

**OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY
REGULAR MEETING
OCTOBER 16, 2024**

Call to Order: The Regular Meeting of October 16, 2024, was called to order at 11:00 a.m. with the Pledge of Allegiance.

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
Frank Weber, Commissioner (Via telephone)
Perry Simone, Second Alt. Commissioner

Also Present:

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

Attorney Jacobs said we have Bob Allison, HFA, present to talk about the Audit. He said maybe we can take him first.

Financial Report: Mrs. Smith said everyone should have the handout from the Auditors.

Mr. Bob Allison, Partner, HFA, said that he was happy to say that you have a clean audit. Our report is an Unmodified Opinion, which is the best opinion that an auditor can give to a set of Financial Statements. He said that we found everything in order and have no comments or recommendations. Mr. Allison said that the Finance Department appears to be running very smoothly. He said that in addition to the report on the Financial Statements we are also obligated to give you a report on the Internal Control over Financial Reporting and on Compliance with the

State and Federal Statutes, and internal controls within the Finance Office itself as far as segregation of duties and proper account procedures. He said that we do not render an opinion on that issue, and we are not required to, but if anything comes to our attention that we consider to be a significant deficiency or material weakness, we will report that to you, and we did not find anything. Mr. Allison said that we found compliance and control to be in order. Mr. Allison said that he will give a summary of the Financial Statements.

Mr. Allison said that on page 1 of Table 1 is your Assets and your Deferred Inflows and Deferred Outflows. He said that you can see all the way to the right is the percentage changes which I would like to make a particular note of. He said that except for some relatively small numbers like accrued interest receivable where you can see a 173% change the rest are relatively small numbers when you look at your totals. The Total Unrestricted Assets is only a 6% increase. Total Current Assets is 5%. He said that Total Assets in general is 1.59%, which shows that you are very consistent from one year to the next. He said that there are not a whole lot of variations. He said that is what you want to see. If you have fluctuations that go up and down, it will give an indication that maybe something is not going right. Mr. Allison said that it looks very good and very strong.

Mr. Allison said that the next page is the Liabilities and Net Position. He said there is very little change there also. Total Current Liabilities Payable from Unrestricted Assets only changed a little under 7%. Total Current Liabilities 4%, and Net Position at the very bottom is your Surplus, your assets that are greater than liabilities went up 4.7%. It was a good year from that standpoint.

Mr. Allison said that the next page is a comparison of 2023 and 2024 of your operations as far as your Income and your Expenses. He said that there is very little change from one year to the next in the major components. He said that the largest swing which everyone had in 2024 is Interest Income. The interest rates, as everyone knows, went up, so you benefitted from that regarding your investments, so the Total Net Position is \$135,000.

Table 3 shows a breakdown of your Net Position. You have \$134,000,00 Total Net Position, and you can see very little change except for in your Unrestricted which went up about 20% from \$15,000,000 to \$ 18,000,000 that is your free unrestricted and uncommitted Net Position.

Mr. Allison said Table 4 shows your Final Budget and your actual. He said that the biggest change there, and this happens every year, is that when you budget a certain amount of your surplus to balance your budget, you did not need to do that this year or as much money, so you have an \$8,000,000 swing in what you budgeted for your retained earnings and what you spent. He said that the developer contribution was also less than what you expected, but that was offset toward the Capital Outlay where you budgeted almost \$17,000,000 for Capital Expenditures and spent \$3,000,000. Mr. Allison said that the bottom line is that you made almost \$3,000,000 on a comparison of budget to actual spending.

Mr. Allison said that the next page just gives some bullet points to the last table we went over for actual revenues, and some of the highlights from Table 4. He said that overall, it is very consistent from one year to the next. Your operations are very consistent, and we see it as an all-good report.

Mr. Allison asked if there were any questions.

There were none.

Attorney Jacobs asked if everyone has read pages 113 – 115 of the Audit. He said that you are required as Commissioners to sign that you read and understood the Audit Report, specifically pages 1123 – 115. He asked if everyone was good with those instructions.

The consensus was yes.

Attorney Jacobs said that a motion for resolution is needed that the Commissioners received and reviewed the Annual Audit Report for the Fiscal Year Ended May 31, 2024, and specifically reviewed the section of the Audit Report entitled “General Comments” and “Recommendations.”

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, Weber, Razzoli

Nays: None

Absent: None

5 Ayes

0 Nays

0 Absent

Financial Report:

Mrs. Smith said that her other item is to amend the Management Compensation Resolution M-54-23 by adding the Position of Engineering Technician at a base salary range of \$119,000 to \$137,000.

A motion was made by Mr. Casserly 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

A motion to approve the Financial Report was made by Mr. Casserly and seconded by Mr. Walker.

There was no discussion.

All Commissioners were in favor.

No Commissioners were opposed.

