

**OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY
REGULAR MEETING
APRIL 19, 2023**

Call to Order: The Regular Meeting of April 19, 2023 was called to order at 7:00 p.m. 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 January 21, 2023, and in the Home News Tribune on January 22, 2023. 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: This Public Meeting is being recorded.

Present:

Bruce Walker, Chairman
Frank Weber, Vice Chairman
Anita Greenberg, Treasurer
Mark Razzoli, Secretary
James Blair, Commissioner
Thomas Galante, First Alternate Commissioner
Edward Casserly, Second 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, Executive Director

Mr. Donatelli asked if anybody had any questions on the Distribution and Treatment Reports in his Executive Director's Report: if not, he would move on for authorization for a few resolutions.

**Purchase of Boiler System for Sewer Division
Hydro-Excavator, Contract No. S23-229**

Mr. Donatelli said that we need to advertise a Materials Contract for public bids to furnish and install a 400,000 BTU Boiler system for the existing Sewer Division Hydro-Excavation Equipment.

Mr. Donatelli said that the Hydro-Excavator in the Sewer Division is used primarily for pumping out Sewer Pump Station Wet Wells and Sewer Manholes. With the retrofitting of a boiler system onto the existing hydro-excavation equipment, the Sewer Division will also be better capable of excavating soil for sewer repairs to get more quickly and efficiently to the broken sewer.

Mr. Donatelli said that we intend to prepare the Contract Documents in-house and submit them to Mr. Cleary's office for his review and approval to have a bid opening date scheduled for presentation to the Commissioners to award this materials contract at a future Board Meeting.

A motion to adopt a resolution to advertise for the Purchase of a Boiler System for the Sewer Division Hydro-Excavator, Contract No. S23-229 based on the reasons set forth in the Executive Director's Report was made by Mr. Razzoli and seconded by Mr. Casserly.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Blair, Weber, Walker

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

Replacement of the Oak Street Booster Station Roof Contract No. W23-230

Mr. Donatelli said that we need to advertise a Service contract for public bids to furnish and install a new roof at the Oak Street Booster Station.

Mr. Donatelli said that the older portion of this roof is over thirty years old and the roof over an addition to the booster station is over twenty years old. He said that the roof is leaking in several locations and needs replacement to protect the electrical pump controls inside the building.

Mr. Donatelli said that we intend to prepare the Contract Documents in-house and submit them to Mr. Cleary's office for

his review and approval to have a bid opening date scheduled for presentation to the Commissioners to award this materials contract at a future Board Meeting.

A motion to approve a resolution for the Replacement of the Oak Street Booster Station Roof, Contract No. W23-230, was made by Mr. Razzoli and seconded by Dr. Greenberg.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Blair, Weber, Walker

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

Chairman Walker asked if there were any questions on the Executive Director's Report?

There were none.

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

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

5 Ayes 0 Nays 0 Absent

Chairman's Report: Bruce Walker, Chairman

Mr. Walker said that he did not have anything to report other than that he would like to thank all the workers for their dedication and loyalty. He said that he would especially like to recognize Vinnie Lovallo. Chairman Walker said that his neighbor had a problem, and that Vinnie helped him out, and said Vinnie was helpful and professional and gave him information on what he needed to do.

Previous Minutes: Regular Meeting – December 21, 2022
Reorganization – February 1, 2023

A motion to approve the Regular Meeting Minutes of December 21, 2022, was made by Mr. Razzoli and seconded by Dr. Greenberg.

There was no discussion.

The roll call vote was as follows:

Ayes:	Greenberg, Razzoli, Blair, Weber		
Nays:	None		
Abstain:	Walker		
Absent:	None		
4 Ayes	0 Nays	1 Abstention	0 Absent

A motion to approve the Reorganization Minutes of February 1, 2023, was made by Mr. Razzoli and seconded by Dr. Greenberg.

There was no discussion.

The roll call vote was as follows:

Ayes:	Greenberg, Razzoli, Blair		
Nays:	None		
Abstain:	Weber, Walker		
Absent:	None		
3 Ayes	0 Nays	2 Abstentions	0 Absent

Superintendent's
Report:

Charles Winkler, Superintendent, Sewer Division

Mr. Winkler said that he submitted his report, and if anyone had any questions, he would be happy to answer them.

