

**OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY
REGULAR MEETING
MAY 15, 2024**

Call to Order: The Regular Meeting of May 15, 2024, was called to order at 11:17 a.m. immediately following the Rate Hearing.

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.

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
Perry Simone, Second Alt. Commissioner

Absent:

Frank Weber, 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 he does not have a report.

Executive Director's Report:

Michael Roy, P.E./Executive Director

Mr. Roy said that he wants to begin his report with a discussion about the status of various projects.

Mr. Roy said that last month we authorized the Slope Stabilization Project in Lakeridge. He said that there is a property at 27 Greenbrook Drive, where we have a sewer easement that goes behind houses. Mr. Roy said that the slope has failed in their backyard after a heavy January of rain. He said that we authorized Alaimo Associates last month to start working on the design to address this slope failure. He said that he has pictures and maps attached to his report to show the scope of the work. Mr. Roy said that they are going to put in some kind of slope stabilization where the failure happened and access the area through the side property line. Mr. Roy said that we will work with Attorney Jacobs on an Access Agreement during the construction.

Mr. Roy said that the second drawing shows how the sewer comes through this easement and eventually the sewer goes to the Lakeridge Pump Station. Mr. Roy said that it is critical that we stabilize this slope. He said that we authorized the design last month, and we have been expediting this design. Mr. Roy said that this project is moving along quickly.

Mr. Roy said that the second item in his report is the clearing for the Disbrow Road Elevated Storage Tank, which is now complete, and construction will begin on the foundation. He said that the foundation is critical because this is going to be a nine-million-pound structure when it's full of water. Mr. Roy said that it is going to have a million pounds of steel and 8 million pounds of water. He said that the foundation must be right, and we are working now with the contractor, CBI, Chicago Bridge and Iron, who is preparing specs to design the foundation. CME is overseeing the construction making sure they check all the boxes. He said that we just had a zoom meeting to go over some issues that CME had, making sure they did not skip over anything, so that this foundation is built right. Mr. Roy said that we certainly do not want it to topple over.

Mr. Roy said that is what will be built for the most part this year. It is a lot of work to build this foundation. Foundations are critical with any structure, and this structure is going to weigh a lot. He said that we need a good foundation.

Mr. Roy said that his third item is the Laurence Harbor Water Services Project, it is now well under way with Keily Construction, who is the right contractor to have. He said that the third time is a charm. Mr. Roy said the first time we put this project out to bid, we threw out the bids. He said the second time we awarded the contract, but we terminated the contractor. Mr. Roy said that this third time we have Keily Construction, and they are probably 25% done, and are doing services one at a time, very methodical, and everything is moving along. He said that we are

replacing the water services in this very old section, and it would be good to have this project done and behind us one day.

Mr. Roy said that his next item requires a resolution. He said it is for authorization to advertise a contract. Mr. Roy said that the Sewer Division has completed CCTV inspections of Leone Park Development, which is the Edgar Road/Van Ethel Drive area. He said that we identified about 4,200 feet of sewer pipe that is a priority which needs to be rehabilitated. Mr. Roy said that this is part of the sewer system that was put in when Old Bridge was first sewered back in the 1960's. Mr. Roy said that Contract Documents have been prepared in-house for public bidding of this contract, and which have been reviewed by Attorney Jacobs.

Mr. Roy said that to proceed with this sewer rehabilitation work, we must advertise a construction contract for public bids to perform a liner installation. Mr. Roy said that the bid results will be presented to the Commissioners to award this construction contract at a future Board Meeting, but at this meeting we need authorization to advertise it for public bids.

Attorney Jacobs said that a motion is needed for a resolution to advertise for the Sewer Relining Rehabilitation Work for CIP Sewer Lining in the Leone Park Development streets of Edgar Road and Van Ethel Drive.