Previous Minutes:

Regular Meeting – August 21, 2024

Mr. Simone said that he has a correction on page 9 of these minutes that mentions that the Annual Contract for Water & Sewer Supply Materials, Contract No. WS24-233, Award Contract Sections should say they were opened and read aloud on August 8, 2024, instead of August 8, 2023.

A motion to approve the Minutes of August 21, 2024, with the above correction was made by Mr. Casserly 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	

Chairman's Report: Chairman Razzoli said he has nothing to report.

Executive Director's
Report:

Michael Roy, P.E.

Mr. Roy said that he will give a quick review of the status of various ongoing construction projects.

Mr. Roy said that he has a picture of the Disbrow Road Elevated Water Storage Tank which he described. He said that the tank is a carbon copy of the one behind Walmart near Rt. 9. He said that the foundation construction for the Disbrow Road Elevated Water Storage Tank is complete. The footing and foundation rebar installation and concrete construction was inspected by an American Concrete Institute (ACI) certified inspector who certified that the construction was proceeding in accordance with all proper design standards including building codes. CME Associates also had an inspector observing the construction progress in the field. Steel pieces have been delivered to the job site and the tank erection process is expected to begin this month with the completion of the tank by next Spring.

Mr. Roy said that the Laurence Harbor Water Services Replacement project with Kiely Civil, LLC is now complete, and the one-hundred-year-old 2" galvanized water main has now been disconnected and retired from service. Final paving of the streets will take place either this month or early next month.

Mr. Roy said that the sewer relining work performed by Vortex along the Streets of Van Ethel Drive and Edgar Road in the Leone Park section is anticipated to be completed before the end of the month.

Mr. Roy said that the Slope Stabilization project at Lakeridge Development has been awarded to Brennan Brothers Contracting of Old Bridge. A preconstruction meeting will be scheduled for this month.

Mr. Roy said that the replacement of the water main on Millburn Court has been awarded to Kiely Civil, LLC of Tinton Falls, NJ. A preconstruction meeting with the Contractor occurred on Thursday, October 10th.

Mr. Roy said that the Rt. 34 Force Main Replacement project is on the agenda of today's Board Meeting to be recommended for award of the contract.

Mr. Roy said that the Rt. 34 Pump Station Improvements project will soon be out for public bids.

Mr. Roy said that the Old Bridge WTP Aerator Rehabilitation project is on the agenda of today's Board Meeting to authorize Engineering Design Services.

Mr. Roy said that the new Water Division Auxiliary Garage is on the agenda of today's Board Meeting to authorize public bids and to authorize the Engineering Services During Construction.

1. Middlesex County Drainage Work on Cottrell Road Agreement

Mr. Roy reported that the Middlesex County Drainage Work on Cottrell Road, as previously reported, was awarded to a Contractor, Your Way Construction, to perform drainage improvements along a stretch of Cottrell Road between Spring Hill Road and the JCP&L high voltage power line easement. This approximately 2,300 feet of road improvements include three large new culverts, drainage piping, catch basins, sidewalk, curb, and paving. The Authority's existing 12" cast iron water main on the east side of Cottrell Road conflicts with the proposed drainage work at three locations. The County has asked us to move our water main to allow for their drainage construction and the Authority has this cost of water main relocation in the budget. An agreement entitled "County Utility Agreement-Waterline Old Bridge Municipal Utilities Authority" has been prepared and reviewed by Mr. Cleary's office and is recommended to be approved for execution. This is just for the work that is being done on Cottrell Road by Your Way Construction to relocate the Authority's existing 12" water main through change order under the drainage contract with County.

Chairman Razzoli asked if the County's portion of this project is on schedule?

Mr. Roy said no.

Chairman Razzoli said that he just wanted to get that on the record.

Chairman Razzoli asked if this work interferes with any of the warehouses?

Mr. Roy said no.

Mr. Roy said that the Agreement has been reviewed and Attorney Jacobs recommends it to be approved for execution.

Attorney Jacobs said a motion is needed to approve the agreement with Middlesex County regarding the Cottrell Road Water Main Relocation.

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, Weber, Walker, Razzoli

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

2. Water Division Vehicle Purchases Through the ESCNJ Cooperative, CO-OP Contract #65MCESCCPS

Mr. Roy said that the Water Division needs to purchase one new vehicle at a cost of \$76,818.10, in which the funds are available in budget line item #01-003-9100 for this purchase.

Mr. Roy said that this vehicle for the Water Division will replace a 2015 Ford F-150 truck that has over 210,000 miles and needs a lot of repairs and is near or at its useful life and is recommended to be auctioned off on the website www.gov.deals.

The new Water Division vehicle with the appropriate options that would meet the Authority's needs is a 2024 Ford F-550 Super Cab XL Truck at a price of \$76,818.10 from Paramus Ford, Inc. (d/b/a ALL AMERICAN FORD OF PARAMUS), 375 Route 17 South, Paramus, NJ through the Educational Services Commission of New Jersey Cooperative (EDCNJ), CO-OP #65MCESCCPS, Contract #ESCNJ 23/24-11.

