

**OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY
REGULAR MEETING
DECEMBER 21, 2022**

Call to Order: The Regular Meeting of December 21, 2022, was called to order at 11:18a.m. by Vice Chairman Weber with the Pledge of Allegiance immediately following the Rate Hearing.

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, and 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.

Roll Call: Mr. Weber stated that his 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:

Guy Donatelli

**Authorization to Advertise for a Service Contract for
Public Bids to Perform our Annual Well Maintenance
Work to Redevelop Well No. 3**

Mr. Donatelli stated that his first item is the Redevelopment of Well No. 3. He said that we need to advertise for Public Bids to perform our annual well maintenance work, subject to Attorney review of the Contract

Documents. Well No. 3 needs to be redeveloped next in the order of our rotation. We will prepare the Contract Documents in-house and submit them to Attorney Cleary for his review and approval. The bid opening date will be scheduled within a few months for presentation to the Commissioners to award this service contract at a future Board Meeting.

A motion for authorization to Advertise for a Service Contract for Public Bids to Perform our Annual Well Maintenance Work to Redevelop Well No. 3 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, Casserly, Weber

Nays: None

Absent: Walker, Galante

5 Ayes 0 Nays 2 Absent

Authorization to Purchase three 2023 Ford F-250 (F2B) XL 4WD Regular Cab Trucks with Snowplows at a Total Price of \$187,162.50 from Nielsen Ford, Morristown, NJ, through State Contract #88727

Mr. Donatelli said that the next item in his report is for vehicle purchases through State Contract #88727. He said that the Water Division needs a total of three new vehicles for a total cost of \$187,162.50, and the Engineering Department needs one new vehicle at a cost of \$48,275.00 in which the funds are available in the budget for these purchases.

Mr. Roy said that we did get some competitive quotes, even though this is on State Contract we went to another dealer, Winner Ford in Cherry Hill. He said that their costs for the Water Division vehicles were \$64,000, and the Engineering vehicle cost is \$56,000, and we are instead getting them cheaper from Nielsen Ford. Mr. Roy said that even though it is a State Contract, we still had the ability to get the best price.

Attorney Jacobs said that the importance of purchasing through a State Contract is that they are exempt purchases, and we do not have to follow

some of the bidding requirements that you would have to if it was not purchased under State Contract.

Mr. Donatelli said that the three vehicles for the Water Division will replace three 2011 Ford F-150 trucks with snowplows that have approximately 124,000, 150,000 and over 200,000 miles on them. All three of these vehicles need a lot of repairs and are at or beyond their useful life.

Mr. Donatelli said that the three new Water Division vehicles with the appropriate options that would meet the Authority's needs are three 2023 Ford F-250 XL 4WD Regular Cab trucks with snowplows at a price of \$62,387.50 each from Nielsen Ford of Morristown, NJ through the New Jersey State Contract #88727.

Mr. Donatelli said that he recommends that we purchase (resolution needed) three 2023 Ford F-250 (F2B) XL 4WD Regular Cab trucks with snowplows in accordance their price quote dated December 13, 2022, at a total price of \$187,162.50 from Nielsen Ford, 170 Ridgedale Avenue, Morristown, NJ through the State Contract #88727.

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, Casserly, Weber

Nays: None

Absent: Walker, Galante

5 Ayes 0 Nays 2 Absent

Authorization to Purchase one 2023 Ford F-250 (X2B) XL 4WD Short-Bed SuperCab at a price of \$48,275.00 from Nielsen Ford, Morristown, NJ, through State Contract #88727

Mr. Donatelli said the one new vehicle for the Engineering Department will replace a 2008 Ford F-350 truck with approximately 87,000 miles that is at or beyond its useful life.

Mr. Donatelli said that the one new Engineering vehicle with the appropriate options that would meet the Authority's needs is a 2023 Ford F-250 XL 4WD Short Bed SuperCab at a price of \$48,275.00 from Nielsen Ford of Morristown, NJ through the New Jersey State Contract #88727.

Mr. Donatelli, said that he recommends that we purchase (resolution needed) one (1) 2023 Ford F-250 (X2B) XL 4WD Short Bed SuperCab in accordance with their price quote dated December 13, 2022, at the price of \$48,275.00 also from Nielsen Ford, 170 Ridgedale Avenue, Morristown, NJ through the State Contract #88727.

A 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, Casserly, Weber

Nays: None

Absent: Walker, Galante

5 Ayes 0 Nays 2 Absent

Authorization to auction off all four Vehicles, (1) 2008 F-350, and (3) 2011 F-150s as Surplus Equipment on the Website GovDeals.