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

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Blair, Walker, Casserly, Razzoli

Nays: None

Absent: Weber

5 Ayes 0 Nays 1 Absent

Mr. Roy said that the next item that he has is a need for me as the Executive Director to authorize an emergency action to issue a Purchase Order for the repair of a sewer lateral at 17 Andover Road. He said that the report is attached to his Executive Director's Report that follows the General Requirements for Emergency Purchases and Contracts according

to the Administrative Code. He said that a Purchase Order for \$18,739.00 was issued to Underground Utilities to repair a lateral at 17 Andover Road, and the Administrative Code requires five requirements to issue an emergency.

Mr. Roy said that No. 1 - An actual imminent emergency must exist requiring immediate delivery of goods and the performance of services. During the excavation of a home at 17 Andover Drive by our in-house Sewer Division Field Crew, the extent of groundwater and running sand in the open excavation grew to such a large extent that the surrounding ground was caving in and making the sewer lateral repair unable to be done with the Authority equipment. Mr. Roy said that an outside vendor that was more experienced with managing groundwater had to be contacted to perform the sewer lateral repair and restore the area to a safe condition.

Mr. Roy said that No. 2 - The nature of the emergency and the estimated needs for goods and services necessary to respond to it must be identified to those persons in responsible charge. Mr. Roy said that Mr. Gillins sent a memo which is attached to Mr. Roy's report. He said that, in summary, it basically said that on April 6, 2024, there was a complaint from the homeowner at 16 Huxley Drive describing what they believe was a sewer backup. Mr. Roy said that after jet cleaning the sewer main in the street from Andover Road to Huxley Drive, a large amount of soil in the form of silt and sand was discovered in the pipe. The sewer main was then televised via a CCTV camera that revealed that the sewer lateral from 17 Andover Road was the source of the soil coming into the sewer main. A repair of this sewer lateral was attempted on Wednesday, April 10, 2024, with the Sewer Division Field Crew. The first thing that was encountered was that a large void under the pavement had already been formed, so there was a lot of material that had already gotten into the sewer main. The groundwater, running sand and existing water main, gas main and utility services complicated the repair work, and the size of the excavation grew larger making the excavation and surrounding ground unsafe.

Mr. Roy said that No. 3 - The emergency purchasing procedure may not be used unless the need for the goods and services could not have been reasonably foreseen. Mr. Roy said that the large void and running sand could not have been reasonably foreseen.

Mr. Roy said finally, No. 4 - The contract shall be of such limited duration as to meet only the immediate needs of the emergency. The scope of work in the Purchase Order issued to Underground Utilities Corporation,

Purchase Order No. S1270 represents a contract for goods and services that only meets the immediate need of the emergency to enable the sewer lateral repair at 17 Andover Road to be done safely.

Mr. Roy said under no circumstances shall the emergency purchase procedure be used to enter a multi-year contract. The purchase order does not include a multi-year contract.

Mr. Roy said that based on the Authority complying with the Administrative Code requirements, he recommended that the Authority ratify a Purchase Order for emergency contract to Underground Utilities Corp. in the amount of \$18,739.00 for the repair of the sewer lateral at 17 Andover Road. Also, to authorize whatever other legal requirements would be necessary to effectuate the emergency contract.

Attorney Jacobs said that for the reasons set forth on the record by Executive Director Michael Roy and pursuant to the May 1, 2024, letter from Mr. Gillins, Superintendent, Sewer Division, a resolution is needed ratifying the emergency repair conducted at 17 Andover Road, Old Bridge, NJ.

A motion was made by Mr. Walker and seconded by Dr. Greenberg to approve a resolution for the Emergency Sewer Lateral Repair at 17 Andover Road.

There was no discussion.

The roll call vote was as follows:

Ayes:	Greenberg, Blair, Walker, Casserly, Razzoli	
Nays:	None	
Absent:	Weber	
5 Ayes	0 Nays	1 Absent

Mr. Roy said that the last item he has is because of the failed negotiations for the property at 143 Ticetown Road. Mr. Roy said that he is turning that issue over to Attorney Jacobs.

