

**OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY  
REGULAR MEETING  
APRIL 20, 2022**

Call to Order: The Regular Meeting of April 20, 2022 was called to order at 6:50 p.m. immediately following the Rate Hearing by Chairman Walker with the Pledge of Allegiance.

Announcement: Chairman Walker announced that this meeting is in conformance with the Open Public Meetings Act. Notice has been published in the Asbury Park Press on March 26, 2022 and in the Home News Tribune on March 27, 2022. Notice of the meeting has been posted at 15 Throckmorton Lane, Old Bridge, at 71 Boulevard West, Cliffwood Beach, and on the OBMUA Website at [www.obmua.com](http://www.obmua.com).

Roll Call: This Public Meeting is being recorded.

Present:

Bruce Walker, Chairman  
Frank Weber, Vice Chairman  
Anita Greenberg, Treasurer  
Mark Razzoli, Secretary  
Thomas Galante, First Alt. Commissioner (Arrived at 6:53 pm.)  
Edward Casserly, Second Alternate Commissioner

Absent:

John E. Murphy III, Commissioner

Also Present:

Guy Donatelli, Executive Director  
Michelle Smith, Comptroller  
Michael Roy, P.E.  
Mitchell B. Jacobs, Esq.

Executive Director's  
Report:

Mr. Donatelli said that there is not much on his report this month other than his usual reports that are attached.

Mr. Donatelli said that Mr. Roy has requested to have a second Secretary for the Engineering Department at the Throckmorton Lane Office. He said that during the process of searching for a candidate, he reviewed dozens of resumes and conducted interviews both on the phone and in person. The person that Mike Roy recommended that the Authority hire is Jessica Jennings of Neptune, NJ. Her resume includes a B.A. in Communications from Rutgers University and is proficient in MS office. She has worked in preparing reports and legal documents, office logistics, customer relations, record keeping and residential permits. She will fill an

entry level secretarial position, and work with Maureen to help complete all of the tasks that are necessary for the function of the Engineering Department. He stated that he also met Jessica when she came in for her personal interview, and agrees with Mike that she would be a good addition to the Throckmorton Lane office. She has completed her physical and began work on April 11<sup>th</sup>. Her hourly rate salary is Union scale, even though she is non-union, and it was included in both this year and next year's budget.

Mr. Donatelli said that is all that he has to report unless anyone has questions on his report.

Chairman Walker asked if anyone had any questions.

Attorney Jacobs said for the record Mr. Galante is present.

Mr. Weber said that the Monthly Water Distribution Report shows the total pumping for 159.555 mgd. He asked if we could start showing what the percentage is between 2022 and 2021 for Middlesex Water.

Mr. Donatelli said that the Perrine Road readings is the amount of Middlesex Water. He said that Old Bridge may or may not have Middlesex Water, since it depends on the time of the year. He said that he can have it broken out in the future, but Perrine Road is the same as Middlesex Water.

Mr. Ray Totten said that Oak Street is almost only our own water. He said that sometimes we will take additional water at Oak Street, but not most of the time.

Mr. Weber asked if we are over 40% Middlesex Water now?

Mr. Donatelli said that it will vary over the year.

Mr. Roy said that every year that percentage will go up with every additional building and approval.

Mr. Weber asked if there was any chance of developing the property that we bought on Englishtown Road for a future treatment site?

Mr. Donatelli said that the site is just not meeting the hydrogeologic tests for us as far as the State is concerned.

Mr. Weber said that it could turn into a developer's delight.

Mr. Donatelli said yes, it could or the property could be turned into Green Acres, and we could get quite a bit of money from the State. He said that the property would be better off as Green Acres than as a development.

Mr. Weber said that he agreed.

Chairman Walker asked if there were any other questions for Mr. Donatelli?

There were none.

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

The roll call vote was as follows:

Ayes: Greenberg, Murphy, Razzoli, Weber, Walker

Nays: None

Absent: None

5 Ayes      0 Nays      0 Absent

Chairman's Report: Bruce Walker, Chairman

Mr. Walker said that he does not have anything to report. He said that he would like to thank all of our workers out there. He said that there was a pretty sizable water main break on Cottrell Road, and the workers were out there very early in the morning.

Previous Minutes: **Reorganization – February 2, 2022**

A motion to approve the Reorganization Meeting Minutes of February 2, 2022 was made by Dr. Greenberg and seconded by Mr. Weber.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Weber, Walker

Nays: None

Absent: None

Abstain: Murphy

4 Ayes            0 Nays            0 Absent            1 Abstention

**Regular Meeting – February 16, 2022**

A motion to approve the Regular Meeting Minutes of February 16, 2022 was made by Dr. Greenberg and seconded by Mr. Razzoli.

There was no discussion.

The roll call vote was as follows:

Ayes:            Greenberg, Murphy, Razzoli, Weber, Walker

Nays:            None

Absent:          None

5 Ayes            0 Nays            0 Absent

**Budget Workshop: March 14, 2022**

A motion to approve the Budget Workshop Minutes of March 14, 2022 was made by Dr. Greenberg and seconded by Mr. Razzoli.

There was no discussion.

The roll call vote was as follows:

Ayes:            Greenberg, Razzoli, Weber, Walker

Nays:            None

Absent:          None

Abstain:        Murphy

4 Ayes            0 Nays            0 Absent            1 Abstention

Superintendent's  
Report:

Charles Winkler, Superintendent, Sewer Division

Mr. Winkler said that he submitted his report.

Dr. Greenberg had a question about the septic tank at 20 Kensington Avenue. She asked what was this before and what is it now?



Mr. Winkler said that it was an old septic tank.

Dr. Greenberg asked what type of property was on Kensington Avenue, a house or a business?

Mr. Winkler said that it was a strip mall across the street from the house.

Dr. Greenberg asked if a house was there previously?

Mr. Winkler said no, it was always a store.

Chairman Walker asked if there were any other questions?

There were none.

A motion was made to approve the Sewer Superintendent report by Dr. Greenberg and seconded by Mr. Razzoli.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Weber, Galante, Walker

Nays: None

Absent: Murphy (Away from meeting)

5 Ayes      0 Nays      1 Absent

Engineering  
Reports:

Michael Roy, P.E.

#### **REPORT UPON DEVELOPER'S APPLICATIONS FOR APPROVAL**

Mr. Roy said that there are three separate applications for a total of six warehouses. These warehouses total over 3 million square feet which is equivalent to about 50 football fields. These applications are submitted by three separate LLCs, but are moving together at both the Township and at the Authority as well.

**2020 Real Estate Warehouse/2020 Real Estate, LLC**

**1. Water Application for Preliminary Approval, W21-699  
50 Domestic + 1 Fire = 51 EDCU'S**

TYPE: COMMERCIAL

USE: DOMESTIC AND FIRE PROTECTION

BLOCK/LOT: 10259/1.11 & 3 (114.13 Acres)

LOCATION: Located on the east side of Rt. 9, south of the Jake Brown Dirt Road.