Mr. Roy said that he recommends that the Authority purchase the 2024 Ford F-550 Truck in accordance with the attached price quote dated October 3, 2024, at a price of \$76,818.10 from Paramus Ford, Inc. (d/b/a ALL AMERICAN FORD OF PARAMUS), 375 Route 17 South, Paramus, NJ through the Educational Services Commission of New Jersey Cooperative (EDCNJ), CO-OP #65MCESCCPS, Contract #ESCNJ 23/24-11.

Mr. Roy said that he also recommends that the Authority be authorized to auction off the 2015 Ford F-150 vehicle that is being replaced when the time comes along with a new unused and unneeded truck bed liner as surplus equipment on the website www.gov.deals.

Mr. Wally Tier, Superintendent, said that a plastic truck bed liner came with a new truck we purchased, and we do not need it. He said that he wants to get rid of it.

Attorney Jacobs said one resolution is for the purchase of 2024 Ford F-550 Truck in accordance with Mike Roy's report.

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, Weber, Walker, Razzoli

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

Attorney Jacobs said a resolution is needed authorizing the Authority

to auction off the 2015 Ford F-150 truck as well as the truck bed liner as surplus equipment on www.gov.deals.

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, Weber, Walker, Razzoli

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

Mr. Roy said that Old Bridge Day was once again a success. The Authority displayed its equipment as well as other creative displays of water and sewer utility components and had many employee volunteers in attendance to answer questions and give out gifts and water related educational materials to those residents in attendance. He said that we will continue to do this each year.

Mr. Roy said that the League of Municipalities Trade Show Conference is scheduled for Tuesday, November 19th to Thursday the 21st (this is the reason that the November meeting has been moved to Monday the 18th). Authority employees will be in attendance to gain Continuing Education Credits, and to visit the various vendors in the Exhibit Hall. The Commissioners are encouraged to attend to become better familiar with the issues facing the water and sewer municipal industry. If the commissioners wish to attend the conference, please let Ronnie Morris know, her phone number is 732-566-2534. He said that we have the rooms set, and we can cancel the rooms. Mr. Roy said that the registration is not easy to cancel or impossible at times. He said if commissioners want to go, Ronnie will arrange for the registration.

Mr. Roy said that will conclude his Executive Director's Report.

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

There was no discussion.

The voice vote was as follows:

Ayes: Greenberg, Blair, Weber, Walker, Razzoli

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

Engineering Reports: Michael Roy, P.E.

REPORT UPON DEVELOPER'S APPLICATIONS FOR APPROVAL

1. Woodhaven Village Estates 2/Woodhaven Village, Inc. 117 EDCU's Single Family, W24-719, Tentative Water

Mr. Roy said that this application is located on the west side of Englishtown Road, Matchaponix Road and Karrich Court. It is for construction of approximately 2,875 LF of twelve-inch DIP water main on Englishtown Road to extend water service from Pension Road to the site and approximately 10,520 LF of on-site eight-inch DIP water main to connect to the new water main on Englishtown Road and the existing eight-inch (8") water main in two easements, one from Matchaponix Road and other one from Karrich Court to service 117 Single-family units.

Mr. Roy said that the Tentative Review fees have been paid.

Mr. Roy said that Preliminary Approval was granted pursuant to the "Agreement Regarding Regional Water System Improvements between Woodhaven Village, Matchaponix Estates, and the OBMUA" dated December 2, 1998. Township Preliminary Planning Board Approval was granted on January 5, 2016.

Mr. Roy said that the Applicant is providing water service (line and curb box) for the existing dwellings on Englishtown Road These service lines shall be at no cost to the existing property owners.

Mr. Roy said that the Applicant has indicated that all proposed water mains and fire hydrants will be dedicated to the Authority. Applicant to submit metes and bounds description of all proposed utility easements for review.

The size, material and installation of the on-site water service lines are also subject to approval by the Township Plumbing Sub-Code Official. They are to provide proof of the Fire Official's Approval of the hydrant locations.

Mr. Roy said that the Applicant shall provide proof of title showing that it is the owner of the property and provide a list of outside agency permits required for this project including County Road Opening Permits. It appears that the work under this Application will require a NJDEP Safe Drinking Water Permit.

Mr. Roy said that the Applicant is to submit a BWSE Permit Application package for processing by our office that includes the plan revisions noted on the marked-up drawing set sent to the applicant. Drawings are to be revised as per the marked-up drawing set sent to the Applicant's engineer for a Final Water Application review. A copy of my report has been supplied to the Contact Person of the Applicant as listed on the application form.

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

Attorney Jacobs said that a motion is needed for Tentative Water Approval for Application W24-719, Woodhaven Village Estates 2/Woodhaven Village, Inc. subject to the four Conditions in Mr. Roy's October 11, 2024, Report.

