

**OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY
REGULAR MEETING
FEBRUARY 19, 2025**

Call to Order: The Regular Meeting of February 19, 2025, was called to order at 11:00 a.m. with the Pledge of Allegiance.

Announcement: Chairman Blair announced that this meeting is being held in conformance with the Open Public Meetings Act. Notice has been published in the Asbury Park Press on January 19, 2025, and in the Home News Tribune on January 19, 2025. 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:

James Blair, Chairman
Anita Greenberg, Treasurer
Edward Casserly, Secretary
Frank Weber, Commissioner
Perry Simone, Commissioner

Absent:

Mark Razzoli, Commissioner
Bruce Walker, Commissioner

Also Present:

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

Previous Minutes: **Regular Meeting – October 16, 2025**

A motion to approve the Regular Meeting Minutes of October 16, 2024, was made by Dr. Greenberg and seconded by Mr. Weber.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Regular Meeting – November 18, 2024

A motion to approve the Regular Meeting of November 18, 2024, was made by Mr. Weber and seconded by Mr. Casserly.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Executive Session – November 18, 2024

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

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Chairman’s Report: James Blair, Chairman

Chairman Blair said that he has no report at this time.

Executive Director’s Report:

Michael Roy, P.E., Executive Director

Mr. Roy reviewed the status of various construction projects.

1. Status of Various Projects

The steel tank erection process for the Disbrow Road Elevated Water Storage Tank is nearly completed. The tank is expected to be ready to be placed into service by this Summer. Mr. Roy said that he included pictures in his report showing what it looks like from the inside, and he described the pictures.

Mr. Roy said that the repair of the collapsed 24” Trunk Sewer near Birch Street is now completed, and the sewer relining work along the streets of Van Ethel Drive and Edgar Road in the Leone Park section will also be completed soon by Vortex Services.

Mr. Roy said that the Slope Stabilization project at Lakeridge Development that was awarded to Brennan Brothers Contracting of Old Bridge is now completed and addresses the failed slope on our sewer easement in Lakeridge Development.

Mr. Roy said that the replacement of the water main on Millburn Court that was awarded to Kiely Civil LLC has now been installed and placed into service. The old DIP 8" water main that broke numerous times is now retired from service. Final paving will be done when the weather breaks, which will complete this project.

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

Mr. Roy said that the Sewer Division needs to purchase one new track loader vehicle at a cost of \$57,237.63, for which the funds are available in budget line item #11-103-9100 for this purchase. The track loader will be used in the Sewer Division to perform annual clearing and maintenance of the sanitary sewer easements throughout the system and for loading and unloading equipment with the optional pallet fork accessory.

The new Sewer Division vehicle with the appropriate options that would meet the Authority's needs is a Kubota SVL65-2HFC Compact Track Loader at a price of \$57,237.63 from Cherry Valley Tractor Sales of Marlton, NJ through the Educational Services Commission of New Jersey Cooperative (EDCNJ), CO-OP #65MCESCCPS, Contract #ESCNJ 22/23-12, of which we are a member. The CO-OP price includes a 27.5% discount on the vehicle and a 10% discount on options.

Mr. Roy recommended that the Authority purchase the Kubota SVL65-2HFC Compact Track Loader in accordance with the attached price quote dated February 6, 2025, at a price of \$57,237.63 from Cherry Valley Tractor Sales, 35 Route 70 West, Marlton, NJ through the Educational Services Commission of New Jersey Cooperative (EDCNJ), CO-OP #65MCESCCPS, Contract #ESCNJ 22/23-12 (Grounds Equipment).

A motion for authorization to purchase a new track loader from Cherry Valley Tractor Sales for the Sewer Division was made by Dr. Greenberg and seconded by Mr. Simone.