Mr. Donatelli said that he also recommends (resolution needed) that the Authority be authorized to auction off all four vehicles one 2008 F-350, and three 2011 F-150s as surplus equipment on the website GovDeals.

A 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, Casserly, Weber

Nays: None
Absent: Walker, Galante
5 Ayes 0 Nays 2 Absent

Mr. Donatelli said that concludes his report.

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

There was no discussion.

The voice vote was as follows:

All Commissioners that were present were in favor.

No Commissioners were opposed or abstained.

5 Ayes 0 Nays 2 Absent

Chairman's Report: Vice Chairman Weber said that he would like to congratulate the staff for a very successful year; and, hopefully, go forward into 2023, and come out as well at the end of that year.

Previous Minutes: **Regular Meeting – October 19, 2022**
A motion to approve the Regular Meeting Minutes of October 19, 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, Casserly, Weber
Nays: None
Absent: Walker, Galante
5 Ayes 0 Nays 2 Absent

Executive Session – October 19, 2022

A motion to approve the Executive Session Minutes of October 19, 2022, 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, 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 he submitted his report, and if there are any questions, he would be happy to answer them.

There were no questions.

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

There was no discussion.

The voice vote was as follows:

All Commissioners that were present were in favor.

No Commissioners were opposed or abstained.

5 Ayes 0 Nays 2 Absent

REPORT UPON DEVELOPER'S APPLICATIONS FOR APPROVAL

Metro Self Storage/Metro Storage, LLC, W19-684, Preliminary Water – 1 + 1 Fire = 2 EDCU's

TYPE: COMMERCIAL

USE: DOMESTIC AND FIRE PROTECTION

BLOCK/LOT: 13264.11/61.11 (9.8 Acres)

LOCATION: On the northbound side of Route 9 at the Cindy Street Jughandle; just north of the Hegarty and Scalia Funeral Home.

DESCRIPTION: Construction of approximately 1,450 LF of eight- and ten-inch (8' & 10") DIP connecting into an existing water main stub in Route 9 to service a proposed 126,627 SF self-storage facility.

COMMENTS:

1. Applications and Preliminary fees have been paid. Balance of the Tentative Review fee is due with the Tentative Water Application submittal.
2. The Authority granted Preliminary Water approval on February 19, 2020. The approval has since expired, and this recommendation is intended to reinstate the Preliminary Water approval of this application.
3. Submit proof of Township Planning/Zoning Approval (signed Resolution) when available. The Township Zoning Board denied the application in March 5, 2020. The Order for Judgement & Other Related Relief dated January 20, 2022, reversed the Zoning Board's denial of the Preliminary and Final Site Plan application, and was remanded to the Board to approve it.
4. Applicant to provide a two-inch (2") water service (line and curb-box) for future use by the existing commercial building on Block 13264.11, Lot 60. This water service line shall be installed up to the property line at no cost to the existing property owner.
5. Based on the proposed number of units it was determined that the

additional demand on the water distribution system is insignificant and can accommodate the additional demand.

6. 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.
7. Provide peak water demand in gallons per minute (gpm) and a listing of the number of fixture types for the purpose of sizing the water meter.
8. The Applicant has indicated that the fire flow demand for the fire suppression system is 750 gpm at 150 psi. A hydrant flow test performed on October 5, 2022, indicates that the Authority's water distribution system has this fire flow available, but the applicant must provide a pump to increase the pressure to what is required.
9. Applicant has acknowledged that the proposed water main located within the Route 9 right-of-way will be dedicated to the Authority and all other proposed on-site water mains and fire hydrants on Block 13264.11, Lot 61.11 will remain privately owned and maintained by the Applicant.
10. A written private utility maintenance plan shall be submitted for review in accordance with the Authority's Rules and Regulations.
11. 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 the Building Permit Application.
12. This Preliminary Review Report also contains review comments of the Applicant's Tentative Water Application.
13. Revise drawings as per the marked-up drawing set and as follows:
 - a. Provide additional line valves as shown on marked-up drawing set.
 - b. Add a stub for future connection, as shown on the marked-up drawing set and in accordance with our standard details.
 - c. Add a fire hydrant on the ten-inch (10") main in Rt. 9 R.O.W. at about Station 504+00.

