

**OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY  
REGULAR MEETING  
MARCH 18, 2024**

Call to Order: The Regular Meeting of March 18, 2024, was called to order at 11:10 immediately following the Budget Workshop.

Announcement: Chairman Razzoli announced that this meeting is in conformance with the Open Public Meetings Act. Notice has been published in the Asbury Park Press on December 31, 2023, and in the Home News Tribune on December 31, 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](http://www.obmua.com).

This Public Meeting is being recorded.

Roll Call:

Present:

Mark Razzoli, Chairman  
James Blair, Vice Chairman  
Anita Greenberg, Treasurer  
Edward Casserly, Secretary  
Bruce Walker, Commissioner  
Frank Weber, Commissioner  
Perry Simone, Second Alt. Commissioner

Also Present:

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

Previous Minutes: None.

Chairman's Report: Mark Razzoli, Chairman

Chairman Razzoli said that he does not have a report.

Executive Director's Report: Michael Roy, Executive Director

Mr. Roy said that he has two items. He said that the first item is an appraisal of Old Bridge MUA property on Englishtown Road. He said

that we are trying to acquire the property on 143 Ticetown Road for the location of a new water treatment plant instead of developing the Englishtown Road property. He said that we hired CME to do some hydrologic studies of the 143 Ticetown Road property with a company they use as a sub-consultant. Mr. Roy said that the company installed some sampling wells on the property in each one of our aquifers, and we have been collecting data that was put into a report. He said that one of the DEP requirements to move the location of wells, is that the water level elevations be almost the same.

We had a ZOOM meeting with the DEP on Thursday, and Mr. Roy said that our report of the water level elevations was favorable to move the wells, and the chloride concentration measurements, which are a second criteria, were lower, which is also good. Mr. Roy said that it was a good report that showed that we could move the four wells at Browntown Water Treatment Plant over to 143 Ticetown Road. Mr. Roy said that some of the comments back from the DEP were that this project has no heavy lift, and that they saw no red flags.

Mr. Roy said that we should be able to move ahead with the facility at this new location on Ticetown Road. He said that Attorney Cleary was on the call with us with the DEP, and we should be proceeding now with that purchase. The DEP doesn't see this as a heavy lift to move those wells, which was the big thing holding up the purchase.

Mr. Roy said that the property that we received from the Township on Englishtown Road now needs to be evaluated as to its current value, so the Authority can determine what to ultimately do with that property. He said that the original plan was to develop the Englishtown Road property for passive recreation, and to recharge the groundwater to enable the Authority to increase its groundwater withdrawal at both the Browntown and Old Bridge Water Treatment Plants which was scuttled by the DEP.

Mr. Roy said that the DEP required us to treat the surface water in the proposed recharge basins to drinking water standards before it was recharged into the ground. He said that any plan for more groundwater allocation cannot cost more than the purchase of finished water from Middlesex Water Company. Mr. Roy said that for us to build a new water treatment plant on Englishtown Road only to then recharge that treated water into the ground so that we could withdraw more water from our two existing water treatment plants that had to be again treated a second time made the project cost prohibitive and a project that we had to abandon.

Mr. Roy said that he recommends that the Board authorize an appraisal of the entire 300-acre property on Englishtown Road. We already have an appraisal of a third of it because we were previously looking at selling a portion of it. He said that now we need an appraisal of the rest of the 300 acres and an update of the property previously done for the current value of all of it, so that the Board will have this information when deciding whether to now sell this property instead of developing it as passive recreation.

The appraisal will give the Board the option and the information to know the value of that property. Mr. Roy said that he recommends that we authorize the appraisal with the company we previously have been using for that purpose.

Dr. Greenberg said that we talked about appraisals and going to the State to put it in Green Acres, is that still an option?

Mr. Roy said yes. Green Acres should be purchasing it at a market value which still has to be determined.

Dr. Greenberg said that there is an application process, so once we get the appraisal, are we going to put an application into Green Acres and see what they say?

Mr. Roy said that after we get the value of the property, the Commissioners can decide whether it goes to the DEP for Green Acres or to sell it to a developer. He said that will be the decision of the Board. He said that the first step is to get the value of the land.

Chairman Razzoli said Green Acres may not maximize the price versus going out to auction where we might end up with a bidding war where you can maybe double the value.

Mr. Roy said that the next course of action after the appraisal will be a decision to be made by the Board.