There were no questions.

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

There was no discussion.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

5 Ayes 0 Nays 0 Absent

Engineering
Report:

Michael Roy, P.E.

REPORT UPON DEVELOPER'S APPLICATIONS FOR APPROVAL

Segme Old Bridge GC, LLC/Rose Lambertson Golf Course, W21-701, Final Water, 14 EDCUs

TYPE: COMMERCIAL

USE: DOMESTIC

BLOCK/LOT: 10252/4, 11250/1.12, 11251/20, 11251.13/15 (217
Acres)

LOCATION: On Township owned property along Lambertson,
John Partridge, and Amboy Roads, north of Most Holy Redeemer
Church.

DESCRIPTION: Construction of eight-inch (8") DIP connecting
into the existing twelve-Inch (12") water main in Lambertson Road
and water services connecting into the existing twelve-inch (12")
water mains on John Partridge and Amboy Roads to provide

domestic water service to the proposed 7,350 SF Clubhouse, a proposed 672 SF pump house, and a proposed 6,200 SF maintenance building.

COMMENTS:

1. Balance of Final Review fees are due.
2. The Authority granted Tentative Approval on February 15, 2023.
3. 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.
4. Provide peak water demand in gallons per minute (gpm) and a listing of the number of fixture types for each building for the purpose of sizing each building's water meter.
5. Applicant has acknowledged that all proposed water mains and fire hydrants will remain privately owned and maintained by the Applicant.
6. Applicant to indicate if any conditions exist requiring an NJDEP Physical Connection Permit.
7. The size, material, and installation of the on-site water service lines are also subject to approval by the Township Plumbing Sub-Code Official.
8. Technical requirements sufficient for Final Water Approval have been satisfied.
9. A copy of this report has been supplied to the Contact Person of the Applicant as listed on the application form.
10. Recommend Final Water Approval subject to the following eleven (11) conditions:

CONDITIONS:

1. Applicant shall pay all applicable fees. Water Connection Fees must be paid prior to the issuance of the water meter for the Clubhouse.

2. The Applicant shall comply with and address any and all comments in this Engineer's Report dated April 14, 2023.
3. All proposed water mains and water services to remain privately owned and maintained by the Applicant.
4. 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.
5. Applicant to schedule a pre-construction meeting at least two (2) weeks prior to commencing any utility construction.
6. Applicant to execute Developer's Agreement for water utility construction which incorporates all requirements of both the Authority and the Township Approvals (including a water maintenance plan) prior to the pre-construction meeting.
7. Wet cut fee, water service tap fees, Performance Guarantee, Certificate of Insurance and proof of all required outside permits shall be provided prior to the pre-construction meeting.
8. 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.
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 recommends Final Approval subject to the eleven conditions in his report.

Attorney Jacobs said that this resolution is for Segme Old Bridge GC, LLC/Rose Lambertson Golf Course, W21-701, Final Water Approval subject to the comments and conditions in Mr. Roy's Engineering Report.

A motion to adopt the above resolution was made by Mr. Razzoli and seconded by Mr. Weber.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Blair, Weber, Walker

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

Segme Old Bridge GC, LLC/Rose Lambertson Golf Course, S21-551, Final Sewer, 14 EDCUs

TYPE: COMMERCIAL

DRAINAGE BASIN: Tennent Brook

BLOCK/LOT: 10252/4, 11250/1.12, 11251/20, 11251.13/15
(216.66 Acres)

LOCATION: On Township owned property along Lambertson, John Partridge and Amboy Roads, north of Most Holy Redeemer Church.

DESCRIPTION: Construction of eight-inch (8") PVC sanitary sewer main, three (3) pump stations with 6,111 LF of two-inch (2") HDPE force main and an on-site manhole connecting into the existing sanitary sewer on Amboy Road to service the proposed 7,350 SF Clubhouse, a proposed 672 SF pump house, and a proposed 6,200 SF maintenance building.

COMMENTS:

1. Balance of Final Review fees are due.
2. The Authority granted Tentative Approval on February 15, 2023.
3. The size, slope and installation of the on-site sewer laterals and private pump stations are subject to approval by the Township Plumbing Sub-Code Official.

