

**OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY**  
**REGULAR MEETING**  
**May 20, 2015**

Call to Order: The Regular Meeting of May 20, 2015 was called to order at 7:00 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  
Anita Greenberg, Treasurer  
Frank Weber, Assistant Treasurer  
Brian Cahill, 1<sup>st</sup> Alternate  
Paul Carlock, 2<sup>nd</sup> Alternate

Absent: Edward Testino, Secretary

Also Present: Guy Donatelli, Executive Director  
Michelle Smith, Comptroller  
Michael Roy, P.E.  
Mitchell Jacobs, Esq.  
Louis E. Granata, E sq.

Executive Director's  
Report: Guy Donatelli, Executive Director

**Monthly Distribution and Drinking Water Analysis**

Executive Director Donatelli discussed the Drinking Water Analysis-Monthly Coliform Summary Report from Precision Analytical Labs and the Monthly Water Distribution for April 2015 that indicated that there was no coliform found during the monthly testing.

**Licensed Operator Succession Plan**

Executive Director Donatelli acknowledged and congratulated employees, Ray Totten and Walter Tier, for having successfully achieved their Class 4 Water Distribution Licenses.

**Middlesex Water Company Rate Case**

Executive Director Donatelli stated that there is a need to advertise for Qualifications for an attorney with experience in BPU rate cases. The Authority usually shares in the cost of service with a rate expert with Marlboro Township. However, general counsel suggests that the Authority retain its own counsel.

A motion to authorize a Request for Qualifications with respect to the BPU Rate Case was made by Mr. Haney and seconded by Mr. Greene.

The roll call was as follows:

AYES: Greenberg, Greene, Weber, Cahill, Haney

NAYS: None

ABSENT: Testino

5 Ayes            0 Nays            1 Absent

**Annual Consumer Confidence Report**

Executive Director Donatelli solicited comments from the Commissioners prior to the printing deadline.

Mr. Roy stated that this will be the last mailing of the Annual Consumer Confidence Report to the customers due to the change in the billing system. The DEP allows for us to reference on the billings to customers, the webpage of where the Consumer Confidence Report is posted.

A motion to accept the Executive Director's Report was made by Dr. Greenberg and seconded by Mr. Greene.

The roll call was as follows:

AYES: Greenberg, Greene, Weber, Cahill, Haney

NAYS: None

ABSENT: Testino

5 Ayes            0 Nays            1 Absent

Previous Minutes:

**Reorganization Meeting - February 4, 2015**

A motion to approve the previous minutes was made by Dr. Greenberg and seconded by Mr. Greene.

The roll call was as follows:

AYES: Greenberg, Greene, Weber, Cahill, Haney

NAYS: None

ABSENT: Testino

5 Ayes      0 Nays      1 Absent

**Regular Meeting - February 18, 2015**

A motion to approve the previous minutes was made by Mr. Greene and seconded by Dr. Greenberg.

The roll call was as follows:

AYES: Greenberg, Greene, Weber, Cahill, Haney

NAYS: None

ABSENT: Testino

5 Ayes      0 Nays      1 Absent

**Executive Session - February 18, 2015**

A motion to approve the previous minutes was made by Dr. Greenberg and seconded by Mr. Haney.

The roll call was as follows:

AYES: Greenberg, Greene, Weber, Cahill, Haney

NAYS: None

ABSENT: Testino

5 Ayes      0 Nays      1 Absent

**Budget Workshop - March 4, 2015**

A motion to approve the previous minutes was made by Dr. Greenberg and seconded by Mr. Haney.

The roll call was as follows:

AYES: Greenberg, Greene, Cahill, Carlock, Haney

NAYS: None

NO PARTICPATION: Weber

ABSENT: Testino

5 Ayes      0 Nays      1 No Participation      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 Dr. Greenberg and seconded by Mr. Weber.

The roll call was as follows:

AYES: Greenberg, Greene, Weber, Cahill, Haney

NAYS: None

ABSENT: Testino

5 Ayes      0 Nays      1 Absent

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

**1. Town Center Residential/Cottrell Court Townhomes, LLC  
Final Water Application Number W11-629**

RECOMMEND APPROVAL

DATE: May 15, 2015

APPLICANT: Cottrell Court Townhomes, LLC

DEVELOPMENT NAME: Town Center Residential

TYPE: ATTACHED RESIDENTIAL

USE: DOMESTIC AND IRRIGATION

BLOCK/LOT: 14263/4 (11.5 Acres)

NO. OF UNITS: 12 + 2 Irrigation = 14 EDCU'S

LOCATION: On the west side of Cottrell Road approximately 500 feet south of Route 516 between Rosegate Condominiums and the Town Center Shopping Center.

DESCRIPTION: Construction of approximately 350 LF of eight inch (8") DIP water main to connect into an existing water main in Cottrell Road to service twelve (12) townhouse units and an irrigation system for the open space areas.

**COMMENTS:**

1. Final Review and Inspection fees have been paid. The initial Connection and Construction Water fees have been paid in accordance with an approved schedule. Connection Fee rates are subject to change.
2. The Authority granted Tentative Approval on November 17, 2014. Township Final Planning Board Approval was granted on April 1, 2014.
3. The Applicant has indicated that all proposed water mains and fire hydrants will be dedicated to the Authority.
4. The submitted metes and bounds description is acceptable. An executed deed of easement, in accordance with the Authority's sample, shall be provided to the Authority for filing.
5. The size, material and installation of the on-site water service lines are also subject to approval by the Township Plumbing Sub-Code Official.
6. Technical requirements sufficient for Final Water Approval have been satisfied.

