

**OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY
REGULAR MEETING
OCTOBER 18, 2023**

Call to Order: The Regular Meeting of October 18, 2023, was called to order at 11:00 a.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 July 23, 2023, and in the Home News Tribune on July 23, 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
Edward Casserly, Second Alternate Commissioner

Absent:

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, Executive Director

Mr. Donatelli said that he has no report at this time. He said the tank has been sent out to bid; and will, hopefully, be awarding it at the November meeting.

Chairman's Report: Chairman Walker said that he does not have anything to report. He said that he would like to make a comment. He said that he would like to commend Michelle Smith and her staff. We received a clean audit from our auditor, and this just goes to show between the budgeting that we have

and the clean audit that we get, the fiduciary responsibility of this Board and the finances, we are on solid financial ground. Chairman Walker said that he would like to complement Michelle and her staff and anyone that had anything to do with this Audit. He said thank you very much.

Previous Minutes: Regular Meeting – June 21, 2023
Executive Session – June 21, 2023

A motion to approve the Regular Meeting of June 21, 2023 and the Executive Session was made by Mr. Razzoli.

It was seconded by Mr. Casserly.

Chairman Walker asked if there was any discussion?

There was none.

The voice vote was as follows:

All in favor.

None opposed.

5 Ayes 0 Nays 0 Absent

Superintendent's
Report:

Wally Tier, Supt. – Distribution – Water Division

Mr. Tier said he submitted his report, and if anyone has any questions, he will be glad to answer them.

There were no questions.

Mr. Razzoli made a motion to accept Mr. Tier's Superintendent's Report.

It was seconded by Mr. Casserly.

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

Superintendent's
Report:

Ray Totten, Superintendent – Treatment – Water Division

Mr. Totten said that he submitted his report, and asked if anyone had any questions?

A motion was made by Mr. Razzoli to accept Mr. Totten's Superintendent's Report.

It was seconded by Dr. Greenberg.

There were no questions.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

5 Ayes 0 Nays 0 Absent

Superintendent's
Report:

Ernie Gillins, Superintendent – Sewer Division

Mr. Gillins said he submitted his report, and asked if anyone had any questions?

There were none.

A motion to accept Mr. Gillins' Superintendent's Report was made by Mr. Razzoli.

It was 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

Engineering
Reports:

Michael Roy, P.E.

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

**SEGME Old Bridge GC, LLC/SEGME WAREHOUSES
(A.K.A. Fairway Lane Warehouses)**

W21-702, Final Water – 159 Domestic + 4 Fire = 163 EDCUs

Mr. Roy said that we have SEGME Old Bridge Warehouse Project also known as Fairway Lane Warehouses on the old Glenwood Golf Club on the agenda for approvals.

Mr. Roy said that this project is located on the former Glenwood Country Club and Golf Course, adjacent to Glenwood Apartments, with frontage on White Oak Lane and Rt. 9.

Mr. Roy said that this project is for the construction of approximately 15,000 LF of on-site C900 water main with building fire service lines and fire hydrants to service four warehouse buildings that total 1,559,682 SF. Water service will be provided to the warehouse site by connecting to the existing water mains on Rt. 516 and Rt. 9. Water main construction is proposed from Rt. 516 to Rt. 9 along the paper streets of White Oak Lane and Jake Brown Road, as part of off-site water improvements by both the SEGME GC Warehouses and BOE Property Warehouse Preliminary Approvals, once the NJDEP Wetland Approvals are obtained. In the meantime, for this project to move forward, this Applicant is proposing to construct an on-site 12" C900 water main with a connection to the existing water main in Rt. 9 via Fairway Lane.

Mr. Roy reviewed the Comments from his report.

Mr. Roy said that sufficient fees have been paid into the Water Escrow Account for Final Review and the start of inspection.

Mr. Roy said that the Authority granted Tentative Approval on September 20, 2023. Township Final Planning Board Approval was granted on March 7, 2022.

Mr. Roy said a computer simulation of a fire flow demand has been performed by CME, the Authority's Water Engineering Consultant, to determine the impact of this application on the Authority's Distribution System. CME has concluded that the Authority would be able to provide both domestic and fire protection service based on the estimated demand of three warehouse applications that includes this applicant.

Mr. Roy said the Applicant must pay the Water Connection fee and Construction Water fee for each warehouse building based on the number of EDCU's for each building. Each building's fees are due and shall be paid to the Authority at the current rate at the time that the payments are made and prior to the installation of the water meters in each building. The calculations of EDCU's for each of the buildings.

- Warehouse 1 – 30 + 1 Fire = 31 EDCU's
 - Warehouse 2 – 21 + 1 Fire = 22 EDCU's
 - Warehouse 3 – 77 + 1 Fire = 78 EDCU's
 - Warehouse 4 – 31 + 1 Fire = 32 EDCU's
- 163CU's**

Mr. Roy said 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.