The roll call vote was as follows:

Ayes: Greenberg, Weber, Casserly, Simone, Blair

Nays: None

Absent: Razzoli, Walker

5 Ayes 0 Nays 2 Absent

3. Purchase of the Cherry Creek Commercial Property Site

Mr. Roy said that the Authority was negotiating with the owner of a potential site for a new Sewer Division Garage for the Authority on the undeveloped commercial site of the Cherry Creek development. That commercial property was recently sold by the owner in November 2024 to a developer that is proposing to build two 3,500 SF Single Family Homes on Rt. 516. The previous owner had negotiated with us for over a year and then decided to sell to another buyer.

Mr. Roy stated that if the Authority is now still interested in pursuing this property as a garage site, we would have to negotiate with a new owner and possibly condemn the property to obtain possession of it. Lou Granata has a written report on the matter.

Attorney Jacobs said that there is a title problem with the property, if we were to purchase it.

Mr. Roy said that the Homeowners' Association has a veto right over everything that is done on this property, which we cannot have.

Mr. Roy said that his recommendation is that the Authority pursue other sites that would be better suited for the location of a garage site for the Sewer Division. We are in the process of doing such a study, and we will report back to the Board.

4. New Jersey Water Environment Association (NJWEA) AWARD

Mr. Roy said that he has been notified that the Old Bridge MUA will receive an award from the NJWEA at their annual conference in May. The award is presented annually to recognize organizations for their

outstanding support to enhance the training and continuing education of licensed professionals within the State of New Jersey. The Old Bridge MUA does a good job of that. The award will be presented on Monday, May 5th, during the annual conference and trade show at Harrah's Resort.

Mr. Roy said that next month is the New Jersey AWWA Conference, which is the reason that we are moving our meeting to Monday, March 17th. He said that it will be both a Budget Workshop Meeting followed by our Regular Board Meeting.

Mr. Roy said that if any Commissioners want to attend the conference, they will be registered for the event. He said to tell Ronnie today or before the end of the month if you want to attend.

Mr. Roy said that concludes his report.

A motion was made to approve Mr. Roy's Executive Director's Report 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./Executive Director

REPORT UPON DEVELOPER'S APPLICATIONS FOR APPROVAL

No Developer Applications this month.

OTHER ENGINEERING REPORTS

1. Oaks at Glenwood, Phase 1C, Water & Sewer Performance Guarantee Reductions

Mr. Roy said that K. Hovnanian has requested a reduction in their Water and Sewer Performance Guarantees for the Phase 1C construction of the Oaks at Glenwood Development. Phase 1C consists of eighty-two single family homes being constructed by K. Hovnanian on Dahlia Lane, Coleus

Drive, Vinca Way and Carnation Way within the Oaks at Glenwood Development.

In accordance with the Authority's Rules and Regulations, performance guarantees of more than \$100,00 can be reduced by a maximum of seventy percent of the original bond amount.

Mr. Roy said that the installation of the water and sewer main construction is complete. The final punch-list items for the water and sewer utility improvements remain outstanding.

Dr. Greenberg asked how long they have to complete the punch list.

Mr. Roy said that it has to be done before the performance guarantees are released. There will be 30% of the performance guarantee left after they are reduced, and the applicant will want to complete all outstanding items to close this job out to release their bonds and get their money back. He said that some of the delays in completing this work have to do with the weather. They have to repaint the hydrants. Mr. Roy said that when everything is done, he will recommend a complete release of the performance guarantees.

The "As-built" Record Drawings for the water and sewer utility improvements have been approved. The applicant was requested to submit mylar drawings and an electronic copy of the as-built record drawings for our records in a letter dated December 23, 2024, which have not yet been received.

The formal acceptance of the water and sewer utility improvements by resolution remains outstanding. A sample copy of a Dedication and a Hold Harmless Affidavit for the Phase 1C water and sewer utility improvements transfer of ownership to the Authority have been provided to the applicant.

The posting of the Water and Sewer Maintenance Guarantees remains outstanding and will be required in the future after the recommendation of the water and Sewer Performance Guarantees Releases.

