

**OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY  
REGULAR MEETING  
OCTOBER 19, 2022**

Call to Order: The Regular Meeting of October 19, 2022, was called to order at 7:03 p.m. by Vice Chairman Weber with the Pledge of Allegiance.

Announcement: Vice Chairman Weber announced that this meeting is in conformance with the Open Public Meetings Act. Notice has been published in the Asbury Park Press on January 22, 2022, and in the Home News Tribune on January 22, 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:

Frank Weber, Vice Chairman  
Anita Greenberg, Treasurer  
Mark Razzoli, Secretary  
John E. Murphy, Commissioner  
Edward Casserly, Second Alternate Commissioner

Absent:

Bruce Walker, Chairman  
Thomas Galante, First Alternate 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 he does not have much in my report, unless there are questions. He said that he would like to have our Auditor, Brian Waldron, do his presentation of the Audit at this time in the meeting.

Audit Report:

Mr. Brian Waldron introduced himself and said he is from Holman, Frenia Allison, P.C. He said that they have issued an audit report on September 28, 2022, ahead of the deadline to the DCA. Mr. Waldron said that we have met with Michelle Smith and Guy Donatelli for an exit conference to go over everything in detail. Mr. Waldron said that he is going to go over

a few highlights. He said that they have no formal comments or recommendations to issue which shows that everything is in accordance with accounting principles in Government Auditing Standards. Mr. Waldon said they issued a clean unmodified opinion which is the best opinion that can be rendered to the Authority. He said that they have one other opinion in the file, which is their report on internal controls in compliance, along with all the other things that they do on controls, and they have no instances of non-compliance. Mr. Waldron said that it is a very clean overall opinion and report this year. He said "hats off" to Michelle Smith, Guy Donatelli, and the team.

Mr. Waldon said that there was a decrease in revenues this year of approximately 5% of the total revenues, but on the other side, the Authority had just a little less than a 1% increase in expenses. He said that although the Authority didn't bring in as much revenues as anticipated, the Authority did stay as close as possible to the Budget on the Expense side. Mr. Waldron commended the Authority in that a 1% increase is tough to do in the economic world that we live in now.

Mr. Waldron said that an additional positive is that the Authority continues to pay on debt overall of \$6.7 million in loans and bonds payable in the current year, and continues to do that, with a very healthy and strong overall fund balance.

He said that the Authority added \$3.8 million overall to the surplus which brings the Authority to roughly \$122,000,000, and most of that is tied up in the investment capital assets, so it is not the same as if the Authority has \$122,000,000 sitting in a bank account. He said that the Authority was able to add additional money into the reserve for capital projects, which is always great to see bringing revenues or excess funds to fund certain projects. He said that reserves for rainy days are always good to see.

He reported that it was a strong overall year compared to 2021 even with a decrease in revenues of roughly \$2.5 million. He said that this past year was a strong year for the Authority in what has been a challenging past few years in the world and the Authority as well.

Mr. Waldon said that Michelle Smith has done a very good job in providing a good overview. He said that if anyone does not want to look at the entire audit, there are about twenty pages that you can go through that gives a deep detailed look into how the Authority did in the past year that includes different trends, and things of that nature.

Mr. Waldon said that he wanted to thank on behalf of his company team, Michelle Smith, and Guy Donatelli for their help this year for another successful audit. He said that if anyone has questions, he would be happy to answer them now or you can get a hold of me through Michelle.

Mr. Weber said that he has one question. He asked if given the state of inflation now, are we in a better position to track our budget for next year with the ongoing purchasing process as it is now with all the increases?

Mrs. Smith said, yes, it is anticipated in the budget.

Mr. Weber said okay, that is all.

Mr. Waldon said that no one knows what is coming down the line with the supply chain, but that is a different story from projects. He said that Michelle Smith has all that covered.

Mr. Weber asked if anyone had any questions? He said if not, he is asking for a motion to approve the Audit.

Attorney Jacobs asked Michelle Smith if the Affidavit that needs to be signed, does it have to be signed by everyone or just a quorum?

Mrs. Smith said that everyone must sign the affidavit.

Attorney Jacobs asked if Bruce Walker is available to sign?

Dr. Greenberg said that he is home; and she will bring it to him to sign.