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

8. Recommend Final 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 May 15, 2015.
3. All proposed mains shall be dedicated to the Authority.
4. Applicant to schedule a pre-construction meeting at least two (2) weeks prior to commencing any utility construction.
5. Applicant to execute Developer's Agreement for water utility construction which incorporates all requirements of both the Authority and the Township Approvals prior to the pre-construction meeting.
6. Wet cut fee, Performance Guarantee, Certificate of Insurance and proof of all required permits shall be submitted prior to the pre-construction meeting.
7. Executed utility easements through Lot 4.12 shall be supplied to the Authority for our office to file prior to the preconstruction meeting.
8. The Applicant shall construct the water improvements in accordance with the Approved Drawings, and permits issued by any Agency having jurisdiction.
9. Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.
10. This Final 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 Town Center Residential/Cottrell Court Townhomes, LLC W11-629, Final Water as recommended was made by Mr. Weber and seconded by Mr. Haney.

The roll call vote was as follows:

AYES: Weber, Cahill, Haney

NAYS: None

ABSTAIN: Greenberg, Greene

ABSENT: Testino

3 Ayes          0 Nays          2 Abstain          1 Absent

**2. Town Center Residential/Cottrell Court Townhomes, LLC  
Final Sewer Application Number S11-494**

RECOMMEND APPROVAL

DATE: May 15, 2015

APPLICANT: Cottrell Court Townhomes, LLC

DEVELOPMENT NAME: Town Center Residential

TYPE: ATTACHED RESIDENTIAL

DRAINAGE BASIN: Deep Run

BLOCK/LOT: 14263/4 (11.5 Acres)

NO. OF UNITS: 12

LOCATION: On the west side of Cottrell Road approximately 500 feet south of Route 516 between Rosegate Condominiums and the Town Center Shopping Center.

DESCRIPTION: Construction of 265 LF of eight inch (8") PVC sanitary sewer main to connect into an on-site gravity sewer main to service twelve (12) townhouse units.

**COMMENTS:**

1. Final Review and Inspection fees have been paid. The initial Connection fees have been paid in accordance with an approved schedule. Connection fee rates are subject to change.

2. The Authority granted Tentative Approval on November 17, 2014. Township Final Planning Board Approval was granted on April 1, 2014.
3. The Applicant has indicated that all proposed sanitary sewer mains will be dedicated to the Authority.
4. The submitted metes and bounds description is acceptable. An executed deed of easement, in accordance with the Authority's sample shall be provided to the Authority for filing.
5. The size, slope and installation of the on-site sewer laterals are subject to approval by the Township Plumbing Sub-Code Official.
6. Technical requirements sufficient for Final Sewer Approval have been satisfied.
7. A copy of this report has been supplied to the Contact Person of the Applicant as listed on the application form.
8. Recommend Final Sewer 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 May 15, 2015.
3. There shall be no prohibited wastes discharged into the sewer system including discharge from any HVAC system.
4. All proposed sewer mains shall be dedicated to the Authority.
5. Applicant to schedule a pre-construction meeting at least two (2) weeks prior to commencing any utility construction.
6. Applicant to execute Developer's Agreement for sewer utility construction which incorporates all requirements of both the Authority and the Township Approvals prior to the pre-construction meeting.



7. Performance Guarantee, Certificate of Insurance and proof of all required permits shall be submitted prior to the pre-construction meeting.

8. Executed utility easements through Lot 4.12 shall be supplied to the Authority for our office to file prior to the pre-construction meeting.

9. Supply the Authority with Confined Space equipment in accordance with the Rules and Regulations and as specified by Sewer Superintendent at the time of dedication.

10. The Applicant shall construct the sewer improvements in accordance with the Approved Drawings, and permits issued by any Agency having jurisdiction.

11. Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.

12. This Final Sewer Approval shall expire one (1) year from the date of the resolution if no construction has taken place at the site within that one (1) year period.

A motion to approve Town Center Residential/Cottrell Court Townhomes, LLC S11-494, Final Sewer as recommended was made by Mr. Weber and seconded by Mr. Haney.

The roll call was as follows:

AYES: Weber, Cahill, Haney

NAYS: None

ABSTAIN: Greenberg, Greene

ABSENT: Testino

3 Ayes      0 Nays      2 Abstain      1 Absent

**Prior to the roll call vote the following discussion took place.** Mr. Roy stated, in response to a question posed by Mr. Greene, that tentative approval was given in November 2014; prior to that preliminary approval was granted. The developer received planning board approval in April 2014. Comments were made in November as to whether there was capacity to approve the number

of units. Tentative approval is basically a permit ready set of drawings to be taken to the DEP for either a drinking water permit or an extension of sewer. That may be pursued while concurrently applying for final approval. In the final approval, the developer addresses the comments made for tentative approval, i.e. "cleaning up" the plans or straightening out major items. Final application is then made.