- d. Revise profiles as shown on the marked-up drawing set. Keep water main at 4' cover as much as possible. Show hydrants, valves, and tees on profiles. Separate the profiles for the ten-inch (10") water main in Rt. 9 and the on-site eight-inch (8") water main.
 - e. Provide plumbing schematic/riser diagram showing the domestic branching off the fire line and the proposed meter installation.
 - f. Remove landscaping around fire hydrants.
 - g. Add note on profile sheets which states that, "Compaction certifications for areas where pipes will be installed on fill shall be supplied to the Authority prior to construction".
 - h. Indicate the Authority's Standard List of Materials for Water Construction on detail sheet.
14. Submission deadlines for a Tentative Water Application package as follows:
- A. December 28, 2022
 - B. January 25, 2023
 - C. February 22, 2023
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 Water 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 December 16, 2022, shall be addressed with the Tentative Water Application.
- 3. Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.
- 4. This Preliminary Water Approval shall expire one (1) year from the date of the resolution.

Mr. Roy recommended Preliminary Water Approval for W19-684, Preliminary Water – 1 + 1 Fire = 2 EDCUs subject to the four Conditions in his report.

A motion to approve a resolution for Metro Self Storage, LLC – W19-684, Preliminary Water – 1 + 1 Fire = 2 EDCUs was made by Mr. Murphy and seconded by Mr. Razzoli subject to the four Conditions in Mr. Roy’s Report.

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

**Metro Self Storage/Metro Storage, LLC, S19-541,
Preliminary Sewer – 1 EDCU**

TYPE: COMMERCIAL

DRAINAGE BASIN: Deep Run

BLOCK/LOT: 13264.11/61.11 (9.8 Acres)

LOCATION: On the northbound side of Route 9 at the Cindy Street Jughandle; just north of Hegarty and Scalia Funeral Home.

DESCRIPTION: Construction of a four-inch (4”) PVC sanitary lateral to connect into a twenty-four-inch (24”) gravity trunk sewer within an Authority easement on the Applicant’s property to service a proposed 126,627 SF self storage facility.

COMMENTS:

1. Preliminary and Tentative Review fees have been paid.
2. The Authority granted Preliminary Water approval on February 19,

2020. The approval has since expired, and this recommendation is intended to reinstate the Preliminary Water approval of this application.

3. Submit proof of Township Planning/Zoning Approval (signed Resolution) when available. The Township Zoning Board denied the application in March 5, 2020. The Order for Judgement & Other Related Relief dated January 20, 2022, reversed the Zoning Board's denial of the Preliminary and Final Site Plan application, and was remanded to the Board to approve it.
4. Based on the number of additional units that this applicant would add to the sewerage collection system, it was determined that the gravity sewer did not require a capacity study.
5. There are no existing residential dwellings in the area to be provided with municipal sewer service.
6. Applicant has acknowledged that all proposed sewer lines will remain privately owned and maintained by the Applicant.
7. The size, slope and installation of the on-site sewer lateral is subject to approval by the Township Plumbing Sub-Code Official.
8. This Preliminary Review Report also contains review comments of the Applicant's Tentative Sewer Application.
9. Revise drawings as per marked-up drawing set and as follows:
 - a. Investigate the option of running the sanitary lateral around the retaining wall to eliminate the need to run underneath it.
 - b. Indicate invert elevation of twenty-four-inch (24") sewer main at both the upstream and downstream manholes. Based on field observation of the sanitary manhole on Route 9, the twenty-four-inch (24") pipe was approximately fifteen feet (15') below the rim elevation.
 - c. Remove the manhole on the sanitary lateral – use cleanouts. Reference our "Cleanout Arrangement" detail.
 - d. Show existing six-inch (6") lateral from the Funeral home.
 - e. Include Deep House Connection Detail on the detail sheet.

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

- A. December 28, 2022
- B. January 25, 2023
- C. February 22, 2023

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

12. 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 December 16, 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 by another year.

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

A motion to approve a resolution for Metro Self Storage, LLC –S19-541, Preliminary Sewer – 1 EDCU subject to the four Conditions in Mr. Roy's report was made by Mr. Murphy and seconded by Mr. Razzoli subject to the four Conditions in Mr. Roy's Report.

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

**Global Landfill Solar Facilities/AC Power 16, LLC, W22-707
Minor Water - 0 EDCU's**

TYPE: COMMERCIAL

USE: FIRE PROTECTION

BLOCK/LOT: 4185/25.11, 26 & 28.11 (113.79 Acres)

LOCATION: West of Cheesequake State Park and East of the London Terrace apartment complex.

DESCRIPTION: Construction of approximately 300 LF of eight-inch (8") PVC water main connecting to the existing six-inch (8") water main on the London Terrace property to service an on-site fire hydrant to provide fire service to the Solar.