Attorney Jacobs said that first the Board will have to determine the value, and then determine which is the best way to go. It may take a while to do the appraisal for 300 acres, but they are familiar with the property since Gagliano & Associates did the previous appraisal.

Attorney Jacobs said that we need a motion for resolution authorizing the Authority to retain an appraiser to appraise the 300 acres of property on Englishtown Road.

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

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Blair, Weber, Walker, Razzoli

Nays: None

Absent: None

5 Ayes          0 Nays          0 Absent

Mr. Roy said that his second item is a proposal we have from Skyline Environmental, Inc. for annual Safety and Health Professional Services. Mr. Roy said that Skyline was appointed the Authority's Training Specialist at the Reorganization Meeting on February 7, 2024.

He said that they provided a proposal for professional services dated March 12, 2024, which has been attached to his report that describes the scope of work to provide our safety training that covers PEOSHA, PEOSH, OSHA, NJDEP, NJDOH and RTK program mandatory requirements. He said that all of these are necessary requirements.

The cost of the proposal is \$70,920.00 which is approximately a 4% increase higher than the similar scope of work performed by them last year. He said that these are all necessary training items, and we appointed Skyline Environmental, Inc. as our Training Specialist.

Mr. Roy said that he recommends that the Board authorize the work in this proposal to Skyline Environmental, Inc. in accordance with their March 12, 2024, proposal and their appointment as Training Specialists at the February 7, 2024, Reorganization Meeting.

A motion authorizing the work in this Skyline Environmental, Inc. proposal was made by Dr. Greenberg and seconded by Mr. Blair.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Blair, Weber, Walker, Razzoli

Nays: None  
Absent: None  
5 Ayes 0 Nays 0 Absent

Engineer's Report: Michael Roy, P.E./Executive Director

**REPORTS UPON DEVELOPER APPLICATIONS**

Mr. Roy said that there are no Developer's Applications to approve today.

**OTHER ENGINEERING REPORTS**

**1. Manzo Boulevard Warehouse, W21-695, S21-547 – One Year Extension of Final Water and Sewer Approvals**

Mr. Roy said that this Applicant was granted Final Water and Sewer Approvals on February 16, 2022. He said that the Final Approvals expire within one year if no construction takes place. Mr. Roy said they came back in 2023 for a one-year extension, because they were negotiating with the Township for a Payment In-Lieu of Taxes (PILOT) agreement. He said this still has not been resolved, and they have now come to another year of expiration.

Mr. Roy said they are now asking for another extension of time. He said that our Rules & Regulation allow for this if they apply for it and pay additional fees.

Mr. Roy said that he recommends that we give them another year to negotiate with the Township for 133,000 SF warehouse and with 3,300 SF of a two-story office space off Old Water Works Road, near Kennedy International Warehouse on Manzo Boulevard across from the Transcontinental property. Mr. Roy said that he recommends that we extend their Final Approvals for one more year.

Attorney Jacobs said we should make two separate resolutions for Water and Sewer.

Attorney Jacobs said that a motion is needed for a resolution for a One Year Extension for Final Water Approval for Manzo Boulevard Warehouse, W21-695.

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

There was no discussion.

The roll call vote was as follows:

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

Attorney Jacobs said that a motion is needed for a resolution granting a One Year Extension of Sewer Approval under Application S21-547.

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

There was no discussion.

The roll call vote was as follows:

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

**2. Sewer Division – Preliminary Assessment of New Garage Sites –Engineering Services to R3M Engineering.**

Mr. Roy said that there is a need to evaluate several other sites for the Sewer Division to locate a new garage facility that is more centrally located within the Township to be able to reach all areas of the Township with equipment quickly and to respond to emergencies more efficiently. The Cliffwood Beach location has served as the Sewer Division headquarters from the time that the Authority had an operating wastewater treatment plant at 71 Boulevard West that was first operated in the 1960s.

Mr. Roy said that R3M Engineering has provided a proposal dated March 6, 2024, for Engineering Services for a Preliminary Assessment to evaluate three potential sites to relocate a garage facility for the Sewer Division. The cost estimate in the proposal to perform this engineering service is \$33,330.00. He said that the three sites that the Sewer Division requested to be looked at were on Morganville Road across from the

Cedar Ridge Development, on Route 516 and Partridge Road, and the third one is next to the water garage on Rt. 516 and Route 9 where Police vehicles are stored.