**3. Walgreens – Route 516/Sound Old Bridge, LLC  
Final Water Application Number W14-641**

**RECOMMEND APPROVAL**

DATE: May 15, 2015

APPLICANT: Sound Old Bridge, LLC

DEVELOPMENT NAME: Walgreens – Route 516

TYPE: COMMERCIAL

USE: DOMESTIC, FIRE PROTECTION AND IRRIGATION

BLOCK/LOT: 15502/3.11 (10 Acres)

NO. OF UNITS: 4 + 1 Irrigation + 1 Fire = 6 EDCU'S

LOCATION: At the intersection of Gaub Road and Route 516 in the Browntown Shopping Center at the location of the existing gas station.

DESCRIPTION: Construction of approximately 150 LF of six and eight inch (6" & 8") DIP to connect into an existing water main in Gaub Road to service a proposed 13,650 SF Walgreens on a one (1) acre leased portion of the Browntown Shopping Center.

**COMMENTS:**

1. Final Review, Inspection and Connection fees have been paid.
2. The Authority granted Preliminary and Tentative Approval on March 16, 2015. Township Final Zoning Board Approval was granted on December 18, 2014.

3. The Equivalent Domestic Consumer Unit (EDCU) calculation was based on retail use. Please inform this office as soon as information is available if there will be a more intense use (such as restaurant, laundromat, etc.) in order to adjust the EDCU demand and number of approved units.
4. Applicant has acknowledged that all proposed water mains and fire hydrants will remain privately owned and maintained by the Applicant.
5. Technical requirements sufficient for Final Water Approval have been satisfied.
6. A copy of this report has been supplied to the Contact Person of the Applicant as listed on the application form.
7. Recommend Final Water Approval subject to the following conditions:

**CONDITIONS:**

1. Applicant shall pay all applicable fees.
2. Applicant shall comply with and address any and all comments in this Engineer's Report dated May 15, 2015.
3. All proposed water mains to remain privately owned and maintained by the Applicant.
4. Fire service line size and number of sprinkler heads shall be provided to this Authority as soon as available.
5. Applicant to schedule a pre-construction meeting at least two (2) weeks prior to commencing any utility construction.
6. Applicant to execute Developer's Agreement for water utility construction which incorporates all requirements of both the Authority and the Township Approvals prior to the pre-construction meeting.
7. Wet cut fee, Performance Guarantee, Certificate of Insurance and proof of all required permits shall be submitted prior to the pre-construction meeting.

8. The Applicant shall construct the water improvements in accordance with the Approved Drawings, and permits issued by any Agency having jurisdiction.

9. Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.

10. This Final 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.

**4. Walgreens – Route 516/Sound Old Bridge, LLC  
Final Sewer Application Number S14-506**

RECOMMEND APPROVAL

DATE: May 15, 2015

APPLICANT: Sound Old Bridge, LLC

DEVELOPMENT NAME: Walgreens – Route 516

TYPE: COMMERCIAL

DRAINAGE BASIN: Deep Run

BLOCK/LOT: 15502/3.11 (10 Acres)

NO. OF UNITS: 4 EDCU'S

LOCATION: At the intersection of Gaub Road and Route 516 in the Browntown Shopping Center at the location of the existing gas station.

DESCRIPTION: Construction of approximately 75 LF of four inch (4") DIP lateral to connect into an existing on-site cleanout to service a proposed 13,650 SF Walgreens on a one (1) acre leased portion of the Browntown Shopping Center.

**COMMENTS:**

1. Final Review, Inspection and Connection fees have been paid.

2. The Authority granted Preliminary and Tentative Approval on March 16, 2015. Township Final Zoning Board Approval was granted on December 18, 2015.
3. The Equivalent Domestic Consumer Unit (EDCU) calculation was based on retail use. Please inform this office as soon as information is available if there will be a more intense use (such as restaurant, laundromat, etc.) in order to adjust the EDCU demand and number of approved units.
4. Existing cleanout manholes shall be repaired as directed by the Authority to be watertight before making the sewer connection from the proposed Walgreens.
5. Applicant has acknowledged that all proposed sewer lines will remain privately owned and maintained by the Applicant.
6. The size, slope and installation of the on-site sewer lateral are subject to approval by the Township Plumbing Sub-Code Official.
7. Technical requirements sufficient for Final Sewer 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 Final Sewer 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 May 15, 2015.
3. There shall be no prohibited wastes discharged into the sewer system including discharge from any HVAC system.
4. All proposed sewer lines to remain privately owned and maintained by the Applicant.

5. Applicant to schedule a pre-construction meeting at least two (2) weeks prior to commencing any utility construction.
6. Applicant to execute Developer's Agreement for sewer utility construction which incorporates all requirements of both the Authority and the Township Approvals prior to the pre-construction meeting.
7. Performance Guarantee, Certificate of Insurance and proof of all required permits shall be submitted prior to the pre-construction meeting.
8. The Applicant shall construct the sewer improvements in accordance with the Approved Drawings, and permits issued by any Agency having jurisdiction.
9. Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.
10. This Final Sewer Approval shall expire one (1) year from the date of the resolution if no construction has taken place at the site within that one (1) year period.

A motion to approve Walgreens – Route 516/Sound Old Bridge, LLC W14-641, Final Water and S14-506, Final Sewer as recommended was made by Dr. Greenberg and seconded by Mr. Weber.