Mr. Roy said to provide peak water demand in gallons per minute (gpm) and a listing of the number of fixture units for each building for the purpose of sizing the water meters.

Mr. Roy said the Applicant has indicated in their Design Engineer's Report that the fire flow demand for the fire suppression system is 2,000 gpm at 130 psi. The water system analysis performed by CME indicates that the Authority's water distribution system has this fire flow rate available, but the applicant must provide a fire pump for each building to achieve the required fire suppression system water pressure.

Mr. Roy said the applicant has acknowledged that the 12" diameter proposed water mains and fire hydrants within the public right-of-way of White Oak Lane will be dedicated to the Authority.

Mr. Roy said the applicant has acknowledged that all of the proposed on-site water mains and fire hydrants and the water main in Fairway Lane connecting into the existing 12" water main stub will remain privately

owned and maintained by the Applicant.

Mr. Roy said each buildings' water service line shall be sized in accordance with the hydraulic calculation demand by a professional engineer who specializes in fire suppression and approved by the Fire Sub-Code Official at the time of the Building Permit Application.

Mr. Roy said the Applicant shall provide proof of title showing that it is the owner of the property.

Mr. Roy said the technical requirements sufficient for Final Water Approval have been satisfied. He said a copy of this report has been supplied to the Contact Person of the Applicant as listed on the application form.

Mr. Roy said that he recommends Final Water Approval as subject to the thirteen conditions in his report.

Mr. Roy reviewed the conditions in his report.

CONDITIONS:

Applicant shall pay all applicable fees.

The Applicant shall comply with and address all comments in this Engineer's Report dated October 13, 2023.

All proposed on-site water mains and those water mains connecting into the Rt. 9 existing water main shall remain privately owned and maintained by the Applicant.

All proposed off-site mains within the public right-of-way of White Oak Lane shall be dedicated to the Authority.

Fire service line size and number of sprinkler heads for each building shall be provided to this Authority as soon as available.

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.

Applicant to schedule a pre-construction meeting at least two (2) weeks prior to commencing any utility construction.

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.

A wet cut fee, Performance Guarantee, Certificate of Insurance, and proof of all required permits shall be provided prior to the pre-construction meeting.

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.

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

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

Mr. Roy said this Final Water Approval shall expire one year from the date of the resolution or as otherwise extended by law if no construction has taken place within that period.

Attorney Jacobs said we need a resolution for Final Water Approval to SEGME Old Bridge GC under application W21-702 subject to all the comments and the 13 conditions in Mr. Roy's October 13, 2023 Engineering Report.

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

Chairman Walker asked if there was any discussion.

There was none.

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/SEGME WAREHOUSES
(A.K.A. Fairway Lane Warehouses)**

**S21-552 Amended Preliminary, Tentative, Final Sewer –
159 EDCUs**

Mr. Roy said that this is the sewer approval for this project that consists of the construction of approximately 7,200 LF of eight-inch (8") PVC pipe and two sewage pump stations to service four warehouse buildings totaling 1,559,682 SF by connecting into the existing 18" sanitary sewer in White Oak Lane.

Mr. Roy said that sufficient fees have been paid into the Sewer Escrow Account for Final Review and the start of inspection. Sewer Connection Fees are satisfied as a part of the 1995 Brunetti Sewer Agreement. The remaining Sewer Connection Fee credits after this approval from the 1995 Agreement are 3,853 EDCU's (6,000 Units in the 1995 Agreement minus 1,200 Glenwood Apartments, minus 38 Toby Garden Apartments, minus 256 Single Family Oaks at Glenwood - Phase 1, minus 252 Apartments Oaks at Glenwood - Phase 1, minus 65 Recreation Building Oaks at Glenwood - Phase 1, minus 126 Regency Centers - Phase 1, minus 1 Aldercrest Garage, minus 50 JBS Warehouse, minus 159 Fairway Lane Warehouses).

Mr. Roy said that the Authority granted Preliminary Approval on April 20, 2022. Township Final Planning Board Approval was granted on March 7, 2022.

Mr. Roy said that the applicant has agreed to install a liner inside the existing 18" sewer main in White Oak Lane from their connection point to the existing 24" Runyon Trunk Sewer to rehabilitate the existing 18" sewer by restoring the structural integrity and improve the capacity of this sewer.

Mr. Roy said the applicant has acknowledged that the proposed sewer system, including pump stations and the gravity sewer main connection to the existing 18" sewer in White Oak Lane, will remain privately owned and maintained by the Applicant. A NJDEP Licensed Operator must submit monthly reports of the condition and status of the pump station operations.

Mr. Roy said the size, slope, and installation of the on-site sewer laterals and pump stations are subject to approval by the Township Plumbing Sub-Code Official.

