

**OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY  
REGULAR MEETING  
JULY 17, 2024**

**In the absence of Chairman Mark Razzoli, and Vice Chairman Blair, Mr. Bruce Walker chaired the meeting.**

Call to Order: The Regular Meeting of July 17, 2024, was called to order at 11:00 a.m. with the Pledge of Allegiance.

Announcement: Acting 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 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:

Anita Greenberg, Treasurer (Via Phone)  
Edward Casserly, Secretary  
Bruce Walker, Commissioner  
Frank Weber, Commissioner (Via Phone)  
Perry Simone, Second Alt. Commissioner

Absent:

Mark Razzoli, Chairman  
James Blair, Vice Chairman

Also Present:

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

Previous Minutes:

**Regular Meeting – March 18, 2024**

Mr. Walker asked if there were any questions in the minutes.

Attorney Jacobs said to vote on them separately. He said we are going to vote on the March 18, 2024, Meeting first.

A motion to approve the March 18, 2024, Regular Meeting was made by Mr. Casserly and seconded by Dr. Greenberg.

There was no discussion.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

No Abstentions.

**Regular Meeting – April 17, 2024**

A motion to approve the Regular Meeting Minutes of April 17, 2024 was made by Mr. Walker and seconded by Mr. Casserly.

There was no discussion.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

No Abstentions.

Chairman's Report: Mr. Walker said the Acting Chairman has no report.

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

Mr. Roy said that the construction of the Disbrow Road Elevated Water Storage Tank is well under way. He said that the foundation work involves stone piers which stiffens the soil prior to the concrete foundation work. He said that there are 128 stone piers in the design which was expected to be completed by July 12<sup>th</sup>. Mr. Roy said they ran into a problem with sticky clay, but I think about 88 or 90 of them are completed out of the 128 total. He said that they were slowed down because of the clay. Mr. Roy said that the concrete footing and ring wall will be built on top of the stone piers. The steel erection is still expected to begin this Fall, and the completion of the tank by next Spring.

Mr. Roy said that in Laurence Harbor, the contractor, Kiely Civil Construction, is close to completion with over 90% complete of replacing the water services in this very old section of Laurence Harbor.

**1. Annual Contract for Electrical Services, Contract No. WS24-234**

Mr. Roy said that we need to advertise a goods and service contract for public bids for both the Water and Sewer Divisions. He said that this contract can no longer be extended, and it must go out to public bid. Mr. Roy said that we will prepare the documents in-house and submit them to Attorney Jacobs for review and approval. He requested the Board to authorize the advertisement of a bid opening date. He said that we will present the results of the bids at a future Board Meeting.

Attorney Jacobs said that a motion is needed for a resolution to advertise for public bids the Annual Contract for Electrical Services, Contract No. WS24-234.

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

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Weber, Walker, Casserly, Simone

Nays: None

Absent: Blair, Razzoli

5 Ayes            0 Nays            2 Absent

**2. Annual Contract for Water Division Laboratory Testing of Drinking Water, Contract No. W24-235**

Mr. Roy said that we need to advertise a goods and services contract for public bids to perform the laboratory testing of drinking water for the Water Division. He said that this contract has also already been extended for an additional two years and can no longer be extended. Mr. Roy said that we are now required by law to advertise this contract for public bids to solicit a new annual contract and need a resolution to authorize this advertisement from the Board of Commissioners.

Mr. Roy said that we intend to prepare the Contract Documents in-house and submit them to Attorney Jacobs for his review and approval.

Attorney Jacobs said that a motion is needed for a resolution authorizing the advertisement of public bids for the Annual Contract for Water Division Testing of Drinking Water, Contract No. W24-235

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

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Weber, Walker, Casserly, Simone

Nays: None

Absent: Blair, Razzoli

5 Ayes          0 Nays          2 Absent

### **3. Purchase of Chlorine Analyzer Equipment from HACH through a New Jersey Cooperative**

Mr. Roy said that there is a need to purchase chlorine analyzer equipment to replace the four analyzers located at Old Bridge WTP. The chlorine analyzers measure the levels of chlorine at different locations along the treatment process (influent, clarifier, filter and effluent) to determine the proper dosage for the treatment of the drinking water that is produced at the water treatment plant. The existing chlorine analyzer equipment has reached its useful life.