The roll call vote was as follows:

AYES: Greenberg, Weber, Cahill, Haney

NAYS: None

ABSTAIN: Greene

ABSENT: Testino

4 Ayes            0 Nays            1 Abstain        1 Absent

**5. Primrose School/Primrose School Franchising Company  
Final Water Application Number S14-642**

FINAL WATER APPLICATION

RECOMMEND APPROVAL

DATE: May 15, 2015

APPLICANT: Primrose School Franchising Company

DEVELOPMENT NAME: Primrose School

TYPE: COMMERCIAL

USE: DOMESTIC, FIRE PROTECTION AND IRRIGATION

BLOCK/LOT: 13000/3 (3.5Acres)

NO. OF UNITS: 5 + 5 Irrigation + 1 Fire = 11 EDCU'S

LOCATION: On the northbound side of Route 9, between the Public Storage facility and the 19 Petroleum Gas Station.

DESCRIPTION: Construction of approximately 110 LF of eight inch (8") DIP to connect into an existing water main in Route 9 to service a proposed 12,238 SF childcare facility.

COMMENTS:

1. Final Review, Inspection and Connection fees have been paid.
2. The Authority granted Tentative Approval on March 16, 2015. Township Preliminary and Final Planning Board Approval was granted on January 6, 2015.
3. Applicant has acknowledged that all proposed water mains and fire hydrants will remain privately owned and maintained by the Applicant.
4. Submit proof of Township Planning Approval (signed Resolution) when available.
5. The Applicant shall provide proof of title within ten (10) days after the closing which shows ownership of the property.
6. Technical requirements sufficient for Final Water Approval have been satisfied.
7. A copy of this report has been supplied to the Contact Person of the Applicant as listed on the application form.

8. Recommend Final 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 May 15, 2015.
3. All proposed water mains to remain privately owned and maintained by the Applicant.
4. Number of fire sprinkler heads shall be provided to this Authority as soon as available.
5. Applicant to schedule a pre-construction meeting at least two (2) weeks prior to commencing any utility construction.
6. Applicant to execute Developer's Agreement for water utility construction which incorporates all requirements of both the Authority and the Township Approvals (including a water maintenance plan) prior to the pre-construction meeting.
7. Wet cut fee, Performance Guarantee, Certificate of Insurance and proof of all required permits shall be submitted prior to the pre-construction meeting.
8. Peak demand of the irrigation system in gallons per minute (gpm) for the purpose of sizing the water meter along with the plumbing schematic of the proposed meter installation shall be supplied to the Authority prior to the pre-construction meeting.
9. The Applicant shall construct the water improvements in accordance with the Approved Drawings, and permits issued by any Agency having jurisdiction.
10. Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.
11. This Final 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.



**6. Primrose School/Primrose School Franchising Company  
Final Sewer Application Number S14-506**

RECOMMEND APPROVAL

DATE: May 15, 2015

APPLICANT: Sound Old Bridge, LLC

DEVELOPMENT NAME: Walgreens – Route 516

TYPE: COMMERCIAL

DRAINAGE BASIN: Deep Run

BLOCK/LOT: 15502/3.11 (10 Acres)

NO. OF UNITS: 4 EDCU'S

LOCATION: At the intersection of Gaub Road and Route 516 in the Browntown Shopping Center at the location of the existing gas station.

DESCRIPTION: Construction of approximately 75 LF of four inch (4") DIP lateral to connect into an existing on-site cleanout to service a proposed 13,650 SF Walgreens on a one (1) acre leased portion of the Browntown Shopping Center.

**COMMENTS:**

1. Final Review, Inspection and Connection fees have been paid.
2. The Authority granted Preliminary and Tentative Approval on March 16, 2015. Township Final Zoning Board Approval was granted on December 18, 2015.
3. The Equivalent Domestic Consumer Unit (EDCU) calculation was based on retail use. Please inform this office as soon as information is available if there will be a more intense use (such as restaurant, laundromat, etc.) in order to adjust the EDCU demand and number of approved units.

4. Existing cleanout manholes shall be repaired as directed by the Authority to be watertight before making the sewer connection from the proposed Walgreens.
5. Applicant has acknowledged that all proposed sewer lines will remain privately owned and maintained by the Applicant.
6. The size, slope and installation of the on-site sewer lateral are subject to approval by the Township Plumbing Sub-Code Official.
7. Technical requirements sufficient for Final Sewer 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.

Recommend Final Sewer 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 May 15, 2015.
3. There shall be no prohibited wastes discharged into the sewer system including discharge from any HVAC system.
4. All proposed sewer lines to remain privately owned and maintained by the Applicant.
5. Applicant to schedule a pre-construction meeting at least two (2) weeks prior to commencing any utility construction.
6. Applicant to execute Developer's Agreement for sewer utility construction that incorporates all requirements of both the Authority and the Township Approvals prior to the pre-construction meeting.
7. Performance Guarantee, Certificate of Insurance and proof of all required permits shall be submitted prior to the pre-construction meeting.

8. The Applicant shall construct the sewer improvements in accordance with the Approved Drawings, and permits issued by any Agency having jurisdiction.

9. Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.

10. This Final Sewer Approval shall expire one (1) year from the date of the resolution if no construction has taken place at the site within that one (1) year period.