Mr. Roy said the Applicant shall provide proof of title showing that it is the owner of the property. He said the Technical requirements sufficient for Final Sewer Approval have been satisfied; and a copy of this report has been supplied to the Contact Person of the Applicant as listed on the application form.

Mr. Roy said that he recommends Amended Preliminary, Tentative and Final Sewer Approval subject to the eleven Conditions in my report.

Mr. Roy reviewed the conditions from his report.

Mr. Roy said the applicant shall pay all applicable fees.

The Applicant shall comply with and address all comments in his Engineer's Report dated October 13, 2023.

He said there shall be no prohibited waste discharged into the sewer system including discharge from any HVAC system.

Mr. Roy said all proposed on-site sewer mains and laterals and off-site sewer mains will remain privately owned and maintained by the Applicant. A NJDEP Licensed Operator must submit monthly reports of the condition and status of the pump station operations.

Mr. Roy said the Applicant shall coordinate the utility plans approved under this application with the architectural design of this commercial building as it relates to sewer service.

Mr. Roy said the Applicant to execute Developer's Agreement for sewer utility construction which incorporates all requirements of both the Authority and the Township Approvals prior to the pre-construction meeting.

Mr. Roy said the Performance Guarantee, Certificate of Insurance and proof of all required permits shall be provided prior to the pre-construction meeting.

Mr. Roy said the Applicant must schedule a pre-construction meeting at least two weeks prior to commencing any utility construction.

Mr. Roy said the Applicant shall construct the sewer improvements in accordance with the Approved Drawings and permits issued by any Agency having jurisdiction.

Mr. Roy said the applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.

Mr. Roy said this Final Sewer Approval shall expire one year from the date of the resolution or as otherwise extended by law if no construction has taken place within that period.

Attorney Jacobs said a motion is needed for resolution for Amended Preliminary, Tentative, and Final Sewer Approval to Segme Old Bridge GC, Application S21-552 subject to all the Comments and the 11 Conditions set forth in Mike Roy's report of October 13, 2023.

A motion was made by Mark 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

EXTRA SPACE MANAGEMENT INC./EXTRA SPACE STORAGE

W23-714, Minor Water – 1 Domestic + 1 Fire = 2 EDCUs

Mr. Roy said that his project is between Ernston Road and Downing Street, on Route 9, next to the existing Extra Space Storage building and BJ's Wholesale Club.

Mr. Roy said the construction of a water service line connecting into an existing on-site ten-inch (10") main on the existing Extra Space Storage property to provide Domestic and Fire water service for a proposed 2nd Self Storage Building of 72,099 SF.

Mr. Roy said that Minor Review and Inspection Fees have been paid. The balance of Connection Fees are due before a meter application is made.

Mr. Roy said the Applicant has acknowledged that the proposed water service will remain privately owned and maintained by the Applicant. He said the Applicant has indicated that the fire suppression system's fire flow demand is 750 gpm at 80 psi. A hydrant flow test performed on February 27, 2023, indicates that the Authority's water distribution system has this fire flow available, however, a fire pump is needed to achieve the required fire suppression system operating pressure.

Mr. Roy said the building's water service line shall be sized per the hydraulic calculation demand by a professional engineer specializing in fire suppression and approved by the Fire Sub-Code Official at the time of the Building Permit Application.

He said the Technical requirements sufficient for Minor Water Approval have been satisfied, and copy of this report has been supplied to the Contact Person of the Applicant as listed on the application form.

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

Mr. Roy said the applicant shall pay all applicable fees. The Applicant shall comply with and address all comments in this Engineer's Report dated October 13, 2023. He said the proposed on-site water service is to remain privately owned and maintained by the Applicant. 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.

Mr. Roy said the Applicant is to schedule a pre-construction meeting at least two weeks prior to commencing any utility construction. The Performance Guarantee, Certificate of Insurance, and proof of all required permits shall be provided prior to the pre-construction meeting.

Mr. Roy said the Applicant shall construct the water improvements in accordance with the Approved Drawings and permits issued by any Agency having jurisdiction. He said the Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction. This Minor Water Approval shall expire one (1) year from the date of the resolution if no construction has taken place within that one-year period.

Attorney Jacobs said a motion is needed for a resolution to approve Minor Water Approval to Extra Space Management Inc./Extra Space Storage, Application No. W23-714, subject to all the comments and conditions set forth in Mike Roy's report of October 13, 2023.

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

EXTRA SPACE MANAGEMENT INC./EXTRA SPACE STORAGE

S23-558, Minor Sewer – 1 EDCU

Mr. Roy said that this is the sewer application for this project that consists of the construction of a four-inch (4") PVC lateral connecting into an existing on-site four-inch (4") PVC lateral on the existing Extra Space Storage property to service a proposed 2nd Self Storage Building of 72,099 SF.