Mr. Roy said that HACH has a contract with NJWC Cooperative, Contract #B383A-3, that includes the furnishing of chlorine analyzer equipment that is suitable to replace the old analyzers, and the Old Bridge MUA is a member of this cooperative. The price quote that the Authority received from HACH, #101059576v1 dated June 18, 2024, in the amount of \$21,900.06 for four chlorine analyzers, controls and warranties are in accordance with the NJWC cooperative pricing.

Mr. Roy said that he recommends that the Authority authorize the purchase of four chlorine analyzers, controls and warranties from HACH of Loveland, CO in the amount of \$21,900.06 and in accordance with their

price quote #101059576v1 and their NJWC cooperative Contract #B383A-3.

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

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Weber, Walker, Casserly, Simone

Nays: None

Absent: Blair, Razzoli

5 Ayes      0 Nays      2 Absent

**4. Purchase of Installation and Start-Up Services of Chlorine Analyzer Equipment from Pumping Services, Inc. through a New Jersey Cooperative**

Mr. Roy said that there is a need to purchase installation and start-up services for the new chlorine analyzer equipment purchased from HACH to replace the four analyzers at the Old Bridge WTP.

Mr. Roy said that Pumping Services, Inc has a contract with NJWC Cooperative, Contract #B369-11, that includes the price of these services, and the Old Bridge MUA is a member of this cooperative. The price quote that the Authority received from Pumping Services, Inc. #SQ42637 dated June 25, 2024, in the amount of \$5,084.81 for installation and start-up services of the new chlorine analyzer equipment for the Old Bridge WTP are in accordance with the NJWC cooperative pricing.

Mr. Roy said that he recommends that the Authority authorize the purchase of installation and start-up services of the new chlorine analyzers at the Old Bridge WTP from Pumping Services, Inc. of Middlesex, NJ in the amount of \$5,084.81 and in accordance with their price quote #SQ42637 and their NJWC cooperative Contract #B383A-3.

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

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Weber, Walker, Casserly, Simone

Nays: None

Absent: Blair, Razzoli

5 Ayes      0 Nays      2 Absent

## 5. NJDEP Operator's License Testing

Mr. Roy said that he would like to announce that two of our employees have passed the most recent round of testing for NJDEP Operator Licenses. These licenses are required by the NJDEP to be held by the personnel that are responsible for the Public Water Treatment, Water Distribution and Wastewater Collection Systems within the State. They are not easy tests to pass. There is a lot of knowledge necessary to pass these difficult tests because it deals with the public water supply and wastewater collection systems of the State, which is a serious matter. The percentage of passing these tests throughout the State is below 20%.

Mr. Roy said that there are four levels of licensing. The Old Bridge MUA's water and sewer systems are categorized as large systems based on the State ranking and are required to have operators that hold the highest level of licenses. So, Wally, Ray and Ernie hold the level 4 license in their respective positions.

Dr. Greenberg said congratulations to them and thanks for putting in the hard work.

Mr. Roy said that two of our employees have passed lower levels in preparation for moving up the ladder.

Grant Totten passed water distribution level 2 and  
Keith Tier passed water distribution level 3

Mr. Walker asked if they are here today?

Mr. Roy said no they are working.

Mr. Walker said congratulations to both of them.

Mr. Roy said that the Old Bridge MUA sends their condolences to Mark Razzoli and his family on the passing of his mother Judith Razzoli, 81 years old of Old Bridge.

Mr. Roy said that concludes his Executive Director's Report.

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

There was no discussion.

The roll call vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Engineering Report: Michael Roy, P.E./Executive Director

## **REPORT UPON DEVELOPERS FOR APPROVAL**

### **1. Metro Self-Storage/Metro Storage, LLC W19-684, Final Water – 1 + 1 Fire = 2 EDCUs**

Mr. Roy said that his project is on the northbound side of Route 9 at Cindy Street Jughandle; just north of the Hegarty and Scalia Funeral Home.

