

**OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY
REGULAR MEETING
FEBRUARY 18, 2026**

Call to Order: The Regular Meeting of February 18, 2026 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
Anita Greenberg, Treasurer
Bruce Walker, Commissioner
Mark Razzoli, Commissioner
Edward Casserly, Secretary – First Alternate
Perry Simone, Commissioner – Second Alternate

Also Present:

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

Previous Minutes: None.

Mr. Razzoli said point of order I want to go on the record to object to Bruce Walker's appointment to this Board. He said it is in violation of the Nepotism Ordinance which clearly states nomination as well as giving someone an employment position. He said I have here an employment classification from our Auditor, who happens to be the Township Auditor. Mr. Razzoli said I want to read this into the record.

"MUA Commissioners in New Jersey should typically be classified as W-2 employees rather than 1099 independent contractors. Because they are public officials exercising governmental control, managing public, tax-exempt entities, and acting within the usual course of municipal business, they fail the strict New Jersey "ABC" test for contractor classification.

Key details regarding this classification:

The ABC Test in New Jersey; Under New Jersey law, to be a 1099 contractor, one must be free from control, perform work outside the employer's usual business, and have an independently established business. MUA Commissioners typically fail these criteria because their work is directed by State Statutes and constitutes part of the municipality's core public services, say NJ.gov and Son Law Firm.

W-2 Status: As public officials, they often receive stipends or compensation, which we do, should be reported via Form W-2, with appropriate tax withholdings.

Misclassifying a public officer as a 1099 contractor can lead to State and IRS penalties for unpaid taxes according to OnPay.”

Mr. Razzoli said this is from Craig R. Johnson, CPA, Partner, HFA.

Mr. Razzoli said I think you should get an opinion from either the Attorney General's Office, the State Comptroller's Office, or the DCA.

He said until that time Bruce Walker should not be allowed to vote.

Mr. Weber said point of order. He said it was explained at the Township Council, this appointment was made by the Council, not by the Mayor.

Dr. Greenberg said also our Attorney made a statement at that meeting, so I would refer to our Township Attorney.

Mr. Razzoli said to follow up on that the Township Attorney was appointed by his wife. It was his opinion, not a ruling. He said the man with the black robe, last time I checked, makes the rulings. Mr. Razzoli said I think we should get an independent ruling from a State Agency, so we are covered. I want to remind everyone here, we are not just about voting, moving business, and going to Atlantic City. It is all about oversight. The fact of the matter is he was given a position in violation of the Nepotism Ordinance. He is an employee, it says it right here. He was nominated. Nominations are covered in the Ordinance. I am on record here, I am covering myself, if anyone comes asking questions, I know I objected to it. I think we should cover ourselves. He is voting on things that can be challenged that he voted on, and as an Authority we should get clarification. It is not hard. If everything is ok, when it comes back from

the AG's Office, the Comptroller's Office or the DCA, but let's just get an independent opinion, a ruling so everybody is covered.

Mr. Razzoli said I want to reiterate Mark Roselli's was an opinion, he doesn't give any rulings.

Chairman Blair said we will look into that.

Chairman's Report: James Blair, Chairman

Chairman Blair said I have nothing at this time.

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

Status of Various Projects

1. The Disbrow Road Elevated Water Storage Tank is in service and electrical power is now on-site. However, we are still currently operating the water levels through a surrogate pressure station on Village Drive until the water level sensor can be connected into our SCADA computer system.

Mr. Roy said it will be done before the high water demands come around.

Mr. Roy said it is full of water and we are operating it from a surrogate location. It is not the way it has been designed, but we will get it there.

2. As previously reported, additional work was needed with the Laurence Harbor Water Service Replacement project on Woodbine Avenue to eliminate a newly found 4" galvanized water line. That work is now complete, and a change order may be necessary to close out this project.