Attorney Jacobs said that we will have a discussion on this issue in Executive Session. He said that after the Executive Session, we will come out and take action.

A motion to accept Mr. Roy's 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.

Engineering Reports: Michael Roy, P.E.

ENGINEERING REPORTS UPON DEVELOPERS

1. Outback Steakhouse/New Private Restaurant Properties, LLC W22-708, Final Water – 14 EDCU'S + 1 Fire = 15 EDCU's (21 EDCU's Existing)

Mr. Roy said that the existing Outback Steakhouse restaurant is on the northbound side of Route 9 between Perrine Road and Route 34. This application is for the construction of approximately 260 L.F. of six-inch (6") D.I.P. water mains to service the redevelopment of the existing 280-seat Outback Steakhouse that will now accommodate a 187-seat restaurant/bar.

Mr. Roy said that they are rebuilding this into their standard Outback building. Mr. Roy said that Final Review and Inspection fees have been paid. The commercial property is currently rated at 21 EDCU's, therefore no Connection Fees are due for this application.

Mr. Roy said that the Authority granted Tentative Approval on November 13, 2023. Township Preliminary & Final Planning Board Approval was granted on July 27, 2023. 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 that the Applicant has acknowledged that all proposed water mains and fire hydrants will remain privately owned and maintained by the Applicant. They must provide the revised required fire suppression demand in gallons per minute and pressure (psi) for the smaller proposed building as soon as available. The building's water service line shall be sized in accordance with the hydraulic calculation demand by a professional engineer who specializes in fire suppression and approved by

the Fire Sub-Code Official at the time of the Building Permit Application.

Mr. Roy said that technical requirements sufficient for Final 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 Final Water Approval subject to the eleven conditions in his report that includes private ownership, a pre-construction meeting, a Performance Guarantee, and complying with our Rules and Regulations.

Attorney Jacobs said that a motion is needed for a resolution for Application No. W22-708, Final Water Approval for Outback Steakhouse/New Private Restaurant Properties, LLC, subject to the comments and the eleven conditions set forth in Mr. Roy's Engineering Report of May 10, 2024.

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

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Blair, Walker, Casserly, Razzoli

Nays: None

Absent: Weber

5 Ayes 0 Nays 1 Absent

2. Outback Steakhouse/New Private Restaurant Properties, LLC S22-555, Final Sewer – 14 EDCU's (20 EDCU's Existing)

Mr. Roy said that this application consists of the construction of approximately 290 L.F. of eight-inch (8") D.I.P. sewer main to service the redevelopment of the existing 280-seat Outback Steakhouse that will now accommodate a 187-seat restaurant/bar.

Mr. Roy said that the Final Review and Inspection fees have been paid. He said that the commercial property is currently rated at 21 EDCU's,

therefore no Connection Fees are due for this application. The Authority granted Tentative Approval on November 13, 2023. Township Preliminary & Final Planning Board Approval was granted on July 27, 2023.

Mr. Roy said that the Applicant has acknowledged that all proposed sewer mains, manholes and laterals will remain privately owned and maintained by the Applicant. The proposed grease trap shall be approved by the Township Plumbing Sub-Code Official. He said that 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 that 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 Final Sewer Approval subject to the ten conditions in his report that includes not discharging prohibitive waste, utilities remaining privately owned, a pre-construction meeting, a Performance Guarantee, and complying with the Rules and Regulations of the Authority.

Attorney Jacobs said that a motion is needed for a resolution for Outback Steakhouse/New Private Properties, LLC, Application S22-555, Final Sewer, 14 EDCU's (20 EDCU's Existing) subject to Mr. Roy's comments and the ten conditions set forth in Mr. Roy's May 10, 2024, Engineering Report.