DESCRIPTION: Construction of approximately 6,000 LF of on-site DIP water main with building fire service lines and fire hydrants to service a 497,694 SF warehouse building. Water service will be provided to the warehouse by connecting to the existing water mains on Rt. 9 and Cottrell Road. Water main construction is proposed along Jake Brown Road from Rt. 9 to Cottrell Road as part of off-site water improvements by this 2020 Real Estate Warehouse application.

**COMMENTS:**

1. Preliminary Review fees have been paid.
2. Township Final Planning Board Approval was granted on March 24, 2022.
3. A computer simulation of a fire flow demand has been performed by CME, the Authority's Water Engineering Consultant, to determine the impact of this application on the Authority's Distribution System. CME has concluded that the Authority would be able to provide both domestic and fire protection service based on the estimated demand of all three warehouse applications.
4. 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.
5. Provide peak water demand in gallons per minute (gpm) and a listing of the number of fixture units for each building for the purpose of sizing the water meters.
6. The Applicant has indicated that the fire flow demand for the fire suppression system is 2,000 gpm at 140 psi. The water system analysis

performed by CME indicates that the Authority's water distribution system has this fire flow available, but the applicant must provide a fire pump for the building in order to achieve the required water pressure of the proposed fire suppression system.

7. Applicant to acknowledge that the 12" diameter proposed water mains and fire hydrants within the public right-of-way will be dedicated to the Authority.
8. Applicant to acknowledge that all of the proposed on-site water mains and fire hydrants will remain privately owned and maintained by the Applicant.
9. A written private utility maintenance plan shall be submitted for review in accordance with the Authority's Rules and Regulations.
10. Provide a construction cost estimate in accordance with the unit prices in the attached form.
11. Applicant to submit revised Engineer's Design Report in accordance with our comments.
12. The buildings' water service line shall be sized in accordance with the hydraulic calculation demand by a professional engineer who specializes in fire suppression and approved by the Fire Sub-Code Official at the time of the Building Permit Application.
13. The wet cut drilling operations will be performed by the Authority at a cost in accordance with the Authority's Rate Schedule at the time payment is made.
14. Submit proof of the Fire Official's Approval of hydrant locations.
15. The Applicant shall provide proof of title showing that it is the owner of the property.
16. Provide a list of outside agency permits required for this project including NJDOT, County and Township Road Opening Permits. It appears that the work under this Application will require a NJDEP Bureau of Water System Engineering Permit. The Applicant shall coordinate a virtual meeting between the Authority and their Consulting Engineer to discuss the NJDEP application package necessary to address the water main construction of all three warehouse applications.
17. This Preliminary Review Report also contains some technical review comments.

18. Revise drawings as follows:

- a. Show the off-site water improvements in profile. Valves, bends and hydrant branches shall be shown on the plan drawing.
- b. Indicate water and sewer application numbers on all drawing sheets.
- c. Indicate a minimum of eighteen-inch (18") clearance between water and sanitary sewer lines and twelve-inch (12") clearance between water and storm sewer lines at all crossings or provide encasements.
- d. Indicate the existing water main size on Route 516 and Route 9 as twelve-inch (12") diameter.
- e. Provide one line valve before or after a hydrant branch to ensure that only one (1) hydrant will be out of service between line valves.
- f. Provide hydrants at high points of the water main, where practical.
- g. Indicate water mains in profiles to check for conflicts, indicate all crossings including water and sewer services. The profiles shall also include all hydrant and tee locations.
- h. Provide a plumbing schematic of the proposed meter installation.
- i. Provide only one (1) service connection to each proposed building. The domestic line shall branch off of the fire line within the utility room of the building.
- j. Indicate the Authority's Standard List of Materials for Water Construction on the detail sheet.
- k. Add note that states, "Contractor to furnish and install the tapping sleeve and valve. The wet cut drilling operation will be performed by the Authority when the sleeve and valve have been installed and pressure tested by the contractor. Cost of the drilling operation will be in accordance with the Authority's Rate Schedule".
- l. Add note that states, "The Contractor must comply with all State and Federal Confined Space Rules".
- m. Add note that states, "Fire lines will be subject to more stringent pressure testing than the other water mains as prescribed by the Township Building Codes".
- n. Add note that states, "Backflow prevention devices shall be as prescribed by the Township Building Codes".

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

- A. April 27, 2022
- B. May 25, 2022
- C. June 29, 2022

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

21. Recommend Preliminary Water Approval subject to the following five (5) conditions:

**CONDITIONS:**

- 1. Applicant shall pay all applicable fees.
- 2. All comments from this Engineer's Report dated April 14, 2022, 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.
- 4. Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.
- 5. This Preliminary Water Approval shall expire one (1) year from the date of the resolution or as otherwise extended by law. Submission of a Tentative application shall extend this approval by another year.

Mr. Roy recommended Preliminary Water Approval subject to the five conditions in his report.

Attorney Jacobs said that a motion is needed for a resolution for the 2020 Real Estate Warehouse/2020 Real Estate, LLC, Preliminary Water Approval, W21-699 subject to the five Conditions in Mr. Roy's April 14, 2022 Engineer's Report.

A motion to approve 2020 Real Estate Warehouse/2022 Real Estate, LLC, Preliminary Water Approval W21-699 was made by Mr. Razzoli and seconded by Mr. Walker.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Weber, Galante, Walker

Nays: None

Absent: Murphy (Away from Meeting)

5 Ayes 0 Nays 1 Absent

**2020 Real Estate Warehouse/2020 Real Estate, LLC**  
**2. Sewer Application for Preliminary Approval, S21-549**  
**50 Domestic EDCU'S**

TYPE: COMMERCIAL

DRAINAGE BASIN: Tennant Brook

BLOCK/LOT: 10259/1.11 & 3 (114.13 Acres)

LOCATION: Located on the east side of Rt. 9, south of the Jake Brown Dirt Road.

DESCRIPTION: Construction of approximately 3,180 LF of eight-inch (8") PVC to service a 497,694 SF warehouse building by connecting into the existing Runyon Trunk Sewer manhole on the east side of Rt 9.

**COMMENTS:**

1. Preliminary Review fees have been paid.
2. Township Final Planning Board Approval was granted on March 24, 2022.
3. There are no existing residential dwellings close enough to Rt. 9 to provide them with municipal sewer service.
4. Applicant must acknowledge that all proposed on-site sewer will remain privately owned and maintained by the Applicant.
5. A written private utility maintenance plan shall be submitted for review which includes periodic sewer main cleaning, in accordance with the Authority's Rules and Regulations.
6. Provide a construction cost estimate in accordance with the unit prices in the attached form.
7. Applicant to submit revised Engineer's Design Report in accordance with our comments.