Mr. Roy said that the water utility construction consists of approximately 1,450 LF of eight- and ten-inch DIP connecting into an existing 10" diameter water main stub in Route 9 to service the office and fire suppression system of a proposed three-story 119,523 SF self-storage facility.

Sufficient fees have been paid into the Water Escrow Account for Final Review and the start of inspection.

The Authority granted Tentative Water approval on March 15, 2023. The Township Zoning Board denied the application on March 5, 2020. The Order for Judgement & Other Related Relief dated January 20, 2022, reversed the Zoning Board's denial of the Preliminary and Final Site Plan application and was remanded to the Board to approve it.

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 indicated that the fire flow demand for the fire suppression system is 750 gpm at 150 psi. A hydrant flow test performed on October 5, 2022, indicates that the Authority's water distribution system has this fire flow available, but the applicant must provide a pump to increase the pressure to what is required by the fire suppression system.

Mr. Roy said that the applicant has acknowledged that the proposed water main located within the Route 9 right-of-way will be dedicated to the Authority and all other proposed on-site water mains and fire hydrants on Block 13264.11, Lot 61.11 will remain privately owned and maintained by the Applicant.

The Applicant is providing a two-inch water service (line and curb-box) for future use by the existing commercial building on Block 13264.11, Lot 60. This water service line shall be installed up to the property line at no cost to the existing property owner.

A written private utility maintenance plan shall be submitted for review in accordance with the Authority's Rules and Regulations.

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 they are to provide a list of outside agency permits required for this project including the NJDOT Road Opening Permit. It appears that the work under this Application will not require a NJDEP Safe Drinking Water Permit.

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 twelve conditions in his report.

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

There was no discussion.



The roll call vote was as follows:

Ayes: Greenberg, Weber, Walker, Casserly, Simone

Nays: None

Absent: Blair, Razzoli

5 Ayes      0 Nays      2 Absent

## **2. Metro Self Storage/Metro Storage, LLC S19-541, Final Sewer – 1 EDCU**

Mr. Roy said that he recommends Final Approval for Metro Self-Storage/ Metro Storage, LLC, S19-541, Final Sewer – 1 EDCU subject to the eleven conditions in his Engineering Report.

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

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Weber, Walker, Casserly, Simone

Nays: None

Absent: Blair, Razzoli

5 Ayes      0 Nays      2 Absent

## **OTHER ENGINEERING REPORTS**

### **1. Rose Lambertson Golf Course – Performance Bond Releases**

Mr. Roy said that this project included the installation of eight-inch DIP connecting into the existing twelve inch water main in Lambertson Road and two water services connecting into the existing twelve inch water mains on John Partridge and Amboy Roads; and, the installation of an eight inch PVC sanitary sewer main, three sanitary sewer pump lift stations with two inch force mains connecting into the existing sanitary sewer on Amboy Road to provide domestic water service and sanitary sewage collection service to a 7,350 SF Clubhouse, a 672 SF Pump House and a 6,200 SF Maintenance Building.

Mr. Roy said that they posted all cash bonds. He said that we have over \$150,000 in the form of a cash bond on this project, and they are ready for bond release.

Mr. Roy said that the installation and testing of the water and sewer utility construction is complete and satisfactory. As-built drawings are approved, final prints and an electronic copy have been received.

A one-inch water meter has been installed in the Clubhouse and 5/8" x 3/4" water meters have also been installed in the Maintenance Building and in a water meter pit that services the Pump House. The on-site and off-site water and sewer improvements will remain privately owned and maintained by the Applicant.

Mr. Roy said that there is currently a shortfall of approximately \$3,474 in the water escrow account as of May 31, 2024.

Mr. Roy said there is also currently a shortfall of approximately \$3,978 in the sewer escrow account as of May 31, 2024.

Mr. Roy said we have been given permission by the Applicant to zero these escrow accounts out with the cash that we have before returning the remainder of it.

Mr. Roy said that based on the status of this application, he recommends a conditional release of the Water Performance Guarantee, conditioned upon the payment of any water escrow shortfall at the close-out of the project, and conditioned upon all the constructed water mains, fire hydrants and water service lines to remain privately owned and not maintained by the Authority.