A motion for a resolution verifying that all the members have received and reviewed the Annual Audit Report for the Year Ended May 31, 2022, specifically, the sections "General Comments" and "Recommendations" which can be found on pages 108 -110 and evidenced this by execution of a Group Affidavit.

The motion was made by Dr. Greenberg and seconded by Mr. Murphy.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Murphy, Razzoli, Casserly, Weber

Nays: None

Absent: Walker, Galante

5 Ayes      0 Nays      2 Absent

Mr. Waldon thanked everyone and left the meeting.

Executive Director's  
Report:

Continued:

Mr. Donatelli continued with his report that was interrupted to have Mr. Waldon discuss the Audit.

Mr. Donatelli said that he has nothing else, and it has been a quiet month.

Dr. Greenberg made a motion to accept Mr. Donatelli's Report. The motion was seconded by Mr. Razzoli.

There was no discussion.

All Commissioners that were present were in favor.

There were no Commissioners opposed.

5 Ayes      0 Nays      2 Absent

Chairman's Report: Vice Chairman Weber said he has nothing to report

Mr. Murphy asked Mr. Donatelli if this year we in fact sold a million gallons of water more a day than last year?

Mr. Donatelli said yes.

Previous Minutes:

**Regular Meeting – August 17, 2022**

A motion to approve the Regular Meeting Minutes of August 17, 2022, 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, Casserly, Weber  
Nays: None  
Absent: Walker, Galante  
5 Ayes 0 Nays 2 Absent

### **Executive Session Meeting – August 17, 2022**

A motion to approve the Executive Session Minutes of August 17, 2022, 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, Casserly, Weber  
Nays: None  
Absent: Walker, Galante  
5 Ayes 0 Nays 2 Absent

#### **Superintendent's Report:**

Charles Winkler, Superintendent, Sewer Division

Mr. Winkler said that yesterday the Sewer Division did a major pipe repair on Tara Street. He said that with the combined efforts of the Water Division and Sewer Division, we took care of a very difficult project. He said that he would like to thank everyone that was out there during this work.

Mr. Donatelli said that if this job was done under our emergency contractor, it would have cost the Authority \$40,000 to \$50,000. He said that the excavation was over ten feet deep, with existing sewer and water mains in the way. Mr. Donatelli said that it was a complicated job, and they were able to complete it, and it came out excellent.

Mr. Winkler said that it is working out great with both crews working together, and it is a substantial savings to the Authority.

Dr. Greenberg said that great.

Dr. Greenberg said that she has a question about the work done at the Wawa. She asked if that problem has been resolved?

Mr. Winkler said that it was resolved quickly. He said that the last time there was a problem, they were fined \$30,000.

Dr. Greenberg asked if when you televised the line on Bertrand Street, and you find a sag, what usually causes that?

Mr. Winkler said that it could be a few reasons. He said that the pipe could have been put in wrong to begin with, but, with our televising, we were able to see the problem. He said that the pipe broke at the main. He said that the whole thing had to be replaced.

Dr. Greenberg made a motion to accept Mr. Winkler's Superintendent's Report. It was seconded by Mr. Razzoli.

All Commissioners that were present were in favor.

No Commissioners were opposed.

5 Ayes            0 Nays            2 Absent

Engineering Reports: Michael Roy, P.E.

## REPORT UPON DEVELOPER'S APPLICATIONS FOR APPROVAL

**Hanley Orchards at Old Bridge f/k/a Fountains at Old Bridge/Orchards at Old Bridge, LLC, W20-693, Final Water – 58 + 3 Fire + 5 Irrigation +1 Clubhouse = 67 EDCU's (1 EDCU Existing, 66 Additional)**

TYPE: ATTACHED RESIDENTIAL

USE: DOMESTIC, FIRE PROTECTION AND IRRIGATION

BLOCK/LOT: 10253/9.11 (6.46 Acres)

LOCATION: Between Route 34 and Spring Hill Road, South of the

Glow Express Car Wash and Across Route 34 from the Cheesequake Fire Company.

DESCRIPTION: Construction of approximately 1,200 LF six-inch (6") and eight-inch (8") DIP connecting into the existing water main in Old Mill Road to provide water service for three (3) new on-site fire hydrants, and an apartment complex consisting of three (3) buildings which will have 19 one-bedroom and 39 two-bedroom age-restricted luxury apartment units, along with a 2,000 SF Clubhouse.