He said that R3M will assess the sites to determine if there is enough room and for environmental restrictions. He said that there are usually wetlands issues to contend with. Mr. Roy said that all of this will be addressed for a potential site for the Sewer Division. He said that when we get that report, we will be coming back to the Board to make some recommendations as to how to proceed. Mr. Roy said that right now, this is just a Preliminary Assessment.

Mr. Roy said that he recommends that R3M Engineering be authorized to proceed with the Engineering Services of the referenced project in accordance with their March 6, 2024, proposal and their February 7, 2024, Consulting Engineering Contract.

Attorney Jacobs said that a motion is needed based on Mr. Roy's recommendations.

A motion for Sewer Division – Preliminary Assessment of New Garage Sites – Engineering Services for R3M Engineering was made by Dr. Greenberg and seconded by Mr. Casserly.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Blair, Weber, Walker, Razzoli

Nays: None

Absent: None

5 Ayes      0 Nays      0 Absent

### **3. Manhole Rehabilitation on Stevens Avenue through a National Cooperative – Vortex Services – HGACBuy Contract No. TP07-18**

Mr. Roy said that the Authority has a need to perform manhole rehabilitation services on a sanitary sewer manhole on Stevens Avenue in connection with a Township Drainage Project. The Township replaced a deteriorated corrugated stormwater drainage pipe with a concrete drainage pipe. The new concrete drainage pipe caused an encroachment on our sanitary sewer in the road. The Township agreed by a Change Order to move our existing 8" sanitary sewer further away from the new stormwater drainage pipe. The downstream manhole where the new sewer

was to start the relocation was in very poor condition. This manhole rehabilitation work will allow for a leak proof connection of the new sanitary sewer on Stevens Avenue by the Township.

The Authority's Staff has received price quote No. 2428837 dated February 14, 2024, from the local representative of Vortex Services in the amount of \$25,980.00 to perform this sewer manhole rehabilitation work for the Stevens Avenue manhole. Vortex Services has a contract with a national cooperative organization called Houston Galveston Area Cooperative (HGACBuy) of which we are a member.

We have used HGACBuy for services and equipment purchases several times in the past. Also, Vortex has previously performed manhole rehabilitation several times before for the Authority and has performed their work in an acceptable manner.

The Authority has advertised, as required, our intent to award a contract to a vendor of a national cooperative organization to perform sewer manhole rehabilitation under Contract No. TP07-18. We have received no written response to the advertisement.

Mr. Roy said that he recommends awarding a contract to perform sewer manhole rehabilitation work on the Stevens Avenue manhole to Vortex Services, Dover, DE contract vendor to HGACBuy National Purchasing Cooperative under Contract No. TP07-18 in the amount of \$25,980.00 and described in their price quote No. 2428837 dated February 14, 2024.

A motion for a resolution for Manhole Rehabilitation on Stevens Avenue through a National Cooperative – Vortex Services – HGACBuy Contract No. TP07-18 was made by Dr. Greenberg and seconded by Mr. Casserly.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Blair, Weber, Walker, Razzoli

Nays: None

Absent: None

5 Ayes      0 Nays      0 Absent

Mr. Roy said that concludes his report.

A motion to accept Mr. Roy's Engineering 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

Superintendent's  
Report:

Wally Tier, Superintendent – Distribution – Water Division

Mr. Tier said that his report has been submitted. He asked if anyone had any questions.

There were none.

A motion to accept Mr. Tier'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

Superintendent's  
Report:

Ray Totten, Superintendent – Treatment – Water Division

Mr. Totten said that his report has been submitted. He asked if anyone had any questions.

There were none.

A motion to accept Mr. Totten's report was made by Dr. Greenberg and seconded by Mr. Casserly.

There was no discussion.

The roll call vote was as follows:

Ayes:      Greenberg, Blair, Weber, Walker, Razzoli

Nays: None  
Absent: None  
5 Ayes 0 Nays 0 Absent

Superintendent's Report:

Walter E. Gillins – Superintendent – Sewer Division

Mr. Gillins said that his report has been submitted. He asked if anyone had any questions.

There were none.

A motion to accept Mr. Gillins' report was made by Dr. Greenberg and seconded by Mr. Casserly.

There was no discussion.

The roll call vote was as follows:

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

Financial Report:

Michelle Smith, CPA, Comptroller

Mrs. Smith said that our Commercial Policies are up for renewal on April 15, 2024. Chris Volk, our Insurance Agent from Volk Insurance, is here to go over the renewal.