COMMENTS:

1. Minor Review fees have been paid.
2. Township Preliminary and Final Zoning Board Approval was granted on October 27, 2021.
3. This application is for the construction of a new hydrant branch to provide fire service to the solar energy facility. Therefore, there is no additional demand on the water distribution system.
4. London Terrace's water system is owned and maintained by Middlesex Builders. The applicant must coordinate an agreement with Middlesex Builders to grant them permission and an easement to connect their proposed water main to the privately owned London Terrace water system.
5. Applicant has acknowledged that all proposed water mains and fire hydrants will remain privately owned and maintained by the Applicant.
6. Technical requirements sufficient for Minor 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 Minor Water Approval subject to the following seven (7) conditions:

CONDITIONS:

1. Applicant shall pay all applicable fees.
2. The Applicant shall comply with and address any and all comments in this Engineer's Report dated December 16, 2022.
3. All proposed on-site water mains to remain privately owned and maintained by the Applicant.
4. Performance Guarantee, Certificate of Insurance, proof of agreement with Middlesex Builders, executed utility easements through Block 4185 and Lot 4.11, and proof of all required permits shall be provided prior to the pre-construction meeting.
5. The Applicant shall construct the water improvements in accordance with the Approved Drawings and permits issued by any Agency having jurisdiction.
6. Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.
7. This Minor 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 recommended Minor Water Approval for W22-707, 0 EDCUs, subject to the seven Conditions in his report.

A motion to adopt a resolution for Global Landfill Solar Facilities/ AC Power 16, LLC subject to the seven Conditions in Mr. Roy's Report 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

**Outback Steakhouse/New Private Restaurant Properties, LLC
Preliminary Water, W22-708 14 EDCU + 1 FIRE = 15
EDCU (21 EDCU's Existing)**

TYPE: COMMERCIAL

USE: DOMESTIC AND FIRE PROTECTION

BLOCK/LOT: 10257/1 (2.06 Acres)

LOCATION: The existing Outback Steakhouse restaurant on the northbound side of Route 9 between Perrine Road and Route 34.

DESCRIPTION: Construction of approximately 260 L.F. of six-inch (6") D.I.P. water mains to service the redevelopment of the existing Outback Steakhouse that will now accommodate a 187-seat restaurant/bar.

COMMENTS:

1. Balance of the Application Fee is due with the Tentative Water Application submittal. Preliminary Review fees have been paid.
2. The commercial property is currently rated at 21 EDCU's, therefore no Connection Fees are due for this application.
3. Applicant has acknowledged that all proposed water mains and fire hydrants will remain privately owned and maintained by the Applicant.
4. Provide peak water demand in gallons per minute (gpm) and a listing of the number of fixture types for the purpose of sizing the water meter.
5. Provide required fire suppression demand in gallons per minute (gpm) and pressure (psi) for the proposed building.
6. 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 the Building Permit Application.

7. Provide quantity estimate in accordance with attached form.
8. The Applicant shall provide proof of title showing that it is the owner of the property.
9. Submit proof of Township Planning/Zoning Approval (signed Resolution) when available.
10. Provide a list of outside agency permits required for this project including NJDOT Road Opening Permits. It appears that the work under this Application will not require an NJDEP Safe Drinking Water Permit.
11. This Preliminary Review Report also contains technical review comments. Drawings to be revised as marked-up drawing set and as follows:
 - a. Indicate water and sewer application numbers on all drawing sheets.
 - b. Show the existing water/fire service line from the connection on Rt 34.
 - c. Add the attached detail of the existing water main crossing Rt. 34.
 - d. Provide a detail showing the proposed connection to the existing on-site water main and how the existing water service is to be abandoned.
 - e. Provide plumbing schematic of the proposed meter installation.
 - f. Provide only one (1) combination fire/domestic water service connection to the proposed building. The domestic water service line shall branch off the fire service line within the building.
 - g. Provide water construction details in accordance with Authority's Standard Details and shown on a separate sheet from other details.
 - h. Add the Authority's Standard List of Materials for Water Construction on detail sheet.
 - i. Add note which states that, "Fire service lines will be subject to more stringent pressure testing than the other water mains as prescribed by the Township Building Codes".
 - j. Add note which states that, "Backflow prevention devices shall be as prescribed by the Township Building Codes".

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

- A. December 28, 2022
- B. January 25, 2023
- C. February 22, 2023

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

14. Recommend Preliminary Water 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 December 16, 2022, shall be addressed with the Tentative Water Application.
- 3. Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.
- 4. 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 four Conditions in his report.