A motion to approve Primrose School/Primrose School Franchising Company W14-642, Final Water and S14-507, Final Sewer as recommended was made by Dr. Greenberg and seconded by Mr. Haney.

The roll call was as follows:

AYES: Greenberg, Greene, Weber, Cahill, Haney

NAYS: None

ABSENT: Testino

5 Ayes            0 Nays            1 Absent

Engineering  
Reports:

Michael Roy, P.E.

**1. 2013 Southwood Sewer Rehabilitation – Bond Release**

Mr. Roy offered an explanation of sewer relining to the Commissioners:

When a sewer pipe has deteriorated, a liner is placed inside while the pipe is still in the ground (trenchless technology). The material is a felt-type that is saturated with resin and cured by heat. The service to the homeowners is discontinued for a time. What remains is a solid pipe that is structurally sound, and which will replace the existing pipe. (Mr. Roy offered a visual presentation of the type of replacement pipe to the Commissioners.)

The secondary benefit of this procedure is that because there is a seamless pipe from manhole to manhole, there is an elimination of infiltration of ground water into the sewer. The sewer system has been improved by this procedure. In the mid to late 1990's, the thousand gallons of sewage per quarter per unit approximately

twenty-seven thousand gallons per unit per quarter. Currently, that number is approximately nineteen thousand gallons per quarter per unit, which means that much less sewage is being sent to the MCUA resulting in less cost per unit.

The Sewer Relining Rehabilitation Project that included approximately five thousand feet (5,000') of eight-inch (8") diameter sewer within the Southwood Development, along with approximately fifteen hundred feet (1,500') of twenty-four inch (24") diameter sewer in the Iresick Brook Trunk Sewer has been completed. The sewers that were relined in this project were those sewers that were found to have the most deterioration after the Authority conducted a comprehensive close circuit TV (CCTV) inspection of the entire sewer system of the Southwood Development.

R3M Engineering performed the Construction Management on this project and has recommended Final Acceptance of the work and release of their Performance Bond. I also recommend that this project be accepted as complete and final payment issued to the Contractor, Institutorm, conditioned on the submission of a two (2) year Maintenance Bond in the amount of ten percent (10%) of the original contract price.

A motion to release the 2013 Southwood Sewer Rehabilitation Performance Bond as recommended was made by Mr. Greene and seconded by Mr. Weber.

The roll call was as follows:

AYES: Greenberg, Greene, Weber, Cahill, Haney

NAYS: None

ABSENT: Testino

5 Ayes            0 Nays            1 Absent

**Prior to the roll call vote the following discussion took place.**

Mr. Greene stated that this procedure is appropriate for an old system.

Mr. Weber asked if this procedure affected the diameter of the pipe and the water flow.

Mr. Roy responded that although the diameter is slightly smaller, it improves the speed of the flow.

Mr. Haney stated that he first experienced this procedure at Cheeseequake Park many years ago. The Authority has been able to reline aging sewer pipes at a reduced cost and without having to disrupt existing pavement.

Mr. Cahill asked if there were an age at which pipes should be relined.

Mr. Roy stated that visual inspection is the only way to determine the condition of a pipe. There is an industry standard method of grading the pipe depending on cracks or misplaced joints – age is not the only determining factor, it just determines where we need to perform CCTV Inspections.

## **2. Central Park Sewer Rehabilitation – Award Contract**

Mr. Roy reported that because there was a collapse on Washington Road, the entire region of the Central Park area was visually inspected via closed circuit TV. A list of the worst areas was compiled (Phase I) and the other areas will be completed at a later date. Alaimo Associates was assigned the task to put this project out to bid. Bids were solicited with both an ultraviolet light (UV) curing method, and a hot water/steam based curing method to determine the level of competition between the two methods. The advantage of the UV method is that the curing is faster, with the goal of accomplishing the project without much interruption to the residents. Homeowners are notified not to use the sewer during the day, and the hope is to complete the project by dinnertime.

Mr. Roy stated that the Authority received bids for the Central Park Relining project on May 6, 2015. EN-TECH Corporation submitted the low bid of \$560,541.00 for Contract No. 2015-2A (UV curing) and All-State Power Vac, Incorporated submitted the low bid of \$440,679.00 for Contract 2015-2B (steam curing). Alaimo Associates's recommendation is to award the contract to All –State Power Vac.

Mr. Wayne Simpson of Alaimo Associates stated that although the UV curing process would allow for faster reestablishment of the service laterals, this marginal decrease in the inconvenience to the affected residents does not justify the increased expenditures required. He had reviewed All-State's bid documents and found no deficiencies. Also, he has had experience with the contractor

on several projects with no significant negative experiences. He therefore, recommended that the Authority award Contract No. 2015-2B to the low bidder, All-State Power Vac, Incorporated in the amount of \$440,679.00.

A motion to award contract No. 2015-2AS and 2B – Central Park Sewer Rehabilitation – Phase I (steam curing) to All-State Power Vac, Incorporated in the amount of \$440,679.00 as recommended was made by Mr. Greene and seconded by Mr. Haney.

The roll call was as follows:

AYES: Greenberg, Greene, Weber, Cahill, Haney

NAYS: None

ABSENT: Testino

5 Ayes            0 Nays            1 Absent

**Prior to the roll call vote the following discussion took place.**

Mr. Weber asked about the water that is used is a “closed loop” or whether it is continuously running out of the sewer.