COMMENTS:

1. Final Review and Inspection fees have been paid. Water Connection Fees and Construction Water Fees are due before the first Meter Application is submitted.
2. The Authority granted Preliminary and Tentative Approval on September 21, 2022. Township Final Zoning Board Approval was granted on October 7, 2021.
3. The Applicant has indicated that the lawn irrigation system for this site is no longer proposed to be fed using municipal water; 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.
4. The Applicant has indicated that all proposed water mains and the three (3) new fire hydrants will remain privately owned and maintained by the Applicant.
5. The Applicant has indicated that the fire flow demand for the fire suppression system is 168 gpm at 53 psi. A hydrant flow test performed on October 5, 2022, indicates that the Authority's water distribution system has this fire flow available.
6. Each building's 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 Building Permit Application.
7. Technical requirements sufficient for Final Water Approval have been satisfied.

8. A copy of this report has been supplied to the Contact Person of the Applicant as listed on the application form.
9. Recommend Final Water Approval subject to the following twelve (12) conditions:

CONDITIONS:

1. Applicant shall pay all applicable fees.
2. The Applicant shall comply with and address all comments in this Engineer's Report dated October 14, 2022.
3. All proposed on-site water mains shall remain privately owned and maintained by the Applicant.
4. Fire service line size and number of sprinkler heads for each building shall be provided to this Authority as soon as available.
5. The Applicant shall coordinate the utility plans approved under this application with the architectural design of this commercial building as it relates to the water service.
6. Applicant to schedule a pre-construction meeting at least two (2) weeks prior to commencing any utility construction.
7. 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.
8. Wet cut fee, Performance Guarantee, Certificate of Insurance, and proof of all required permits shall be provided prior to the pre-construction meeting.
9. Lawn irrigation is not included in the approval. If a lawn irrigation system using municipal water is proposed in the future, the plan must be submitted to the Authority for approval.
10. The Applicant shall construct the water 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 Water Approval shall expire one (1) year from the date of the resolution or as otherwise extended by law if no construction has taken place within that period.

Mr. Roy said that he recommends Final Water Approval for W20-693, Final Water – 58 + 3 Fire + 5 Irrigation + 1 Clubhouse = 67 EDCU's subject to the 12 Conditions in his report.

A motion to adopt a resolution for W20-693, Final Water – 58 + 3 Fire + 5 Irrigation + 1 Clubhouse = 67 EDCU's subject to the 12 Conditions in Mr. Roy's Engineering Report was made by Mr. Weber and seconded by Mr. Murphy.

Mr. Weber asked if there was any discussion?

Dr. Greenberg said is the clubhouse having a pool?

Mr. Roy said no.

The roll call vote was as follows:

Ayes: Greenberg, Murphy, Razzoli, Casserly, Weber

Nays: None

Absent: Walker, Galante

5 Ayes      0 Nays      2 Absent

**Hanley Orchards at Old Bridge f/k/a Fountains at Old Bridge/Orchards at Old Bridge, LLC, S20-545, Final Sewer – 58 + 1 Clubhouse = 59 EDCU's (1 EDCU Existing, 58 Additional)**

TYPE: ATTACHED RESIDENTIAL

DRAINAGE BASIN: PRICKETTS BROOK

BLOCK/LOT: 10253/9.11 (6.46 Acres)

LOCATION: Between Route 34 and Spring Hill Road, South of Glow Express Car Wash and Across Route 34 from the Cheesequake Fire Company.

DESCRIPTION: Construction of approximately 980 LF of eight-inch (8") PVC sewer main connecting into an existing manhole on Old Mill Road to provide sewer service to an apartment complex consisting of three (3) buildings which will have 19 one-bedroom and 39 two-bedroom age-restricted luxury apartment units, and a 2,000 SF Clubhouse.

COMMENTS:

1. Final Review and Inspection fees have been paid. Sewer Connection Fees are due before the first Meter Application is submitted.
2. The Authority granted Preliminary and Tentative Approval on September 21, 2022. Township Final Zoning Board Approval was granted on October 7, 2021.
3. The Applicant has indicated that all proposed off-site eight-inch (8") sanitary sewer mains on Old Mill Road between manholes SMH-S4 to SMH- Ex will be dedicated to the Authority.
4. Applicant has acknowledged that all proposed on-site sewer mains and laterals will remain privately owned and maintained by the Applicant.
5. 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.
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 eleven (11) 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 October 14, 2022.