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, Weber, Walker, Razzoli

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

2. Woodhaven Village Estates 2 Woodhaven Village, Inc.

117 EDCU's Single Family, S24-603, Tentative Sewer

Mr. Roy said that for the Sewer approval almost two miles of Sewer pipe will be installed and dedicated to the Authority. The comments on the marked-up drawings that were sent to the engineer address both water and sewer utility construction.

Mr. Roy said that it is for construction of approximately 10,000 LF of on-site eight-inch (8") PVC sewer main and approximately 600 LF of off-site eight-inch (8") PVC sewer main connecting to an existing sewer main stub in an easement from Matchaponix Road to service 117 single-family units.

Mr. Roy said that fees sufficient for Tentative Review have been paid. The Authority granted Preliminary Approval with the 1984 Woodhaven Agreement. Township Preliminary Planning Board Approval was granted on January 5, 2016. The Applicant is providing service (laterals and cleanouts) for the existing dwellings on Englishtown Road. These service lines shall be at no cost to the existing property owners.

Mr. Roy said that the Applicant has indicated that all proposed sanitary sewer mains will be dedicated to the Authority. The applicant is to submit metes and bounds description of all proposed utility easements for review. They should provide a revised quantity estimate in accordance with the attached form. The size, slope and installation of the on-site sewer laterals are subject to approval by the Township Plumbing Sub-Code Official. The Applicant shall provide proof of title showing that it is the owner of the property.

Mr. Roy said that they should provide a list of outside agency permits required for this project including County Road Opening Permits. It appears that the work under this application will require a NJDEP Treatment Works Approval.

Mr. Roy said that he recommends Tentative Sewer Approval with the four conditions in his Engineering Report.

Attorney Jacobs said that a resolution is needed for Tentative Sewer Approval for Woodhaven Village Estates 2/Woodhaven Village, Inc, Application No. S24-603, Tentative Sewer subject to the four conditions set forth in Mr. Roy's Engineering Report of October 11, 2024.

A motion was made by Dr. Greenberg. It was 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	

3. Oak Tree Plaza Building “B”/Bonafide Builders, Inc.

Mr. Roy said that this application is located on the south side of Route 34 between Highview Terrace and Sheila Road, across from Canyon Woods, and includes the construction of a six-inch (6”) DIP fire line connecting to an existing (6”) six-inch stub to service a retail building totaling 8,960 SF.

Mr. Roy said that Minor Review and Inspection fees have been paid. Connection and Construction Water fees must be paid at the time a meter application is made at the rate in effect at that time.

Mr. Roy said that the Authority granted Final Approval to the previous applicant, EOM 538 R34, LLC under application number W19-680 on April 21, 2021, where the previous owner constructed all the on-site and off-site water infrastructure per the approved drawing set. The previous project was closed out before the second 8,960 SF retail “Building B” was constructed. This new applicant, Bonafide Builders Inc. will construct the remaining commercial building as set forth by the previously approved application for this site.

The Applicant is to provide peak water demand in gallons per minute (gpm) and a listing of the number of fixture types, for the purpose of sizing the water meter. The 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 Building Permit Application. Technical requirements sufficient Minor Water Approval have been satisfied.

Mr. Roy said that he recommends Minor Water Approval subject to the seven conditions in his Engineer’s Report of October 11, 2024.

Attorney Jacobs said that a motion is needed for a resolution for Oak Tree Plaza Building "B"/Bonafide Builder, Inc. for Application No. W24-603, Minor Water.

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

Attorney Greenberg said that she had a question for clarification. She asked if Bonafide Builders bought the whole development including Building "A" and the apartment building from the previous developer?

Mr. Roy said that Bonafide Builders just bought Building "B".

Dr. Greenberg said that there were a lot of problems with the previous builder and that they didn't do anything for years with the landscaping. She said that she needed to find out whether that has been fixed yet.

Mr. Roy said that he can dig into this question for you. As far as the water and sewer utility construction goes, the previous developer got off his Performance Guarantees. He said that everything regarding the water and sewer utility construction was completed. Mr. Roy said that if there are other Township issues, he did not know about the status of their Township Bonds.

Dr. Greenberg said that she didn't think they got off the Township Performance Guarantees.

Mr. Roy said then the Township still has a Performance Guarantee to do whatever you want them to do with the site work.

Dr. Greenberg said that if Bonafide is just developing Building "B" then it would not be working on the site work that is needed at the back of the property adjacent to the existing homeowners. She said that those poor homeowners have been dealing with this project for years now.

Mr. Roy said that he can do some research, and you can investigate it as well. He said that he will talk to Nicole at the Township, and she can see what is left to do from the other project.

Attorney Jacobs asked if there were any other questions or comments.

There were none.