Mr. Roy responded that the water is continually circulated in a closed loop.

Mr. Greene asked for a clarification that although the new process of relining would be the same, the costly ultraviolet heating process would be different from what has been done in the past.

Mr. Roy stated that although he would like to recommend the ultraviolet curing because of the speed of repair, he agrees with Wayne Simpson that he could not justify spending an additional \$120,000. Water curing is a successful method with some inconvenience to the residents.

Mr. Weber asked if one process would allow for more linear feet to be done faster than the other.

Mr. Roy stated that because the laterals could be cut out sooner, the Contractor could perform several lining operations in the same day. The process would be quicker, but the cost is difficult to justify.

### 3. Drinking Water Lab Services – Award Contract

Mr. Roy reported that this contract was arranged for bidding as a “Competitive Contracting” proposal that is allowed for in the Public Contracts Law for selecting water-testing labs. A Competitive Contracting Proposal is allowed to be awarded not just based on price, but on weighted point system criteria that is known by all potential bidders prior to the bid. Page A-4 and A-5 of the Information for Bidders from the Contract Documents describes the criteria that were used in the basis of the award.

Mr. Roy stated that the importance of the location of the lab is related to the quality control procedures put in place by the Authority many years ago. Because of several episodes of apparent “false alarm” positive coliform tests, the Authority decided to control one of the variables of the testing procedures, which is the handling and transportation of the sample to the lab which would then perform the testing.

Mr. Roy stated that there were four (4) bidders who submitted a proposal for this contract. Garden State Laboratories, Inc., had the highest number of points; they are located in Hillside, NJ.

Mr. Roy recommended awarding the “Laboratory Testing of Drinking Water”, Contract No. W15-175 to Garden State Laboratories, Inc. of Hillside, NJ in the amount of their unit prices bid.

A motion to Award Contract No. W15-175 to Garden State Laboratories, Inc. in the amount of their unit prices bid as recommended, was made by Mr. Greene and seconded by Dr. Greenberg.

The roll call was as follows:

AYES: Greenberg, Greene, Weber, Cahill, Haney

NAYS: None

ABSENT: Testino

5 Ayes            0 Nays            1 Absent

**Prior to the roll call vote the following discussion took place.**

Mr. Cahill, not being clear about the process, asked for a clarification that the first tier is price and points on top of that.

Mr. Roy (referring to page A-5 of the contract) stated that there are points associated as to where the bidder falls in terms of pricing.

The bidder with the lowest price total receives ten points vs. the fifth lowest receiving negative ten points. Experience, accreditation and location (distance in miles from the plant) also receives various points – if less than twenty miles – ten points; between twenty and twenty-five miles – eight points, etc. Travel time is also considered.

#### **4. Purchase of a Sewer Jetter/Vacuum Truck – Award Contract.**

Mr. Roy reported that the Authority has a need to purchase a new combination Sewer Jetter and Vacuum Truck for use in its maintenance of the Authority's sewer collection system. A suitable sewer jet/vac truck is available from a national co-operative organization, National Joint Powers Alliance (NJPA). The Department of Community Affairs has issued guidelines for the purchase of goods and services from National Co-Operative Contracts. The State Legislature has also passed laws that allow local contracting units, like the Authority, to utilize National Co-operative Contracts as a method of procurement.

Mr. Roy stated that the Authority's Staff has met with the representative of a local distributor of a National Co-Operative Contract vendor, and obtained a price for the purchase of a sewer jet/vac truck that would meet the Authority's needs. The price includes the trade in of two (2) existing vehicles that the Authority has no further use for; one of which is a Vactor 850, and the other is a Vactor 2110 vehicle. All the guidelines from the Department of Community Affairs were followed.

Mr. Roy's recommendation is that the Authority purchase the sewer jet/vac equipment from the local distributor of a NJPA vendor, at a price of \$364,287.00, subject to review and approval by the Authority's Attorney.

A motion to authorize the purchase of a Jetter/Vacuum Truck for the Sewer Division from a NJPA vendor at a price of \$364,287.00 as recommended was made by Dr. Greenberg and seconded by Mr. Greene.

The roll call was as follows:

AYES: Greenberg, Greene, Weber, Cahill, Haney

NAYS: None



ABSENT: Testino

5 Ayes            0 Nays            1 Absent

**Prior to the roll call vote the following discussion took place.**

Mr. Jacobs congratulated Mr. Roy for investigating this method of procurement. It appears that the Authority was on this cooperative list from a prior purchase. Many documents have been reviewed to be certain that all State regulations have been adhered to. From a legal prospective, everything is in order.

Mr. Weber inquired if this vehicle performed the twenty-three jettings performed as shown on the Superintendent's Report.

Mr. Winkler stated that the jetting was performed by the newer equipment.

Mr. Roy stated that the vehicle to be replaced has served its purpose for the past fifteen or twenty years.

**5. Crossroads Regional Interceptor – Change Order No. 6**

Mr. Roy reported that Change Order No. 6 to Northeast Remsco Construction, was prepared by R3M Engineering, Inc. and includes the amount of increase and decreases in costs, and the reason for the changes to the Contract Documents.

Mr. Roy stated that this Change Order consists of field changes to install additional paving on Spring Valley Road at the request of the Township, temporary and permanent replacement of uncharted storm pipe near Spring Valley Road, and the cost to do final pavement restoration on Texas Road in accordance with the Middlesex County requirements.