3. There shall be no prohibited wastes discharged into the sewer system including discharge from any HVAC system.
4. All proposed off-site eight-inch (8") sanitary sewer mains on Old Mill Road between manholes SMH-S4 to SMH- Ex will be dedicated to the Authority. All proposed on-site sewer mains and laterals will remain privately owned and maintained by the Applicant.
5. The Applicant shall coordinate the utility plans approved under this application with the architectural design of this commercial building as it relates to sewer service.
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 provided prior to the pre-construction meeting.
8. Applicant to schedule a pre-construction meeting at least two (2) weeks prior to commencing any utility construction
9. The Applicant shall construct the sewer 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 Sewer Approval shall expire one (1) year from the date of the resolution or as otherwise extended by law if no construction has taken place within that period.

Mr. Roy said that he recommends Final Sewer Approval for S20-545, Final Sewer – 58 + 1 Clubhouse = 59 EDCU's subject to the 11 Conditions in his report.

A motion to adopt a resolution for W20-693, Final Water – 58 + 3 Fire + 5 Irrigation + 1 Clubhouse = 67 EDCU's subject to the 12 Conditions in Mr. Roy's Engineering Report was made by Mr. Weber and seconded by Mr. Murphy.

The roll call vote was as follows:

Ayes: Greenberg, Murphy, Razzoli, Casserly, Weber

Nays: None

Absent: Walker, Galante

5 Ayes      0 Nays      2 Absent

**Oak 18 Retail/Restaurant/Oak 18, LLC, W20-691, Final  
Water – 5 + 1 Fire + 3 Irrigation =9 EDCU's**

TYPE: COMMERCIAL

USE: DOMESTIC

BLOCK/LOT: 19013/ 3, 4 & 5 (1.1 Acres)

LOCATION: Southbound Route 18 between Maple Ave and Pine Tree Blvd, just south of the existing Dunkin Donuts.

DESCRIPTION: Construction of 385 LF of eight-inch (8") on-site water main and fire hydrant, and twelve-inch (12") off-site water main, fire hydrant and irrigation system to service a total of 9,340 SF of commercial building consisting of 6,538 SF of retail and 2,802 SF (38 seats) of restaurant.

COMMENTS:

1. Final Review and Inspection fees have been paid. Water Connection Fees and Construction Water Fees are due before a meter application is submitted.
2. The Authority granted Preliminary and Tentative Approval on December 15, 2021. Township Preliminary and Final Planning Board Approval was granted on July 6, 2021.
3. Applicant has acknowledged that all proposed off-site water mains and fire hydrants will be dedicated to the Authority and the on-site water main

(from the 12"x8" tee) and on-site hydrant will remain privately owned and maintained by the Applicant.

4. The Applicant has indicated that the fire flow demand for the fire suppression system is 589 gpm at 39 psi. A hydrant flow test performed on October 5, 2022, indicates that the Authority's water distribution system has this fire flow available.
5. The building's 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 Building Permit Application.
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 Sewer Approval subject to the following eleven (11) 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 October 14, 2022.
3. All proposed off-site water mains and fire hydrants within the right-of-way of Route 18 will be dedicated to the Authority and the on-site water main (from the 12"x8" tee) and on-site hydrant will 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. The Applicant shall coordinate the utility plans approved under this application with the architectural design of this commercial building as it relates to the water service.
6. Applicant to schedule a pre-construction meeting at least two (2) weeks prior to commencing any utility construction.

7. 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.
8. Performance Guarantee, Certificate of Insurance, and proof of all required permits shall be provided 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 or as otherwise extended by law if no construction has taken place within that period.

Mr. Roy said he recommends Final Water Approval subject to the eleven Conditions in his report.

A motion to adopt a resolution for W20-691, Final Water – 5 + 1 Fire + 3 Irrigation = 9 EDCU's was made by Mr. Weber and seconded by Mr. Razzoli.

There was no discussion.

The roll call vote was as follows:

Ayes:	Greenberg, Murphy, Razzoli, Casserly, Weber		
Nays:	None		
Absent:	Walker, Galante		
5 Ayes	0 Nays	2 Absent	

**Oak 18 Retail/Restaurant/Oak 18, LLC, S20-543, Final Sewer – 5 EDCU's**

TYPE: COMMERCIAL

DRAINAGE BASIN: IRESICK

BLOCK/LOT: 19013/3,4 & 5 (1.1 Acres)

LOCATION: Southbound Route 18 between Maple Ave and Pine Tree Blvd, just south of the existing Dunkin Donuts.