4. Technical requirements sufficient for Final Sewer Approval have been satisfied.
5. A copy of this report has been supplied to the Contact Person of the Applicant as listed on the application form.
6. Recommend Final Sewer Approval subject to the following ten (10) conditions:

CONDITIONS:

1. Applicant shall pay all applicable fees. Sewer Connection Fees must be paid prior to the acceptance of the gravity sewer system.
2. The Applicant shall comply with and address any and all comments in this Engineer's Report dated April 14, 2023.
3. There shall be no prohibited waste discharged into the sewer system including discharge from any HVAC system.
4. All proposed on-site and off-site sewer lines remain privately owned and maintained by the Applicant.
5. Applicant to schedule a pre-construction meeting at least two (2) weeks prior to commencing any utility construction.
6. Applicant to provide proof of title and execute Developer's Agreement for sewer utility construction which incorporates all requirements of the Authority (including a sewer maintenance plan) prior to the pre-construction meeting.
7. Performance Guarantee, Certificate of Insurance and proof of all required outside permits shall be provided prior to the pre-construction meeting.
8. The Applicant shall construct the sewer improvements in accordance with the Approved Drawings and permits issued by any Agency having jurisdiction.
9. Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.
10. This Final Sewer Approval shall expire one (1) year from the date of the resolution or as otherwise extended by law if no construction has taken place within that period.

Mr. Roy recommended Final Sewer Approval subject to the ten conditions in his report and paying applicable fees prior to the operation of the sewer system. He said that everything will remain privately owned, and not maintained by the Authority.

Attorney Jacobs said that the next resolution is for Segme Old Bridge GC, LLC/Rose Lambertson Golf Course, S21-551, Final Sewer – 14 EDCU's.

A motion to adopt the above resolution was made by Mr. Weber and seconded by Mr. Casserly.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Blair, Weber, Walker

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

**2020Real Estate, LLC/2020 Real Estate Warehouse A.K.A.
JBS Warehouse, W21-699, Tentative Water – 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 Jake Brown Dirt Road.

DESCRIPTION: Construction of approximately 9,460 LF of on-site 10" DIP water main and fire hydrants to service a 495,086 SF warehouse building. Water service will be provided to the warehouse by connecting to the existing water mains on Rt. 9 and Cottrell Road. A twelve-inch (12") water main is proposed along Jake Brown Road from Rt. 9 to the Warehouse entrance road.

COMMENTS:

1. Tentative Review fees have been paid.
2. The Authority granted Preliminary Approval on April 20, 2022. Township Final Planning Board Approval was granted on March 24, 2022.
3. As stated in the attached email dated March 24, 2023, from the Fire Official of Fire District #2, Thomas Miller, ten-inch (10") diameter water mains are approved around the Warehouse to provide fire flow for the on-site proposed fire hydrants, in addition to the 2,000 gpm Fire Suppression Flow Demand. These flows were calculated as part of an analysis provided by the Applicant's Hydraulic Engineering Consultant.
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) based on a fixture unit calculation of the warehouse 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 Associates dated May 25, 2022, indicates that the Authority's water distribution system has this fire flow available, but the applicant must provide a fire pump for the building to achieve the required water pressure of the proposed fire suppression system.
7. Applicant to acknowledge that the proposed 12" water main and fire hydrants within the public right-of-way of Jake Brown Road will be dedicated to the Authority.
8. Applicant to acknowledge that all the proposed on-site 10" water mains and fire hydrants and on-site 8" fire service lines will remain privately owned and maintained by the Applicant.
9. The buildings' fire 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.