The roll call vote was as follows:

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

4. Oak Tree Plaza Building “B”/Bonafide Builders, Inc. S24-603, Tentative Sewer

Mr. Roy said that this sewer application consists of the construction of a four-inch lateral connecting into an existing four-inch stub to service a retail building totaling 8,960 SF. Review and Inspection fees have been paid. Connection fees must be paid at the time a meter application is made at the rate in effect at that time.

Mr. Roy said that the Authority granted Final Approval to the previous applicant, EOM 538 R34, LLC under application number S19-538 on April 21, 2021, where the previous owner constructed all the on-site and off-site sewer infrastructure per the approved drawing set. The previous project was closed out before the second 8,960 SF retail “Building B” was constructed. This new applicant, Bonafide Builders Inc., will construct the remaining commercial building as set forth by the previously approved application for this site.

Mr. Roy said that the Applicant has acknowledged laterals will remain privately owned and maintained by the Applicant. The size, slope and installation of the on-site sewer lateral is subject to approval by the Township Plumbing Sub-Code Official.

Mr. Roy said that technical requirements sufficient for Minor Sewer Approval has been satisfied.

Mr. Roy said that he recommends Minor Sewer Approval subject to the eight conditions in his Engineer’s Report dated October 11, 2024.

Attorney Jacobs said that a resolution is needed for Oak Tree Plaza Building “B”/Bonafide Builders, Inc. Application No. S24-603, Minor Sewer subject to the Conditions in Mr. Roy’s October 11, 2024, Engineer’s Report.

A motion was made by Dr. Greenberg and seconded by Chairman 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

5. All American Ford – Vehicle Lot Fire Protection/ All American Ford, W24-724, Minor Water – 0 EDCU’s

Mr. Roy said that All American Ford is building an additional vehicle lot. It is located on the east side of Old Amboy Road, across from Wawa, next to the existing All American Ford vehicle lot.

Mr. Roy said that this application consists of the construction of approximately 470 LF of eight-inch DIP water main connecting into the existing 12” water main on Old Amboy Road to service two on-site fire hydrants to provide fire protection for the proposed vehicle lot expansion.

Mr. Roy said that this application is for Minor Water Approval. Mr. Roy said that he is recommending that they be granted Minor Water Approval, subject to the five conditions in his Engineer’s Report.

Attorney Jacobs said that a resolution is needed for All American Ford Vehicle Lot Fire Protection/All American Ford, Water Application No. W24-724 – 0 EDCU’s.

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, Weber, Walker, Razzoli

Nays: None

Absent: None

OTHER ENGINEERING REPORTS

1. Metro Self Storage, W19-684, S19-541, Water Developer Agreement

Mr. Roy said that the Water and Sewer Developer Agreements for the referenced applications have been prepared and signed in accordance with the Final Water and Sewer Approvals granted on July 17, 2024, which included the payment of water and sewer connection fees.

The Developer Agreements consist of the standard language, and the conditions of the Final Water and Sewer Approvals to construct approximately 1,450 LF of eight and ten-inch DIP water main and appurtenances connecting into the existing ten-inch diameter water main stub in Route 9, and construction of a four-inch PVC sanitary sewer lateral connecting into an existing Authority twenty-four-inch diameter gravity trunk sewer within an Authority easement on the Applicant's property to service a proposed three-story 119,523 SF self-storage facility on Route 9 at the Cindy Street Jughandle just north of the Hegarty and Scalia Funeral Home. The agreements have been signed by the Developer and are ready to be considered for authorization to be countersigned by the Authority.

Attorney Jacobs said a resolution is needed for Metro Self Storage, Water Application No. W19-684, authorizing the execution of the Developer's Agreement.

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, Weber, Walker, Razzoli

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

2. Metro Self Storage, S19-541, Sewer Developer Agreement

Attorney Jacobs said that a resolution is needed for Metro Self-Storage, Sewer Application No. S19-541, authorizing the execution of the Developer's Agreement.

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

There was no discussion.

The roll all vote was as follows:

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

3. Oak 18, LLC, W20-691, A20-543, Water and Sewer Developer Agreements

Mr. Roy said that the Water and Sewer Developer Agreements for the referenced applications have been prepared and signed in accordance with the Final Water and Sewer Approvals granted on October 19, 2022, which included the payment of water and sewer connection fees.

Mr. Roy said that the Developer Agreements consist of the standard language, and the conditions of the Final Water and Sewer Approvals to construct approximately 385 LF of eight-inch DIP on-site water main and appurtenances and a twelve-inch DIP off-site water main and appurtenances along their Route 18 frontage, and a six-inch sanitary sewer lateral connecting into an existing twelve-inch ACP sewer main in Route 18 to service a 9,479 SF commercial building consisting of 8,232 SF of retail space and a 1,247 SF restaurant. This applicant was originally approved for a 9,340 SF commercial building consisting of 6,305 of retail space and a 3,035 SF restaurant. The Township then downsized the restaurant portion.

Mr. Roy said that the agreements have been signed by the Developer and are ready to be considered for authorization to be countersigned by the Authority.