DESCRIPTION: Construction of a 6" sanitary lateral and connection into an existing 12" ACP sewer on Rt. 18 to service to a total of 9,340 SF of commercial building consisting of 6,538 SF of retail and 2,802 SF (38 seats) of restaurant.

COMMENTS:

1. Final Review and Inspection fees have been paid. Sewer Connection Fees are due before a meter application is submitted.
2. The Authority granted Preliminary and Tentative Approval on December 15, 2021. Township Preliminary and Final Zoning Board Approval was granted on July 6, 2021.
3. Applicant has acknowledged that all proposed sewer lines will remain privately owned and maintained by the Applicant.
4. The size, slope and installation of the on-site sewer lateral are subject to approval by the Township Plumbing Sub-Code Official.
5. The proposed grease trap shall be approved 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 eleven (11) conditions:

CONDITIONS:

1. Applicant shall pay all applicable fees.
2. The Applicant shall comply with and address all comments in this

Engineer's Report dated October 14, 2022.

3. There shall be no prohibited wastes discharged into the sewer system including discharge from any HVAC system.
4. All proposed on-site sewer lines are to remain privately owned and maintained by the Applicant.
5. The Applicant shall coordinate the utility plans approved under this application with the architectural design of this commercial building as it relates to sewer service.
6. Applicant to schedule a pre-construction meeting at least two (2) weeks prior to commencing any utility construction.
7. 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.
8. Performance Guarantee, Certificate of Insurance, and proof of all required permits shall be provided prior to the pre-construction meeting.
9. The Applicant shall construct the sewer 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 Sewer Approval shall expire one (1) year from the date of the resolution or as otherwise extended by law if no construction has taken place within that period.

Mr. Roy said he recommends Final Sewer Approval subject to the eleven Conditions in his report.

A motion was made by Mr. Razzoli and seconded by Mr. Weber to adopt a resolution for Oak 18 Retail/Restaurant/Oak 18, LLC, S20-543, Final Sewer -5 EDCU's.

There was no discussion.

The roll call vote was as follows:



Ayes: Greenberg, Murphy, Razzoli, Casserly, Weber  
 Nays: None  
 Absent: Walker, Galante  
 5 Ayes 0 Nays 2 Absent

## OTHER ENGINEERING REPORTS

### **Raceway Petroleum, Inc. – One Year Extension of Minor Water and Sewer Approvals, W20-511, S202-395**

Mr. Roy reported that on October 15, 2021, Raceway Petroleum was granted Minor Water and Sewer Approvals which were to expire within one (1) year. The Applicant has now submitted a request for a one (1) year extension of Minor Approvals in accordance with our Rules and Regulations.

Raceway Petroleum is a proposed gas station and a 2,584 SF mini mart located on the southbound side of Route 9 at Poor Farm Road in front of the abandoned Lowe's Home Center.

The Applicant indicates that the current economic climate has made it difficult for them to start construction.

Mr. Roy recommended that a one (1) year extension of time be granted to this applicant for both their Minor Water and Sewer Approvals.

A motion was made by John Murphy and seconded by Mr. Casserly to adopt a Resolution for Raceway Petroleum Inc. – One Year Extension of Minor Water and Sewer Approvals, W20-511 and S202-395.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg Murphy, Razzoli, Casserly, Weber  
 Nays: None  
 Absent: Galante, Walker  
 5 Ayes 0 Nays 2 Absent

### **Redevelopment of Well Nos. 10 & 12 – Contract No. W21-**

## **221, Final Quantities Change Order**

Mr. Roy reported that Change Order No. 1 to A.C. Schultes, Inc. represents the Final Quantities Change Order for the referenced project that includes the decrease in cost and the reason for the changes to the Contract Documents.

He stated that this Change Order consists of the reduction in costs because of not needing to perform certain work that was provided for in the Contract Documents. The actual quantities of pump equipment needing to be replaced in Well Nos. 10 & 12, was less than the quantities that were provided for in the Contract Documents.

The pump motors for both wells were reconditioned instead of a complete replacement of the motors. The actual number of days of redevelopment of Well No. 12 was less than the quantity in the Contract Documents. And, finally, the allowance for the miscellaneous work, was less than the amount provided for in the Contract Documents.