10. 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.
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, County and Township Road Opening Permits, and provide completed NJDEP Bureau of Water System Engineering Permit application forms for our review.
13. Provide an updated quantity estimate based on revised drawings in accordance with the attached form.
14. Drawings to be revised as per the marked-up drawing set sent previously on April 4, 2023, and as follows:
 - a. The 8" Fire Suppression Line shall not cross the fire hydrant branches.
 - b. The steel casing for the water main shall extend 10' on both ends from the end of the concrete footing. Bends shall be used 10' from the end of the casing.
 - c. Water Main loop around the warehouse building shall be 10" diameter pipe, not 8".
 - d. Gate valves are not necessary on the main line on either side of a building tee connection.
 - e. Provide line gate valves so that there is only one fire hydrant out of service between valves.
 - f. Only show the 12" water main on Jake Brown Road that is included in this application. Indicate a stub for future connection, in accordance with the Authority's Standard Details, for the continuation of the water main for the Jake Brown North Warehouse Project.
 - g. Show the water main stationing on the utility plans.
 - h. Show approximate location of the existing 12" water main on Route 9.

15. Submission deadlines for a Final Water Application package are as follows:

- A. April 26, 2023
- B. May 31, 2023
- C. June 28, 2023

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

17. Recommend Tentative 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 April 14, 2023, shall be addressed with the Final Water Application.
- 3. Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.
- 4. This Tentative Water Approval shall expire one (1) year from the date of the resolution or as otherwise extended by law. Submission of a Final application shall extend this approval by another year.

Mr. Roy said he recommends Tentative Water Approval subject to the four conditions in his report.

Attorney Jacobs said that this motion is for a resolution granting Tentative Water Approval to Application W21-699 for 2020 Real Estate, LLC/20220

A motion to adopt the above resolution was made by Mr. Razzoli and seconded by Dr. Greenberg.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Blair, Weber, Walker

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

**2020Real Estate, LLC/2020 Real Estate Warehouse A.K.A.
JBS Warehouse, S21-549, Tentative Sewer – 50 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 3,800 LF of eight-inch (8") PVC to service a 495,086 SF warehouse building by connecting into the existing Runyon Trunk Sewer manhole on the east side of Rt 9.

COMMENTS:

1. Tentative Review fees have been paid.
2. The Authority granted Preliminary Approval on April 20, 2022. Township Final Planning Board Approval was granted on March 24, 2022.
3. Applicant has acknowledged that all proposed eight-inch (8") PVC on-site and off-site sewer will remain privately owned and maintained by the Applicant.
4. The size, slope and installation of the on-site building sewer laterals are subject to approval by the Township Plumbing Sub-Code Official.
5. The Applicant shall provide proof of title showing that it is the owner of the property.
6. Provide a list of outside agency permits required for this project including NJDOT and Township Road Opening Permits and provide completed NJDEP Treatment Works Approval application forms for our review.

7. Provide an updated quantity estimate based on revised drawings in accordance with attached form.
8. Drawings to be revised as per the marked-up drawing set sent previously on April 4, 2023, and as follows:
 - a. Provide access roads to manholes not in paved areas. Show gravel service road and depressed curb for all sanitary sewer access roads.
 - b. Manholes in unpaved areas shall be 6" above grade.
 - c. Increase the slope of the pipe run from manholes #11 and #12 to eliminate the need of an outside drop.
 - d. Add the Gravel Access Road Detail to the OBMUA Detail Sheet.
 - e. Add the Safety Platform Detail to the OBMUA Detail Sheet.
 - f. Remove the Inside Drop Connection Detail from OBMUA Detail Sheet C
9. Submission deadlines for a Final Sewer Application package are as follows:
 - A. April 26, 2023
 - B. May 31, 2023
 - C. June 28, 2023
10. A copy of this report has been supplied to the Contact Person of the Applicant as listed on the application form.
11. Recommend Tentative 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, 2023, shall be addressed with the Final Sewer Application.
3. Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.
4. This Tentative Sewer Approval shall expire one (1) year from the

date of the resolution or as otherwise extended by law. Submission of a Final application shall extend this approval.

Mr. Roy recommends Tentative Sewer Approval subject to the four Conditions in his report and addressing all the Comments in his April 14, 2023, Report.

Attorney Jacobs said that this motion is for a resolution granting Tentative Sewer Approval to Application S21-549 for 2020 Real Estate, LLC/2020 Real Estate Warehouse A.K.A. JBS Warehouse for 50 EDCU's subject to the four conditions in Mike Roy's Report.