Mr. Roy stated that the cost of this Change Order No. 6 is \$57,784.42, which is a zero point seventy-six percent (0.76%) increase from the amended contract amount of \$7,556,865.34 to a new contract amount of \$7,614,649.76. Together with the previous Change Orders No. 1 through No. 5, the total change orders to date represent a eight point fifty-one percent (8.51%) increase from the original contract amount.

Mr. Roy stated that this Change Order is ready to be considered for approval by the Authority, and will be subject to approval by the NJDEP.

A motion to authorize Crossroads Regional Interceptor – Change Order No. 6 as recommended was made by Dr. Greenberg and seconded by Mr. Greene.

The roll call was as follows:

AYES: Greenberg, Greene, Weber, Cahill, Haney

NAYS: None

ABSENT: Testino

5 Ayes            0 Nays            1 Absent

**Prior to the roll call vote the following discussion took place.**

Dr. Greenberg asked if the same detour pattern would exist on Spring Valley Road.

Mr. Roy stated that the road would have to be closed for about three weeks. Traffic will be detoured around Point of Woods Drive to Trans Old Bridge Road. The contractor has moved away from Old Bridge to do other projects, but in good faith is rescheduling this work for the July, August and September timeframe to complete two areas of unsuccessful tunneling work.

Mr. Greene thanked Mr. Roy for the work that has been accomplished and his contribution during the negotiation with the contractor. The work is not going to be inexpensive, but the staff of the Authority is very “people friendly” trying to help the residents of Madison Crossing at Birch Hill whose clubhouse was destroyed twice because the developer reneged on the maintenance of the pump station. This project is being done for the benefit of the Township Economic Development property. That area has water but no sewer. Bringing the sewer line in will enable the Township to obtain ratables from those individuals who will create businesses, etc.

Financial Report: Michelle Smith, Comptroller

**Budget**

Mrs. Smith announced that the Director of Local Government Services has approved the budgets for both the Water and Sewer Divisions of the Authority for the Fiscal Year ending May 31, 2016. The budgets are the same as presented and passed at the March 16, 2015 meeting.

***Resolution***

A motion to adopt the Water Division Budget for the Fiscal Year ending May 31, 2016 was made by Mr. Greene and seconded by Dr. Greenberg.

The roll call was as follows:

AYES: Greenberg, Greene, Weber, Cahill, Haney

NAYS: None

ABSENT: Testino

5 Ayes            0 Nays            1 Absent

***Resolution***

A motion to adopt the Sewer Division Budget for the Fiscal Year ending May 31, 2016 was made by Mr. Greene and seconded by Dr. Greenberg.

The roll call was as follows:

AYES: Greenberg, Greene, Weber, Cahill, Haney

NAYS: None

ABSENT: Testino

5 Ayes            0 Nays            1 Absent

**Post Employment Benefits**

Mrs. Smith stated that the funding of OPEB was discussed at the budget workshop meeting. In order to fully fund the OPEB liability for the current year, there needs to be a transfer of \$1,013,407 (net OPEB liability) to the Trust Account for Post Employment Benefits thereby keeping the liability steady and reducing the long terms costs by giving the Authority a favorable accounting impact and increase the ability to meeting future obligations. These funds have been budgeted for.

**Resolution**

A motion to authorize the transfer of \$1,013,407 to the Trust for Post Employment Benefits was made by Mr. Greene and seconded by Dr. Greenberg.

The roll call was as follows:

AYES: Greenberg, Greene, Weber, Cahill, Haney

NAYS: None

ABSENT: Testino

5 Ayes          0 Nays          1 Absent

Mrs. Smith referred to the Revenue Schedule and Expense Summary as provided in the Commissioners' packets. Based upon the projections through year end May 31, 2015, it appears that the revenue will be slightly over the budgeted amount of \$560,000 or 1.7% and expenses will be under budget by approximately \$1.8 million or 5.5% which is a result of capital projects that are not being considered until next year.

A motion to accept the Financial Report was made by Mr. Weber and seconded by Dr. Greenberg.

The roll call was as follows:

AYES: Greenberg, Greene, Weber, Cahill, Haney

NAYS: None

ABSENT: Testino

5 Ayes          0 Nays          1 Absent

**Bills & Claims:**

A motion to approve Bills & Claims in the amount of \$2,962,934.54 was made by Mr. Haney and seconded by Mr. Greene.

The roll call was as follows:

AYES: Greenberg, Greene, Weber, Cahill, Haney

NAYS: None

ABSENT: Testino

5 Ayes            0 Nays            1 Absent

Legal Report: Mitchell Jacobs, Esq.  
To be discussed in Executive Session.

Old Business: Brunetti Oaks at Glenwood - Status  
To be discussed in Executive Session.

New Business: None

Open to Public: Mr. Peterson (Plan Operations – OBMUA Water Division) stated that when Mr. Cahill was first appointed as a Commissioner on this board in February 2014, he requested information from the MUA respect to its management and operations.

Mr. Cahill responded that he did not.

Mr. Peterson stated that he was supplied with information from the MUA.

Mr. Cahill stated that he did not request any information so why would he be supplied with any information.