Mr. Roy said Minor Review, Inspection and Connection Fees have been paid. He said the applicant has acknowledged that all proposed sewer lines will remain privately owned and maintained by the Applicant. The size, slope and installation of the on-site sewer laterals are subject to approval by the Township Plumbing Sub-Code Official.

Mr. Roy said the Technical requirements sufficient for Final Sewer Approval have been satisfied. A copy of this report has been supplied to the Contact Person of the Applicant as listed on the application form.

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

Mr. Roy said the Applicant shall pay all applicable fees. He said the Applicant shall comply with and address all comments in my Engineer's Report dated October 13, 2023.

Mr. Roy said there shall be no prohibited wastes discharged into the sewer

system including discharge from any HVAC system. He said the proposed on-site sewer lateral is to remain privately owned and maintained by the Applicant. The Applicant shall coordinate the utility plans approved under this application with the architectural design of the buildings as it relates to sewer service.

Mr. Roy said the Applicant is to schedule a pre-construction meeting at least two (2) weeks prior to commencing any utility construction. He said the Performance Guarantee, Certificate of Insurance, and proof of all required permits shall be provided prior to the pre-construction meeting.

Mr. Roy said the Applicant shall construct the sewer improvements in accordance with the Approved Drawings and permits issued by any Agency having jurisdiction. He said the Applicant is to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.

Mr. Roy said this Minor Sewer Approval shall expire one year from the date of the resolution if no construction has taken place at the site within that one-year period.

Attorney Jacobs said a motion is needed for Minor Sewer Approval for Extra Space Management Inc./Extra Space Storage, S23-558, Minor Sewer – 1 EDCU subject to all the comments and the ten conditions set forth in Mike Roy's report of October 13, 2023.

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

MORRIS HABITAT FOR HUMANITY – 200 LAURENCE PARKWAY

W23-716, Minor Water – 12 EDCU Total 11 New & 1 Existing)

Mr. Roy said that this project is located on the former Senior Center located on Laurence Parkway, Woodland Avenue and Norwood Avenue. He said it consists of the construction of twelve (12) one-inch (1”) water services connecting into an existing six-inch (6”) water main in Laurence Parkway, Woodland Avenue and Norwood Avenue to service six (6) proposed semi-detached residential structures.

Mr. Roy said the Minor Review and Inspection Fees have been paid. He said Water Connection Fees are due before a water meter application is made and at a 50% Rate (as per N.J.S.A. 40:14B-21.0) which allows for a 50% reduction in Connection Fee Rates for Affordable Housing Projects built by Non-Profit Companies.

He said the Applicant has acknowledged that the proposed water services within the public right-of-way, from the tap up to and including the curb stop/box, will remain owned and maintained by the Authority. The water services from the curb stop/box to the structure will remain privately owned and maintained by the Applicant. He said water service taps will be performed by the Authority at a cost in accordance with the Authority’s Rate Schedule at the time payment is made.

Mr. Roy said the size, material and installation of the on-site water service lines are also subject to approval by the Township Plumbing Sub-Code Official. Technical requirements sufficient for Minor Water Approval have been satisfied. A copy of this report has been supplied to the Contact Person of the Applicant as listed on the application form.

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

Mr. Roy said that the Applicant shall pay all applicable fees. The Applicant shall comply with and address all comments in this Engineer’s Report dated October 13, 2023.

Mr. Roy said all proposed water services, from the tap up to and including the curb stop/box, will be owned and maintained by the Authority. All proposed water services, from the curb stop/box to the structure, to remain privately owned and maintained by the Applicant. He said 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.

Mr. Roy said the Applicant is to schedule a pre-construction meeting at least two weeks prior to commencing any utility construction. He said the Water service tap fee Performance Guarantee, Certificate of Insurance, and proof of all required permits shall be provided prior to the pre-construction meeting. The Applicant shall construct the water improvements in accordance with the Approved Drawings and permits issued by any Agency having jurisdiction. He said the Applicant is to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.

Mr. Roy said this Minor Water Approval shall expire one (1) year from the date of the resolution if no construction has taken place within that one year period.

Attorney Jacobs said a motion for resolution is needed for Minor Water Approval for Morris Habitat for Humanity – 200 Laurence Parkway, Application Nol W23-716, subject to all the comments and conditions set forth in Mike Roy’s Engineering Report of October 13, 2023.

The motion was made by Dr. Greenberg 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

MORRIS HABITAT FOR HUMAITY – 200 LAURENCE PARKWAY

S23-600, Minor Sewer – 12 EDCU Total 11 New 1 Existing

Mr. Roy said that this is the sewer application for this project that consists of the construction of twelve (12) four-inch (4”) sewer laterals connecting into an existing eight-inch (8”) sewer main in Laurence Parkway, Woodland Avenue and Norwood Avenue to service six proposed semi-detached residential structures.