A motion to adopt the above resolution was made by Mr. Razzoli and seconded by Mr. Casserly.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Blair, Weber, Walker

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

**Aldercrest Development Corp/Aldercrest Garage,
W23-712, Minor Water – 1 EDCU**

TYPE: COMMERCIAL

USE: DOMESTIC

BLOCK/LOT: 9000/22 & 44.11 (30.19 Acres)

LOCATION: On Cottonwood Lane and Route 9, near the former Glenwood Golf Course.

DESCRIPTION: Construction of a 1 ½" service line water service connecting into an existing eight-inch (8") main in Cottonwood Lane to service a proposed 3,600 SF garage building.

COMMENTS:

1. Review, Inspection and Connection Fees have not been paid.
2. Applicant has acknowledged that the proposed water service will remain privately owned and maintained by the Applicant.
3. The size, material and installation of the on-site water service lines are also subject to approval by the Township Plumbing Sub-Code Official.
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 prior to making a water meter application.
5. Technical requirements sufficient for Minor Water Approval have been satisfied.
6. A copy of this report has been supplied to the Contact Person of the Applicant as listed on the application form.
7. Recommend Minor Water Approval subject to the following nine (9) 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 April 14, 2023.
3. All proposed water services to remain privately owned and maintained by the Applicant.
4. The Applicant shall coordinate the utility plans approved under this application with the architectural design of the buildings as it relates to the water service.
5. Applicant has to schedule a pre-construction meeting at least two (2) weeks prior to commencing any utility construction.
6. Performance Guarantee, Certificate of Insurance, Authority fees and proof of all required permits shall be provided prior to the pre-construction meeting.
7. The Applicant shall construct the water improvements in

accordance with the Approved Drawings and permits issued by any Agency having jurisdiction.

8. Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.
9. This Minor Water Approval shall expire one (1) year from the date of the resolution if no construction has taken place within that one (1) year period.

Mr. Roy said he recommends Minor Water Approval subject to the nine conditions in his report.

Attorney Jacobs said that this motion is for a resolution granting Minor Water Approval for Application No. W23-712, Aldercrest Development Corp/Aldercrest Garage subject to the comments and conditions set forth in Mike Roy' Report.

A motion to approve the above resolution was made by Mr. Razzoli and seconded by Dr. Greenberg.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Blair, Weber, Walker

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

**Aldercrest Development Corp/Aldercrest Garage,
S23-557, Minor Sewer – 1 EDCU**

TYPE: RECREATION

DRAINAGE BASIN: Deep Run

BLOCK/LOT: 9000/22 & 44.11 (30.19 Acres)

LOCATION: On Cottonwood Lane and Route 9, near the former Glenwood Golf Course.

DESCRIPTION: Construction of a four-inch (4") PVC lateral connecting into an existing eight-inch (8") in Cottonwood Lane to service a proposed 3,600 SF garage building.

COMMENTS:

1. Review, Inspection and Connection Fees have not been paid.
2. Applicant has acknowledged that all proposed sewer lines will remain privately owned and maintained by the Applicant.
3. The size, slope and installation of the on-site sewer laterals are subject to approval by the Township Plumbing Sub-Code Official.
4. Technical requirements sufficient for Final Sewer Approval have been satisfied.
5. A copy of this report has been supplied to the Contact Person of the Applicant as listed on the application form.
6. Recommend Minor Sewer Approval subject to the following ten (10) 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 April 14, 2023.
3. There shall be no prohibited waste discharged into the sewer system including discharge from any HVAC system.
4. All proposed on-site sewer lines 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 the buildings as it relates to sewer service.
6. Applicant has to schedule a pre-construction meeting at least two (2) weeks prior to commencing any utility construction.
7. Performance Guarantee, Certificate of Insurance, Authority fees, and proof of all required permits shall be provided prior to the pre-construction meeting.

8. The Applicant shall construct the sewer improvements in accordance with the Approved Drawings and permits issued by any Agency having jurisdiction.
9. Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.
10. This Minor Sewer Approval shall expire one (1) year from the date of the resolution if no construction has taken place at the site within that one (1) year period.

Mr. Roy said that he recommends Minor Sewer Approval subject to the ten conditions in his report.

Attorney Jacobs said that this motion is for a resolution granting Minor Sewer Approval for Application No. S23-557 Aldercrest Development/Aldercrest Garage subject to the comments and conditions set forth in Mike Roy's report.