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

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Blair, Walker, Casserly, Razzoli

Nays: None

Absent: Weber

5 Ayes 0 Nays 1 Absent

3. Regency Centers, Phase 1, Irrigation/Old Bridge Regency Village, LLC

Mr. Roy said that Regency Centers is located on the west side of Route 9 and north of Jake Brown Road. He said that this application consists of the construction of a lawn irrigation system to connect to the internal plumbing of buildings B, E, and K of Regency Centers commercial development currently under construction.

Mr. Roy said that Minor Review and Inspection Fees have been paid. Connection Fees and Construction Water Fees are still due and payable at the time of the irrigation meter application.

Mr. Roy said that the Authority granted Final Approval in August 2022 to Regency Centers – Phase 1 without lawn irrigation. The applicant is now seeking approval for a lawn irrigation system with a total of 19 EDCU for Phase 1 consisting of 3 separate connections from Buildings B, E and K.

Mr. Roy said that based on the proposed number of units it was determined that the water distribution system can accommodate the additional demand. He said that based on a maximum flow of 100 gpm for each point-of-connection, three one-and one-half inch meters are needed for the irrigation service.

Mr. Roy said that this work is 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 five conditions in his report.

Attorney Jacobs said that a motion is needed for a resolution for Application W24-722, Minor Water – 19 EDCU's Irrigation for Regency Centers, Phase 1, Irrigation/Old Bridge Regency Village, LLC subject to the five conditions in Mr. Roy's Engineering Report of May 10, 2024.

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, Walker, Casserly, Razzoli
Nays: None
Absent: Razzoli
5 Ayes 0 Nays 1 Absent

OTHER ENGINEERING REPORTS

1. Millburn Court Water Main Replacement Design and Bid Phase, Engineering Services to CME Associates

Mr. Roy said that the 8" water main on Millburn Court has broken several times recently and over the years has broken multiple times. The soil on this street is very corrosive and has deteriorated the iron water main pipe to such an extent that it has become a maintenance problem and an unreliable source of water for the residents of Millburn Court. This 8" water main must be replaced, so we have a need for Engineering Services to Design a project to replace this 8" ductile iron water main with a C-900 PVC pipe.

Mr. Roy said that attached to his report is a copy of a proposal from CME Associates dated May 1, 2024, for Engineering Services to prepare a Design that includes Plans, Specifications and Contract Documents for Public Bidding for a project to replace 825 LF of 8" water main on Millburn Court in the Country Place Development. The cost estimate of the proposal from CME Associates to perform these engineering services for Design and Bid Services is \$114,019.00.

Mr. Roy said that the costs are broken down into the Survey - \$7,094, Field Investigation - \$16,517, and Contract Documents and Construction Plans - \$75,700, and the Bid Phase just under \$15,000.

Mr. Roy said that once the Plans, Specifications and Contract Documents have been completed for this water main replacement project, a recommendation will be presented to the Commissioners to go out for public bids. He said that CME started the necessary survey work on it to expedite this project.

Dr. Greenberg asked what the estimated cost was of doing the project?

Mr. Roy said that the cost will be over a half a million dollars. Mr. Roy said that five years ago, he would not have said that, but as everyone knows, prices have gone up since then. It could be three quarters of a million dollars. Mr. Roy said that we will see what the cost is when the bids come in. He said that he hopes that we will get good competition, but pipe installation costs are all over the place. Sometimes bids come in very high. Mr. Roy said that CME is estimating a \$1,000 a foot. He is hoping we will get better prices than that.

Mr. Blair said that Millburn Court needed to be replaced a long time ago.

Mr. Roy said that we will keep the other water main in service and put the new one next to it. He said that we did this in the Knollcroft development.

Mr. Roy said that he recommends that CME Associates be authorized to proceed with the Engineering Services of the referenced project in accordance with their May 1, 2024, proposal and their February 7, 2024, Consulting Engineering Contract.

Attorney Jacobs said that a resolution is needed authorizing CME to proceed with the Engineering Services for the Millburn Court Water Main Replacement Design and Bid Phase Engineering Services in accordance with their May 1, 2024, Proposal and their February 7, 2024, Consulting Engineering Contract.

