

OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY

RESOLUTION NO. M-21-26

ADMINISTRATION

RESOLUTION

**WHEREAS**, professional safety and health training that covers PEOSHA, PEOSH, OSHA, NJDEP, NJDOH and RTK regulations is an annual mandatory requirement; and

**WHEREAS**, by previous resolution, Skyline Environmental, Inc. was appointed Training Specialist for the Old Bridge Municipal Utilities Authority; and

**WHEREAS**, Skyline Environmental, Inc. submitted a proposal in the amount of \$79,770.00 for professional services to provide the mandatory safety training, which is the same cost as the prior year; and

**WHEREAS**, funds are or will be available for this purpose; and

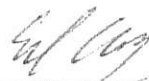
**WHEREAS**, the Executive Director recommended that the Board authorize the training as set forth in his correspondence dated April 9, 2026; and

**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of the Old Bridge Municipal Utilities Authority that the aforesaid recitals are incorporated herein as though fully set forth at length;

**BE IT FURTHER RESOLVED** by the Commissioners of the Old Bridge Municipal Utilities Authority that Skyline Environmental, Inc. be and the same is hereby authorized to proceed with the above-described safety and health training in accordance with their March 23, 2026 proposal and the Training Specialist Contract dated February 4, 2026;

**BE IT FURTHER RESOLVED** that this resolution ratifies action taken by the Authority on April 15, 2026;

**BE IT FURTHER RESOLVED** that certified true copies of this resolution be forwarded to Michael Roy, Executive Director/Authority Engineer, Michelle Smith, Comptroller and Skyline Environmental, Inc.



Edward Casserly, Secretary

Motion by: Frank Weber  
Second by: Anita Greenberg  
Ayes: Greenberg, Razzoli, Walker, Weber, Blair  
Nays: None  
Absent: None  
Dated: April 15, 2026  
OBMUA2755.RES

OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY

RESOLUTION NO. M-22-26

WATER DIVISION

RESOLUTION

**WHEREAS**, by previous resolution, CME Associates was authorized to perform Engineer Design Services for the installation of two (2) test wells at the Ticetown Road Water Treatment Plant and Engineering Services During Construction for the Test Wells Contract; and

**WHEREAS**, there were several issues that prevented the I-BANK and the NJDEP from issuing an Authorization to Advertise the Contract and the previous authorization, in the amount of \$246,828.00, was not utilized by CME Associates;

**WHEREAS**, the NJDEP is requesting separation of the Test Well Contract from the I-BANK application, with the Authority financing the project through other funds or bonds; and

**WHEREAS**, the Executive Director is recommending a contract, Ticetown Road Water Treatment Plant Phase I – Test Wells, Project No. 1209002-015, be advertised for public bids; and

**WHEREAS**, the Executive Director is recommending authorization for CME Associates to proceed with Engineering Services During Construction and Bid Phase of this Contract;

**WHEREAS**, CME Associates has submitted a proposal in the amount of \$297,392.00 for Engineering Services during construction and the bid phase of this project; and

**WHEREAS**, existing funds are available for this purpose; and

**NOW, THEREFORE, BE IT RESOLVED** that the aforesaid recitals are incorporated herein as though fully set forth at length;

**BE IT FURTHER RESOLVED** by the Commissioners of the Old Bridge Municipal Utilities Authority that the Executive Director is hereby authorized to advertise for public bids for this project; and

**BE IT FURTHER RESOLVED** by the Commissioners of the Old Bridge Municipal Utilities Authority that CME Associates be and the same is hereby authorized to proceed with engineering services as described above in accordance with their

proposal dated April 2, 2026, and their Consulting Engineer Contract dated February 4, 2026;

**BE IT FURTHER RESOLVED** that this resolution ratifies action taken by the Authority at its meeting of April 15, 2026;

**BE IT FURTHER RESOLVED** certified true copies of this resolution be forwarded to Michael Roy, Executive Director/Staff Engineer, Michelle Smith, Comptroller, and CME Associates.