Cured-in-Place (CIP) Sewer Lining in Leone Park Development, Phase 2, Authorize the Service Contract entitled – Leone Park Sanitary Sewer Rehabilitation Phase 2 – to be advertised for Public Bids

The Sewer Division performed a CCTV inspection of the Leone Park Development sewer collection system to determine the condition of those sewer pipes. They have identified sewer runs within the development that are a priority in need of rehabilitation. With the Phase 1 Sewer Relining now completed, we would like to begin Phase 2.

We have prepared the Contract Documents for Public Bids which have been reviewed by Mitch Jacobs. To proceed with this sewer rehabilitation

work, we will need to advertise a service contract for public bids to perform the CIP liner installation within the Leone Park streets. The Contract is entitled - Leone Park Sanitary Sewer Rehabilitation- Phase 2 - The bid results will be presented to the Commissioners to award this construction contract at a future Board Meeting.

Chairman Blair asked for a motion and a second.

A motion to adopt a Resolution to Authorize the Service Contract Entitled – Leone Park Sanitary Sewer Rehabilitation Phase 2 – to be advertised for Public Bids was made by Mr. Weber and seconded by Dr. Greenberg.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Walker, Weber, Blair

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

Purchase of Water Meter Reading Equipment Transponders from Rio Supply through a New Jersey Cooperative.

There is a need to purchase 500 water meter transponders. Transponders are the meter reading equipment used with our meter reading system. Our meter reading system utilizes a radio frequency technology similar to EZ Pass to receive water meter reading to a moving vehicle via an antenna mounted to the top of the vehicle.

These transponders are available from a New Jersey Cooperative. The Authority is aggressively replacing failed meter reading equipment in order to reduce the estimated reads in the billing system. The cost of the meter reading equipment for new construction is reimbursed to the Authority through the water meter application fees.

We have a price quote #20057 from Rio Supply dated February 5, 2026, for five hundred (500) transponders in the amount of \$162.00 per unit, or \$81,000.000, includes a North Jersey Wastewater Cooperative Pricing (NJWWCP) ten percent (10%) discount under Contract No. B445-13.

Mr. Roy recommended that the Authority authorize the purchase of five hundred (500) transponders from Rio Supply of Sicklerville, NJ in the amount of their price quotes #20057 and in accordance with their NJWWCP Cooperative Contract #B445-13.

Chairman Blair asked for a motion and a second for the Purchase of Water Reading Equipment Transponders from a New Jersey Cooperative.

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

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Walker, Weber, Blair

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

New Jersey American Water Works Association (NJAWWA) Trade Show Conference

The annual Drinking Water Trade Show Conference conducted by the New Jersey American Water Works Association is scheduled to begin March 17th through the 19th. Authority employees will be in attendance to gain Continuing Education Credits for their State Operating licensing, 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 drinking water industry. Early registration ends March 1st. If you would like to attend this event, please let Ronnie know so that we can get you registered before the prices go up.

A motion to accept the Executive Director'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.

REPORT ON DEVELOPER'S APPLICATIONS FOR APPROVAL

Segme JBN Property Warehouse Building #8/Segme JBN Property, LLC., W25-735, Preliminary Water – 58 Domestic 1 Fire = 59 EDCU's

Located on the former Cheesequake Farms property on the northside of Jake Brown Road, East of Rt. 9. The Preliminary Water Application consists of the construction of approximately 4,814 LF of on-site 10" PVC C900 water main with fire hydrants and building fire service lines and approximately 3,140 LF of off-site 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 it into the existing water mains on Cottrell Road and Jake Brown Road.

Segme JBN Property Warehouse Building #8/Segme JBN Property, LLC., S25-616, Preliminary Sewer – 58 EDCU's

The Preliminary Sewer Application consists of the construction of approximately 2,440 LF of on-site eight-inch (8") and on-site sewage pump station to service 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.

Mr. Roy said SEGME is in for Preliminary Water and Sewer Approval. He said that he recommends that they be granted their Preliminary Water Approval subject to the five Conditions in his report.

Mr. Roy also said that he recommends that they be granted their Preliminary Sewer Approval subject to the four Conditions in his report.