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

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Blair, Walker, Casserly, Razzoli

Nays: None

Absent: Razzoli

5 Ayes 0 Nays 1 Absent

2. Madison Park Sewage Pump Station Upgrade Design and Bid Phase, Engineering Services to Alaimo Associates

Mr. Roy said that the Authority previously authorized Alaimo Associates in July 2023 to perform an Evaluation Study and prepare a Preliminary

Design Report of the recommended improvements for the rehabilitation and upgrade of the Madison Park Sewage Pump Station. He said that it is located on Ernston Road and Bordentown Avenue behind the gas station on the corner. He said it is at the very end of the Township before you get into Sayreville. It has been located there since the 1960's.

Mr. Roy said that Alaimo Associates completed the Evaluation Study and Preliminary Design Report which is attached to his report along with a proposal from Alaimo Associates to design the recommended upgrades to the Madison Park Sewage Pump Station.

Mr. Roy said that the construction cost estimate for this upgrade is estimated to be a little over \$300,000. He said that with the authorization from the Board, they will design the construction documents, specifications, and the plans to go out to bid. Mr. Roy said that the staff has reviewed the Evaluation Study and Preliminary Design Report and concur with the findings to rehabilitate this facility.

The proposal from Alaimo Associates dated May 1, 2024, for Engineering Services is to prepare a Design that includes Plans, Specifications and Contract Documents for Public Bidding for a project to upgrade the sixty-year-old Madison Park Sewage Pump Station in accordance with the findings in the May 1, 2024, Evaluation Study. The cost estimate of the proposal to perform these engineering services is \$60,000. Once the Plans, Specifications and Contract Documents have been completed for this pump station upgrade project, a recommendation will be presented to the Commissioners for authorization to go out for public bids.

Mr. Roy said that he recommends that Alaimo Associates be authorized to proceed with the Engineering Services of the referenced project in accordance with their May 1, 2024, proposal and their February 7, 2024, Consulting Engineering Contract.

Attorney Jacobs said that a motion is needed authorizing Alaimo Associates to proceed with the engineering services of the Madison Park Sewage Pump Station Upgrade in accordance with their May 1, 2024, proposal and their February 7, 2024, Consulting Engineering Contract.

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

There was no discussion.

The roll call vote was as follows:

Ayes:	Greenberg, Blair, Walker, Casserly, Razzoli		
Nays:	None		
Absent:	Razzoli		
5 Ayes	0 Nays	1 Absent	

3. New Pumps for the Madison Park Sewage Pump Station through the NJWC Cooperative

Mr. Roy said that as Alaimo proceeds with the design work on the Madison Park Sewage Pump Station located adjacent to the Gas Station at the intersection of Ernston Road and Bordentown Avenue, there is an immediate need to rehabilitate the mechanical equipment. The two existing sewage pumps were replaced over twenty years ago.

Mr. Roy said that replacement pumps manufactured by Fairbanks Nijhuis for this pump station are available through Pump and Process, Inc. of Fairfield, NJ that would suit the Authority’s needs. Pump and Process, Inc. is a supplier of Fairbanks Nijhuis pumps under a contract with the North Jersey Wastewater Cooperative (NJWC) that provides a 10% price discount. The Authority has previously joined and purchased through NJWC which is managed by the Passaic Valley Sewerage Authority (PVSC).

Mr. Roy said that Pump and Process, Inc. has provided a quote dated March 30, 2023, to replace the sewage pumps at the Madison Park Sewage Pump Station under their NJWC Cooperative Contracts #B270-9 for two Pumps at \$53,094.16.

Mr. Roy said that he recommends that the Authority authorize the purchase of two Fairbanks Nijhuis Model 4” B5433K Vertical Biltogether Pumps, to serve as spare parts to have them on-hand be used in the replacement of the Madison Park Sewage Pump Station pumps if and when it becomes necessary in accordance with their price quote dated March 30, 2023, in the amount of \$53,094.16 under the NJWC Cooperative Contracts #B270-9 subject to attorney review.