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Edward Casserly, Secretary

Motion by: Bruce Walker  
Second by: Anita Greenberg  
Ayes: Greenberg, Razzoli, Walker, Weber, Blair  
Nays: None  
Absent: None  
Dated: April 15, 2026  
OBMUA2763.RES

OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY

RESOLUTION NO. M-23-26

WATER DIVISION

RESOLUTION

**WHEREAS**, the Old Bridge Municipal Utilities Authority has a need to purchase a Programmable Logic Controller (PLC) for the Route 516 Booster Station. The existing PLC is over ten years old and has become obsolete; and

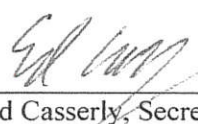
**WHEREAS**, there are funds in the budget to cover the cost of the purchase and a new, modern PLC with PRIMEX SCADA Integration software is available from Pumping Services, Inc., who submitted a quote in the amount of \$40,472.20, which includes the North Jersey Wastewater Cooperative Pricing System (NJWCPS) discount under Contract No. B454-8; and

**NOW, THEREFORE, BE IT RESOLVED** that the aforesaid recitals are incorporated herein as though fully set forth at length;

**BE IT FURTHER RESOLVED** by the Commissioners of the Old Bridge Municipal Utilities Authority ("OBMUA") that the Executive Director be and the same is hereby authorized to execute a contract for the purchase of a new PLC with PRIMEX SCADA Integration software at a cost of \$40,472.20, under Contract No. B454-8, from Pumping Services, Inc. of Middlesex, New Jersey in accordance with their NJWCPS contract;

**BE IT FURTHER RESOLVED** that this resolution ratifies action taken by the Authority on April 15, 2026;

**BE IT FURTHER RESOLVED** that certified true copies of this resolution be forwarded to Michael Roy, Executive Director/Staff Engineer, Michelle Smith, Comptroller and Pumping Services, Inc.

  
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Edward Casserly, Secretary

Motion by: James Blair  
Second by: Bruce Walker  
Ayes: Greenberg, Razzoli, Walker, Weber, Blair  
Nays: None  
Absent: None  
Dated: April 15, 2026  
OBMUA2764.RES

**OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY**

**RESOLUTION NO: M-24-26**

**ADMINISTRATION**

**Resolution to Renew Dental Insurance Policy with Delta Dental**

**WHEREAS**, the Authority currently maintains dental coverage through Delta Dental;  
and

**WHEREAS**, Delta Dental has offered to renew the aforementioned insurance policy for a two-year term beginning May 1, 2026, through April 30, 2028, with no increase in premium rates; and

**WHEREAS**, Volk Insurance, the Authority's Insurance Agent, has reviewed the proposed renewal terms and finds them to be favorable and in the best interest of the Authority and its employees;

**NOW, THEREFORE, BE IT RESOLVED**, that the Commissioners hereby approve the renewal of the Authority's Dental Insurance policies with Delta Dental for a term of two (2) years, effective May 1, 2026, through April 30, 2028, at a zero percent (0%) premium increase over current rates;

**FURTHER RESOLVED**, that Michelle Smith, Comptroller, is hereby authorized and directed to execute the renewal agreement and any related documents necessary to implement this action on behalf of the Authority;

**BE IT FURTHER RESOLVED**, that this resolution ratifies action taken by the Authority on April 15, 2026;

**BE IT FURTHER RESOLVED**, that certified copies of this resolution be forwarded to Michael Roy, Executive Director; Michelle Smith, Comptroller; Volk Insurance and Delta Dental.