The attorney said that a motion for a resolution is needed for Oak 18, LLC, W20-691, authorizing the execution of the Developer's Agreement.

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

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 for Oak 18, LLC, S20-543 for the execution of the Developer’s Agreement.

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

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 Attorney Jacobs will have Attorney Lou Granata prepare this Resolution due to a conflict.

**4. Chemical Supplies – Water Division
One-Year Contract Extensions, Contract No. W22-225**

**A. USALCO/DELPAC, Item #3, Full Load & Item #4,
Partial Load**

Mr. Roy said that on October 19, 2023, the Authority awarded Item #3 Full Load of the referenced contract with Resolution No. M-74-22; and Item #4 Partial Load of the referenced contract with Resolution No. M-73-22, both to USALCO Baltimore Plant, which were then extended for one year each with Resolution Nos. M-69-23 and M-70-23. These contract extensions will expire on October 31, 2024.

Mr. Roy said that 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 that USALCO Baltimore Plant, LLC has performed their work in an effective and efficient manner. Therefore, he recommended a one-year contract extension, with a price adjustment based on the recently published State “Index Rate” of three percent (3%) to USALCO Baltimore Plant, LLC of Baltimore MD. Their contract unit price per pound of DELPAC Chemical will increase from \$0.2841 for a full load to \$0.2926 per pound (\$1,450 annual increase), and from \$0.3448 for a partial load to \$0.355 per pound (\$2,070 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, 2025, at which time this contract will have to go back out to public bid.

Dr. Greenberg asked how many loads the Authority buys per year.

Mr. Ray Totten said that approximately one every month at the Old Bridge WTP, and one every two months at the Browntown WTP.

Mr. Roy said that we have a larger chemical tank at Browntown, so that is why we can go longer before placing an order. He said that we try to stay away from the partial loads, so that we can go with the cheaper unit price. Mr. Roy said that we have both options in our Contract Documents.

A motion was made by Dr. Greenberg and seconded by Chairman 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

B: Miracle Chemical/Sodium Hypochlorite, Item # 5

Mr. Roy said that on October 19, 2023, the Authority awarded Item # 5 of the referenced contract to Miracle Chemical Company with the attached Resolution No. M-75-22, which was then extended for one year with the

attached Resolution No. M-71-23. This contract extension will expire on October 31, 2024.

Mr. Roy said that 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 that Miracle Chemical Company has performed their work in an effective and efficient manner. Therefore, he recommended a one-year contract extension, with a price adjustment based on the recently published State “Index Rate” of three percent (3%) to Miracle Chemical Company of Farmingdale, NJ.

Their contract unit price per gallon of Sodium Hypochlorite will increase from \$2.947 to \$3.035 per gallon (\$4,850 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, 2025, at which time this contract will have to go back out to public bid.

Dr. Greenberg moved it. It was 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

C. Main Pool & Chemical Co./Bagged Hydrated Lime – Item #1

Mr. Roy said that on December 21, 2022, the Authority awarded Item #1 of the referenced contract to Main Pool and Chemical Co. with the attached Resolution No. M-84-22, which was then extended for one year with Resolution No. M-68-23. This contract extension will expire on October 31, 2024.

Mr. Roy said that 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. Main Pool and Chemical Co. has agreed to the second one-year extension of this contract.

Mr. Roy said Main Pool and Chemical Co. has performed their work in an effective and efficient manner. Therefore, he recommended a one-year contract extension, with a price adjustment based on the recently published State “Index Rate” of three percent to Main Pool and Chemical Co. of Dupont, PA.

Mr. Roy said that their contract price per 50 lb. bag of Bagged Hydrated Lime will increase from \$20.15 to \$20.75 per bag (\$4,200 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, 2025, at which time this contract will have to go back out to public bid.

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, Weber, Walker, Razzoli

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

5. Electrical Services, Contract No. WS24-234, Award Contract

The sealed bids for the referenced contract were opened and read aloud on October 1, 2024, at 2:00 P.M. at the Authority's office.

There were two bidders for this contract. The lowest bidder for both Sections A and B, John Faccas, Inc., T/A Quality Electrical Construction Co., has not taken any exceptions to the proposal, and is also not listed on the State's Debarred List. John Faccas, Inc. T/A Quality Electrical

Construction Co. is also our current electrical service vendor, and the workmanship has been satisfactory.

Mr. Roy said that he recommended awarding both Sections A and B of this contract to the lowest responsible bidder, John Faccas, Quality Electrical Construction Co., West Keansburg, New Jersey subject to it being legally acceptable.

Mr. Roy said Attorney Jacobs reviewed it, and there was a letter from their office agreeing to accept the bid. He recommended that the Authority authorize this contract to the lowest responsible bidder, Quality Electrical Construction Co, for the prices that they bid.