The total cost of the Change Order is a MINUS \$49,532.00 which is twenty-two-point six five percent (22.65%) decrease of the original contract amount of \$218,650.00 to a new contract amount of \$169,118.00.

Mr. Roy recommended that Change Order No. 1 to A.C. Schultes, Inc. for the Redevelopment of Well Nos. 10 & 12 in the amount of a minus \$49,532.00 be approved.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Murphy, Razzoli, Casserly, Weber

Nays: None

Absent: Galante, Walker

5 Ayes      0 Nays      2 Absent

## **Manhole Rehabilitation through a National Co-op, Vortex Services, HGACBuy Contract No. TP07-18**

Mr. Roy reported that the Authority has a need to perform manhole rehabilitation services on five (5) manholes located along and off Laurence Harbor Road. The manholes have deteriorated and need to be repaired and rehabilitated before they collapse.

Three (3) of the manholes are located on a forty-eight-inch (48") trunk sewer that receives flow from the Cheesequake Sewer Pump Station that carries an average of one million gallons per day. The other two (2) manholes are on a nearby eight-inch (8") collector sewer that carries sewage flow from the residents in that area. The deterioration of the internal manhole walls is visually evident, and they need to be rehabilitated to restore the structural integrity of the manholes.

He stated that we have received a quote to perform this service from a vendor that has a contract with a national cooperative organization called, Houston Galveston Area Cooperative (HGACBuy). The Department of Community Affairs has issued guidelines in 2012 for the purchase of goods and services from national cooperative contracts. The State Legislature in 2011 has also passed laws that allow local contracting units, like the Authority, to utilize national cooperative contracts as a method of procurement.

The Authority's Staff has received price quote No. 2216363 dated September 28, 2022, from the local representative of Vortex Services in the amount of \$86,125 to perform this sewer manhole rehabilitation work for five (5) manholes that vary in depth from six (6) feet to twelve (12) feet deep. This work includes by-passing the sewage flow during the rehabilitation work.

The Department of Community Affairs guidelines require that the contracting unit publicly advertise their intent to award a contract to a vendor under a national cooperative contract, to allow other vendors to offer alternatives. We have complied with the NJ Department of Community Affairs legal requirements which have been reviewed by our General Counsel.

He also stated that the Authority has advertised its intent to award a contract to a vendor of a national cooperative organization to perform sewer manhole rehabilitation under Contract No. TP07-18. We have received no written response to the advertisement.

Mr. Roy said that he recommends awarding a contract to perform sewer manhole rehabilitation work on the five (5) deteriorated manholes on and along Laurence Harbor Road to Vortex Services, Dover, DE contract vendor to HGACBuy National Purchasing Cooperative under Contract No. TP07-18 in the amount of \$86,125.00 and described in their price quote No. 2216363 dated September 28, 2022.

A motion to award a contract for Manhole Rehabilitation through a National Co-op, Vortex Services was made by Dr. Greenberg and seconded by Mr. Casserly.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Murphy, Razzoli, Casserly, Weber

Nays: None

Absent: Galante, Walker

5 Ayes      0 Nays      2 Absent

### **New Fence at Higgins Road Water Storage Tank and Perrine Road and Oak Street Booster Stations**

Mr. Roy reported that the Authority needs the replacement of old fence at three (3) facility locations to provide security for these facilities. The three (3) locations for the installation of new fence are at the sites of the Higgins Road Water Storage Tank, and at the Perrine Road and Oak Street Booster Stations.

The fence company, EB Fence, LLC has been awarded the State Contract #A88679 under the T-number of T0640 to furnish and install fences for Public Agencies within the State of New Jersey.

Attached are three quotes from EB Fence, LLC as follows:

1. Higgins Road Water Storage Tank - \$5,675.00
2. Perrine Road Booster Station - \$10,237.00
3. Oak Street Booster Station - \$18,397.00

Mr. Donatelli said these are the sites that the fences are deteriorating at each of these facilities. He said that these are sites that we want to keep secure.

Mr. Roy said that he recommends that the Authority authorize EB Fence, LLC to perform this work at these three (3) locations in accordance with their attached quotes under State Contract #A88679 subject to attorney review.