Mr. Roy said the Purchase Order for these pumps was issued in June of 2023, because of the long lead time of the delivery of the pumps and because of the questionable condition of the existing pumps. The pumps purchased through this cooperative process will either be installed before the pump station upgrades or will be identified as “pre-purchased”

equipment by the Owner to be installed by the Contractor with any Contract Documents that Alaimo prepares.

Mr. Roy said that we will have these on hand in case there is an emergency and will also be able to fit them in with the upgrade that Alaimo Associates has designed.

Mr. Roy said that he recommends that we purchase these from the Coop.

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

The roll call vote was as follows:

Ayes: Greenberg, Blair, Walker, Casserly, Razzoli

Nays: None

Absent: Weber

5 Ayes 0 Nays 1 Absent

4. GIS Work for the 2024/2025 Fiscal Year, Engineering Services to R3M Engineering Services to CME Associates

Mr. Roy said that there is a need for Engineering Services to continue to expand the GIS Asset Mapping and Database computer program for the Authority's Water Distribution System with CME and the Sewer Distribution System with R3M.

Mr. Roy asked both CME and R3M to explain to the Commissioners what they did last year on the GIS map for the Water and Sewer Divisions. Mr. Roy said they are going to give a short Power Point Presentation.

Mr. Jason Ciak of CME gave his Power Point presentation on the status of building the Water Division Geographical Information System (GIS) along with Mr. Ed Traina.

Mr. Michael Samuel of R3M explained his Power Point presentation on the status of building the Sewer Division GIS.

They asked if anyone had questions?

Attorney Jacobs said that he has two questions, one is a computer question, and one is a legal one.

Attorney Jacobs also asked how the information is backed up. Is there a possibility from some event that this information could all be lost or contaminated?

Mr. Ciak said that all the information is hosted on servers at CME. He said that everything is backed up every single night, and we have weekly backup that goes off site, so we could restore everything back for the previous day if anything happened.

Attorney Jacobs said that his second question is a legal one. He asked who owns the Software in the product?

Mr. Ciak said the Authority has the licenses, and CME and R3M are authorized to use them. Mr. Ciak said all the tablets have licenses for those applications. Mr. Ciak said that everything is following the proper licensing requirements.

Mr. Roy said that he recommends that CME be authorized to perform these GIS Engineering Services for the Water Division in their attached proposal dated April 26, 2024, for the Fiscal Year Ending May 2025 at a total estimated cost of \$74,084.00. This expense is approximately the same amount as last year and is provided for in the Budget under line item #01-003-9141. He said we budgeted \$75,000 for this work.

A motion was made by Dr. Greenberg and seconded by Mr. Walker for CME Associates to be authorized to proceed with the engineering services for the GIS work for the 2024/2025 Fiscal Year.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Blair, Walker, Casserly, Razzoli

Nays: None

Absent: Weber

5 Ayes 0 Nays 1 Absent

5. GIS WORK FOR THE 2024/2025 Fiscal Year, Engineering Services to R3M Engineering

Mr. Roy said that he also recommends that R3M be authorized to perform

Engineering Services for the Sewer Division in accordance with their April 26, 2024, proposal for \$74,890.00. They will continue to expand the GIS asset management and database computer program as they explained.

Mr. Roy said they will create another layer for us for sewer relining work. The Authority has completed about six to ten sewer relining projects. He said that we want to put them together on a map so that we can track the progress of the sewer collection system that is relined, and what has yet to be relined. Also, the CCTV inspection reports of the severity of the sewers can be put into the data base of the GIS system, so that we can prioritize what needs to be done along with manhole rehabilitation. Mr. Roy said that we probably have about 18 layers now, and this will be another one. Mr. Roy said that R3M will create the relining layer in addition to updating the GIS Map.