Mr. Roy said Minor Review and Inspection Fees have been paid. Meter application is made at a 50% Rate (as per N.J.S.A. 40:14B-21.0) which allows for a 50% reduction in Connection Fee Rates for Affordable Housing Projects built by Non-Profit Companies.

Mr. Roy said the applicant has acknowledged that all proposed sewer laterals within the public right-of-way, from the connection at the main to the cleanout, will remain owned and maintained by the Authority. The sewer lateral from the cleanout to the structure will remain privately owned and maintained by the Applicant. He said the Applicant is to perform sewer lateral connections to the eight-inch (8") sewer main. The size, slope and installation of the on-site sewer laterals are subject to approval by the Township Plumbing Sub-Code Official.

Mr. Roy said the technical requirements sufficient for Final Sewer Approval have been satisfied. A copy of this report has been supplied to the Contact Person of the Applicant as listed on the application form.

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

Mr. Roy said the Applicant shall pay all applicable fees. The Applicant shall comply with and address all comments in his Engineer's Report dated October 13, 2023.

Mr. Roy said there shall be no prohibited wastes discharged into the sewer system including discharge from any HVAC system. All proposed sewer laterals within the public right-of-way, from the connection at the main to the cleanout, will remain owned and maintained by the Authority.

Mr. Roy said all proposed sewer laterals, from the cleanouts to the building structures, are to remain privately owned and maintained by the Applicant. The Applicant shall coordinate the utility plans approved under this application with the architectural design of the buildings as it relates to sewer service.

Mr. Roy said the Applicant is to schedule a pre-construction meeting at least two weeks prior to commencing any utility construction. Performance Guarantee, Certificate of Insurance, and proof of all required permits shall be provided prior to the pre-construction meeting. The Applicant shall construct the sewer improvements in accordance with the Approved Drawings and permits issued by any Agency having jurisdiction. Applicant is to fully comply with the Rules and Regulations

of the Authority and any Agency having jurisdiction.

Mr. Roy said this Minor Sewer Approval shall expire one year from the date of the resolution if no construction has taken place at the site within that one (1) year period.

Attorney Jacobs said a resolution is needed for Morris Habitat for Humanity – 200 Laurence Parkway, Application No. S23-600, subject to all the comments and 11 conditions set forth in Mike Roy’s Report of October 13, 2023.

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	

**NJDOT WATER AND SEWER AGREEMENT FOR WORK ON
RT. 9 BETWEEN THROCKMORTON LANE/TICETOWN ROAD
TO POOR FARM/HARTLES LANE TO INSTALL MEDIAN
PEDESTRIAN CROSSING PROTECTION NEAR BUS STOPS**

Mr. Roy said the NJDOT is going to install a Median Pedestrian Crossing along Rt. 9 from Throckmorton Lane to Perrine Road. He said they are putting sidewalk improvements, and in some cases signaling improvements.

Mr. Roy said this is so that there is protection at all the bus stops in those intersections. He said there will be a new signal at Phillips Drive and Ehlers Lane that doesn’t have one now.

He said the other intersection that have lights they are going to improve the sidewalks and pedestrian crossing. Mr. Roy said they are going to improve the median protection to prevent people from crossing in the wrong spots.

Mr. Roy that they haven't designed it yet, but they want to enter into an agreement with us for possible conflicts with our utilities, so they cover the cost of any review or work if anything needs to be moved.

He said Attorney Cleary's office reviewed it, and said it is ok for us to sign the Agreement.

Attorney Jacobs said a motion is needed for a resolution approving the Agreement with NJDOT for Water and Sewer Agreements with respect to the median pedestrian crossing protection near certain bus stops in Old Bridge.

The motion was made by Mark 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	

ANNUAL SERVICE AND MATERIALS CONTRACTS FOR ONE YEAR CONTRACT EXTENSIONS

Chemical Supplies – Item 1 Bagged Hydrated Lime Contract No. W22-227

Mr. Roy said on December 21, 2022, the Authority awarded Item #1 of the referenced contract to Main Pool and Chemical Co. which will expire on October 31, 2023. This contract has never been extended.

Mr. Roy said the Contract Documents allow for up to two additional one-year contract extensions upon mutual agreement of both parties using the NJDCA "Index Rate" for any price adjustments in

in accordance with Public Contracts Law. Main Pool and Chemical Co. has agreed to a one-year contract extension of this contract. Main Pool and Chemical Co. has performed their work in an effective and efficient manner.

Mr. Roy said that he recommends a one-year contract extension, with a price adjustment based on the recently published State “Index Rate” of two-point-zero percent (2.0%), to Main Pool and Chemical Co., of Dupont, PA. He said their contract price per 50 lb. bag of Bagged Hydrated Lime will increase from \$19.75 to \$20.15 per bag (\$2,800 annual increase). All other contract provisions shall be in accordance with the same terms and conditions of the original contract. This one-year contract extension will expire on October 31, 2024, at which time we can consider the second one-year contract extension.