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

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Murphy, Razzoli, Casserly, Weber

Nays: None

Absent: Galante, Walker

5 Ayes      0 Nays      2 Absent

### **Cheesequake Booster Station Service Area Feasibility Study, Engineering Services to CME Associates**

Mr. Roy reported that there is a need for Engineering Services to perform a feasibility study of water improvements that may be necessary to achieve a better operation of the Cheesequake Booster Station that services both Aberdeen Township, and the Cheesequake Booster Station Service Area Pressure Zone.

He stated that CME has provided a cost proposal to perform these Engineering Services in their attached proposal dated October 12, 2022, for a total estimated cost of \$84,316.00.

Mr. Roy recommends that CME Associates be authorized to proceed with the Feasibility Study of the Cheesequake Booster Station Service Area.

Mr. Donatelli said that this is all precipitated by the building of the Disbrow Road Tank.

A motion to authorize CME Associates to perform a feasibility study of the Cheesequake Booster Station Service Area Pressure Zone was made by Mr. Razzoli and seconded by Mr. Weber in accordance with their October 12, 2022, proposal and their February 1, 2022, Consulting Engineering Contract.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Murphy, Razzoli, Casserly, Weber

Nays: None

Absent: Galante, Walker  
5 Ayes 0 Nays 2 Absent

### **Annual Contracts for Water Division Chemicals, Contract W22-225, Award Contract Items**

Mr. Roy reported on the results of the bids that were opened on September 29, 2022, at 2:00pm for the Annual Contracts for Water Division Chemical that contained five (5) separate items to bid.

#### **1. Bagged Hydrated Lime**

There was one (1) bidder for this section of the contract. The lone bidder submitted a unit price for this item which was one-hundred and twelve-point-seven percent (112.70%) higher than last year's unit price, which was submitted by Main Pool Chemical Company last year. This will result in an increase to the Authority for the year of approximately \$106,506, for the cost of bagged lime chemical deliveries.

Main Pool and Chemical Company came in two hours late for the bid this year. He stated that the instructions from Attorney Cleary's office was to return the bid from Main Pool and Chemical Company unopened.

The one bid we received was from George S. Coyne Chemical Company and the price was astronomically high over 100%.

The lone bidder, Coyne, also qualified their bid with a statement that if their costs to deliver bagged lime exceed ten percent (10%) then they reserve the right to renegotiate the unit price.

Attorney Jacob's said that in their opinion it was a conditional bid and wasn't responsive. He said that Coyne was the only bidder, therefore, he said that his advice given to Mike Roy was that we need to rebid this item, because there are no responsive bidders.

Mr. Roy said that we will need a resolution rejecting the bid from George S. Coyne Chemical Company, Inc. and rebid this item.

#### **2. Bulk Hydrated Lime**

Mr. Roy said that there was one (1) bidder for this section of the contract, Greer Industries, Inc. The lone bidder submitted a unit price for this item which was twelve-point-five percent (12.50%) higher than last year's unit price, which was also submitted by Greer Industries, Inc. This will result in an increase to the Authority for the year of approximately \$5,136, for the cost of bulk lime chemical deliveries.

Mr. Roy recommends awarding Item No. 2 of this contract to the lowest responsible bidder for this item, Greer Industries, Inc. of Morgantown, WV, for the unit price bid.

A motion was made by Mr. Razzoli and seconded by Dr. Greenberg that the contract for Bulk Hydrated Lime be awarded to Greer Industries, Inc.

There was no discussion.

The roll call vote was as follows:

Ayes:	Greenberg, Murphy, Razzoli, Casserly, Weber	
Nays:	None	
Absent:	Galante, Walker	
5 Ayes	0 Nays	2 Absent

3. & 4. DelPAC 2000, Partial Load & DelPAC 2000 Full Load

Mr. Roy said that there were two (2) bidders for this item of the contract. The lowest bidder, USALCO, LLC submitted a unit price for this item which was forty-one percent (41.0%) higher than last year's unit price, which was also submitted by USALCO, LLC. This will result in an increase to the Authority for the year of approximately \$19,660, for the cost of a partial load of DELPAC 2000 chemical deliveries.

Mr. Roy said that when we go with a full load, it costs about 28 cents a pound, but if we go with a partial load, it is about 34 cents a pound. He said that we try as best we can to get full loads delivered. He said that both unit prices went up on an average of 43%.

Mr. Roy said that the other bidder, Holland Company came in 54% higher.