8. The size, slope and installation of the on-site sewer lateral(s) and private pump station are subject to approval by the Township Plumbing Sub-Code Official.
9. The Applicant shall provide proof of title showing that it is the owner of the property.
10. Provide a list of outside agency permits required for this project including NJDOT and Township Road Opening Permits. It appears that the work under this application will require a NJDEP Treatment Works Approval. The Applicant shall coordinate a virtual meeting between the Authority and their Consulting Engineer to discuss the NJDEP application package necessary to address the sewer construction of all three warehouse applications.
11. This Preliminary Review Report also contains some technical review comments.
12. Revise drawings as follows:
  - a. Indicate water and sewer application numbers on all applicable drawing sheets.
  - b. Show the existing sewer main on White Oak Lane and include the inverts of the existing manhole that is being connected into.
  - c. Provide the profiles of all proposed sanitary sewers and show all utility crossings in profile including services.
  - d. Indicate a minimum of eighteen-inch (18") clearance between water and sanitary sewer lines and twelve-inch (12") clearance between sanitary sewer and storm sewer lines at all crossings or provide encasements.
  - e. Indicate the sewer mains as SDR 35 PVC and laterals as schedule 40 PVC.
  - f. Indicate in profile where the sewer laterals cross other utilities.
  - g. Add note that states, "The Contractor must comply with all State and Federal Confined Space Rules".
  - h. Add note that states, "The existing manhole shall be core drilled".
  - i. Add note that states, "There shall be no prohibited wastes discharged into the sanitary sewer system including discharge from any HVAC system".
13. Submission deadlines for a Tentative Sewer Application package are as follows:
  - A. April 27, 2022

- B. May 25, 2022
- C. June 29, 2022

14. A copy of this report has been supplied to the Contact Person of the Applicant as listed on the application form.
15. Recommend Preliminary Sewer Approval subject to the following four (4) conditions:

**CONDITIONS:**

1. Applicant shall pay all applicable fees.
2. All comments from this Engineer's Report dated April 14, 2022, shall be addressed with the Tentative Sewer Application.
3. Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.
4. This Preliminary Sewer Approval shall expire one (1) year from the date of the resolution or as otherwise extended by law. Submission of a Tentative application shall extend this approval.

Mr. Roy recommended Preliminary Sewer Approval subject to the four Conditions in his report.

Attorney Jacobs said a motion is needed for a resolution for the 2020 Real Estate Warehouse/2020 Real Estate, LLC, Preliminary Sewer Approval, S21-549 subject to the four conditions in Mr. Roy's April 14, 2022 Engineer's Report.

The motion was made by Mr. Razzoli and seconded by Mr. Casserly.

Mr. Weber asked if this project was going to extend the pavement all the way out to Cottrell from Jake Brown Road?

Mr. Roy said no, they are not going to do that. What they show on their plans is that they are going to build the road from Rt. 9 and make a cul-de-sac, and continue with a fire road connection to Cottrell Road.

The roll call vote was as follows:

Ayes:	Greenberg, Murphy, Razzoli, Weber, Walker
Nays:	None
Absent:	None



5 Ayes

0 Nays

0 Absent

**BOE Property Warehouse/Old Bridge Route 9 BOE Property, LLC**

**3. Water Application for Preliminary Approval, W21-700 consisting of 97 Domestic + 1 Fire = 98 EDCU'S**

TYPE: COMMERCIAL

USE: DOMESTIC AND FIRE PROTECTION

BLOCK/LOT: 7000/4.11 and 4.14 9000/41.13, 42.11 and 42.14 (87.30 Acres)

LOCATION: Located on the Old Bridge Board of Education property on the southside of Jake Brown Road, west of Rt. 9, and including a portion of the former Glenwood Country Club property.

DESCRIPTION: Construction of approximately 5,000 LF of on-site DIP water main with building fire service lines and fire hydrants to service a 947,060 SF warehouse building. Water service will be provided to the warehouse by connecting into the existing water mains on Rt. 516 and Rt. 9. Water main construction is proposed from Rt. 516 to Rt. 9 through White Oak Lane and Jake Brown Road, and from Rt. 9 into Fairway Lane as part of off-site water improvements by both the SEGME Warehouses and BOE Property Warehouse applications.

**COMMENTS:**

1. Preliminary Review fees have been paid.
2. Township Final Planning Board Approval was granted on March 7, 2022.
3. A computer simulation of a fire flow demand has been performed by CME, the Authority's Water Engineering Consultant, to determine the impact of this application on the Authority's Distribution System. CME has concluded that the Authority would be able to provide both domestic and fire protection service based on the estimated demand of all three warehouse applications.
4. 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.

5. Provide peak water demand in gallons per minute (gpm) and a listing of the number of fixture units for the building, for the purpose of sizing the water meter.
6. The Applicant has indicated that the fire flow demand for the fire suppression system is 2,000 gpm at 140 psi. The water system analysis performed by CME indicates that the Authority's water distribution system has this fire flow available, but the applicant must provide a fire pump for the building in order to achieve the fire suppression system required water pressure.
7. Applicant to acknowledge that the 12" diameter proposed water mains and fire hydrants within the public right-of-way will be dedicated to the Authority.
8. Applicant to acknowledge that all of the proposed on-site water mains and fire hydrants will remain privately owned and maintained by the Applicant.
9. A written private utility maintenance plan shall be submitted for review in accordance with the Authority's Rules and Regulations.
10. Provide a construction cost estimate in accordance with the unit prices in the attached form.
11. Applicant to submit revised Engineer's Design Report in accordance with our comments.
12. The buildings' water service line shall be sized in accordance with the hydraulic calculation demand by a professional engineer who specializes in fire suppression and approved by the Fire Sub-Code Official at the time of the Building Permit Application.
13. The wet cut drilling operations will be performed by the Authority at a cost in accordance with the Authority's Rate Schedule at the time payment is made.
14. Submit proof of the Fire Official's Approval of hydrant locations.
15. The Applicant shall provide proof of title showing that it is the owner of the property.
16. Provide a list of outside agency permits required for this project including NJDOT, County and Township Road Opening Permits. It appears that the work under this Application will require a NJDEP Bureau of Water

System Engineering Permit. The Applicant shall coordinate a virtual meeting between the Authority and their Consulting Engineer to discuss the NJDEP application package necessary to address the water main construction of all three warehouse applications.