Mr. Roy said that he recommends that R3M Engineering be authorized in the amount of \$74,890.00. He said we budgeted \$75,000.

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

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Blair, Walker, Casserly, Razzoli

Nays: None

Absent: Weber

5 Ayes 0 Nays 1 Absent

Mr. Roy said that he wants to mention one more thing. He said that we just had the Sewer Trade Show in Atlantic City, and one of the presentations was about our GIS mapping system. He said that Mr. Casserly and a lot of our staff were in attendance. Mr. Roy said that Bill Stefanelli gave a portion of the presentation along with R3M. Mr. Roy said that Bill and R3M did a good job representing the Authority.

He said that this was the first time we spoke about our GIS system in Atlantic City. Mr. Roy said in the past, we spoke about our SCADA System at the conference. We monitor 35 pump stations around the Township, and all that innovation was finally recognized by the State

Association. Mr. Roy said that we ended up getting an award for the Advancement of the State of the Art in Wastewater Collection Systems.

He said even though his name was on the plaque, this award really belongs to the Commissioners now and in the past for supporting and funding the advancements like what was done today. Mr. Roy said that this award also goes to the past Executive Directors, Guy Donatell and Art Haney, who have taken the lead in pushing these projects and making them happen, and also to the present and past Superintendents, Ernie Gillins, Charlie Winkler, and Al Lunkenheimer and their staff like Omar Maldonado and Bill Stefanelli that have done the work to implement and bring these innovations to fruition.

Mr. Roy said that this is an award that goes to all of the Authority back even to Ike Welcome and Harry Penley who purchased CCTV trucks and were proactive as well. The State has recognized that we have a State-of-the-Art System.

Dr. Greenberg told Mr. Roy he does a good job.

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

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Superintendent's
Report:

Wally Tier, Superintendent – Distribution – Water Division

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

Superintendent's
Report:

Ray Totten, Superintendent – Sewer Division

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

There were none.

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

All Commissioners were in favor.

No Commissioners were opposed.

Superintendent's
Report:

Walter E. Gillins, Superintendent, Sewer Division

Mr. Gillins said that he submitted his report. He asked if there were any questions.

There were none.

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

All Commissioners were in favor.

No Commissioners were opposed.

Financial Report:

Michelle Smith, CPA, Comptroller

Mrs. Smith said that the Director of the Division of Local Government Services gave us conditional approval for passage of the Adopted Budget Resolution for the Fiscal Year Ending May 31, 2025, based upon the Rate Resolution being adopted prior to the Budget being adopted. She said that since the Rate Resolution is now done, attached to her report for passage is the Adopted Budget Resolution for the Fiscal Year Ending May 31, 2025.

Mrs. Smith said that this is the same budget that was presented and passed at the March 18, 2024, Board Meeting.

A motion for a resolution for the Fiscal Year Ending May 31, 2025, Adopted Budget Resolution, was made by Dr. Greenberg and seconded by Mr. Blair.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Blair, Walker, Casserly, Razzoli

Nays: None

Absent: Weber

5 Ayes 0 Nays 1 Absent

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.

Bills & Claims: Dr. Greenberg said that the Bills and Claims are for a total of \$4,192,946.18.

A motion to approve the Bills and Claims for a total of \$4,192,946.18 was made by Mr. Razzoli and seconded by Mr. Casserly.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Blair, Walker, Casserly, Razzoli

Nays: None
Absent: Weber
5 Ayes 0 Nays 1 Absent

Legal Report: Mitchell B. Jacobs, Esq.

Old Business: Attorney Jacobs said he does not have a legal report.

New Business: None

Open to Public: Chairman Razzoli said that public comment is limited to a maximum period of three minutes per person.

There was no public wishing to speak.

Chairman Razzoli closed the public portion.