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Edward Casserly, Secretary

Motion: Anita Greenberg  
Second: James Blair  
Ayes: Greenberg, Razzoli, Walker, Weber, Blair  
Nays: None  
Absent: None  
Dated: April 15, 2026

OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY

RESOLUTION NO. D-5-26

WATER DIVISION

RESOLUTION

**WHEREAS**, Vision Old Bridge IV Urban Renewal, LLC has applied to the Old Bridge Municipal Utilities Authority for Preliminary Approval in connection with its Water Application No. W23-718 known as The Villas at Moerls Corner located between Route 9 and Marlboro Road on the eastbound side of Texas Road, north of Madison Crossing at Birch Hill; and

**WHEREAS**, the Applicant proposes construction of approximately 1,775 LF of six-inch (6") and eight-inch (8") DIP connecting into the existing water main in Hernandez Court and McGuire Court to provide water service to on-site fire hydrants, two (2) apartment buildings and a clubhouse with a pool, totaling 44,833 SF; and

**WHEREAS**, the Engineer has reviewed the project and the reports submitted, and has recommended Preliminary Approval in accordance with his report dated April 10, 2026; and

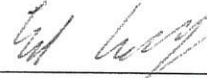
**NOW, THEREFORE, BE IT RESOLVED** that the aforesaid recitals are incorporated herein as though fully set forth at length;

**BE IT FURTHER RESOLVED** by the Commissioners of the Old Bridge Municipal Utilities Authority ("OBMUA") that the Application for Preliminary Approval in connection with Water Application No. W23-718, known as The Villas at Moerls Corner be and the same is hereby granted subject to the following conditions:

- (1) The Applicant shall pay all applicable fees.
- (2) All comments in the Engineer's report dated April 10, 2026, shall be addressed with the Tentative Water Application.
- (3) Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.
- (4) This Preliminary Water Approval shall expire one (1) year from the date of this resolution or as otherwise extended by law.

**BE IT FURTHER RESOLVED** this resolution ratifies action taken by the Authority on April 15, 2026;

**BE IT FURTHER RESOLVED** certified true copies of this resolution be forwarded to Michael Roy, Executive Director/Staff Engineer, Michelle Smith, Comptroller, and the Applicant.



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Edward Casserly, Secretary

Motion by: Edward Casserly  
Second by: Frank Weber  
Ayes: Greenberg, Razzolli, Walker, Weber, Blair  
Nays: None  
Absent: None  
Dated: April 15, 2026  
OBMUA2756.RES

OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY

RESOLUTION NO. D-6-26

SEWER DIVISION

RESOLUTION

**WHEREAS**, Vision Old Bridge IV Urban Renewal, LLC has applied to the Old Bridge Municipal Utilities Authority for Preliminary Approval in connection with its Sewer Application No. S23-602 known as The Villas at Moerls Corner located between Route 9 and Marlboro Road on the eastbound side of Texas Road, north of Madison Crossing at Birch Hill; and

**WHEREAS**, the Applicant proposes construction of six-inch (6") PVC sanitary laterals connecting into the existing eight-inch (8") Crossroads Trunk Sewer within the sewer easement that runs through the site to provide sewer service to two (2) apartment buildings and a clubhouse with a pool, totaling 44,833 SF; and

**WHEREAS**, the Engineer has reviewed the project and the reports submitted, and has recommended Preliminary Approval in accordance with his report dated April 10, 2026; and


**NOW, THEREFORE, BE IT RESOLVED** that the aforesaid recitals are incorporated herein as though fully set forth at length;

**BE IT FURTHER RESOLVED** by the Commissioners of the Old Bridge Municipal Utilities Authority ("OBMUA") that the Application for Preliminary Approval in connection with Sewer Application No. S23-602, known as The Villas at Moerls Corner be and the same is hereby granted subject to the following conditions:

- (1) The Applicant shall pay all applicable fees.
- (2) All comments in the Engineer's report dated April 10, 2026, shall be addressed with the Tentative Sewer Application.
- (3) Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.
- (4) This Preliminary Sewer Approval shall expire one (1) year from the date of this resolution or as otherwise extended by law.

**BE IT FURTHER RESOLVED** this resolution ratifies action taken by the Authority on April 15, 2026;

**BE IT FURTHER RESOLVED** certified true copies of this resolution be forwarded to Michael Roy, Executive Director/Staff Engineer, Michelle Smith, Comptroller and The Applicant.