Mr. Roy said that he recommends awarding Item No. 3, DelPAC 2000, Full Load, and Item No. 4, DelPAC 2000, Partial Load, of this contract to the lowest responsible bidder for these items, USALCO Baltimore Plant, LLC, of Baltimore, MD, for the unit prices bid.

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

The roll call vote was as follows:

Ayes:	Greenberg, Murphy, Razzoli, Casserly, Weber
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Nays: None  
Absent: Galante, Walker  
5 Ayes 0 Nays 2 Absent

5. Sodium Hypochlorite in Bulk

Mr. Roy said that there was one (1) bidder for this section of the contract. The lone bidder submitted a unit price for this item which was eighty-seven-point seven two percent (87.72%) higher than last year's unit price, which was also submitted by Miracle Chemical Company. This will result in an increase to the Authority for the year of approximately \$74,250, for the cost of bulk sodium hypochlorite chemical deliveries.

Mr. Roy said that he recommends awarding Item No. 5 of this contract to the lowest responsible bidder for this item, Miracle Chemical Company of Farmingdale, NJ, for the unit price bid.

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

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Murphy, Razzoli, Casserly, Weber  
Nays: None  
Absent: Galante, Walker  
5 Ayes 0 Nays 2 Absent

**Rebid Annual Contract for Bagged Hydrated Lime Based on No Responsive Bids Having Been Received**

A motion that the lone bid received from George S. Coyne Chemical Company, Inc. in connection with the Bagged Lime section be rejected and rebid based on no responsive bids having been received was made by Dr. Greenberg and seconded by Mr. Murphy.

There was no discussion.

The roll call vote was as follows:

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



Absent: Galante, Walker  
5 Ayes 0 Nays 2 Absent

**Extending Contract for Bagged Hydrated Lime with Main Pool Company**

Mr. Roy said that Main Pool and Chemical Co., our current provider, has agreed to extend the contract for Bagged Hydrated Lime for a three-month period at a cost increase of 15% which would allow time for the rebid of the chemical.

Mr. Roy said that he recommends that we authorize that three-month contract extension.

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

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Murphy, Razzoli, Casserly, Weber  
Nays: None  
Absent: Galante, Walker  
5 Ayes 0 Nays 2 Absent

A motion to accept Mr. Roy's Engineering Report was made by Mr. Murphy and seconded by Mr. Weber.

The voice vote was all in favor.

No Commissioners were opposed.

5 Ayes 0 Nays 2 Absent

Legal Report: Mitchell Jacobs, Esq.

Attorney Jacobs said that he has a few items to discuss in Executive Session.

Old Business: NONE

New Business: Mr. Weber said that he has one editorial comment. If something goes up 12 ½% a year and it stays that way with the Rule of 72, you will double that. It will go to 100% in six years.

Attorney Jacobs said you can throw out the Rule of 72 in this market.

Open to Public: Mr. Weber opened the meeting to the public.

There was none.

Mr. Weber closed the public portion.

Executive Session: Attorney Jacobs said that during Executive Session, we will be discussing the possible purchase of real property on Ticetown Road; the possible litigation/contract negotiations with Middlesex Water Company – Update of Opposition to a Rate Increase; County Drainage Project – Cottrell Road, and the possible litigation with what is commonly known as the Brunetti Property also known as the Regency Centers.

Attorney Jacobs said that we will go into Executive Session for about thirty minutes at which time we will come back and go back into open session. He said that the Commissioners may act, but it is doubtful. However, Attorney Jacobs said that anyone is free to stick around until we come back into Open Session.

A motion to go into Executive Session was made by Mr. Razzoli and seconded by Dr. Greenberg.

The roll call vote was as follows:

Ayes: Greenberg, Murphy, Razzoli, Casserly, Weber

Nays: None

Absent: Galante, Walker

5 Ayes      0 Nays      2 Absent

The Board went into Executive Session at 7:37 p.m.

Resumption of  
Open Session:

The Board returned to Executive Session at 8:24 p.m.

Attorney Jacobs said there is no further business.

Adjournment: A motion to adjourn was made by Mr. Razzoli and seconded by Mr. Casserly,

The voice vote was all in favor.

No Commissioners were opposed.

5 Ayes      0 Nays      2 Absent

The meeting was adjourned at 8:26 p.m.

Respectfully submitted,



Mark Razzoli, Secretary