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

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Blair, Weber, Walker

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

OTHER ENGINEERING REPORTS

Kennedy International Warehouse, W16-654, S16-517, Irrigation W18-699, Release of Performance Guarantees

Mr. Roy reported that the status of the water and sewer improvements for this project are as follows:

1. Installation and testing of water and sewer construction is complete and satisfactory.
2. As-built drawings are approved, mylars and electronic copies have been received.

3. The 12" water main within the right-of-way of Water Works Road has been dedicated.
4. The water meter has been installed.
5. The on-site 8" and 10" water mains, water service lines and fire hydrants, and the on-site 6" sewer lateral will remain privately owned and not maintained by the Authority.
6. There is currently approximately \$35,000 remaining in two water escrow accounts (W16-654 and W18-669) as of February 28, 2023. These water escrow accounts will be drawn upon during the closeout of the project, with the balance returned to the Applicant.
7. There is currently approximately a \$3,500 shortfall in the sewer escrow account (S16-517) as of February 28, 2023. This and any additional shortfall in this sewer escrow account that occurs during the closeout of this project can be paid for from the remaining water escrow account and "zero-ed" out prior to the return of the balance to the Applicant.

This project included the installation of approximately 4,000 LF of eight, ten and twelve-inch (8", 10", 12") PVC water main connecting into the existing water main in Manzo Boulevard, and installation of approximately 25 LF of six-inch (6") PVC lateral connecting into the existing trunk sewer located within an easement across the Applicant's property.

Based on the status of this application, Mr. Roy recommended a Conditional Release of the Water Performance Guarantee. The resolution to release the water performance guarantees, should state that the Authority is accepting ownership and maintenance of only the twelve-inch (12") water main within Water Works Road and conditioned upon submission of a 2-yr maintenance bond in the amount of \$14,042 which represents 15% of the construction cost of the 12" water main in Water Works Road. The on-site 8" and 10" water mains, water service lines and fire hydrants, will remain privately owned and not maintained by the Authority.

In addition, Mr. Roy recommended Conditional Release of the Sewer Performance Guarantee. The resolution to release the sewer performance guarantees should be conditioned upon payment of the sewer escrow shortfall and that the on-site 6" sewer lateral will remain privately owned and not maintained by the Authority.

Attorney Jacobs said that this motion is for a resolution approving the Conditional Release of Kennedy International Warehouse, W16-654 Performance Guarantees, subject to the comments and recommendations in Mike Roy's 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, Razzoli, Blair, Weber, Walker		
Nays:	None		
Absent:	None		
5 Ayes	0 Nays	0 Absent	

Attorney Jacobs said that this motion for a resolution approving the Conditional Release of Kennedy International Warehouse, S16-517 Performance Guarantees subject to the comments and conditions in Mike Roy's report.

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, Razzoli, Blair, Weber, Walker		
Nays:	None		
Absent:	None		
5 Ayes	0 Nays	0 Absent	

143 Ticetown Road Boundary Survey

Mr. Roy reported that there is a need for Engineering Services to perform an outbound survey of the approximately fourteen (14) acre property located at the address of 143 Ticetown Road, and designated as Block 14263, Lot 11.

CME has provided a cost proposal to perform these Engineering Services in their attached proposal dated April 6, 2023, for a total estimated cost of \$29,685.00. The price includes setting property corner markers.

Mr. Roy recommends that CME Associates be authorized to proceed with the outbound survey of the 143 Ticetown Road property (Block 14263, Lot 11) in accordance with their April 6, 2023, proposal and their February 1, 2023, Consulting Engineering Contract.

Attorney Jacobs said that this motion is for a resolution to authorize the Engineer Services to CME Associates for an outbound survey of 143 Ticetown Road for a total estimated cost of \$29,685.00.

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

There was no discussion.

The roll call vote was as follows:

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

Manhole Rehabilitation Services Through a National Cooperative – Vortex Services, HGACBuy Contract No. TP07-18

Mr. Roy reported that there is a need to perform manhole rehabilitation services on five (5) manholes located at 19 Porsche Drive, 996 Cook Avenue, 1015 Miller Avenue, 30 Matawan Road and at the intersection of Harding Road and Monroe Avenue. The manholes have deteriorated and are leaking groundwater into the Authority's Sewer Collection System. They all need to be repaired and rehabilitated before they further deteriorate and collapse.