  
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Edward Casserly, Secretary

Motion by: Bruce Walker  
Second by: Edward Casserly  
Ayes: Greenberg, Razzoli, Walker, Weber, Blair  
Nays: None  
Absent: None  
Dated: April 15, 2026  
OBMUA2757.RES

OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY

RESOLUTION NO. D-7-26

SEWER DIVISION

RESOLUTION

**WHEREAS**, HB Warehousing, LLC has applied to the Old Bridge Municipal Utilities Authority for Preliminary Approval in connection with its Sewer Application No. S24-607 known as HB Warehouse located on Old Water Works Road, behind the former BASF Industrial Facility; and

**WHEREAS**, the Applicant proposes construction of approximately 700 LF of on-site eight-inch (8") PVC to service a 518,542 SF warehouse building with 19,286 SF of office space by connecting to the twenty-four-inch (24") RCP sewer; and

**WHEREAS**, the Engineer has reviewed the project and the reports submitted, and has recommended Preliminary Approval in accordance with his report dated April 10, 2026; and

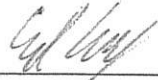
**NOW, THEREFORE, BE IT RESOLVED** that the aforesaid recitals are incorporated herein as though fully set forth at length;

**BE IT FURTHER RESOLVED** by the Commissioners of the Old Bridge Municipal Utilities Authority ("OBMUA") that the Application for Preliminary Approval in connection with Sewer Application No. S24-607, known as HB Warehouse be and the same is hereby granted subject to the following conditions:

- (1) The Applicant shall pay all applicable fees.
- (2) All comments in the Engineer's report dated April 10, 2026, shall be addressed with the Tentative Sewer Application.
- (3) Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.
- (4) This Preliminary Sewer Approval shall expire one (1) year from the date of this resolution or as otherwise extended by law. Submission of a Tentative application shall extend this approval.

**BE IT FURTHER RESOLVED** this resolution ratifies action taken by the Authority on April 15, 2026;

**BE IT FURTHER RESOLVED** certified true copies of this resolution be forwarded to Michael Roy, Executive Director/Staff Engineer, Michelle Smith, Comptroller and The Applicant.



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Edward Casserly, Secretary

Motion by: Frank Weber  
Second by: Bruce Walker  
Ayes: Greenberg, Razzoli, Walker, Weber, Blair  
Nays: None  
Absent: None  
Dated: April 15, 2026  
OBMUA2759.RES

OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY

RESOLUTION NO. D-8-26

WATER DIVISION

RESOLUTION

**WHEREAS**, HB Warehousing, LLC has applied to the Old Bridge Municipal Utilities Authority for Preliminary Approval in connection with its Water Application No. W24-727 known as HB Warehouse located on Old Water Works Road, behind the former BASF Industrial Facility; and

**WHEREAS**, the Applicant proposes construction of approximately 6,500 LF of on-site ten-inch (10") water main with fire hydrants and building fire service lines and approximately 1,200 LF of off-site twelve-inch (12") water main and fire hydrants to service a 518,542 SF warehouse building with 19,286 SF of office space. Water service will be provided to the warehouse by connecting into the existing sixteen-inch (16") water main on Old Water Works Road; and

**WHEREAS**, the Engineer has reviewed the project and the reports submitted, and has recommended Preliminary Approval in accordance with his report dated April 10, 2026; and

**NOW, THEREFORE, BE IT RESOLVED** that the aforesaid recitals are incorporated herein as though fully set forth at length;

**BE IT FURTHER RESOLVED** by the Commissioners of the Old Bridge Municipal Utilities Authority ("OBMUA") that the Application for Preliminary Approval in connection with Water Application No. W24-727, known as HB Warehouse be and the same is hereby granted subject to the following conditions:

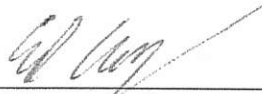
- (1) The Applicant shall pay all applicable fees.
- (2) All comments in the Engineer's report dated April 10, 2026, shall be addressed with the Tentative Water Application.
- (3) The Applicant shall comply in all respects with the conditions in the report received from the Consulting Engineer.