Executive Session: Attorney Jacobs said that the Open Public Meeting Act allows for certain topics to be discussed in closed or Executive Session which means not in public. He said that one item that we have which is covered by this Statute is potential litigation, and we are going to be discussing potential condemnation of a piece of property. It will take probably about fifteen minutes, and then after we come out of the Executive Session, we will take some sort of action on it.

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

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

The Board went into Executive Session at 12:10 p.m.

Resumption of
Open Session:

The Board came back to public session at 12:37 p.m.

Attorney Jacobs said that we are back in open session. He said that on the agenda is a resolution authorizing the Authority to condemn a property on Ticetown Road which is known as Lots 11, 11Q Farm, Block 14263, on the Tax Map of the Township of Old Bridge. He said that a motion is needed before discussion.

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

He said that there is a piece of property on Ticetown Road which the Authority desires to condemn for the purpose of building a Water Treatment Plant on the property. Attorney Jacobs said that the Authority received an appraisal of the property back in 2012 and provided a copy of the appraisal to the owner of the property and offered to purchase the property at the appraised value.

The property owner refused the Authority's initial offer to purchase the property. Mr. Jacobs said that the Authority has attempted to negotiate with the property owner, but they are unable to reach an agreement regarding the price. Attorney Jacobs said that the acquisition of the property would be for a Water Treatment Plant which is in the public's best interest as well as the Authority's, taxpayer's and ratepayer's of Old Bridge to acquire the property; but to do so we must exercise the power of eminent domain as provided for in NJSA 30:14B-34.

It is the intent of the Authority to construct a Water Treatment Plant to install wells on the property or in the alternative to connect water lines connecting to the existing wells on the west side of Rt. 9 on Throckmorton Lane to the newly constructed treatment plant on Ticetown Road. He said that the reason for this alternative is because, at the request of the Executive Director, this property would be purchased prior to having the approval of the DEP before the purchase of the property.

The DEP approval is required for the purpose of installing new wells and constructing the Water Treatment Plant. Attorney Jacobs said that if in fact we acquire the property and for some reason the Authority can't get the approval of the DEP, Mr. Roy has come up with a Plan B, which is the alternative of connecting the existing wells to the newly constructed treatment plant on Ticetown Road.

Attorney Jacobs said that we would be condemning the property without DEP approval, which we expect to get, but in the event we can't, there is a

backup plan, and we would still be able to construct a water treatment plant by running underground water lines from another point on to the property. He said that we still await the new appraisal of the property, which the Commissioners have authorized Gagliano & Company to conduct, which we should have shortly.

He said that part of the resolution is that the Commissioners are authorizing Cleary Giacobbe Jacobs, LLC to continue with the condemnation process; and to pay the amount which is based on the amount of the appraised value set forth in the Gagliano 2024 appraisal and the Authority has the funds for what we anticipate being the appraised value of the property.

Dr. Greenberg said that she is glad that you have done your due diligence, Mr. Roy and discussed this with the DEP; and they seem to be interested in hearing about the project and moving forward with it. She said that it was a very good thing to start with having that meeting. Dr. Greenberg said that as far as negotiations are concerned, you have put in a lot of time and effort with that, and she thinks that it is admirable that we are doing another appraisal not only on the one done initially but to have it updated for comparison.

Attorney Jacobs asked if anyone else had any comments?

Attorney Jacobs said that a motion is needed for resolution whereby the Commissioners of the OBMUA authorize the attorneys for the Authority to institute proceedings to acquire Lots 11, 11Q Farm, Block 14263, also known as 143 Ticetown Road, and when the proceedings are instituted the Executive Director and Chairman are authorized to issue a check payable to the Clerk of the Superior Court of New Jersey in an amount which will be determined by the appraisal being conducted by Gagliano & Company.

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

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Blair, Walker, Casserly, Razzoli

Nays: None

Absent: Weber

5 Ayes 0 Nays 1 Absent

Adjournment: A motion to adjourn the meeting 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.

The meeting was adjourned at 12:42 p.m.

Respectfully submitted,



Edward Casserly, Secretary