Attorney Jacobs said a motion is needed on Mr. Roy's recommendation for a conditional release of the Water Performance Guarantee, W21-71, subject to the conditions set forth in Mr. Roy's report of July 8, 2024.

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, Walker, Simone

Attorney Jacobs said let the record reflect that Commissioner Weber has temporarily dropped off the call.

Mr. Weber came back on.

Attorney Jacobs said let the record reflect that Commissioner Weber is back on the call for the meeting.

Mr. Weber voted yes.

Ayes:	Greenberg, Weber, Walker, Simone		
Nays:	None		
Abstain:	Casserly		
Absent:	Blair, Razzoli		
4 Ayes	0 Nays	1 Abstention	2 Absent

Mr. Roy said that he recommends conditional release of the all-cash Sewer Performance Guarantee conditioned upon the payment of any sewer escrow shortfall at the close-out of the project, and conditioned upon all the constructed sanitary sewer mains, manholes, three sewage pump lift stations and equipment, sewer laterals and force mains to remain privately owned and not maintained by the Authority.

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

There was no discussion.

The roll call vote was as follows:

Ayes:	Greenberg, Weber, Walker, Simone		
Nays:	None		
Abstain:	Casserly		
Absent:	Blair, Razzoli		
4 Ayes	0 Nays	1 Abstention	2 Absent

Mr. Roy said that the last item under his report has to do with Leone Park Sewer Rehabilitation – Awarding a contract for the Phase I Sewer Relining that has been advertised for public bids.

Attorney Jacobs said that we are going to discuss this in Executive Session for an action item after we come out of closed session.

Mr. Roy said that concludes his report.

A motion to accept Mr. Roy's Engineering Report was made by Mr. Weber and seconded by Mr. Walker.

There was no discussion.

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 and asked if anyone had any questions.

There were none.

A motion to approve 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 – Treatment, Water Division

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

Mr. Roy said that he wanted to add something to Mr. Totten's report. He said that one of the things Ray just finished up with is meeting a deadline that had to do with a water service inventory. Mr. Roy said that the State Legislature passed requirements that we have to do a complete inventory of every one of our water services in the Township. He said that the deadline was July 10<sup>th</sup>. He said that it was submitted on time, and we have to identify the water service composition of whether it is plastic, copper, or some other material or whether it is unknown. He said that we met the annual deadline, and the next deadline that we must meet involves notifying customers that have water services of an unknown composition on their side of the water service from the edge of the pavement into the house. He said that he would like to discuss this matter in Executive

Session with the Commissioners prior to us dealing with this in public. He said that we want to go into Executive Session to discuss the plan.

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

There was no discussion.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

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 approve Mr. Gillins' report was made by Mr. Casserly and seconded by Mr. Simone.

There was no discussion.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Financial Report: Michelle Smith, CPA, Comptroller

Mrs. Smith said that the only item that she had was for a resolution of support from the Board encouraging the Governor of New Jersey to restore the State match of funds to the Federal Water Infrastructure Funds Administered by the NJ Water Bank. She said that the purpose of this resolution is to affirm that the Governing body approves and supports the programs of the NJ I-Bank, and that access to the funding and the low interest financing is critically important to maintain affordable water rates.

Attorney Jacobs said that a motion is needed for a resolution of support from Local Governing Body Encouraging New Jersey to Restore the State Match of funds to the Federal Water Infrastructure Funding Administered by the New Jersey Water Infrastructure Bank.

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

Mr. Roy said that he would like to add to the resolution to include both affordable water and sewer rates to the third Whereas paragraph.

Attorney Jacobs said that the motion is to amend the proposed resolution to include not only water rates but sewer rates also.

Dr. Greenberg moved the amended resolution. It was seconded by Mr. Casserly.

Mr. Walker asked if there was any discussion.

Mr. Weber asked how much is the reduction as proposed?

Mrs. Smith said that the Federal Funding is \$60,000,000, and the State reduced their Budget amount to \$48,000,000.