Mr. Roy said that once this building # 8 is built, there will be over 3.6 million square feet of warehousing that is being built in Old Bridge by Segme.

Mr. Roy said that Building #1 is located at the old Board of Education property, and we have scheduled a pre-construction meeting with their utility contractor on Friday to start that construction process. He also said that Buildings #2, #3, #4 and #5 are on the old Glenwood Golf Course, and they are already built. Building #6 is also build and is located on the

south side of Jake Brown Road. Mr. Roy said that in December we approved Building #9 which is located on Schulmeister Road. He said that the approval tonight is Building #8 which is located on the north side of Jake Brown Road.

Mr. Roy said that Building #7 is intended to be a gun club off White Oak Lane near the Blonder Tongue commercial property.

Attorney Jacobs said that we can take the water application first. He said that a motion is needed for a resolution approving Preliminary Water Approval for W25-735, Segme JBN Property Building #8 – 58 Domestic +1 Fire = 59 EDCU's, subject to the comments and five conditions in Mr. Roy's February 13, 2026, Report.

A motion for a resolution to approve W25-735, Preliminary Water was made by Chairman Blair and seconded by Mr. Walker.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Walker, Weber, Blair

Nays: None

Absent: None

Ayes 0 Nays 0 Absent

Attorney Jacobs said a motion for resolution approving Preliminary Sewer Application for S25-616, Segme JBN Property Building #8 – 58 EDCU's, subject to the comments and the four conditions in Mr. Roy's February 13, 2026, Report.

A motion was made by Mr. Casserly and seconded by Chairman Blair.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Walker, Weber, Blair

Nays: None

Absent: None
5 Ayes 0 Nays 0 Absent

OTHER ENGINEERING REPORTS

Award Old Bridge WTP Clarifier Bearing Replacement, Contract No. W26-245.

Mr. Roy said that the clarifier bearing wore out at Old Bridge Plant. He said we took bids. We have two bidders. The lowest bidder was A.C. Schultes, Inc,

Mr. Roy said that he recommends that A.C. Schultes, Inc. be awarded the Contract for \$56,000, so that they can get this fixed before the summer.

Attorney Jacobs said that a motion for resolution is needed awarding the Old Bridge WTP Clarifier Bearing Replacement, Contract No. W26-245 to A. C. Schultes, Inc. in the amount of \$56,000 in accordance with the recommendations in Mr. Roy's February 9, 2026, Report.

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

The roll call vote was as follows:

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

Authorize the Purchase of a Dump Truck from a National Cooperative for the Water Division.

Mr. Roy said that this issue is for a purchase of a dump truck for the Water Division. He said that the coop that we recommend purchasing from is called SOURCEWELL Cooperative of which we are a member. It is a National Cooperative and said that their Contract No. is 032824-DAI.

Robert H. Hoovers & Sons, Inc. of Flanders, NJ, will be providing the chassis and cab in the amount of \$196,013.14. They will then deliver their portion of the truck to Tony Sanchez, LTD, which will put the body on the chassis. Mr. Roy said that Tony Sanchez also has a contract with SOURCEWELL Cooperative and includes a 34% discount. Robert H. Hoovers & Sons has a 3% discount in the coop.

Mr. Roy said that we are following all the laws in accordance with the State Legislature that passed laws in 2011 and the Department of Community Affairs guidelines in 2012.

Mr. Roy said that he recommends the purchase of this dump truck for \$196,013.14 from SOURCEWELL Cooperative Contract that was awarded to Daimler Trucks North America.

Mr. Roy said that he also recommends that we auction off a 2000 Dump Truck that we are replacing at the same time. Attorney Jacobs said we will do two resolutions.

Attorney Jacobs said the first is a motion for resolution authorizing the Purchase of a Dump Truck from SOURCEWELL Cooperative for the Water Division in the sum of \$196,013.14 in accordance with the recommendation in Mr. Roy's February 11, 2026, report.