17. This Preliminary Review Report also contains some technical review comments.

18. Revise drawings as follows:

- a. Show the off-site water improvements in profile. Valves, bends and hydrant branches shall be shown on the plan drawing.
- b. Indicate water and sewer application numbers on all drawing sheets.
- c. Indicate a minimum of eighteen-inch (18") clearance between water and sanitary sewer lines and twelve-inch (12") clearance between water and storm sewer lines at all crossings or provide encasements.
- d. Indicate the existing water main size on Route 516 and Route 9 as twelve-inch (12") diameter.
- e. Provide one line valve before or after a hydrant branch to ensure that only one (1) hydrant will be out of service between line valves.
- f. Provide hydrants at high points of the water main, where practical.
- g. Indicate water mains in profiles to check for conflicts, indicate all crossings including water and sewer services. The profiles shall also include all hydrant and tee locations.
- h. Provide a plumbing schematic of the proposed meter installation.
- i. Provide only one (1) service connection to each proposed building. The domestic line shall branch off of the fire line within the utility room of the building.
- j. Indicate water construction details in accordance with Authority's Standard Details and shown on a separate sheet from other details, including the Authority's Standard List of Materials for Water Construction on the detail sheet.
- k. Add note that states, "Contractor to furnish and install the tapping sleeve and valve. The wet cut drilling operation will be performed by the Authority when the sleeve and valve have been installed and pressure tested by the contractor. Cost of the drilling operation will be in accordance with the Authority's Rate Schedule".

1. Add note that states, "The Contractor must comply with all State and Federal Confined Space Rules".
- m. Add note that states, "Fire lines will be subject to more stringent pressure testing than the other water mains as prescribed by the Township Building Codes".
- n. Add note that states, "Backflow prevention devices shall be as prescribed by the Township Building Codes".
19. Submission deadlines for a Tentative Water Application package are as follows:
  - A. April 27, 2022
  - B. May 25, 2022
  - C. June 29, 2022
20. A copy of this report has been supplied to the Contact Person of the Applicant as listed on the application form.
21. Recommend Preliminary Water Approval subject to the following five (5) conditions:

**CONDITIONS:**

1. Applicant shall pay all applicable fees.
2. All comments from this Engineer's Report dated April 14 2022, 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.
4. Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.
5. This Preliminary Water Approval shall expire one (1) year from the date of the resolution or as otherwise extended by law. Submission of a Tentative application shall extend this approval by another year.

Mr. Roy recommended Preliminary Water approval subject to the five Conditions in his report.

Attorney Jacobs said a motion is needed for a resolution to approve Water Application W21-700 for Preliminary Approval subject to the five conditions in Mr. Roy's report dated April 14, 2022.

A motion to approve Water Application, W21-700, for Preliminary Approval was made by Mr. Murphy and seconded by Mr. Casserly.

The roll call vote was as follows:

Ayes: Greenberg, Murphy, Razzoli, Weber, Walker

Nays: None

Absent: None

5 Ayes      0 Nays      0 Absent

**BOE Property Warehouse/Old Bridge Route 9 BOE Property, LLC**

**4. Sewer Application for Preliminary Approval, S21-550 consisting of 97 EDCU'S**

TYPE: COMMERCIAL

DRAINAGE BASIN: Tennant Brook

BLOCK/LOT: 7000/4.11 and 4.14 9000/41.13, 42.11 and 42.14 (87.30 Acres)

LOCATION: Located on the Old Bridge Board of Education property on the southside of Jake Brown Road, west of Rt. 9, and including a portion of the former Glenwood Country Club property.

DESCRIPTION: Construction of approximately 136 LF of eight-inch (8") PVC to service a 947,060 SF warehouse building by connecting to the Runyon Trunk Sewer. This project also includes the relocation of 1,172 LF of the newly installed existing 30" PVC Runyon Trunk Sewer to allow construction of the proposed BOE Property Warehouse.

**COMMENTS:**

1. Preliminary Review fees have been paid.
2. Township Final Planning Board Approval was granted on March 7, 2022.
3. There are no existing residential dwellings in this area of Jake Brown Road to be provided with municipal sewer service.
4. Applicant must acknowledge that all proposed on-site sewer will remain

privately owned and maintained by the Applicant.

5. Applicant must acknowledge that all proposed relocation of the 30" Runyon trunk sewer will be dedicated to the Authority.
6. Applicant to submit metes and bounds description of the relocated 30" trunk sewer utility easement for review.
7. A written private utility maintenance plan shall be submitted for review which includes periodic sewer main cleaning, in accordance with the Authority's Rules and Regulations.
8. Provide a construction cost estimate in accordance with the unit prices in the attached form.
9. Applicant to submit revised Engineer's Design Report in accordance with our comments.
10. The size, slope and installation of the on-site sewer lateral(s) and private pump station are subject to approval by the Township Plumbing Sub-Code Official.
11. The Applicant shall provide proof of title showing that it is the owner of the property.
12. Provide a list of outside agency permits required for this project including NJDOT and Township Road Opening Permits. It appears that the work under this application will require a NJDEP Treatment Works Approval. The Applicant shall coordinate a virtual meeting between the Authority and their Consulting Engineer to discuss the NJDEP application package necessary to address the sewer construction of all three warehouse applications.
13. This Preliminary Review Report also contains some technical review comments.
14. Revise drawings as follows:
  - a. Indicate water and sewer application numbers on all applicable drawing sheets.
  - b. Provide profiles of all proposed sanitary sewers and show all utility crossings in profile including services.
  - c. Indicate a minimum of eighteen-inch (18") clearance between water and sanitary sewer lines and twelve-inch (12") clearance between sanitary sewer and storm sewer lines at all crossings or provide encasements.

- d. Indicate the sewer mains as SDR 35 PVC and laterals as schedule 40 PVC.
  - e. Indicate in profile where the sewer laterals cross other utilities.
  - f. Add note that states, "The Contractor must comply with all State and Federal Confined Space Rules".
  - g. Add note that states, "The existing manhole shall be core drilled".
  - h. Add note that states, "There shall be no prohibited wastes discharged into the sanitary sewer system including discharge from any HVAC system".
15. Submission deadlines for a Tentative Sewer Application package are as follows:
- A. April 27, 2022
  - B. May 25, 2022
  - C. June 29, 2022
16. A copy of this report has been supplied to the Contact Person of the Applicant as listed on the application form.
17. Recommend Preliminary Sewer Approval subject to the following four (4) conditions:

**CONDITIONS:**

- 1. Applicant shall pay all applicable fees.
- 2. All comments from this Engineer's Report dated April 14, 2022, shall be addressed with the Tentative Sewer Application.
- 3. Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.
- 4. This Preliminary Sewer Approval shall expire one (1) year from the date of the resolution or as otherwise extended by law. Submission of a Tentative application shall extend this approval.

Mr. Roy recommended Preliminary Sewer Approval subject to the four Conditions in his Report.

Attorney Jacobs said a motion is needed for a resolution to approve Sewer Application, S21-550 for Preliminary Approval.

A motion to approve Sewer Application, S21-550 for Preliminary Approval was made by Mr. Murphy and seconded by Mr. Casserly.

Mr. Weber said this property was originally assessed at \$3,000,000, and we sold it to the developer for \$10,000,000.