Mr. Weber asked what part of that comes directly to Old Bridge MUA?

Mrs. Smith said it would just be a smaller pool of money so your project might not be able to be funded through the I-Bank.

Mr. Roy said that it is a New Jersey State pot of money that everybody in the State tries to get by applying for capital projects through the NJ I-BANK, so that pot of money is smaller from \$60,000,000 to \$48,000,000. He said that it is not the same as the Board of Education reductions, and it is not automatically given to Old Bridge. Mr. Roy said that we must apply for projects like the Laurence Harbor Project that we are doing now, replacing the water services through the I-BANK. Mr. Roy said that what happens if there is not enough money is that you just don't get included in that year's list of projects because there is not enough money to go around. He said that you want to have a bigger pot of money because everybody in the State is trying to apply for it.

Mr. Weber said that so many municipalities are going to get hurt.

Mr. Roy said exactly, and that is why the AEA has asked every

Association in the State to lobby against this, and to make an appeal to put the money back into the original budget of \$60,000,000 and not \$48,000,000.

Mr. Walker asked if there was anyone else that wished to discuss this motion.

There was none.

The roll call vote was as follows:

Ayes: Greenberg, Weber, Walker, Casserly, Simone

Nays: None

Absent: Blair, Razzoli

5 Ayes            0 Nays            2 Absent

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

There was no discussion.

All Commissioners were in favor.

No Commissioners were opposed.

Bills & Claims: Dr. Greenberg said that the Bills & Claims for this month are a total of \$2,923,332.12.

A motion to approve the Bills & Claims was made by Mr. Casserly and seconded by Mr. Weber.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Weber, Walker, Casserly, Simone

Nays: None

Absent: Blair, Razzoli  
5 Ayes 0 Nays 2 Absent

Legal Report: Mitchell B. Jacobs, Esq.

Attorney Jacobs said that he did not have a Legal Report this month.

Old Business: None

New Business: Mr. Walker said that he has something under New Business. He said that in the past we dedicated certain projects to certain people that worked for the Authority and the Board. Mr. Walker said that he knew that the water storage tank behind Walmart was dedicated to one of our employees. He said that he proposed that the new water tank on Disbrow Road be dedicated in the name of Art Haney.

Mr. Walker said that he will put that in the form of a motion.

The motion was seconded by Mr. Casserly.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Open to Public: Mr. Waker said that this portion of the meeting is limited to a maximum of three minutes per person.

Mr. Walker opened the meeting to the public. Seeing no hands, he closed the public portion.

Executive Session: Attorney Jacobs said that we have two items to discuss in the Executive Session. He said that one matter is a contract matter regarding a bid under Contract No. S24-222, Leone Park Sewer Rehabilitation.

Attorney Jacobs asked Mr. Roy to give a brief description of the second item.



Mr. Roy said that the second matter is a discussion about the requirements that we must follow in the Safe Drinking Water Act Amendment that was effective in 2021 that requires water systems like us to identify the composition of all of the water services in the town.

Attorney Jacobs said that this matter comes under the Attorney/Client Privilege part of the act allowing for those type of matters to be heard in closed session.

Attorney Jacobs said that we are going to go into closed session for about fifteen to twenty minutes, and then come out of closed session. He said that when we come out of Executive Session, we anticipate that we will be taking action. He said that we need a motion to go into Executive Session.

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

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Executive Session: The Board went into Executive Session at 11:30 a.m.

The Board came back into regular session at 12:15 p.m.

**Leone Park Sanitary Sewer Rehabilitation – Phase 1,  
Contract No. S24-222**

Attorney Jacobs said that we have an action item. He said that this is for Leone Park Sanitary Sewer Rehabilitation – Phase 1, Contract No. S24-222 to award the contract to the lowest bidder, Vortex Services, LLC for their bid price of \$233,499.50.

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

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Weber, Walker, Casserly, Simone

Nays: None

Absent: Blair, Razzoli

5 Ayes      0 Nays      2 Absent

Attorney Jacobs said that with no further business, we need a motion to close the meeting.

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 12:17 p.m.

Respectfully submitted,



Edward Casserly, Secretary