The water and sewer escrow accounts for Phase 1C have a credit of approximately \$4,300 in the water escrow account and approximately \$10,800 in the sewer escrow account as of January 2025.

Mr. Roy said that with the satisfactory completion of the water main installation for Phase 1C of the Oaks at Glenwood Development, he recommends that the Water Improvements Performance Guarantees (Surety Bond No. SBP150027017) be reduced by seventy percent (70%) from \$477,086.84 to a new surety bond amount of \$143,126.05, and the water cash bond be reduced from \$53,010.76 to a new water cash bond amount of \$15,903.23.

Mr. Roy also recommends that with the satisfactory completion of the sanitary sewer main installation for Phase 1C of the Oaks at Glenwood Development, that the Sewer Improvements Performance Guarantees (Surety Bond No. SBP150027018) be reduced by seventy percent (70%) from \$738,902.34 to a new surety bond amount of \$221,670.70, and the sewer cash bond be reduced from \$82,100.26 to a new sewer cash bond amount of \$24,630.08.

This amount should safely protect the Authority regarding the performance of the remainder of Phase 1C work until this application can be closed out.

Attorney Jacobs said that in accordance with Mr. Roy's recommendation in his report, he is recommending that the Water Improvements Performance Guarantees be reduced from \$477,086.84 to \$143,126.05 and the Water Cash Bond amounted from \$53,010.76 to \$15,903.23.

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

The roll call vote was as follows:

Ayes: Greenberg, Weber, Casserly, Simone, Blair

Nays: None

Absent: Razzoli, Walker

5 Ayes 0 Nays 2 Absent

Attorney Jacobs said that in accordance with Mr. Roy's recommendation in his report, he is recommending that the Sewer Improvement Performance Guarantees be reduced by 70% from \$738,902.34 to a new surety bond amount of \$221,670.70, and the sewer cash bond be reduced from \$82,100.26 to a new sewer cash bond amount of \$24,630.08.

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

The roll call vote was as follows:

Ayes: Greenberg, Weber, Casserly, Simone, Blair

Nays: None

Absent: Razzoli, Walker

5 Ayes 0 Nays 2 Absent

2. Matawan Road, (Rt. 516) Sewer Main Replacement, Final Quantities Change Order

Mr. Roy said that Change Order No. 2 to Z-Brothers Concrete Contractors, Inc. represents the final quantities of decreases in construction cost of the referenced project and the reason for the changes to the Contract Documents.

This Change Order consists of the final quantities change order reduction in items of work that were not needed during the performance of the project but were provided for in the Contract Documents. The reductions of work items include test pits, concrete cradles, concrete encasement and trench stabilization of all items that were not installed or performed by the Contractor. The amount of traffic control and permit fees was less than the amount allowed for in the Contract Documents.

The total cost of the Change Order is a MINUS \$4,914.21, which is a nine-point eight five percent (9.85%) reduction from the amended contract amount of \$102,560.42 to a new final contract amount of \$97,646.21.

This Change Order No. 2 is ready to be considered for approval by the Authority.

A motion to approve this Change Order was made by Dr. Greenberg and seconded by Mr. Simone.

The roll call vote was as follows:

Ayes: Greenberg, Weber, Casserly, Simone, Blair

Nays: None

Absent: Razzoli, Walker

5 Ayes 0 Nays 2 Absent

Mr. Roy said that concludes his Engineering Report.

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

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Superintendent's
Report:

Wally Tier, Superintendent – Distribution, Water Division

Mr. Tier asked if there were any questions about his report.

There were none.

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 asked if there were any questions about his report.

There were none.

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 asked if there were any questions about his report.

There were none.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Financial Report: Michelle Smith, Comptroller

Renewal of Maintenance Contract with Harris Computer Systems

Mrs. Smith said that she has one resolution to present. She said that the Annual Maintenance Contract with Harris Computer Systems is up for renewal. They provide software for our billing, payroll, and accounting programs. The contract price for the period from April 1, 2025, to March 31, 2026, is \$30,459.47, which reflects an increase of \$275 (0.9%) compared to the current contract.