**Chemical Supplies – Item #2 Bulk Hydrated Lime,
Contract No. W22-225**

On October 19, 2023, the Authority awarded Item #2 the referenced contract to Greer Industries, Inc., which will expire on October 31, 2023. This contract has never been extended.

The Contract Documents allow for up to two additional one-year contract extensions upon mutual agreement of both parties using the NJDCA “Index Rate” for any price adjustments in accordance with Public Contracts Law. Greer Industries, Inc. has agreed to a one-year contract extension of this contract.

Mr. Roy said Greer Industries, Inc. has performed their work in an effective and efficient manner. I recommend a one-year contract extension, with a price adjustment based on the recently published State “Index Rate” of two-point-zero percent (2.0%), to Greer Industries, Inc. of Morgantown, WV.

Their contract unit price per ton of Hydrated Lime will increase from \$308.22 to \$314.38 per ton (\$924 annual increase). All other contracts shall be in accordance with the same terms and conditions of the original contract. This one-year contract extension will expire on October 31, 2024,

at which time we can consider the second one-year contract extension.

Chemical Supplies – Item #3, DELPAC Full Load, Contract No. W22-225 Item #4, DELPAC Partial Load, Contract No. W22-225

Mr. Roy said on October 19, 2023, the Authority awarded Item #3 Full Load of the contract and Item #4 Partial Load of the contract, both to USALCO Baltimore Plant, LLC which will expire on October 31, 2023. These contracts have never been extended.

Mr. Roy said the Contract Documents allow for up to two additional one-year contract extensions upon mutual agreement of both parties using the NJDCA “Index Rate” for any price adjustments in accordance with the Public Contracts Law. USALCO Baltimore Plant, LLC has agreed to a one-year contract extension of this contract.

Mr. Roy said USALCO Baltimore Plant, LLC has performed their work in an effective and efficient manner. He said I recommend a one-year contract extension, with a price adjustment based on the recently published State “Index Rate” of two-point-zero percent (2.0%), to USALCO Baltimore Plant, LLC of Baltimore MD.

Mr. Roy said their contract unit price per pound of DELPAC Chemical will increase from \$0.2785 for a full load to \$0.2841 per pound (\$950 annual increase), and from \$0.338 for a partial load to \$0.3448 per pound (\$1,350 annual increase). All other contract provisions shall be in accordance with the same terms and conditions of the original contract. This one-year contract extension will expire on October 31, 2024, at which time we can consider the second one-year contract extension.

Chemical Supplies – Item #5, Sodium Hypochlorite, Contract No. W22-225

Mr. Roy said on October 19, 2023, the Authority awarded Item # 5 of the contract to Miracle Chemical Company which will expire on October 31, 2023. This contract has never been extended.

Mr. Roy said the Contract Documents allow for up to two additional one-year contract extensions upon mutual agreement of both parties using the NJDCA “Index Rate” for any price adjustments in accordance with the Public Contracts Law. Miracle Chemical Company has agreed to a one-year contract extension of this contract.

Mr. Roy said Miracle Chemical Company has performed their work in an effective and efficient manner. Therefore, I recommend a one-year contract extension, with a price adjustment based on the recently published State “Index Rate” of two-point-zero percent (2.0%), to Miracle Chemical Company of Farmingdale, NJ.

Mr. Roy said their contract unit price per gallon of Sodium Hypochlorite will increase from \$2.889 to \$2.947 per gallon (\$3,200 annual increase). All other contract provisions shall be in accordance with the same terms and conditions of the original contract. This one-year contract extension will expire on October 31, 2024, at which time we can consider the second one-year contract extension.

Mr. Roy asked if you want to move these together or individually? He said they would be separate resolutions, but you can vote on them all at one time.

Attorney Jacobs said a motion is needed to extend the contract to Main Pool & Chemical for Bagged Hydrated Lime for an additional year under Contract No W22-227.

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 we will group together Contracts under No. W22-225.

He said the first one is Chemical Supplies Item #2, Bulk Hydrated Lime to Greer Industries, Inc. extending the contract for one year.

The next one is item #3 to DELPAC, Full Load and item #4, DELPAC Partial Load to USALCO Baltimore Plant, LLC for one year.

Attorney Jacobs said under contract W22-225, Item # 5, Sodium Hypochlorite, Miracle Chemical Co. extending that contract for one year.

