OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY
REGULAR MEETING
AUGUST 20, 2025

Call to Order: The Regular Meeting of August 20, 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
Frank Weber, Vice Chairman (arrived 11:06 am)
Mark Razzoli, Commissioner (arrived 11:05 am)
Bruce Walker, Commissioner
Edward Casserly, Secretary
Perry Simone, Commissioner

Absent:

Anita Greenberg, Treasurer

Also Present:

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

Previous Minutes: **Regular Meeting – May 21, 2025**

A motion to approve the Regular Meeting Minutes of May 21, 2025, was made by Mr. Casserly and seconded by Mr. Simone.

Mr. Walker said that he was not present for the meeting and has to abstain.

The voice vote was as follows:

All Commissioners present were in favor.

No Commissioners present were opposed.

Mr. Walker abstained since he was not present for meeting.

Mr. Weber and Mr. Razzoli both arrived after the vote took place.

Regular Meeting – June 18, 2025

A motion to approve the Regular Meeting Minutes of June 18, 2025 was made by Mr. Casserly and seconded by Mr. Walker.

The voice vote was as follows:

All Commissioners present were in favor.

No Commissioners present were opposed.

Mr. Walker abstained since he was not present for meeting.

Mr. Weber and Mr. Razzoli both arrived after the vote took place.

Chairman's Report: James Blair, Chairman

Chairman Blair said he does not have a report at this time.

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

Mr. Roy said that his first item to discuss in not in his report.

Mr. Roy said that it has to do with the Boil Water Advisory that we have in place right now. He said that there was a water main break on Monday, and he sent out a copy of the Boil Water Advisory that we had to issue to all the Commissioners. He said that we were not able to restrict the area to what we knew was the problem area due to low pressure because we couldn't convince the DEP of the limits. Mr. Roy said that after four hours of waiting for the DEP to answer us about restricting the area, we issued it Township wide instead. He said that it should be lifted in two days.

Mr. Roy said that actually, we just heard from the lab, and the water samples were all clean and we can lift the Boil Water Advisory.

Mr. Roy asked Joe Korman to notify social media that the Boil Water Advisory is lifted.

Mr. Roy said that it was a major water main break on Rt. 516 on Monday, but it was a routine break. It's the type of thing that we have been fixing for years. We find where the break is, isolate it, repair it, flush the hydrants, and everything is fine. Mr. Roy said that these new DEP regulations make us issue Boil Water Advisories. He said that it is a requirement these days.

Chairman Blair asked if the Disbrow Road Water Storage Tank was in operation would we have had the Boil Water Advisory?

Mr. Roy said the water tank would have most likely sustained the pressures, especially in the area near the tank. He said that the Cheesequake Village area would not have lost water pressure. He said that the location of where this break happened was the major feed from Rt. 516 over into the Cheesequake area, which right now does not have an operating water storage tank.

He said that the pump that supplies this area constantly cycles on and off to provide water to this area to sustain the pressures. Mr. Roy said that a tank operates in a different way where we do not have that continuous pump cycle. A pump fills the tank up, and then it drains out by gravity. In the summer we might have to pump more water into the tank, but in the off season we can practically fill it up at night and use it during the day. With a Disbrow Road WST, we won't have the constant pump cycles, and if the pump is cut off from the tank, we have a million gallons of water there ready to put out fires and keep the pressures up in that area.

Chairman Blair said that if there was a fire in that area, it would have been a bigger problem.

Mr. Roy said that it would have been difficult if we had a fire during this water main break. However, we had the water turned back on in the Cheesequake area within a few hours of the break and the water was completely turned back on for Society Hill, Yardley Manor and Cedar Ridge and the rest of Morganville Road by 9:00 p.m.

Mr. Razzoli said that if the tank was operational, it would have been a different story.

Mr. Roy said that it would have been a completely different story.

Attorney Jacobs said that for the record Commissioner Razzoli and Commissioner Weber are now present.

Mr. Roy said that we received word from Township Attorney Mark Rosseli that he is instructing the Township Business Administrator to tell Code Enforcement to issue our Building Permit for the Water Storage Tank without paying any fees.

Mr. Roy said that last week we figured that we could offer the Township a Hold Harmless Agreement which is why it is on the agenda and tell them that we will take the fight ourselves to the DCA, and not stick them with the bill. So, if we have to pay the fee to the DCA, we will pay it. We just need the Township Code Enforcement office to issue our building permit.

Mr. Roy said that we do not need this hold harmless agreement now. It was resolved by someone at the DCA, Chris Ferrara, and thanks to Ed Traina, CME, for speaking with him and by us having the Township Attorney Mark Rosseli call and speak directly with him, it was straightened out that the Old Bridge MUA does not pay any fees for building permits.

Mr. Roy said that we won the battle, and that is the good news.