Mr. Chris Volk said thank you to the Board for again appointing his agency to handle the Property and Casualty Insurance and renewing the Workers' Compensation Insurance on January 1, 2024.

Mr. Volk said that the Commercial Package Policies are up for renewal on April 15, 2024. He said that Selective Insurance is the carrier we have now, and still has the best option out there in the market. We have the exiting premium at \$656,517, and a renewal premium of \$699,708 which is a 6 ½% increase.

He said that 4% of the increase is because of the appreciated property values, with almost \$100,000,000 worth of property now insured by the Authority. We are \$50,000 short of a \$100,000,000 coverage policy. The policy is spread out over multiple locations, so it makes the insurance cost less than if it was all tied into one location.

He said that 87 vehicles are on the policy, and a \$10,000,000 Umbrella Policy which includes \$5,000,000 of Flood and Earthquake Coverage for each property location except for 71 Boulevard West, the Pump Station at Brookside and the Pump Station at River Street; since they are all in Flood Zone A and would require their own flood insurance.

Mr. Volk asked if anyone had any questions?

There were none.

Attorney Jacobs said that a motion is needed for a resolution for renewing the Commercial Insurance Policy with Selective Insurance from April 15, 2024, through April 14, 2025 for a yearly premium of \$699,708.

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

There was no discussion.

The roll call vote was as follows:

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

Mrs. Smith said that her next item is for the approval of the Fiscal Budget Ending May 31, 2025, for the Water Division.

A motion to approve the Fiscal Year Ending May 31, 2025, Budget for the Water Division was made by Dr. Greenberg and seconded by Mr. Razzoli.

There was no discussion.

The roll call vote was as follows:

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

Absent: None  
5 Ayes 0 Nays 0 Absent

Mrs. Smith said her last item is for the approval of the Fiscal Year Ending May 31, 2025, Budget for the Sewer Division.

A motion to approve the Fiscal Year Ending May 31, 2025, Budget for the Sewer Division was made by Dr. Greenberg and seconded by Mr. Casserly.

There was no discussion.

The roll call vote was as follows:

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

Mrs. Smith said that concludes her report.

A motion to accept Mrs. Smith's report was made by Dr. Greenberg and 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

Bills & Claims: Dr. Greenberg said the Bills and Claims are for a total of \$2,851,272.25.

Chairman Razzoli asked for a motion to approve the Bills and Claims for a total of \$2,851,272.25.

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

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Blair, Weber, Walker, Razzoli

Nays: None

Absent: None

5 Ayes      0 Nays      0 Absent

Legal Report: Mitchell B. Jacobs, Esq.

Attorney Jacobs said that he does not have a report. He said that there will be no Executive Session.

Old Business: None

New Business: Mr. Weber said that the Board of Education may be interested in buying a piece of the property on Englishtown Road for their buses or for a school in five or ten years in that area.

Chairman Razzoli said we must go out for public auction.

Attorney Jacobs said that everyone must have a chance to bid on it. He said that if the Board of Education wants to participate, they are free to do so.

Mr. Perry Simone said that he wants to thank Mike Roy for giving him a tour, and an education of the water plant on Throckmorton Lane, the Perrine Road Facility, and the Sewer Plant in Cliffwood Beach. He said that he was personally impressed with the modernization of the monitoring process and the knowledge of the people. He said that one thing that he thinks is important is that everyone should know that it is very impressive how clean all the facilities are kept, and well maintained. He said that they are almost spotless, and he was very impressed with that. He said thank you for the tour.

Chairman Razzoli asked if we can send a letter to the Township for the outstanding balance that they have with the OBMUA for the cost of the installation of the Crossroads Sewer.

Mr. Roy said that the Crossroads Sewer was part of a plan for the Township to allow a developer to build data centers on the Crossroads property off Marlboro Road. The Township was supposed to share in this cost. He said that he will investigate the file and get back to you. Some things have changed since then, with how we collect connection fees, but he will investigate all of that.

Open to Public: Chairman Razzoli opened the meeting to the public. He said that the public portion is limited to a maximum period of three minutes per person.

Seeing no hands, he closed the public portion.

Executive Session: Chairman Razzoli said that there is no Executive Session.

Adjournment: Chairman Razzoli asked for a motion to adjourn.

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

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 11:37 a.m.

Respectfully submitted,



Edward Casserly, Secretary