A motion to adopt a resolution for Preliminary Water Approval for Outback Steakhouse/New Private Restaurant Properties, LLC Preliminary Water – 14 + 1 Fire = 15 EDCUs 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

**Outback Steakhouse/ New Private Restaurant Properties, LLC
Preliminary Sewer, S22-555 14 EDCU'S (20 EDCU's
Existing)**

TYPE: COMMERCIAL

DRAINAGE BASIN: PRICKETTS BROOK

BLOCK/LOT: 10257/1 (2.06 Acres)

LOCATION: The existing Outback Steakhouse restaurant on the northbound side of Route 9 between Perrine Road and Route 34.

DESCRIPTION: Construction of approximately 290 L.F. of eight-inch (8") D.I.P. sewer main to service the redevelopment of the existing Outback Steakhouse that will now accommodate a 187-seat restaurant/bar.

COMMENTS:

1. Application and Preliminary Review fees have been paid.
2. The commercial property is currently rated at 21 EDCU's, therefore no Connection Fees are due for this application.
3. Applicant to acknowledge that all proposed sewer mains, manholes and laterals will remain privately owned and maintained by the Applicant.
4. Provide quantity estimate in accordance with attached form.
5. The proposed grease trap shall be approved by the Township Plumbing Sub-Code Official.
6. The size, slope and installation of the on-site sewer laterals are subject to approval by the Township Plumbing Sub-Code Official.
7. Submit proof of Township Planning/Zoning Approval (signed Resolution) when available.
8. The Applicant shall provide proof of title showing that it is the owner of the property.
9. Provide a list of outside agency permits required for this project including

NJDOT Road Opening Permits. It appears that the work under this application will not require an NJDEP Treatment Works Approval.

10. This Preliminary Review Report also contains technical review comments. Drawings to be revised as marked-up drawing set and as follows:

- a. Indicate location and elevation of benchmark (NAVD)
- b. Indicate water and sewer application numbers on all drawing sheets.
- c. Indicate minimum slope as 0.5% for eight-inch (8") DIP sewer main.
- d. Show existing sewer that is to be removed or abandoned.
- e. Provide profiles of all proposed sanitary sewers and show all utility crossings in the profiles including services.
- f. Indicate a minimum of twelve-inch (12") clearance between sanitary sewer and storm sewer lines at all crossings or provide encasements.
- g. Sewer laterals must all separately connect to the sewer main and are prohibited from being combined.
- h. Indicate the size of sewer laterals and indicate the material of sewer laterals as schedule 40 PVC.
- i. Indicate the structures that are located on the North side of the property and provide information on the nature of the effluent from these structures flowing into the sanitary sewer system.
- j. Indicate cleanouts every seventy-five feet (75') minimum.
- k. Indicate that the grease interceptor is subject to Township Code Enforcement approval.
- l. Show sewer construction details in accordance with Authority's Standard Details and on a separate drawing sheet from other details.
- m. Add note which states that, "All ductile iron sewer pipes shall be lined with Protecto 401 Epoxy or approved equal".
- n. Add note which states that, "There shall be no prohibited wastes discharged into the sanitary sewer system including discharge from any HVAC system".

11. Submission deadlines for a Tentative Sewer Application package are as

follows:

- A. December 28, 2022
- B. January 25, 2023
- C. February 22, 2023

- 12. A copy of this report has been supplied to the Contact Person of the Applicant as listed on the application form.
- 13. Recommend Preliminary 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 December 16, 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 S22-555 – 14 EDCUs for Outback Steakhouse/New Private Restaurant Properties subject to the four Conditions in his report.

A motion to adopt a resolution for Preliminary Sewer Approval for Application S22-555, Preliminary Sewer – 14 EDCU's 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, Casserly, Weber

Nays: None

Absent: Walker, Galante

5 Ayes 0 Nays 2 Absent

OTHER ENGINEERING REPORTS

Annual Chemical Contract – Bagged Lime, Award Contract W22-227

Mr. Roy reported that sealed bids for the referenced contract were opened and read aloud on December 6, 2022, at 2:00 P.M. at the Authority's office.

There were two (2) bidders on this contract. The lowest bidder, Main Pool Chemical Company, submitted a unit price which was forty-six-point three percent (46.3%) higher than last year's unit price. The lowest bidder did not submit one of the items requested in the Contract Documents of a Financial Statement. This item is not listed as a mandatory bid item (see page P-10) and Main Pool Chemical Company is our current vendor. This new unit price will result in an increase to the Authority for the year of approximately \$43,000 for the cost of bagged lime chemical deliveries compared to last year's bid price.