Mr. Weber asked how many refunds we can get for the money that we already paid

Mr. Roy said that is a discussion for another day.

Mr. Roy said that the Rt. 34 Sewage Pump Station and Force Main replacement project which involves the directional drilling of a replacement 14" HDPE force main pipe across the ravine from the Rt. 34 Sewage Pump Station to Balmoral Court, as well as the upgrade of the pumping equipment is currently underway with one contractor, JVS Contractors. This work will expand the design capacity of the Rt. 34 Sewage Pump Station to accommodate the demands from the future development withing the pump station's drainage basin. He said it was awarded at the last meeting.

Mr. Roy said that as previously reported, additional work is now needed with the Laurence Harbor Water Services Replacement project on Woodbine Avenue to eliminate a newly found 4" galvanized water line. That work is now underway. A change order may be necessary to complete this work. Mr. Roy said this project has not been closed out yet.

Annual Contract for the Furnishing and Delivery of Bagged Lime Chemical for the Water Division, Contract No. W25-241

Mr. Roy said we need to advertise a goods and services contract for public bids to purchase bagged lime chemical for water treatment of our groundwater. The lime neutralizes the low pH levels of the groundwater to allow for the removal of iron compounds. This current contract will expire at the end of October and has already been extended for an additional two years and can no longer be extended. We are now required by law to advertise public bids to solicit a new annual contract, and we need a resolution to authorize this advertisement from the Board of Commissioners

We intend to prepare the Contract Documents in-house and submit them to Mr. Jacobs's office for his review and approval to have a bid opening date scheduled for presentation to the Commissioners to award this goods and services contract at a future Board Meeting.

Chairman Blair sent a motion is needed to Purchase Bagged Lime Chemical for the Water Division as per Mr. Roy's recommendation.

A motion to adopt a Resolution to Advertise a Goods and Service Annual Contract for Public Bids to Purchase Bagged Lime Chemical for the Water Division was made by Mr. Walker and seconded by Mr. Casserly.

There was no discussion.

The roll call vote was as follows:

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

Annual Contract for the Furnishing and Delivery of DelPAC Chemical for the Water Division, Contract No. W25-242

Mr. Roy said we need to advertise a goods and services contract for Public Bids to purchase DELPAC 2000 chemical for water treatment. The DELPAC chemical coagulates the iron particles to allow them to settle out in our clarifier tank and be removed. This current contract will expire at the end of July and has already been extended for an additional two years and can no longer be extended. We are now required by law to advertise public bids to solicit a new annual contract, and we need a resolution to authorize this advertisement from the Board of Commissioners

We intend to prepare the Contract Documents in-house and submit them to Mr. Jacobs's office for his review and approval to have a bid opening date scheduled for presentation to the Commissioners to award this goods and services contract at a future Board Meeting.

Chairman Blair asked for a motion to for Authorization to Advertise a Goods and Service Annual Contract for Public Bids to Purchase DELPAC 2000 Chemical for the Water Division as recommended by Mr. Roy.

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

There was no discussion.

The roll call vote was as follows:

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

New Grinder at Oakwoode Sewage Pump Station

Mr. Roy said that the existing sewage grinder at the Oakwoode Sewage Pump Station needs to be replaced as it is over seven (7) years old and has been found upon inspection to be worn down and allowing debris to pass through to the pumps.. The grinder protects the pumps from clogging by reducing large objects and cloth from entering the pump housing. The grinders within the Authority's Sewage Collection System are inspected, cleaned, and maintained at least every six (6) months. The new grinder will be installed with in-house labor, and the equipment costs $62,831.21.

There are grinders that are manufactured by Franklin Miller and supplied by Pumping Services, Inc. (PSI) of Middlesex NJ that would suit the Authority's needs. PSI has a contract with the North Jersey Wastewater Cooperative Purchasing (NJWWCP) cooperative that provides a 5% price discount. The Authority has previously joined and purchased through the NJWWCP which is managed by the Passaic Valley Sewerage Authority (PVSC).

Mr. Roy said that PSI's price quotes #040424 dated June 10, 2025, to supply Franklin Miller grinder equipment along with the appurtenances to be used for the Oakwoode Sewage Pump Station under their NJWWCP Cooperative Contract #B364-2 in the amount of $62,831.21. This purchase will be funded from budget line item #11-103-8151 which still has sufficient funds available.

Mr. Roy recommended that the Authority authorize the purchase of a Franklin Miller Titan Twin Shaft Grinders along with the associated motor, drive and accessories from Pumping Services, Inc. of Middlesex, NJ in accordance with their price quote #040424 dated June 10, 2025, in the amount of $62,831.21 under the NJWWCP Cooperative Contract #B364-2subject to attorney review.