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, Weber, Walker, Razzoli

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

6. Laboratory Testing of Drinking Water, Contract No. W24-235, Award Contract

The sealed proposals for the referenced contract were opened and read aloud on October 1, 2024, at 2:00 P.M. at the Authority's office. Mr. Roy said that this contract was arranged for bidding as a "Competitive Contracting" proposal which is allowed for in the Public Contracts Law for selecting water testing labs. Competitive Contracting Proposals are allowed to be awarded based on criteria other than price with a weighted point system which is known by all potential bidders prior to the bid.

Mr. Roy said that the importance of the location of the lab is related to the quality control procedures put in place by the Authority many years ago. Because of several episodes of apparent "false alarm" positive coliform tests, the Authority decided to control one of the variables of the testing procedures, which is the handling and transportation of the sample to the lab which would then perform the testing.

Mr. Roy said that there were four bidders who submitted a proposal for this contract. York Analytical Labs, Inc. of Toms River, NJ had the highest number of points based on all the criteria for the evaluation of bidders.

Mr. Roy York Analytical Labs, Inc. did something that would cause a fatal error and force our hand to go with the second lowest bidder, Garden State.

Mr. Roy said that the distance to either lab is the same with one being north of Old Bridge and the other one south of Old Bridge, so they were not eliminated because of distance.

Attorney Jacobs said that under the law there are five components of the bid that if not done properly, are considered fatal defects which means you can't consider the bid or cure it after the bid is opened. One happens to be a Certificate of Ownership, and in reviewing that bid there was no Statement of Ownership completed by York. He said that because of that happening with York Analytical Labs, they are disqualified, and we must move to consider the second lowest bidder.

Mr. Roy said that the recommendation now based on Attorney review, is that we go with the second lowest responsible bidder, Garden State Laboratories, Inc. of Hillside, NJ.

Attorney Jacobs asked if anyone had any questions.

There were none.

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, Weber, Walker, Razzoli

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

7. Bulk Hydrated Lime, Contract No. W24-23, Award Contract

Sealed bids for this annual contract were opened and read aloud on October 1, 2024, at 2:00 P.M. at the Authority's office.

Mr. Roy said that there was one bidder for this contract. The lone bidder submitted a unit price of \$389.90 per ton of Bulk Hydrated Lime which was twenty-four percent higher than last year's unit price of \$314.38 per ton, which was also submitted by Greer Industries, Inc. This will result in

an increase to the Authority for the year of approximately \$11,300 for the cost of Bulk Hydrated Lime chemical deliveries.

Mr. Roy recommended awarding this contract to the lowest responsible bidder for this item, Greer Industries, Inc. of Morgantown, WV, for the unit price bid.

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, Weber, Walker, Razzoli

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

8. Old Bridge WTP Aerator Rehabilitation, Design Engineering Services to CME

Mr. Roy said that one of our steps in the treatment of drinking water at our two-iron removal water treatment plants is the aeration of the groundwater. This aeration process both removes the hydrogen sulfide gases trapped in the groundwater and raises the pH of the water so that the water chemistry is more agreeable for the coagulation and removal of iron particles.

Mr. Roy said that the aerator enclosures at our Old Bridge Water Treatment Plant at Pine Street and Route 18 need rehabilitation. These aerator treatment units were installed as part of a plant upgrade in 2011. Before this upgrade, the aerators were constructed of multiple redwood slatted trays that resembled wooden pallets stacked on top of each other with no access inside the aerator housing. The water would travel through the stacked trays and become aerated. The trays had to be removed every year and power washed on the ground and then replaced back into the elevated aerator housing above the plant.

Mr. Roy said that this aerator tray cleaning was a maintenance project that was getting more and more expensive every year due to the difficulty in finding new redwood to replace the broken slates that occurred during the cleaning process, and the cost of the crane rental and labor costs.

Mr. Roy said that the upgrade to the aerator units included a new aerator design that resembles more of how a chocolate fountain operates that also allowed access inside the aerator housing. The water would cascade down the fountain unit and aerate the water. Any buildup of iron on the aerator

unit could easily be power washed without removing the aerator unit by having maintenance personnel enter the aerator housing to perform the cleaning.

Mr. Roy said that this new aerator design has worked great for over ten years and is saving hundreds of thousands of dollars in maintenance costs each year. However, what eventually happened is that the aerator housing corroded to the point of it being structurally unsound and now needs to be replaced. The plan is to replace the metal aerator housing with a fiberglass structure.

Mr. Roy said that CME Associates has submitted a proposal dated October 4, 2024, for Engineering Services to prepare a Design that includes Plans, Specifications and Contract Documents for Public Bidding for the replacement of the two aerator housing structures at the Old Bridge Water Treatment Plant with fiberglass structures. The cost estimate of the proposal to perform these design engineering services is \$38,082.

Once the Plans, Specifications and Contract Documents have been completed for the rehabilitation of the Old Bridge WTP aerators, a recommendation will be presented to the Commissioners to go out for public bids.