A motion to approve Contract W22-225 for Item #2 Bulk Hydrated Lime to Greer Industries; and Item #3, DELPAC Full Load; and Item #4, DELPAC, Partial Load to USALCO Baltimore Plant, LLC, and Item #5, Sodium Hypochlorite to Miracle Chemical Co. for one year 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

Laboratory Testing of Drinking Water, Contract No. W21-219

Mr. Roy said on October 20, 2021, the Authority awarded the contract to Garden State Laboratories, Inc. which was then extended for one year on September 21, 2022. This contract extension will expire on October 31, 2023.

Mr. Roy said the Contract Documents allow for up to two additional one-year contract extensions upon mutual agreement of both parties using the NJDCA “Index Rate” for any price adjustments in accordance with the Public Contracts Law. Garden State Laboratories, Inc. has agreed to the second one-year extension of this contract.

Mr. Roy said Garden State Laboratories, Inc. has performed their work in an effective and efficient manner. He said I recommend a one-year contract extension, with a price adjustment based on the recently published State “Index Rate” of two-point zero percent (2.0 %), to Garden State Laboratories, Inc. of Hillside, NJ.

Mr. Roy said the Contract contains sixteen items of various quantities. The total contract increase will be a \$525 annual increase. All other contract provisions shall be in accordance with the same terms and conditions of the original contract. This one-year contract extension will expire on October 31, 2024, at which time this contract will have to go back out to public bid.

Attorney Jacobs said a resolution is needed for the extension of the annual Contract for one year.

A motion to award the contract to Garden State Laboratories for Laboratory Testing of Drinking Water, Contract No. W21-219, 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

Electrical Services, Contract No. WS21-218

Mr. Roy said on October 20, 2021, the Authority awarded the referenced contract to John J. Faccas, Inc. T/A Quality Electric Construction Company which was then extended for one year on September 21, 2022. This contract extension will expire on October 31, 2023.

Mr. Roy said the Contract Documents allow for up to two additional one-year contract extensions upon mutual agreement of both parties using the NJDCA "Index Rate" for any price adjustments in accordance with the Public Contracts Law. Quality Electric Construction Company has agreed to the second one-year extension of this contract.

Mr. Roy said the Quality Electric Construction Company has performed their work in an effective and efficient manner. Therefore, I recommend a one-year contract extension, with a price adjustment based on the recently published State "Index Rate" of two-point zero percent (2.0 %), to John J. Faccas, Inc. T/A Quality Electric Construction Company of Holmdel, NJ.

Mr. Roy said the Contract contains fourteen items of various quantities on an as needed basis. All other contract provisions shall be in accordance with the same terms and conditions of the original contract. This one-year contract extension will expire on October 31, 2024, at which time this contract will have to go back out to public bid.

Attorney Jacobs said a resolution is needed to award the contract for Electrical Services, Contract No. WSD21-218 to Quality Electric Construction for one-year.

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

**Annual Service and Material Contract for Two (2) Year Contract
No. F21-217**

Mr. Roy said on September 22, 2021, the Authority awarded the contract to Rachles/Michelle's Oil Co., Inc. with the attached Resolution No. M-56-21, which was scheduled to expire on September 30, 2023. This contract has never been extended.

Mr. Roy said the Contract Documents allow for up to two additional one-year contract extensions upon mutual agreement of both parties using the NJDCA "Index Rate" for any price adjustments in accordance with the Public Contracts Law. Rachles/Michelle's Oil Co., Inc. has agreed to a two-year contract extension of this contract.

Mr. Roy said Rachles/Michelle's Oil Co., Inc. has performed their work in an effective and efficient manner. He said I recommend a one-year contract extension, with a price adjustment based on the recently published State "Index Rate" of two-point-zero percent (2.0%), to Rachles/Michelle's Oil Co., Inc. of Clifton, NJ.

Mr. Roy said their mark-up over the fuel wholesale price will increase from \$0.0589 to \$0.06 per gallon of gasoline or diesel fuel. All other contract provisions shall be in accordance with the same terms and conditions of the original contract. This one-year contract extension will expire on September 30, 2025, at which time this contract will have to go back out to public bid.

Attorney Jacobs said a motion is needed for a resolution for the Annual Service and Material Contract Extension for Gasoline and Diesel Fuel, Contract No. F21-217.

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

A motion to approve Mr. Roy's report was made by Mr. Weber 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

Financial Report: Michelle Smith, Comptroller

Mrs. Smith said that her Financial Report is in your package.

Mrs. Smith said Evan Jensen, from HFA is here. She said he is the Senior Manager on the Audit this year. She said I will turn it over to him for a brief presentation.

Mr. Jensen introduced himself, and said he oversaw the Audit this year. He said everything ran smoothly, as it does every year, thanks to Michelle and her team. Mr. Jensen distributed a report for the Commissioners to review.

Mr. Jensen said your Independent Auditor's Report highlights that your Audit was in accordance with Auditing Standards generally accepted within the United States Governmental Auditing Standards and Audits prescribed by the State of New Jersey.