Enclosed is the bid tabulation and the bid that we received from Main Pool Chemical Company for your legal review. I recommend awarding this contract to the lowest responsible bidder, Main Pool Chemical Company of Dupont, PA, for the unit price bid.

Mr. Roy recommends awarding the contract to the lowest responsible bidder, Main Pool Chemical Company of Dupont, PA for the unit price bid.

Dr. Greenberg asked if you could store this if we bought it at a cheaper price?

Mr. Donatelli said we barely have enough storage for a week in the summer. We have only the one plant using the bagged lime. He said we are looking to upgrade the plant, which will have a silo, and we will be buying it in bulk, like we do at the Old Bridge Plant.

Mr. Roy said when we did the other items in this contract, we did buy bulk from one of the vendors. He said our Old Bridge Plant has a silo, so we can take big quantities of hydrated lime. He said if we get a new plant, we can change the technology, and get away from old school stuff.

A motion to award the Annual Chemical Contract – Bagged Lime, W22-227 to the lowest responsible bidder, Main Pool Chemical Company of Dupont, PA, for the unit price was made by Edward Casserly 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

Cedar Ridge Pump Station Force Main, Change Order No. 1

Mr. Roy reported that Change Order No. 1 to Underground Utilities Corp. represents the increases in cost and the reason for the changes to the Contract Documents.

This Change Order consists of the additional cost to furnish and install select backfill over the force main where unsuitable backfill material was found during the work, abandoning the existing unused force main air release manholes on Morganville and Ticetown Roads, furnishing tracer wire over the new PVC force main pipe for future location of the force main and a revised tie in design of the new force main at the Cedar Ridge Pump Station.

The total cost of Change Order No. 1 is \$62,641.51 which is an eighteen-point eight percent (18.8%) increase of the original contract amount of \$332,750.00 to a new contract amount of \$395,391.51.

Change Order No. 1 is ready to be considered for approval by the Authority.

Mr. Roy said that he recommends approving the Cedar Ridge Force Main Relocation, Contract No. 2021-1, Change Order No. 1.

A motion to approve the Cedar Ridge Force Main Relocation Contract No. 2021-1, Change Order No. 1 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, Casserly, Weber

Nays: None

Absent: Walker, Galante

5 Ayes

0 Nays

2 Absent

Route 34 Sewer Pump Station Rehabilitation –Engineering Services to Alaimo Associates

Mr. Roy reported that the Authority previously authorized Alaimo Associates to perform a Study and prepare a Preliminary Design Report for the rehabilitation of the Rt. 34 Sewage Pump Station and Force Main with Resolution No. M-26-22. The Study and Preliminary Design Report is now completed, and a copy is provided for review by the Commissioners along with a proposal from Alaimo Associates to design the first step in rehabilitating the Rt. 34 Sewage Pump Station and Force Main.

The staff has reviewed the Study and Report and concur with the findings and the steps to rehabilitate the facility. The Report recommends a three (3) part approach to the overall rehabilitation of the Rt. 34 Sewage Pump Station and Force Main system.

The proposal from Alaimo Associates dated December 13, 2022, for Engineering Services to prepare Design Plans and Specifications to replace the thirty (30) year old pumping system within the Rt. 34 Sewage Pump Station is the first in the series of projects to rehabilitate the pumping facility.

The estimates of Alaimo's engineering fees are shown on the attached "Man-Hour and Cost Breakdown Summary" by labor category for Design and Bid Services in an estimated amount of \$158,000.00.

The dollar amounts of these estimated fees appear 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 in accordance with their Consulting Engineering Agreement dated February 18, 2022, with the costs modified by their 2023 Rate Schedule which is approximately five percent (5%) higher.

The financing of this project will be from the General Funds. The preliminary construction cost estimate of this project is approximately \$800,000 dollars.

The scope of the engineering design work for this project consists of the design analysis and the preparation of the plans and specifications for the installation of two (2) new pumps and variable speed drives, as well as the installation of a new metering chamber and revised interior piping alignment.

I recommended that Alaimo Associates be authorized to proceed with the Engineering Design and Bid Services of the Rt. 34 Sewage Pump Station

Rehabilitation in accordance with their proposal and their February 18, 2022, Consulting Engineer Agreement.

A motion to authorize the Engineering services to Alaimo Associates for the Rt. 34 Sewage Pump Station Rehabilitation 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, Casserly, Weber

Nays: None

Absent: None

5 Ayes 0 Nays 2 Absent

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

All Commissioners that were present were in favor.

No Commissioners were opposed.