Mr. Brown (Plant Operations – OBMUA Water Division) asked Mr. Cahill how he could as a Commissioner of the MUA get his facts so wrong. Referring to the meeting minutes of April 18, in which Mr. Cahill was shown as present at the meeting, Mr. Jacobs stated that there were certain nonconformities in bids that require the board to reject the lowest bid because it was considered not responsive under the State Statute. The second lowest bid did not contain defects, and it was accepted. The minutes indicate that Mr. Cahill, as a council member and commissioner, would be the liaison to the residents. The minutes reflect that Mr. Cahill had no questions for Mr. Jacobs pertaining to this bid. As a liaison of the MUA, you paid for a flyer which states “The MUA recently awarded a water tower painting contract to a non-union company in the amount of \$1.7 million over a union bid of \$1.4 million.” Mr. Brown wondered why Mr. Cahill had no questions about the award of this bid during the meeting?

Mr. Cahill stated that when he discovered that the flyer went out on a Friday night, he requested Dr. Anderson to remove his name. The flyer was inappropriate. There were certain things on the flyer with which he did not agree.

Mr. Brown stated that the flyer was still distributed with Mr. Cahill's name on it.

Seeing no further hands Chairman Haney closed the public portion.

Dr. Greenberg stated that she takes her position as a Commissioner very seriously, and she is proud of the work being by the MUA. Unfortunately, politics has come into play. She stated that in the first flyer distributed, Mr. Cahill stated that he did want to work with the MUA to lower the current water and sewer rates. She has never read in the minutes anywhere that Mr. Cahill wanted to do that. As a Commissioner for a year and a half, she would have thought that Mr. Cahill would have at least mentioned that.

Mr. Cahill stated that he questioned the insurance renewal rates. There are sound business practices that can be employed to make the MUA more efficient. He does not see Dr. Greenberg coming up with any ideas.

Dr. Greenberg stated that she has with respect to the health plan, the OBMU's plan is less expensive than the Township's and the policy is better. Employees are in perilous situations every day.

Mr. Cahill doesn't understand how Dr. Greenberg can rationalize that. He asked if she has data to support that. There should be facts to substantiate that the MUA's rates are more efficient than the Township's.

Dr. Greenberg stated that the MUA has a better plan and the cost is less than the Township's.

Mr. Cahill asked based on what.

Dr. Greenberg stated that it was said in a flyer that she voted for the highest water and sewer rates in the area. Another flyer indicated that she took money from the Democrats for a position on the MUA. That is false. She used the same list that Senator Thompson used for fund raising. She does not put a "D" or an "R" next to names.

Mr. Cahill stated that it was true.

Dr. Greenberg stated that Mr. Cahill has not said how he was going to lower the water/sewer rates. The MUA has been stable. Anytime that there was an increase it was as a result of a "pass through".

Mr. Cahill stated that he is aware of the "pass-throughs" and of the fact that Dr. Greenberg railed against the MUA years ago when they sold land to the Township; when they took money from the Township which took over \$8 million from the cash flow. If they had the cash flow, they may have been able to offset those pass-throughs. Dr. Greenberg was yelling and screaming about that.

Dr. Greenberg stated that she presented herself in a just manner. Because of that is why we are sitting here. Things are being twisted.

Mr. Cahill asked to be shown the facts that the MUA's health plan on a person-to-person basis is more efficient than the Township's.

Dr. Greenberg stated that she will get those facts, and that Mr. Cahill told the MUA employees that they should have poor insurance.

Mr. Cahill stated that he did not say that. He asked a question about the benefits to see if they were competitive. He said nothing about taking benefits away from anyone.

Dr. Greenberg stated that the rates were competitive and lower than the State's.

Executive Session: A motion to go into Executive Session at 8:17 p.m. was made by Mr. Haney and seconded by Dr. Greenberg.

The motion was approved by an ALL AYES vote.

**The Regular Meeting reconvened at 8:35 p.m.**

**During Executive Session the following items were discussed:**

- 1. Brunetti Litigation**
- 2. Transco/Manzo Litigation**
- 3. Sayreville Sewer main Break**
- 4. East Greystone Water Tank**

A motion to appoint Guy Donatelli and Arthur Haney as representatives for the Commissioners to assist Mr. Granata at the June 10, 2015 settlement conference in an attempt to come to a resolution of the Insurance Liability Coverage litigation with Westchester Fire Insurance Company was made by Mr. Weber and seconded by Mr. Greene.

The roll call was as follows:

AYES: Greenberg, Greene, Weber, Cahill, Haney

NAYS: None

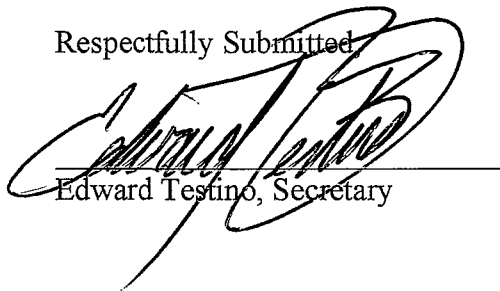
ABSENT: Testino

5 Ayes      0 Nays      1 Absent

Adjournment: A motion to adjourn at 8:37 was made by Mr. Haney and seconded by Mr. Weber.

The motion was approved by an ALL AYES vote.

Respectfully Submitted



Edward Testino, Secretary