(4) Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.

(5) This Preliminary Water Approval shall expire one (1) year from the date of this resolution or as otherwise extended by law. Submission of a Tentative application shall extend this approval by another year.

**BE IT FURTHER RESOLVED** this resolution ratifies action taken by the Authority on April 15, 2026;

**BE IT FURTHER RESOLVED** certified true copies of this resolution be forwarded to Michael Roy, Executive Director/Staff Engineer, Michelle Smith, Comptroller, and the Applicant.



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Edward Casserly, Secretary

Motion by: Edward Casserly  
Second by: James Blair  
Ayes: Greenberg Razzoli, Walker, Weber, Blair  
Nays: None  
Absent: None  
Dated: April 15, 2026  
OBMUA2758.RES

OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY

RESOLUTION NO. D-9-26

WATER DIVISION

RESOLUTION

**WHEREAS**, SEGME JBN Property, LLC has applied to the Old Bridge Municipal Utilities Authority for Tentative Approval in connection with its Water Application No. W25-735 known as SEGME JBN Property Warehouse Building #8 located on the former Cheesequake Farms property on the northside of Jake Brown Road, East of Route 9; and

**WHEREAS**, the Applicant proposes construction of approximately 4,814 LF of on-site ten-inch (10") PVC C900 water main with fire hydrants and building fire service lines and approximately 3,140 LF of off-site twelve-inch (12") PVC C900 and fire hydrants to service a 646,126 SF warehouse building with 15,152 SF of office space. Water service will be provided to the warehouse by connecting into the existing water mains on Cottrell Road and Jake Brown Road; and

**WHEREAS**, the Engineer has reviewed the project and the reports submitted, and has recommended Tentative Approval in accordance with his report dated April 10, 2026; and

**NOW, THEREFORE, BE IT RESOLVED** that the aforesaid recitals are incorporated herein as though fully set forth at length;

**BE IT FURTHER RESOLVED** by the Commissioners of the Old Bridge Municipal Utilities Authority ("OBMUA") that the Application for Tentative Approval in connection with Water Application No. W25-735, known as SEGME JBN Property Warehouse Building #8 be and the same is hereby granted subject to the following conditions:

- (1) The Applicant shall pay all applicable fees.
- (2) All comments in the Engineer's report dated April 10, 2026, shall be addressed with the Final Water Application.
- (3) The Applicant shall comply in all respects with the conditions in the report received from the Consulting Engineer.

(4) Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.

(5) This Tentative Water Approval shall expire one (1) year from the date of this resolution or as otherwise extended by law. Submission of a Final application shall extend this approval by another year.

**BE IT FURTHER RESOLVED** this resolution ratifies action taken by the Authority on April 15, 2026;

**BE IT FURTHER RESOLVED** certified true copies of this resolution be forwarded to Michael Roy, Executive Director/Staff Engineer, Michelle Smith, Comptroller, and the Applicant.



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Edward Casserly, Secretary

Motion by: James Blair  
Second by: Edward Casserly  
Ayes: Greenberg, Razzoli, Walker, Weber, Blair  
Nays: None  
Absent: None  
Dated: April 15, 2026  
OBMUA2760.RES

OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY

RESOLUTION NO. D-10-26

SEWER DIVISION

RESOLUTION

**WHEREAS**, SEGME JBN Property, LLC has applied to the Old Bridge Municipal Utilities Authority for Tentative Approval in connection with its Sewer Application No. S25-616 known as SEGME JBN Property Warehouse Building #8 located on the former Cheesequake Farms property on the northside of Jake Brown Road, East of Route 9; and

**WHEREAS**, the Applicant proposes construction of approximately 2,440 LF of on-site eight-inch (8") sewer main and on-site sewage pump station to service a 646,126 SF warehouse building with 15,152 SF of office space by connecting to the proposed twelve-inch (12") PVC sewer main extension on the JBN Retail site; and