Dr. Greenberg said that this Board of Education property was the old Nike Base, and the other two properties were owned by Mr. Brunetti. She asked who was President of the Board of Education when this property was sold. It was Jill DeCaro. Dr. Greenberg said that this was the school property that they sold for warehouses. Granted they are getting a lot of money, but it was portrayed by them that they were not for warehouses. She asked how can someone vote for something, and then say that they are not for it. Dr. Greenberg said that this is terrible to be put in this position when someone portrays false information. She said that she wanted to make clear that this was Board of Education property, not private property, nor the Township property. Nobody from the Township made a vote to sell this property. Dr. Greenberg said that it is not that she is against the warehouses. It just has to be clear what goes on, and if you don't know all the information, then that is how people are misled and misguided, and it is just the wrong thing to do.

Mr. Galante asked about the status of the environmental cleanup on this property. He said that there was a huge environmental cleanup that was supposed to be done years ago.

Mr. Roy said that he did not know about the status of the cleanup issue, but will check into it, and will also see what the Township did with regard to this issue when approving this at the Planning Board.

Attorney Jacobs said that a motion is needed for a resolution to approve Sewer Application S21-550 for Preliminary Approval, subject to the four conditions in Mr. Roy's report dated April 14, 2022.

A motion to approve Sewer Application, S21-550, for Preliminary Approval was made by Mr. Murphy and seconded by Mr. Casserly.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Murphy, Razzoli, Weber, Walker

Nays: None

Absent: None

5 Ayes            0 Nays            0 Absent



**SEGME WAREHOUSES / SEGME OLD BRIDGE GC,  
LLC**

**5. Water Application for Preliminary Approval, W21-702  
consisting of 157 Domestic + 4 Fire = 161 EDCU's**

TYPE: COMMERCIAL

USE: DOMESTIC AND FIRE PROTECTION

BLOCK/LOT: 9000/29, 30, 41.12, 41.13, 42.11 and 42.13 (185.84 Acres)

LOCATION: Located on the former Glenwood Country Club and golf course, adjacent to Glenwood Apartments, with frontage on White Oak Lane and Rt. 9.

DESCRIPTION: Construction of approximately 16,000 LF of on-site DIP water main with building fire service lines and fire hydrants to service four (4) warehouse buildings that total 1,559,682 SF. Water service will be provided to the warehouses by connecting to the existing water mains on Rt. 516 and Rt. 9. Water main construction is proposed from Rt. 516 to Rt. 9 along White Oak Lane and Jake Brown Road, and from Rt. 9 into Fairway Lane as part of off-site water improvements by both the SEGME Warehouses and BOE Property Warehouse applications.

Mr. Roy said that this application consists of 157 EDCU's because it is going to employ three shifts of 785 employees, and have 35,000 square foot of office inside.

Mr. Weber asked if it is five days or seven days of operation. He said seven days of operation.

Mr. Weber asked what if there is a demand for water for fire service for all of the warehouses at the same time?

Mr. Donatelli said everything is designed for peak day fire. He said it is just reasonable Engineering.

**COMMENTS:**

1. Preliminary Review fees have been paid.
2. Township Final Planning Board Approval was granted on March 7, 2022.
3. A computer simulation of a fire flow demand has been performed by CME, the Authority's Water Engineering Consultant, to determine the

impact of this application on the Authority's Distribution System. CME has concluded that the Authority would be able to provide both domestic and fire protection service based on the estimated demand of all three warehouse applications.

4. 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.
5. Provide peak water demand in gallons per minute (gpm) and a listing of the number of fixture units for each building for the purpose of sizing the water meters.
6. The Applicant has indicated that the fire flow demand for the fire suppression system is 2,000 gpm at 140 psi. The water system analysis performed by CME indicates that the Authority's water distribution system has this fire flow available, but the applicant must provide a fire pump for each building in order to achieve the fire suppression system required water pressure.
7. Applicant to acknowledge that the 12" diameter proposed water mains and fire hydrants within public right-of-way will be dedicated to the Authority.
8. Applicant to acknowledge that all of the proposed on-site water mains and fire hydrants will remain privately owned and maintained by the Applicant.
9. A written private utility maintenance plan shall be submitted for review in accordance with the Authority's Rules and Regulations.
10. Provide a construction cost estimate in accordance with the unit prices in the attached form.
11. Applicant to submit revised Engineer's Design Report in accordance with our comments.
12. Each buildings' water service line shall be sized in accordance with the hydraulic calculation demand by a professional engineer who specializes in fire suppression and approved by the Fire Sub-Code Official at the time of the Building Permit Application.
13. The wet cut drilling operations will be performed by the Authority at a cost in accordance with the Authority's Rate Schedule at the time payment is made.

14. Submit proof of the Fire Official's Approval of hydrant locations.
15. The Applicant shall provide proof of title showing that it is the owner of the property.
16. Provide a list of outside agency permits required for this project including NJDOT, County and Township Road Opening Permits. It appears that the work under this Application will require a NJDEP Bureau of Water System Engineering Permit. The Applicant shall coordinate a virtual meeting between the Authority and their Consulting Engineer to discuss the NJDEP application package necessary to address the water main construction of all three warehouse applications.
17. This Preliminary Review Report also contains some technical review comments.
18. Revise drawings as follows:
  - a. Show the off-site water improvements in profile. Valves, bends and hydrant branches shall be shown on the plan.
  - b. Indicate water and sewer application numbers on all drawing sheets.
  - c. Indicate a minimum of eighteen-inch (18") clearance between water and sanitary sewer lines and twelve-inch (12") clearance between water and storm sewer lines at all crossings or provide encasements.
  - d. Indicate the existing water main size on Route 516 and Route 9 as twelve-inch (12") diameter.
  - e. Provide one line valve before or after a hydrant branch to ensure that only one (1) hydrant will be out of service between line valves.
  - f. Provide hydrants at high points of the water main, where practical.
  - g. Indicate water mains in profiles to check for conflicts, indicate all crossings including water and sewer services. The profiles shall also include all hydrant and tee locations.
  - h. Provide plumbing schematic of the proposed meter installation.
  - i. Provide only one (1) service connection to each proposed building. The domestic line shall branch off of the fire line within the utility room of the building.
  - j. Indicate water construction details in accordance with Authority's Standard Details and shown on a separate sheet from other details,

including the Authority's Standard List of Materials for Water Construction on detail sheet.