Chairman Blair said a motion is needed to Purchase a New Grinder for the Oakwood Sanitary Sewer Pump Station from a New Jersey Cooperative as recommended by Mr. Roy.

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

There was no discussion.

The roll call vote was as follows:

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

<u>New Jersey League of Municipalities Trade Show Conference</u>

Mr. Roy said that the annual New Jersey League of Municipalities tradeshow conference is scheduled for November 18th, 19th, and 20th. 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 municipal utility industry. We have been advised that rooms are being booked early this year, and we will also not have the luxury of cancelling rooms last minute this year. Therefore, please advise Ronnie as soon as possible if you wish the Authority to reserve a room for you at this conference.

Previous Township General Development Approvals

Mr. Roy said that his next item is in response to what Frank Weber requested regarding the general development approval of Woodhaven.

Mr. Roy said that he has a list attached to his report of the Woodhaven Developments that have been built out over the last twenty years. Each site plan was given Township approval one at a time, however, each site plan was following an overall General Development Plan (GDP) that has been in place for several decades. Based upon the number of water meters installed to date, the overall Woodhaven Development is approximately sixty percent (60%) built out.

Mr. Roy asked if this analysis answers Mr. Weber's question. Mr. Weber said yes.

Mr. Roy said it is all based on what was approved back in the 1990's.

Mr. Weber said the GDP was originally approved in 1979.

DEP Operator's License

Congratulations to Michael Franklin and Nicholas Klammer of the Sewer Division who have both passed their C-2 NJDEP Operator's License Exam.

Mr. Roy said let them know we congratulated them at the meeting.

Old Bridge Day

On Saturday, September 20th, the Township will celebrate OLDBRIDGE DAY. The Authority will again have a presence at the event. We encourage everyone to come out and enjoy the day, view our creative displays, and receive educational materials.

Mr. Roy said the Commissioners will be welcome to be there.

A motion was made by Mr. Razzoli to accept Mr. Roy's Executive Director's Report.

The motion was 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.

REPORT UPON DEVELOPER'S APPLICATIONS FOR APPROVAL

SEGME JBN Retail/SEGME Property, LLC
W25-731-, Tentative Water – 65 Domestic + 1 Fire = 66 EDCU's
Mr. Roy said that this applicant's project is located on the former Cheesequake Farms property, fronting the East side of Rt. 9.

It consists of the construction of 1", 2", 3" and 6" water services and fire hydrants to service five buildings that includes a QuickChek, McDonalds, Office, Car Wash, and a Toyota Dealership by connecting into a proposed on-site 12" water main constructed for Building #9.

Mr. Roy said that he recommends that they receive Tentative Water Approval subject to the four (4) conditions in his Engineer's Report.

SEGME JBN Retail/SEGME JBN Property, LLC
S25-611, Tentative Sewer – 65 EDCU'S
Mr. Roy said that he also recommends that this applicant receives Tentative Sewer Approval subject to the four (4) conditions in his Engineer's Report.

Attorney Jacobs said the first resolution is for Tentative Water Approval for Application W25-731, subject to the four (4) conditions in Mr. Roy's August 15, 2025, Report.

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

There was no discussion.

The roll call vote was as follows:

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

Attorney Jacobs said that the second resolution is for Tentative Sewer Approval for Application S25-611, Tentative Sewer – 65 EDCU's subject to the four (4) conditions set forth in Mr. Roy's August 15, 2025, Report.

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

There was no discussion.

The roll call vote was as follows:

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

OTHER ENGINEERING REPORTS

Vision Old Bridge III, LLC (aka Vision Stream – Old Matawan Road), Application Nos. W20-692 and S20-544
Release of Water & Sanitary Sewer Performance Guarantees
Mr. Roy said that this applicant's project is located on Old Matawan Road, 300 feet west of Kearney Avenue., on the site of the Old School/Office Building and also fronts Rt. 18. It consists of the installation of a six inch and eight inch DIP water main connecting into the existing water main between Rt. 18 and Old Matawan Road, and the installation of a six inch PVC sanitary lateral connecting into the existing sewer main in Old Matawan Road to provide water service to an on-site fire hydrant and both water and sewer service to a new 8,460 SF 4-story building with 32 assisted living units and 16 one-bedroom studio apartment units.

Mr. Roy said that all the water and sewer utility construction work is complete and is all going to remain privately owned.

Mr. Roy said that he recommends that we conditionally release the Water Performance Guarantee conditioned upon all the constructed water mains, fire hydrant and water service lines to remain privately owned and not maintained by the Authority.

Mr. Roy said that he also recommends conditional release of the Sewer Performance Guarantee conditioned upon the constructed sanitary sewer lateral to remain privately owned and not maintained by the Authority.

Chairman Blair asked for a motion and a second for a resolution for release of the Water Performance Guarantee for Vision Old Bridge III, LLC (aka Vision Stream – Old Matawan Road) Application No. W20-692 per Mr. Roy's recommendations.