Mr. Jensen said we are issuing an Unmodified Opinion, which is the best we can give. He said this means your financial statements are fairly stated in all material respect. He said so Congratulations there!

Mr. Jensen said in another report we do since you are a Government Agency, we have to give you an internal control report that highlights if there are any issues with your internal controls or compliance with the laws and regulations.

Mr. Jensen said I am pleased to announce that you did not have any deficiencies or material weaknesses in your internal controls or compliance. He said if you go to the next page of the handout, it is an overview of how you operated during the year. He said this year you increased your total revenues by \$2.8 million dollars, to a total of \$35,400,000. He said that the main driver of this increase is water charges, and this is directly related to an increase in consumption, so in total your Revenues increased 8.5%. Operating Expenses increased \$1.6 million to roughly \$30,000,000. He said it is good to see your Revenues increased more than your Expenses. Mr. Jensen said if you look at the bottom, Non-Operating Revenues, you have a gain for a \$100,000 this year. He said last year you had a loss for \$961,000, so there is an increase of \$1,000,000. The Net Income at year-end was \$5.9 million compared to \$3.8 million last year, so it is a \$2,000,000 increase, which is pretty good thing to see with the current state of the economy and inflation.

Mr. Jensen said to go to the next page, this is how your net income affected your Net Position. He said your Net Position increased by \$5.9 million in Net Income. He said most of that is tied up in Net Investment in Capital Assets, so this year it was roughly \$103.4 million compared to \$98.7 million last year, so that is a \$4.7 million increase. He said the main reason for this increase was a slight change in how we presented it this year. Last year we had about a \$3,000,000 construction loan, and that was decreasing that, so we determined this year that did not really have to be in there. He said that is really the main driver of that increase there, and just your normal paydowns and debt since your Net Investment capitalizes your total Capital Assets less all debt related to it. He said your Unrestricted Net Position increased \$1.1 million, which is a very healthy Net Position. He said I would be very proud of that number. Mr. Jensen said these are pretty much my highlights, and asked if you have any other questions to let me know.

There were none.

Mrs. Smith asked if anyone had any questions. She said she has a resolution for approval.

Attorney Jacobs asked if anyone had any questions for Mr. Jensen before he leaves?

There were none.

The Board thanked him.

Attorney Jacobs said we need a resolution certifying that all Governing Body Members received and reviewed the Annual Audit Report, specifically, the section of the Audit Report entitled "General Comments" and "Recommendations" found on pages 108 – 110, and receipt and review by all the Commissioners evidenced by the Group Affidavit which has been executed by all who have reviewed the Audit and also authorizing that the Secretary of the Authority is directed to submit the Group Affidavit to the Local Finance Board.

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

Attorney Jacobs asked Mrs. Smith if she was going to get Mr. Galante's signature?

Mrs. Smith said yes.

Chairman Walker asked if anyone had any questions for Michelle?

There were none.

A motion to accept Mrs. Smith's 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

Bills & Claims:

Dr. Greenberg said the Bills and Claims for this month are a total of \$1,716,950.10.

A motion to approve the Bills and Claims 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: Mitchell B. Jacobs, Esq.

Attorney Jacobs said he does not have a Legal Report. He said there are a couple of matters that must be discussed in Executive Session, which he will get to when we come to the Executive Session portion of the meeting.

Old Business:

Chairman Walker asked if there was any Old Business?

There was none.

New Business:

Chairman Walker asked if there was any New Business?

Mr. Weber asked about the construction work that is down to one lane on Cottrell Road?

Mr. Donatelli said the County has bonded for it and designed it. He said this was supposed to be done a year ago.

Mr. Roy said he is going to a progress meeting on this tomorrow. He said they had to move all the utilities first. He said they met with the Police about the traffic lights.

Dr. Greenberg said she will tell the Township to put a note on their website; and, maybe, we can put it on the OBMUA website about this.

Chairman Walker asked if anyone else had anything under New Business?

There was none.

Open to Public:

Chairman Walker opened the meeting to the public at 11:43 a.m. He said it is limited to a maximum period of three minutes per person.

He said seeing no hands, I will close the public portion.

Executive
Session:

Attorney Jacobs read the resolution authorizing Executive Session at 11:45 a.m.

Attorney Jacobs said we have two things to discuss. He said one is Communications Covered by Attorney/Client Privilege discussing

Personnel Policy. The other one is Litigation with Middlesex Water Company.

Attorney Jacobs said we expect to be in closed session for about twenty minutes, and do not expect any action to be taken when we come out.

A motion to go into Executive Session 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

The Board went into Executive Session at 11:45a.m.

Resumption of Open Session:

The Board came out of Executive Session at 12:06 p.m.

Adjournment: A motion to adjourn the meeting 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

The meeting was adjourned at 12:07 p.m.

Respectfully submitted,



Edward Casserly, Secretary