She said that the resolution is to renew the maintenance contract with Harris Computer Systems from April 1, 2025, to March 31, 2026, at a total cost of \$30,459.47.

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

The roll call vote was as follows:

- Ayes: Greenberg, Weber, Casserly, Simone, Blair
- Nays: None
- Absent: Razzoli, Walker
- 5 Ayes 0 Nays 2 Absent

Mrs. Smith said that is all that she has to report.

A motion to accept Mrs. Smith’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.

Bills & Claims: Dr. Greenberg said that the Bills and Claims for this month are for a total of \$6,002,149.42.

A motion to approve the Bills and Claims in the amount of \$6,002,149.42 was made by Mr. Casserly and seconded by Mr. Blair.

Dr. Greenberg said it was a large amount this month.

Mrs. Smith said it was higher because of the Disbrow Road Water Storage Tank and the MCUA payment.

The roll call vote was as follows:

Ayes:	Greenberg, Weber, Casserly, Simone, Blair		
Nays:	None		
Absent:	Razzoli, Walker		
5 Ayes	0 Nays	2 Absent	

Legal Report: Mitchell B. Jacobs, Esq.

143 Ticetown Road Property – Resolution Authorizing the Adjusted Cost of Purchasing the Property at 143 Ticetown Road as determined by the Court through the Condemnation Procedure

Attorney Jacobs said that there is one item that he wanted to discuss. 143Ticetown Road is a property that we are currently in a condemnation proceeding. He said that the process is that certain appraisals are done along the way. There was a Hearing by a Condemnation Commission, and it was determined that the value of the property was about \$60,000 more than the original appraisal that was done awhile ago. Attorney Jacobs said that they are requesting that another \$60,000 be deposited with the Court to make a total purchase price of \$1,540,000 which is the amount that the Commissioners determined the Fair Market Value to be. He said that this is through the Administrative Process. He said that they have filed an

appeal which will require them to go out and get an appraisal so the \$1,540,000 might not be the ultimate purchase price.

Mr. Roy said that there is a cost that will offset the value of the property which is the cost to clean up contamination on the site. We hired CME Associates to do a study, and they put together a cost estimate which we will be submitting to the Court as an offsetting cost to us.

Dr. Greenberg asked if the cleanup cost includes tearing down the house and getting the cars off the property.

Mr. Roy said yes. There are fifteen areas of concern, and it includes the house.

Attorney Jacobs said that when we got our appraisal none of those factors were included, so we have the ability to present those costs to the Superior Court that these conditions make the property worth less money than originally set. He said that the property owners have the right to get an appraisal for their side to see if the property is worth more than \$1,540,000, and an environmental person if they want to say that the cleanup work is less than we estimate. It is all part of the process, but the Commissioners said that based on their current information the property is worth \$1,540,000 and we did not deposit that total amount into Court originally because we did not have to, so now we have to submit another \$60,000.

Mr. Jacobs said that a resolution is needed to authorize the adjusted cost of purchasing the property at 143 Ticetown Road as determined through the Court through the Condemnation Procedure by depositing an additional \$60,000 to the Court.

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

The roll call vote was as follows:

Ayes: Greenberg, Weber, Casserly, Simone, Blair

Nays: None

Absent: Razzoli, Walker

5 Ayes 0 Nays 2 Absent

Old Business: None

New Business: None

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

Seeing no hands, he closed the public portion.

Executive Session: There was no Executive Session.

Attorney Jacobs said that next month, he will have a discussion in Executive Session on legal matters. He said that he had nothing for this month.

Adjournment: Dr. Greenberg made a motion to adjourn. It was seconded by Mr. Casserly.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

The meeting was adjourned at 11:29 a.m.

Respectfully submitted,



Edward Casserly, Secretary