- k. Add note that states, "Contractor to furnish and install the tapping sleeve and valve. The wet cut drilling operation will be performed by the Authority when the sleeve and valve have been installed and pressure tested by the contractor.
- l. Cost of the drilling operation will be in accordance with the Authority's Rate Schedule".
- m. Add note that states, "The Contractor must comply with all State and Federal Confined Space Rules".
- n. Add note that states, "Fire lines will be subject to more stringent pressure testing than the other water mains as prescribed by the Township Building Codes".
- o. Add note that states, "Backflow prevention devices shall be as prescribed by the Township Building Codes".
- p. Submission deadlines for a Tentative Water Application package are as follows:
  - A. April 27, 2022
  - B. May 25, 2022
  - C. June 29, 2022
- q. A copy of this report has been supplied to the Contact Person of the Applicant as listed on the application form.
- r. Recommend Preliminary Water Approval subject to the following five (5) conditions:

**CONDITIONS:**

- 1. Applicant shall pay all applicable fees.
- 2. All comments from this Engineer's Report dated April 14 2022, 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.
- 4. Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.
- 5. This Preliminary Water Approval shall expire one (1) year from the date

of the resolution or as otherwise extended by law. Submission of a Tentative application shall extend this approval by another year.

Mr. Roy said that he recommends Preliminary Water Approval subject to the five Conditions in his report for SEGME Warehouses, W21-702.

Attorney Jacobs said a motion is needed for a resolution to approve SEGME Warehouses, Water Application, W21-702 subject to the five Conditions in Mr. Roy's Engineering Report dated April 14, 2022.

A motion was made by Mr. Murphy and seconded by Mr. Weber.

There was no discussion.

The roll call vote was as follows:

Ayes:	Greenberg, Murphy, Razzoli, Weber, Walker		
Nays:	None		
Absent:	None		
5 Ayes	0 Nays	0 Absent	

## **SEGME WAREHOUSES / SEGME OLD BRIDGE GC, LLC**

### **6. Sewer Application for Preliminary Approval, S21-552 consisting of 157 Domestic EDCU's**

TYPE: COMMERCIAL

DRAINAGE BASIN: Tennant Brook

BLOCK/LOT: 9000/29, 30, 41.12, 41.13, 42.11 and 42.13 (185.84 Acres)

LOCATION: Located on the former Glenwood Country Club and golf course, adjacent to Glenwood Apartments, with frontage on White Oak Lane and Rt. 9.

DESCRIPTION: Construction of approximately 7,223 LF of eight-inch (8") PVC pipe to service four (4) warehouse buildings totaling 1,559,682 SF by connecting into existing manholes in White Oak Lane and the Runyon Trunk Sewer.

**COMMENTS:**

1. Preliminary Review fees have been paid.
2. Township Final Planning Board Approval was granted on March 7, 2022.
3. There are no existing residential dwellings in this area of White Oak Lane and Fairway Lane to be provided with municipal sewer service.
4. Applicant has acknowledged that all proposed sewer will remain privately owned and maintained by the Applicant.
5. A written private utility maintenance plan shall be submitted for review which includes periodic sewer main cleaning, in accordance with the Authority's Rules and Regulations.
6. Applicant to submit metes and bounds description of the private sewer utility easements between lot 42.11 and 42.14 for review.
7. Provide a construction cost estimate in accordance with the unit prices in the attached form.
8. Applicant to submit revised Engineer's Design Report in accordance with our comments.
9. The size, slope and installation of the on-site sewer laterals are subject to approval by the Township Plumbing Sub-Code Official.
10. The Applicant shall provide proof of title showing that it is the owner of the property.
11. Provide a list of outside agency permits required for this project including NJDOT and Township Road Opening Permits. It appears that the work under this application will require a NJDEP Treatment Works Approval. The Applicant shall coordinate a virtual meeting between the Authority and their Consulting Engineer to discuss the NJDEP application package necessary to address the sewer construction of all three warehouse applications.
12. This Preliminary Review Report also contains some technical review comments.
13. Revise drawings as follows:
  - a. Indicate water and sewer application numbers on all applicable drawing sheets.

- b. Show the existing sewer main on White Oak Lane and include the inverts of the existing manhole that is being connected into.
- c. Provide the profiles of all proposed sanitary sewers and show all utility crossings in profile including services.
- d. Indicate a minimum of eighteen-inch (18") clearance between water and sanitary sewer lines and twelve-inch (12") clearance between sanitary sewer and storm sewer lines at all crossings or provide encasements.
- e. Indicate the sewer mains as SDR 35 PVC and laterals as schedule 40 PVC.
- f. Indicate in profile where the sewer laterals cross other utilities.
- g. Show sewer construction details in accordance with Authority's Standard Details and on a separate drawing sheet from other details.
- h. Add note that states, "The Contractor must comply with all State and Federal Confined Space Rules".
- i. Add note that states, "The existing manhole shall be core drilled".
- j. Add note that states, "There shall be no prohibited wastes discharged into the sanitary sewer system including discharge from any HVAC system".

14. Submission deadlines for a Tentative Sewer Application package are as follows:

- D. April 27, 2022
- E. May 25, 2022
- F. June 29, 2022

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

16. Recommend Preliminary Sewer Approval subject to the following four (4) conditions:

**CONDITIONS:**

- 1. Applicant shall pay all applicable fees.
- 2. All comments from this Engineer's Report dated April 14, 2022, shall be addressed with the Tentative Sewer Application.

3. Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.
4. This Preliminary Sewer Approval shall expire one (1) year from the date of the resolution or as otherwise extended by law. Submission of a Tentative application shall extend this approval.

Mr. Roy recommended Preliminary Sewer Approval for SEGME Warehouses, S21-552 subject to the four Conditions in his Engineering Report.

Attorney Jacobs said a motion is needed for a resolution to approve SEGME Warehouses, Sewer Application, S21-552, subject to the four Conditions set forth in Mr. Roy's Engineering Report dated April 14, 2022.

A motion was made by Mr. Weber and seconded by Mr. Murphy.

There was no discussion.

The roll call vote was as follows:

Ayes:	Greenberg, Murphy, Razzoli, Weber, Walker	
Nays:	None	
Absent:	None	
5 Ayes	0 Nays	0 Absent

## **OTHER ENGINEERING REPORTS**

### **7. Southwood Sewer Relining – Phase 4, Change Order #2**

Mr. Roy reported that the Change Order No. 2 to National Water Main Cleaning Company, for the referenced project has been prepared by Alaimo Associates and consists of the amount of decrease in cost, and the reason for the change to the Contract Documents.

This Change Order No. 2 consists of the removal of the two-year anniversary inspection. This work is unnecessary since the post CCTV inspection and completion of subsequent punch list work will address any liner failures that would occur within the two-year maintenance period. Post CCTV inspection was performed several months after the liner installation, and the punch list that was prepared after this inspection was addressed and corrected by the Contractor to our satisfaction.



Change Order No. 2 is a \$25,000.00 reduction to the amended contract amount, which is a four-point seven percent (4.7%) reduction to the amended contract amount of \$535,397.40, to a new contract amount of \$510,397.40.

Mr. Roy said that this Change Order No. 2 is ready to be considered for approval by the Authority.

Attorney Jacobs said a motion is needed for a resolution approving Southwood Sewer Relining – Phase 4, Change Order No. 2.