5 Ayes 0 Nays 2 Absent

Financial Report: Michelle Smith, Comptroller

Renewal of Total Care Agreement with LookFirst Technology

Mrs. Smith said that her first resolution is for the Renewal of Total Care Agreement with LookFirst Technology.

Mrs. Smith said that they provide our computer hardware and operating system support for the billing system and office computers. She said that the contract price is \$20,082.81, which is a 5% decrease over last year's price.

A motion to renew the Total Care Agreement with LookFirst Technology for computer hardware and operating system support for the billing system and office computer at a contract price of \$20,082.81 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: Walker, Galante

5 Ayes 0 Nays 2 Absent

Renewal of the Medical Stop Loss Insurance Policy with Cigna

Mrs. Smith said that her second resolution is for the renewal of our Health Insurance Stop Loss Policy. She said that last year this policy renewal increased 61% because we did not have a good year regarding the health claims, and we only received two proposals. She said that we hoped this year would be better and see that the rates come back down.

Mrs. Smith said that is what happened, and we did have a better year, and received more proposals this time. She said that Cigna came in with the best rate at approximately \$954,000 based on current enrollment which is a 12% decrease over our current policy. Mrs. Smith said that this proposal keeps the Specific Deductible the same at \$70,000 and doesn't laser any members.

Mrs. Smith said that she is recommending renewing the Stop Loss Policy with Cigna.

A motion to renew the Stop Loss Insurance Policy with Cigna 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, Casserly, Weber

Nays: None

Absent: Walker, Galante

5 Ayes 0 Nays 2 Absent

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

There was no discussion.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

5 Ayes 0 Nays 2 Absent

Bill & Claims: Dr. Greenberg said the Bills and Claims are for a total of \$3,031,641.33.

A motion to approve the Bills and Claims in the amount of \$3,031,641.33 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, Casserly, Weber

Nays: None

Absent: Walker, Galante

5 Ayes 0 Nays 2 Absent

Legal Report: Mitchell B. Jacobs, Esq.

Attorney Jacobs said that he has one item to discuss. He said that it is the potential purchase of the property at 143 Ticetown Road. He asked Mr. Donatelli to give a two-minute recap as to the reasons why we are looking at the purchase.

Mr. Donatelli said that it is a piece of property right on the other side of Route 9, right by the ball field and the first aid. It is about 14 to 15 acres.

Mr. Donatelli said that it is a great location for a Browntown Treatment Plant relocation. He said that the reason being that is because the wells are close to this property. He said that the issue with doing treatment plants these days is if we can get the DEP to allow moving the groundwater diversion. Mr. Donatelli said that with this property being so close to where our existing wells are, it would be a reasonable thing to ask the State to move the groundwater diversion rights there. He said that if we can't, then we can install pipe under Route 9, but that would not be the ideal thing obviously. Mr. Donatelli said that this site serves a lot of different purposes, the ease in and out of Route 9 for chemical deliveries, and it is just a good site to locate a new plant and get it out of people's backyards where it is now. He said that the present location had its useful life.

Attorney Jacobs said that to fulfill the judiciary obligation of the Board, we had an appraisal of the property conducted so that we could get an idea of how much our appraiser thinks the property is worth purchasing. He said that our appraiser came up with two different numbers based on the amount of subdivided lots they could get out of the property. There are two different numbers, one if you get seven lots and another if they were to get eight lots. He said if they get seven lots, the appraised price came to \$1,070,000, and if eight lots it would be \$1,220,000. He said that he can tell you that the buyer must get an appraisal to contradict this value which is about three times as much as our appraiser says. Attorney Jacobs said that what we are looking for today is for the Commissioners to accept the appraised price from our appraiser, and then also provide authorization for Guy Donatelli and Mike Roy to start negotiations with the seller, and to see if we can come to some sort of agreement as to a purchase price.

Mr. Razzoli made a motion to accept the appraised price of our appraiser and to provide authorization to Guy Donatelli and Mike Roy to start negotiations with the seller, and to see if we can come to an agreement as to a purchase price. This motion was seconded by Mr. Casserly.

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

A motion to accept Attorney Jacobs' Legal Report was made by Dr. Greenberg and seconded by Mr. Razzoli.

There was no discussion.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

5 Ayes 0 Nays 2 Absent

New Business:

Mr. Razzoli said that since the Board took action at tonight's meeting and brought up the topic of Health Care Insurance, he proposes that the Authority adopt a health benefit policy, which the State is now implementing, that each member receiving health care benefits from the Authority must provide both a marriage certificate as well as tax returns to prove that spouses are eligible for health care coverage under the member's coverage. He said that due to the rising cost of health insurance, as well as the potential for increased cost to the ratepayer or taxpayer, Mr. Razzoli believes that this policy is something that the Authority should investigate adopting, especially since it is a New Jersey State policy.