He stated that three (3) of the manholes are located on the 24"/27" trunk sewer that receives flow from both the local sewer collection system and from the Cheesequake Sewer Pump Station that carries an average of two million gallons per day of sewage. The other two (2) manholes are on an 8" collector sewer that carries the sewage flow from the local residential areas. The deterioration of the internal manhole walls is evident, and they need to be rehabilitated to repair the leaks and restore the structural integrity of the manholes.

He further stated that we have received a price 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 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 is a member of HGACBuy Cooperative, and we have used them successfully in the past.

The Authority's Staff has received price quote No. 2320636 dated March 17, 2023, from the local representative of Vortex Services in the amount of \$84,437.50 to perform this sewer manhole rehabilitation work under HGACBuy Contract TP07-18 for the 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. Vortex has previously performed manhole rehabilitation twice before for the Authority and has performed their work in an acceptable manner.

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. Mr. Roy reported that we have complied with the NJ Department of Community Affairs legal requirements which have been reviewed by our General Counsel.

He 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 recommended awarding a contract to perform sewer manhole rehabilitation work on the five (5) deteriorated manholes within the Authority's Sewer Collection System to Vortex Services, Dover, DE contract vendor to HGACBuy National Purchasing Cooperative under Contract No. TP07-18 in the amount of \$84,437.50 and described in their price quote No. 2320636 dated March 17, 2023.

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, Razzoli, Blair, Weber, Walker

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

Oak Tree Plaza, W18-680

Water Performance Guarantee Reduction

Mr. Roy reported that the Applicant, EOM 538 R34, LLC, for the Oak Tree Plaza project has requested a reduction in their Water and Sewer Performance Guarantees. They are only eligible for a reduction in their water performance guarantee since it exceeds the \$100,000 threshold in the Authority's Rules and Regulations.

In accordance with the Authority's Rules and Regulations, performance guarantees that are more than \$100,00 can be reduced by a maximum of seventy percent (70%) of the original bond amount.

The status of the water utility improvements for Oak Tree Plaza is as follows:

1. The installation of the water utility improvements is complete.
2. The final punch-list items for the water utility improvements remain outstanding.
3. The completion of the "As-built" Drawings and acceptance of the water record (as-built) drawings remains outstanding.
4. NJDOT Final Inspection and acceptance of 12" water main installation within the right-of-way of Rt. 34 remains outstanding.
5. The formal acceptance of the 12" water main installed within the right-of-way of Route 34 by resolution remains outstanding.
6. The water escrow account has approximately \$6,900 remaining as of February 28, 2023. This water escrow will be drawn upon during the completion of this project. Any escrow shortfall will be required to be paid prior to close out of the project. Any remaining escrow will be returned to the Applicant.

Mr. Roy stated that this project consists of the construction of approximately 1,600 LF of twelve and eight-inch (12" and 8") DIP water main connecting into existing water mains on Rt. 34 at both Sheila Drive and Highview Terrace to service a multi-use development consisting of two (2) retail commercial buildings totaling 17,780SF and one (1) three-story, 36-unit apartment building.

He reported that with the satisfactory completion of the water main installation for Oak Tree Plaza, he recommended that the Water

Improvements Performance Guarantees (Surety Bond No. GM211408) be reduced by an amount of seventy percent (70%) from \$195,681.42 to a new surety bond amount of \$58,704.43, and the water cash bond be reduced from \$21,742.38 to a new water cash bond amount of \$6,522.71.

He stated that this amount should safely protect the Authority regarding the performance of the remainder of the Oak Tree Plaza water utility work.

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, Razzoli, Blair, Weber, Walker		
Nays:	None		
Absent:	None		
5 Ayes	0 Nays	0 Absent	

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

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

5 Ayes	0 Nays	0 Absent
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Financial Report: Michelle Smith, Comptroller

Yearly Maintenance Contract with Harris Computer Systems

Mrs. Smith said that her first item is for a resolution for the renewal of the Yearly Maintenance Contract with Harris Computer Systems. She said they provide our computer software support for our billing, payroll and accounting programs. Their contract price is \$27,948.58 which is an increase of \$1,949.90 over last year's contract.