The motion was made by Mr. Razzoli and seconded by Mr. Murphy.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Murphy, Razzoli, Weber, Walker

Nays: None

Absent: None

5 Ayes      0 Nays      0 Absent

#### **8. Phillips Drive Sanitary Sewer Improvements – Contract No. 2021-01 Acceptance of Work/ Performance Bond Release**

Mr. Roy reported that with the completion of the Phillips Drive Sanitary Sewer Improvements, the project work is ready to be accepted and the performance guarantee for this project is ready to be released. R3M Engineering has in their attached letter dated April 5, 2022, recommended acceptance of the work under this contract.

Mr. Roy said therefore, that he recommends that the Performance Bond No. 107316124 from Travelers Casualty and Surety Company of America submitted to us from Underground Utilities Corporation for the referenced project in the amount of \$366,000.00 be released subject to submission of a two (2) year Maintenance Bond in the amount of \$437,370.00 which represents the amended total contract amount.

Attorney Jacobs said that a motion is needed for a resolution for Phillips Drive Sanitary Sewer Rehab – Bond Release subject to the submission of a two-year Maintenance Bond in the amount of \$437,370.00.

A motion was made by Mr. Razzoli and seconded by Dr. Greenberg.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Murphy, Razzoli, Weber, Walker

Nays: None

Absent: None

5 Ayes      0 Nays      0 Absent

## **9. Rt. 34 Force Main Rehabilitation – Engineering Services to Alaimo**

Mr. Roy reported on the proposal from Alaimo Associates dated April 7, 2022, for Engineering Services for the Study and Preliminary Design of the referenced project.

He stated that the need for the design work is to provide an engineering plan to provide redundancy and reliability to the downstream sewer force main from the Route 34 Sewer Pump Station. This force main was built in the late 1960's when Old Bridge originally converted over from individual septic tanks to a sewer collection system.

Alaimo Associates has provided the proposal dated April 7, 2022, that estimates the engineering fees of \$45,000 to perform this work

The dollar amount of these estimated fees appears to be reasonable. The fees are based upon an estimate of the number of hours required for the level of effort anticipated for each of the engineering tasks shown in their "Man Hours" table, all in accordance with their Consulting Engineering Agreement dated February 18, 2022.

Mr. Roy said that he recommends that Alaimo Associates be authorized to proceed with the Engineering Services of the referenced project in accordance with their April 7, 2022 proposal and their February 18, 2022 Consulting Engineering Contract.

Attorney Jacobs said a motion is needed for a resolution for the Rt. 34 Force Main Rehabilitation – Engineering Services to Alaimo Associates.

A motion was made by Dr. Greenberg and seconded by Mr. Razzoli.

There was no discussion.

The roll call vote was as follows:

Ayes:	Greenberg, Murphy, Razzoli, Weber, Walker		
Nays:	None		
Absent:	None		
5 Ayes	0 Nays	0 Absent	

**10. Resolution: Replacement of the PLC and Lime Silo Controls at Old Bride WTP – Authorize Work under a Cooperative Quote**

Mr. Roy stated that as previously reported to the Board, the instrumentation controls at the Old Bridge Water Treatment Plant (WTP) are obsolete. The plant Programable Logic Controller (PLC) is over fifteen (15) years old, and Rockwell Automation has discontinued manufacturing replacement parts for our SLC 500 model series. We currently are having difficulty finding replacement parts for this PLC which is used to operate the wells, pumps, filter backwash system, and chemical feed systems at the Old Bridge WTP.

The Authority recently joined the North Jersey Wastewater Cooperative (NJWC). Pumping Services, Inc. (PSI) is familiar with, and has serviced our instrumentation controls since they worked under the original General Contractor of the Water Division SCADA installation many years ago. PSI has contracts with this cooperative that we just joined that includes both instrumentation service and new instrumentation equipment purchases.

The PSI quote No. SQ36457 is to replace the Old Bridge Plant PLC with a new modern CompactLogix platform. The quote includes NJWC cooperative pricing which is a 5% discount on the equipment costs and hourly labor charges. The quote breaks down as follows:

<u>Work Under NJWC Contract #B270-2</u>	
PLC Control Panel Equipment	\$ 44,373.56
Radio Transceiver to Oak St Booster Station	<u>\$ 2,672.50</u>
	\$ 47,046.06
<u>Work Under NJWC Contract #B295-1</u>	
Two-Man Crew Equipment Installation	\$ 22,176.00
IT Project Engineer	<u>\$ 13,440.00</u>
	\$ 35,616.00

In addition to the PLC being obsolete, the controls for the lime silo are not functioning properly and also needs to be replaced. The operation of the lime silo is critical for the proper operation of the water treatment plant. The chemical lime is added to the acidic well source water in order to

bring the pH level closer to neutral to allow removal of the dissolved iron and to meet NJDEP requirements.

The PSI quote No. SQ36935 is to replace the lime silo feed controls with new modern lime feed controls under the NJWC cooperative pricing. The quote breaks down as follows:

Work Under NJWC Contract #B270-2

Lime Silo Control Panel Equipment	\$ 26,865.00
Hand Held Programmer	\$ 246.10
Slurry Tank Continuous Level Sensor	\$ 2,747.35
Bulk Lime Low Level Switches	\$ 2,211.45
Bulk Lime High Level Emergency Alarm Switch	\$ 1,094.80
Slurry Tank High Level Emergency Alarm Sensor	\$ 1,156.15
	<u>\$ 34,320.85</u>

Work Under NJWC Contract #B295-1

Electrical Installation Work for SCADA	\$ 16,941.00
IT Project Engineer	\$ 16,800.00
Two Man Crew Equipment Installation	<u>\$ 12,320.00</u>
	<u>\$ 46,061.00</u>

Mr. Roy said that he recommends that the Authority authorize PSI to perform this work at the Old Bridge Plant in accordance with their quotes No. SQ36457 and No. SQ36935, under the appropriate contracts with NJWC subject to attorney review.

Attorney Jacobs said a motion is needed for a resolution for Replacement of the PLC and Lime Silo Controls at Old Bridge WTP – Authorize work under a Cooperative Quote.

A motion was made by Mr. Razzoli and seconded by Dr. Greenberg.

Mr. Murphy asked if one cooperative is to buy parts and the other one to install the equipment?

Mr. Roy said that PSI has two contracts under the same cooperative. He said that one contract is for equipment delivered to the cooperative participant's garage. Mr. Roy said that they have a second contract that covers labor. They are both furnishing the materials and installing the PLC.

Mr. Weber said that the quote includes NJWC cooperative pricing which is a 5% discount on the equipment costs and hourly labor charges

Mr. Roy said yes, that is correct.