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

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Walker, Weber, Blair

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

Attorney Jacobs said that we need a motion for resolution authorizing the Authority to list the existing dump truck for auction on www.gov.deals.com.

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

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Walker, Weber, Blair

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

Authorize Manhole Rehabilitation for Six (6) Manholes from a National Cooperative

Mr. Roy said that we have the need to rehab six manholes. One of them is located on 162 Amboy Road which carries the sewage for from Highview Estates and flows to the Highview Sanitary Sewage Pump Station.

Mr. Roy said that another manhole is located on 6 Cedar Avenue and takes the sewage flow from Central Park and flows to the Central Park Sanitary Sewage Pump Station. He said that there is one manhole on Woodland Avenue through easements that flows from a trunk line to Cheesequake Pump Station and then gravity flows to Laurence Harbor Pump Station.

Mr. Roy said that three manholes are located on Jake Brown Road to Mannino Park through an easement that receives gravity flow from Whispering Pines and Patio Greens and flows sanitary sewage to the Sanitary Trunk Sewer on Rt. 516.

Mr. Roy said that we received a quote from a national cooperative, Houston Galveston Area Cooperative (HGACBuy). Mr. Roy said that we advertised as we should, and the price that we received from them for doing these six manholes is \$84,460.00 (approximately \$14,000 per manhole) to perform this work that is necessary to be done.

Mr. Roy said Vortex Services has previously performed this work for us. He said that he recommends awarding a contract to do these six manholes to Vortex Services under Contract No. TP07-25 in the amount of \$84,460.00 that is described in their price quote.

Attorney Jacobs said that we need a motion for a resolution authorizing the manhole rehabilitation for six manholes from a national cooperative,

Houton Galveston Area Cooperative in the amount of \$84,460.00.

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

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Walker, Weber, Blair

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

Mr. Roy said that completes my report.

A motion to accept 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 said that his report was submitted. He asked if anyone had questions.

There were none.

A motion to accept Mr. Tier's Superintendent's Report was made by Dr. Greenberg and seconded by Mr. Walker.

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 was submitted. He asked if anyone had questions.

There were none.

A motion to accept Mr. Totten's Superintendent's Report was made by Dr. Greenberg and seconded by Mr. Weber.

There was no discussion.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Superintendent's
Report:

Walter E. Gillins, Superintendent – Sewer Division

Mr. Gillins said that his report was submitted. He asked if anyone had questions.

There were none.

A motion to accept Mr. Gillins' Superintendent's Report was made by Dr. Greenberg and seconded by Chairman Blair.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Financial Report: Michelle Smith, Comptroller

**New Requirement for the Publication of Legal Notices
(P.L.2025,c.72)**

Mrs. Smith said that her first item of discussion is about the new law for the Publication of Legal Notices that goes into effect on March 1, 2026.

She said that instead of publishing our legal notices in printed newspapers, we are now only required to put our legal notices on our website and also advertise twice a month in an online news publication to inform the public where our legal notices may be viewed and provide a link to the Secretary of the Central Portal.

Mrs. Smith said that an online news source for this bi-monthly legal notice must meet the eligibility requirements set out in the Local Finance Notice 2026-1 and mycentraljersey.com. She said that attached to her report is a resolution acknowledging the new requirements and designating mycentraljersey.com as the Authority’s official qualifying online news source for the year.

Attorney Jacobs said that a motion is needed for a resolution authorizing the new requirement for the Publication of Legal Notices as the Authority’s online publication.

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

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Walker, Weber, Blair

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

Mrs. Smith said that her remaining items are the Budget Reports. She said that for this month, she adjusted the Expense Projection to reflect Capital Expenditures that are expected or not expected to be completed by the end of the Fiscal Year. She said that as a result, we are now anticipating

utilizing \$1.09 million of the \$1.37 million in budgeted retained earnings for the Water Division and \$0.64 million of the \$9.42 million in budgeted retained earnings for the Sewer Division. Any remaining unspent retained earnings will be incorporated into the next budget due to certain capital projects being deferred to the next fiscal year's budget.