Mr. Roy said that the dollar amount of these estimated fees appears to be reasonable. The fees are based upon an estimate of the number of hours required for the level of effort anticipated for each of the engineering tasks shown in their "Summary of Professional Services" table, all in accordance with their Consulting Engineering Agreement dated February 7, 2024.

Mr. Roy recommended that CME Associates be authorized to proceed with the Engineering Services for the referenced project in accordance with their October 4, 2024, proposal and their February 7, 2024, Consulting Engineering Contract.

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

9. New Water Division Auxiliary Garage, Authorization to Advertise for Public Bids & Engineering Construction Services

Mr. Roy said that as he previously reported to the Board, there is a need for an auxiliary maintenance garage structure on the Authority's Rt. 516 property that currently serves as headquarters for the Water Division Maintenance Operations. The auxiliary garage will house the trucks and the new Vacuum Excavator Truck that was purchased last year. The garage will prolong the life of this equipment by keeping them out of the harsh winter weather months.

At the November 13, 2023, Board of Commissioners Meeting, CME Associates was authorized with the attached Resolution No. M-78-23 to perform Engineering Services to prepare a design that includes Plans, Specifications and Contract Documents for public bidding for this Water Division garage at the Route 516 maintenance yard.

Now that the design has been completed and has been reviewed by Staff, he requested that the Commissioners authorize the advertisement of a construction contract of the reference project for public bids and requested authorization of the CME Associates proposal dated October 4, 2024, in the amount of \$118,770 for the Bid Phase Engineering Services and for the Engineering Services During Construction Services including Inspection.

The dollar amount of these estimated engineering fees appears to be reasonable, based on the estimated construction cost of approximately \$1.3 million dollars. The financing for this project will be from the General Funds. This expense is in the Budget line item #01-003-9144. The engineering fees are based upon an estimate of the number of hours required for the level of effort anticipated for each of the engineering tasks shown in their "Man Hours" table, all in accordance with their Consulting Engineering Agreement dated February 7, 2024.

Mr. Roy recommended that a construction contract entitled "Route 516 Garage" be advertised for public bids. He also recommended that CME Associates be authorized to proceed with the engineering services for the referenced project in accordance with their October 4, 2024, proposal and their February 7, 2024, Consulting Engineering Contract.

After the bids have been received, a recommendation to award this construction contract will be made to the Commissioners at a future Board Meeting.

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

There was no discussion.

Ayes: Greenberg, Blair, Weber, Walker, Razzoli

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

10. Rt. 34 Force Main Replacement, Phase 1, Contract No. 2023-2, Award Contract

Mr. Roy said that this Force Main Replacement project will replace the force main that comes from Rt. 34 Pump Station which is right near Canyon Woods across a big ravine up to Balmoral Road on the other side of the ravine. It is part of the upgrade that we are trying to make to this pump station system. Mr. Roy said that the pump upgrade portion of this work will be put out to bid in a separate Contract. The force main replacement is a separate contract since this would be done by a company that will install the force main via the directional drilling method. They will drill a new force main plastic pipe across that ravine, and that will immediately improve the capacity of this pump station. There were three bids on this contract that range from \$1 million to about \$1.8 million. Kiely came in at about \$1.3 million. JVS is the lowest bidder and is a company that Alaimo has worked with and is highly recommended.

Mr. Wayne Simpson, P.E., Alaimo Associates, said that their Consulting Engineering firm has done several projects with JVS, and they have always performed satisfactorily.

Mr. Roy said that he recommended that we authorize this contract to JVS Industrial & Commercial of Edison, NJ in the amount of \$1,058,80.83.

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, Weber, Walker, Razzoli

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

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

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 he submitted his report and 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 – Treatment – Water 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 report 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.

Superintendent's
Report:

Walter E. Gillins, Superintendent – Sewer Division

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

There were none.

A motion to accept Mr. Gillins' report 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.

Bills &
Claims:

Dr. Greenberg said that the Bills & Claims this month are \$2,317,960.10.

A motion to approve the Bills & Claims in the amount of \$2,317,960.10 was made by Mr. Casserly 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

Legal Report: Mitchell B. Jacobs, Esq.

Attorney Jacobs did not have a report.

Old Business: None

New Business: None

Public Portion: Chairman Razzoli opened the public portion and said that the public portion is limited to a maximum of three minutes per person.

No public wished to speak.

A motion to close the public portion was made by Mr. Casserly and seconded by Dr. Greenberg.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Executive
Session:

Attorney Jacobs said there is no Executive Session.

Adjournment:

A motion to adjourn the meeting was made by Dr. Greenberg and seconded by Mr. Casserly.

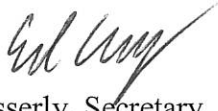
The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

The meeting was adjourned at 12:01 p.m.

Respectfully submitted,



Edward Casserly, Secretary