The roll call vote was as follows:

Ayes: Greenberg, Murphy, Razzoli, Weber, Walker

Nays: None

Absent: None

5 Ayes      0 Nays      0 Absent

## **11. Disbrow Elevated Water Storage Tank – Authorize the Advertisement of Public Bids**

Mr. Roy reported that the Construction Drawings and Contract Documents for the Disbrow Road Elevated Water Storage Tank have been prepared by CME Associates under a previous authorization for Engineering Design Services, and the project is now ready to be advertised for public bids. The NJDEP has issued a construction permit to build this tank, and construction drawings have been sent to the Township Planning Department for their comments.

This project has been part of the long-term planning of the Authority's Water Distribution System for many years. The Engineer's Estimated Construction Cost for this project is approximately \$3.5 million dollars, and will be funded from the payments that have already been made by Brunetti in accordance with the Oaks at Glenwood Brunetti Agreement.

The scope of the project involves the construction of a new one-million-gallon elevated water storage tank located off of Disbrow Road. The new storage tank will provide both domestic water system demand and fire flows for the Browntown Zone.

Mr. Roy recommends that the Authority authorize the advertisement of this construction contract for public bids. The results of the bids will be reported to the Commissioners at a future Board Meeting.

In addition, we received a proposal from CME Associates dated April 5, 2022, for Engineering Services for the Bid and Construction Phases of the Disbrow Water Storage Tank. CME Associates has provided estimates of engineering fees on their attached "Bid and Construction Phases Professional Services" table of the proposal as follows:

1. Bid Phase - \$10,328.00
2. Engineering Services During Construction - \$310,867.00
3. Construction Inspection - \$115,000.00

The dollar amount of these estimated fees appears to be reasonable. The fees are based upon an estimate of the number of hours required for the level of effort anticipated for each of the engineering tasks, all in

accordance with their Consulting Engineering Agreement dated February 2, 2022.

The project duration is anticipated to approximately nine (9) months of actual construction, with an overall contract time of approximately fourteen (14) months.

Mr. Roy said that he also recommends that CME Associates be authorized to proceed with the Bid and Construction Phases of the referenced project in accordance with their April 5, 2022 proposal and their February 2, 2022 Consulting Engineering Contract.

Mr. Roy said that the funding will come from money that Mr. Brunetti gave us in lieu of building the tank on-site, so we don't need to borrow the money. He said that we have the money in the bank for this.

Dr. Greenberg asked how long was the time period from when the bid is awarded to construction?

Mr. Roy said that from the time that we award the contract, as long as materials are available, it is all dependent upon that, the total contract time should be about 14 months, with 9 months of actual construction. Mr. Roy said that the contractor will be building the foundation first because of the weight of the water tank, and then wait for the steel to show up. Once it does, nine months of actual construction. He said that it all depends on whether there are delays in the delivery of materials.

Mr. Roy said that Disbrow Road will not be closed, since the construction will be off the road.

Attorney Jacobs said that two separate resolutions are needed.

Attorney Jacobs said that a motion is needed for a resolution for the Advertisement of Public bids for the Disbrow Elevated Water Storage Tank.

A motion was made by Mr. Razzoli and seconded by Dr. Greenberg.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Murphy, Razzoli, Weber, Walker

Nays: None

Absent: None

5 Ayes          0 Nays          0 Absent

Mr. Roy said that the next resolution is awarding the engineering services to CME as described in his report.

Attorney Jacobs said a motion is needed for a resolution for CME Associates to proceed with the engineering services for the Disbrow Elevated Water Storage Tank subject to the terms in Mr. Roy's Engineering Report.

A motion was made by Dr. Greenberg and seconded by Mr. Razzoli.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Murphy, Razzoli, Weber, Walker

Nays: None

Absent: None

5 Ayes      0 Nays      0 Absent

Mr. Weber asked how high the tank is going to be?

Mr. Trainer, CME, said 120 feet.

Mr. Weber asked if it will present any reflective sunlight or problems?

Mr. Roy said that it should not. We do have some computerized renderings that show various perspectives of the tank. He said that in some perspectives, the trees are higher than the tank, or it is only visible between trees. He said that the tank will be painted blue to match the sky.

A motion to accept Mr. Roy's Engineering Report was made by Dr. Greenberg and seconded by Mr. Razzoli.

The roll call vote was as follows:

Ayes: Greenberg, Murphy, Razzoli, Weber, Walker

Nays: None

Absent: None

Ayes      0 Nays      0 Absent

Financial Report: Michelle Smith, Comptroller

Mrs. Smith said that she provided the Revenue and Expense Schedules through the Ten Months Ended March 31, 2022, and the Projected Numbers through Year End May 31, 2022. Overall, Revenues are projecting to come in under budget by 1.6% for the year. This shortage in Revenues is offset by the Expenses which are running 6.9% under budget for the year.

## **Long -Term Disability, AD&D and Life Insurance Policy Renewal with Standard Insurance Company**

Mrs. Smith said that the Long-Term Disability, AD&D and Life Insurance Policy is up for renewal on June 1, 2022. She provided a proposal from Standard Life Insurance Company to renew the policy for three years with no rate increase.

Attorney Jacob said that a motion is needed for a resolution for renewal of Long-Term Disability, AD&D and Life Insurance Policy with Standard Insurance Company.

A motion was made by Dr. Greenberg and seconded by Mr. Razzoli.

There was no discussion.

The roll call vote was as follows:

Ayes:	Greenberg, Murphy, Razzoli, Weber, Walker		
Nays:	None		
Absent:	None		
5 Ayes	0 Nays	0 Absent	

A motion to accept Mrs. Smith's Finance Report was made by Dr. Greenberg and seconded by Mr. Razzoli.

The roll call vote was as follows:

Ayes:	Greenberg, Murphy, Razzoli, Weber, Walker		
Nays:	None		
Absent:	None		
5 Ayes	0 Nays	0 Absent	

**Bills & Claims:** Dr. Greenberg said that the Bills and Claims are for \$1,834,812.15.

A motion to approve the Bills and Claims in the amount of \$1,834,812.15 was made by Mr. Razzoli and seconded by Mr. Casserly.

There was no discussion.

The roll call vote was as follows:

Ayes:	Greenberg, Murphy, Razzoli, Weber, Walker		
Nays:	None		



Absent: None  
5 Ayes 0 Nays 0 Absent

Legal Report: Mitchell B. Jacobs, Esq.

Attorney Jacobs said that he had no legal report or Executive Session issues.

Old Business: None

New Business: None

Open to Public: Chairman Walker opened the meeting to the public.

Seeing that nobody wanted to speak, Chairman Walker closed the public portion.

Executive Session: There was no Executive Session.

Adjournment: A motion to adjourn was made by Mr. Razzoli and seconded by Dr. Greenberg.

All Commissioners present were in favor.

None opposed.

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Mark Razzoli, Secretary

A handwritten signature in cursive script, appearing to read "Thomas Galante", followed by a large, stylized flourish or scribble that extends horizontally across the page.