**WHEREAS**, the Engineer has reviewed the project and the reports submitted, and has recommended Preliminary Approval in accordance with his report dated April 10, 2026; and

**NOW, THEREFORE, BE IT RESOLVED** that the aforesaid recitals are incorporated herein as though fully set forth at length;

**BE IT FURTHER RESOLVED** by the Commissioners of the Old Bridge Municipal Utilities Authority ("OBMUA") that the Application for Tentative Approval in connection with Sewer Application No. S25-616, known as SEGME JBN Property Warehouse Building #8 be and the same is hereby granted subject to the following conditions:

- (1) The Applicant shall pay all applicable fees.
- (2) All comments in the Engineer's report dated April 10, 2026, shall be addressed with the Final Sewer Application.
- (3) Applicant to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.
- (4) This Preliminary Sewer Approval shall expire one (1) year from the date of this resolution or as otherwise extended by law. Submission of a Final application shall extend this approval.

**BE IT FURTHER RESOLVED** this resolution ratifies action taken by the Authority on April 15, 2026;

**BE IT FURTHER RESOLVED** certified true copies of this resolution be forwarded to Michael Roy, Executive Director/Staff Engineer, Michelle Smith, Comptroller and The Applicant.



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Edward Casserly, Secretary

Motion by: Frank Weber  
Second by: Bruce Walker  
Ayes: Greenberg, Razzoli, Walker, Weber, Blair  
Nays: None  
Absent: None  
Dated: April 15, 2026  
OBMUA2761.RES

OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY

RESOLUTION NO. D-11-26

WATER DIVISION

RESOLUTION

**WHEREAS**, BMODD RE4, LLC has applied to the Old Bridge Municipal Utilities Authority for Minor Approval in connection with its Water Application No. W26-738 known as JBN Retail – Toyota Irrigation located on the former Cheesequake Farms Property, fronting the East side of Route 9; and

**WHEREAS**, the Applicant proposes the construction of a lawn irrigation system for the Toyota Dealership building of the JBN Retail development to be serviced by an internal connection branching off the building’s fire water service; and

**WHEREAS**, the Staff Engineer has reviewed the project and the reports submitted, and has recommended Minor Approval in accordance with his report dated April 10, 2026; and

**NOW, THEREFORE, BE IT RESOLVED** that the aforesaid recitals are incorporated herein as though fully set forth at length;

**BE IT FURTHER RESOLVED** by the Commissioners of the Old Bridge Municipal Utilities Authority (“OBMUA”) that the Application for Minor Approval in connection with Water Application No. W26-738 known as JBN Retail – Toyota Irrigation be and the same is hereby granted subject to the following conditions:

(1) Applicant shall pay all applicable fees, including Connection Fees and Water Meter Fees.

(2) All proposed water lines to remain privately owned and maintained by the Applicant.

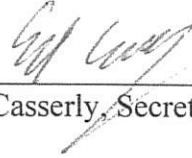
(3) The Applicant shall construct the water improvements in accordance with the Approved Drawings, and permits issued by any Agency having jurisdiction.

(4) The Applicant is to fully comply with the Rules and Regulations of the Authority and any Agency having jurisdiction.

(5) This Minor Water Approval shall expire one (1) year from the date of the resolution or as otherwise extended by law if no construction has taken place within that one (1) year period.

**BE IT FURTHER RESOLVED** this resolution ratifies action taken by the Authority on April 15, 2026;

**BE IT FURTHER RESOLVED** that certified true copies of this resolution be forwarded to Michael Roy, Executive Director/Staff Engineer; Michelle Smith, Comptroller and The Applicant.



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Edward Casserly, Secretary

Motion by: James Blair  
Second by: Anita Greenberg  
Ayes: Greenberg, Razzoli, Walker, Weber, Blair  
Nays: None  
Absent: None  
Dated: April 15, 2026  
OBMUA2762.RES