A motion for renewal with Harris Computer Systems for the computer software for the billing, payroll, and accounting programs was made by Mr. Razzoli and seconded by Mr. Casserly.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Blair, Weber, Walker

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

**Adopting Changes to an Existing Deferred
Compensation Plan Pursuant to the Internal Revenue
Code Section 415 Regulations**

Mrs. Smith said that her next two items are concerning VALIC, our Deferred Compensation Plan.

Mrs. Smith said that the first item is to adopt plan changes pursuant to the Internal Revenue Code Section 415 Regulations, the Pension Protection Act of 2006, the Heroes Earnings Assistance and Relief Tax Act of 2008 and the Worker, Retiree and Employer Recover Act of 2008.

The motion for the above resolution was made by Mr. Razzoli and seconded by Dr. Greenberg.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Blair, Weber, Walker

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

Adopting a Change to an Existing Compensation Plan to Allow the Employer to Provide for Designated Roth Contributions &/or In-Plan Roth Conversions under the Plan

Mrs. Smith said that the second item is to adopt a change to an existing compensation plan to allow the employer to provide for designated Roth Contributions &/or In-Plan Roth Conversions under the Plan.

A motion to adopt the resolution was made by Mr. Razzoli and seconded by Dr. Greenberg.

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Blair, Weber, Walker

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

Attorney Jacobs said Mrs. Smith's next item for the Renewal of the Workers' Compensation Policy will be held until after the Executive Session.

Attorney Jacobs also said to hold off on approving Mrs. Smith's Financial Report until after the Executive Session.

Bills & Claims: Dr. Greenberg said the Bills and Claims are for a total of \$1,967,597.51.

A motion to approve the Bills and Claims in the amount of \$1,967,597.51 was made by Mr. Razzoli and seconded by Mr. Casserly.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Blair, Weber, Walker

Nays: None

Absent: None

5 Ayes

0 Nays

0 Absent

Legal Report: Attorney Jacobs said that he does not have anything under the Legal Report. He said that we have a couple of things to discuss in the Executive Session which he will describe when we get to that section of the meeting.

Old Business: None

New Business: None

Open to Public: Chairman Walker opened the meeting to the public at 7:38 p.m. He said that it is limited to a maximum period of three minutes per person. Chairman Walker seeing no hands, closed the public comment portion.

Executive Session: Attorney Jacobs said that we have two matters to discuss in Executive Session:

One concerns a personnel matter.
The other one is a contract matter.

Attorney Jacobs said that we will be in Executive Session for approximately a half hour. He said that when we come out of the Executive Session, we expect to take action, if anyone wants to stay.

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

The Board went into Executive Session at 7:40 p.m.

The Board returned to public session at 7:54 p.m.

Mrs. Smith said that her last item is to discuss our Workers' Compensation Policy which is up for renewal.

She said that she received two quotes. Mrs. Smith said Volk Insurance presented us with a quote from Selective for \$174,589 and Skylands presented us with a quote from Statewide Insurance Fund for \$163,306.

She said that the difference in price is approximately \$11,000, so she recommends renewing our Workers' Compensation Policy with the Statewide Insurance Fund from April 15, 2023, to April 14, 2024.

A motion to renew the Workers' Compensation Policy with Statewide Insurance Fund was made by Mr. Razzoli and seconded by Mr. Casserly.

There was no discussion.

The roll call vote was as follows:

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

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

The voice vote was as follows:

All Commissioners were in favor.		
No Commissioners were opposed.		
5 Ayes	0 Nays	0 Absent

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

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

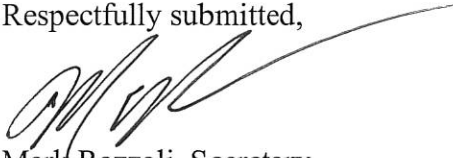
5 Ayes

0 Nays

0 Absent

The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Mark Razzoli', with a long, sweeping horizontal line extending to the right.

Mark Razzoli, Secretary