Attorney Jacobs said that this is a conditional release of the Water Performance Guarantee.

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

There was no discussion.

The roll call vote was as follows:

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

Chairman Blair asked for a motion and a second for a resolution for release of the Sewer Performance Guarantee for Vision Old Bridge LLC (aka Vision Stream – Old Matawan Road) Application No. S20-544 per Mr. Roy's recommendations.

Attorney Jacobs said that this is also a conditional release of the Sewer Performance Guarantee.

A motion was made by Frank Weber and seconded by Bruce Walker.

There was no discussion.

The roll call vote was as follows:

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

<u>Steinhardt Avenue Area Sanitary Sewer Sectional Replacement, Contract S25-238 Award Contract</u>

Mr. Roy said that this contract is for the sewer repairs in the Steinhardt and Shirley Boulevard areas. He said that this project started off with an attempt to reline the sewer but because of our CCTV inspection, it showed that there were so many dips in the pipe, we weren't going to benefit by lining it because we would still have a maintenance problem with all of these dips in the pipe that would have still been areas of sediment settlement.

Mr. Roy said that we received bids and there were five bidders. The lowest bidder was below the Engineer's Estimate. He said that the project came in on budget.

Mr. Roy said that R3M recommends that we award this contract to Grade Construction.

Mr. Roy asked Greg Brady R3M if he had anything to add.

Mr. Brady said that he recommends awarding the contract to Grade Construction.

Mr. Roy said that the recommendation is to award this contract, S25-238, to Grade Construction, the low bidder for this contract subject to Attorney review.

Chairman Blair asked for a motion and a second for the resolution for Steinhardt Avenue Area Sanitary Sewer Sectional Replacement, Contract S25-238 to Grade Construction as per Mr. Roy's recommendation.

A motion was made by Frank Weber and seconded by Bruce Walker.

There was no discussion.

The roll call vote was as follows:

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

Absent:	Greenberg	
5 Ayes	0 Nays	1 Absent

Mr. Roy said that concludes his reports.

A motion to accept Mr. Roy's Engineering Reports was made by Mr. Razzoli 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 said that his report has been submitted and asked if anyone had any questions.

There were none.

A motion to accept Mr. Tier's Superintendent's Report was made by Mr. Razzoli 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 his report has been submitted and asked if anyone had any questions.

There were none.

A motion to accept Mr. Totten's Superintendent's Report was made by Mr. Casserly and seconded by Chairman 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 his report has been submitted and asked if anyone had any questions.

There were none.

A motion to accept Mr. Gillins' Report was made by Mr. Razzoli and seconded by Mr. Walker.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Financial Report: Michelle Smith, Comptroller

Adopting a One-Time Leak Adjustment Policy

Mrs. Smith said that she had one request for a resolution in her report regarding the adoption of a one-time leak adjustment policy. She said that this policy allows us at our discretion to provide a one-time billing adjustment for customers who experience a significant water leak. Mrs. Smith said that while the customer will still be responsible for the full volume of the water being used, the adjustment applies a lower tiered rate based on their historical usage. She said that our rate structure follows a tiered stepladder system, so the more water a customer uses the higher rate they pay. Mrs. Smith said this was designed to encourage water conservation not to penalize customers for unforeseen leaks. With this policy, the customer is still billed for the usage, but at a reduced rate, offering some relief in the event of a substantial leak. This adjustment is limited to one occurrence per property owner per service address.

A motion for a resolution adopting a one-time leak adjustment policy was made by Mr. Razzoli and seconded by Mr. Casserly.

There was no discussion.

The roll call vote was as follows:

Ayes: Razzoli, Walker, Weber, Casserly, Blair

Nays: None

Absent:	Greenberg	
5 Ayes	0 Nays	1 Absent

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

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Bills & Claims: Assistant Treasurer Mr. Simone said the Bills and Claims are for a total of $1,587,313.20.

A motion to approve the Bills and Claims in the amount of $1,587,313.20 was made by Mr. Razzoli and seconded by Mr. Casserly.

The roll call was as follows:

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

Legal Report: Mitchell B. Jacobs, Esq.

Attorney Jacobs said he does not have a report.

Old Business: There was no Old Business.

New Business: There was no New Business.

Open to Public: Chairman Blair opened the meeting to the public at 11:28 a.m.

Chairman Blair said it is limited to a Maximum Period of Three Minutes per Person.

There was no public wishing to speak.

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

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Chairman Blair closed the public portion.

Executive Session: Attorney Jacobs said there is no Executive Session.

Adjournment: A motion to adjourn the meeting was made by Mr. Razzoli 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 11:30 a.m.

Respectfully submitted,

Edward Casserly, Secretary