received from the Consulting Engineer, CME Associates, dated December 15, 2014.
4. The proposed water system of Oaks at Glenwood I (including water mains, pressure reducing valves and the one (1) million gallon on-site water storage tank) that received Tentative Water Approval on September 19, 2012, shall be constructed and operational prior to the Oaks at Glenwood, Phase II connection into that water system.
5. Water main of Parcel "D" shall be serviced via the twelve-inch (12") water main being constructed as part of Oaks at Glenwood, Phase I rather than connecting into the existing water transmission main in Water Works Road.
6. Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.
7. This Preliminary Water Approval shall expire one (1) year from the date of the resolution.

A motion to approve The Oaks @ Glenwood II/Midtown Water Company W14-645, Preliminary Water – 157 Single Family, 464 Apartments as recommended was made by Mr. Donatelli and seconded by Mr. Testino.

The roll call was as follows:

AYES: Donatelli, Greene, Testino, Weber, Haney

NAYS: None

ABSENT: Greenberg

5 Ayes 0 Nays 1 Absent

Superintendent's
Report:

Al Lunkenheimer, Superintendent Sewer Division

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

The roll call was as follows:

AYES: Donatelli, Greene, Testino, Weber, Haney

NAYS: None

ABSENT: Greenberg

5 Ayes 0 Nays 1 Absent

Engineering Reports: Michael Roy, P.E.

1. Perrine Road Water Storage Tank Rehabilitation – Award Contract

Mr. Roy reported that out of the eleven bidders, G.C. Zarnas and Company Inc. of Bethlehem, Pa, submitted the apparent low bid in the amount of \$1,423,342.00, but irregularities were noted.

Alpine Painting and Sandblasting of Paterson, NJ submitted the second lowest bid, in the amount of \$1,787,675.00, but irregularities were also noted.

Based upon discussions with the Authority's attorney, the bid from G.C. Zarnas and Company Inc. is non-responsive due to the lack of the company being a Registered Public Works Contractor at the time of the bid thereby rendering Alpine Painting and Sandblasting the lowest responsive bidder.

Mr. Roy stated that CME Associates contacted several of the references listed in the experience statement for similar types and sizes of projects completed by Alpine Painting and Sandblasting, and based on the experience and responses from those references, has deemed Alpine Painting and Sandblasting capable of performing the work required by the Contract.

A motion to award the contract for Perrine Road Water Storage Tank Rehabilitation to Alpine Painting and Sandblasting in the amount of \$1,787,675.00 as recommended was made by Mr. Testino and seconded by Mr. Greene.

The roll call was as follows:

AYES: Donatelli, Greene, Testino, Weber, Haney

NAYS: None

ABSENT: Greenberg

5 Ayes 0 Nays 1 Absent

2. Route 516 Fuel Storage Facility – Award Contract

Mr. Roy reported that the apparent low bidder for this project was Independence Constructors, Inc. of Bridgewater, NJ with a bid in the amount of \$717,000.00, which is approximately \$200,000.00 below the Engineer's Estimate for the project. Although Independence Constructors indicated that they are capable of delivering the project at the proposed price, irregularities were noted in the bid submitted.

The second low bidder was American Petroleum Equipment & Construction Co. of Walden, NY, with a bid price of \$933,395.00, which is \$216,395.00 above the low bidder, but irregularities were noted in the bid submitted by American Petroleum Equipment & Construction Co.

The Authority's attorney has determined that Independence Constructors failure to list Subcontractors in the Bid Proposal is not a minor informality that can be waived by the Authority, and Independence Constructor's intention to hire a licensed electrician to perform electrical work after award of the contract renders this bid non-responsive.

Accordingly, subject to receipt of written approval from the NJDEP, certification of funds by the Authority's comptroller and review and approval by the Authority's Attorney, including verification that the bonding and surety company is licensed to do business in the State of New Jersey and named on the current list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" by the U.S. Treasury Department, and waiver of the above referenced irregularities if deemed appropriate by the Authority's Attorney, CME has recommended award of the project within 60 days of the receipt of bids to American Petroleum Equipment & Construction Co. of Walden, NY, with a bid in the amount of \$933,395.00

A motion to award the Route 516 Fuel Storage Facility Contract to American Petroleum Equipment & Construction Co. as recommended was made by Mr. Testino and seconded by Mr. Greene.

The roll call was as follows:

AYES: Donatelli, Greene, Testino, Weber, Haney

NAYS: None

ABSENT: Greenberg

5 Ayes 0 Nays 1 Absent

Financial Report: Stephen A. Florek II, Comptroller

Resolution

A motion to approve the resolution directing application be made to the Local Finance Board in connection with a loan through the NJEIT for the 2015 projects was made by Mr. Greene and seconded by Mr. Donatelli.

The roll call was as follows:

AYES: Donatelli, Greene, Weber, Haney

NAYS: None

ABSENT: Greenberg, Testino, Cahill

4 Ayes 0 Nays 3 Absent

Resolution

A motion to approve the reimbursement resolution for NJEIT 2015 Projects was made by Mr. Greene and seconded by Mr. Weber.

The roll call was as follows:

AYES: Donatelli, Greene, Weber, Haney

NAYS: None

ABSENT: Greenberg, Testino, Cahill

4 Ayes 0 Nays 3 Absent

Legal Report: James J. Cleary, Esq.

No Report

Bills & Claims: A motion to approve Bills & Claims in the amount of \$1,677,077.31 was made by Mr. Weber and seconded by Mr. Donatelli.

The roll call was as follows:

AYES: Donatelli, Greene, Weber, Haney

NAYS: None

ABSENT: Greenberg, Testino, Cahill

4 Ayes 0 Nays 3 Absent

Old Business: None

New Business: None

Open to Public: Mayor Henry discussed the recent fire at Bridgepointe and the lack of fire hydrant water due to the disintegrating state of the pipes. He would like the Authority's assistance in correcting this situation.

Executive Director Donatelli stated that a unique situation exists in Bridgepointe because the soil in the area is aggressive and corrodes the pipes. He offered to confer with the fire department.

Seeing no further hands Chairman Haney closed the public portion.

Adjournment: A motion to adjourn at 12:53 p.m. was made by Mr. Greene and seconded by Mr. Weber.

The roll call was as follows:

AYES: Donatelli, Greene, Weber, Haney

NAYS: None

ABSENT: Greenberg, Testino, Cahill

4 Ayes 0 Nays 3 Absent

Respectfully submitted:



Edward Testino, Secretary

BRIAN CAHILL