Attorney Jacobs asked if it was a State Statute?

Mr. Razzoli said that he would have to check to see if it is a State Statute. He said that he does know that it is a policy they implemented for the State Health Benefits Plan.

Mr. Donatelli said that he would have to speak to our Insurance Consultant, Wayne Dietz, and find out since we are self-insured if this would be a stand-alone resolution that the Authority would have to do or would it be just a policy decision. He said that we must do a little digging to see. Mr. Donatelli said that he will work with Attorney Jacobs and Wayne Dietz's firm on this to see if we want to adopt something like this, and if we should do it by resolution and how is it done?

Attorney Jacobs said for people to serve on certain Boards, they must certify that they are residents. He said that a certification process may be

something that we could utilize as far as proof. He said that is something we would have to investigate as to what we are permitted and not permitted to ask for.

Mr. Donatelli said that we will investigate it.

Attorney Jacobs said there are people receiving benefits who do not even work here anymore.

Dr. Greenberg said that on the municipal side when retirees leave, they don't report to the Township if their status changes. She said that she thinks that is what the State realized, and that is why they are implementing this.

Mr. Donatelli said that it is a valid issue to investigate, insurance is going through the roof. We have taken a lot of actions to limit it, since we are self-insured. I will definitely investigate this.

Attorney Jacobs said that for the Authority or any business, there are only two ways for the economic survival, make more money or cut costs. He said that every company tries to reduce medical costs if they can. He said that if we can do anything to control the medical expenses, it is a good idea; and a good suggestion from Mr. Razzoli.

Mr. Donatelli said that he has a preliminary schedule for the upcoming meetings and will email it to the Commissioners. He said that he changed the time for a block of summertime meetings from 7:00 p. m. to 11:00 a.m. or 11:30 a.m., so people do not have to come to evening meetings during the summer.

Mr. Donatelli said that we are going to advertise the Reorganization Meeting for February 1, 2023, at 11:00 a.m. in this room. He said that he will have the changes emailed to the Commissioners.

Old Business:

Mr. Roy said that regarding the County Drainage Project – Cottrell Road, the County has prepared a Change Order with the Contractor. He said that the cost of moving the existing water main in conflict with the proposed County Drainage work is a little over \$600,000, but we do not have to put the money out upfront because the County has agreed to request payment from us only as the bills come due from the Contractor. The County's Contractor still has to get the Gas Company to move the gas mains, the Power Company to move the poles, and wait for materials to be delivered, so they will not be working on the water main until well into

next year. He said that the County will pay the Contractor for the work that they complete each month, and then separate out the water portion of the work, and then send that portion to us for reimbursement. Mr. Roy said that then we have 90 days to pay them. He said that we will be into the next budget year before we are going to start paying for this work. Mr. Roy said that when it starts within the next year or year and a half, and if we agree to this with the County, we will have to pay \$600,000 in order to reimburse the County for this change order that they entered into with the Contractor to relocate the water mains. Mr. Roy said that approval of a Reimbursement Agreement with the County is an open issue. Mr. Roy said we have it on the agenda, if there is anyone who wants more information on it, we will provide it.

Mr. Donatelli said that no work is going on now.

Mr. Weber asked if we were mandated to come up with the \$600,000 now, and we cannot finance it, which we would have been able to do if the County gave us time to get a State Loan for this work. Mr. Weber said that we could have done this through a loan and maybe only pay \$50,000 a year, it would have been to our financial benefit if the County gave us the time to do that.

He said that if we had more time, we would have gone to the State for a low interest rate loan and financed it over twenty years. Mr. Roy said that this \$600,000 will be paid over a year or a year and a half.

Mr. Weber asked if there was any place that you could go and complain about this?

Mr. Roy said we have already complained about it to the County.

Mr. Roy said the only other thing to do is to go to the newspapers or bring it up at a Council meeting to get it on the record.

Open to Public: Mr. Weber opened the meeting to the public at 11:59 a.m.

Seeing no public, he closed the public portion.

Executive Session: There was no Executive Session.

Adjournment: A motion to adjourn the meeting was made by Mr. Razzoli and seconded by Mr. Weber.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

5 Ayes 0 Nays 2 Absent

The meeting was adjourned at 12 p.m.

Respectfully submitted,



Mark Razzoli, Secretary