Mrs. Smith said that concludes her 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 Bills & Claims for this month are for a total of \$4,094,629.39.

A motion to approve the Bills & Claims in the amount of \$4,094,629.39 was made by Mr. Walker and seconded by Mr. Casserly.

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Walker, Weber, Blair

Nays: None

Absent: None

5 Ayes 0 Nays 0 Absent

Legal Report: Mitchell B. Jacobs, Esq.

Attorney Jacobs said that he has nothing to report. He said that Michelle presented the resolution on the new requirements for the Publication of Legal Notices.

Attorney Jacobs said that we are going to have to change the announcement to comply with the new requirements.

Old Business:

Mr. Razzoli said that we were supposed to receive a briefing about eyeglasses to increase it for the employees. He said that we never received that. I don't know why it was pulled from the agenda. Mr. Razzoli said that no single individual Commissioner should have that power, so he just wants to let staff know in the future to send everything to the Commissioners before a decision is made.

Mr. Razzoli said that regarding the Commissioners' Health Care Resolution, there is nothing in the resolution that says they are continued to be received with a reappointment. He said that by next meeting, he wants a clarification on that issue. Mr. Razzoli said that we have one Commissioner that was reappointed.

Mr. Razzoli said that Bruce Walker first got on to the Old Bridge MUA while Debbie Walker was on the Council. Mr. Razzoli asked for legal clarification of Mr. Walker's appointment to the Old Bridge MUA when Debbie Walker was on the Council, not as Mayor. He said the we have to deal in facts not fiction.

Dr. Greenberg asked why he didn't bring that issue up five years ago.

Mr. Razzoli said that the resolution should have been explained to us by the Township Attorney. He is paid \$350,000.

Chairman Blair said we should discuss this in Executive Session.

Mr. Razzoli said that he does not need an Executive Session.

Attorney Jacobs said that we can do it in public, but let's keep decorum. He said there is no reason to yell.

Dr. Greenberg said that it has been explained by the Township Attorney that Commissioners are not employees. They use a W2 because it is a tool for accounting purposes. There is no other way to get the information to accounting. She said that it is the same thing with a Council Member or the same when people have jobs at the Board of Education, Mark, and you know that.

Mr. Razzoli said, "so now you are going to attack my wife".

Dr. Greenberg said that you were the one that brought it up.

Mr. Razzoli said, "excuse me I have a right to address this right now". He asked what law his wife violated getting a job.

Mr. Razzoli said that he has nothing to hide, and he did not reappoint Frank Weber to this Authority to receive health benefits. He doesn't bring anything here. He was reappointed to circumvent Chapter 78 for free health benefits. He said that he will address that under New Business.

Attorney Jacobs again said that we should all keep the decorum. There is no reason to raise voices here.

Mr. Razzoli told Mr. Walker that he should not be here.

Mr. Walker said that he is on the Board and that he will have to just put up with it.

Attorney Jacobs said that this Board has always acted with respect to each other, decorum, and everyone acting civilly. Let's keep it that way. He said that there is opportunity for people to bring up issues, to disagree with each other, let's do it in a civil manner.

Attorney Jacobs said to Mark that we will address the issues that you bring up, as you have the right to do as a Commissioner.

Chairman Blair said that we do not need the yelling. We are adults, not a kindergarten class, just do not yell.

Chairman Blair said thank you to Mark for bringing it up, and we will address it.

Chairman Blair asked if there was any more old business?

There was none.

New Business:

Mr. Razzoli said that he wants to amend the resolution so that it stops Health Benefits at the end of Commissioner's terms and bring the resolution up to what he thought was the intent. I do not see where it says reappointments. Put it on the agenda for next meeting.

Attorney Jacobs said that he does not recall what the exact intent was, but we will take a look at the resolution; and he will advise exactly what his interpretation is with respect to it.

Open to Public: Chairman Blair opened the meeting to the public. He said it is limited to a maximum period of three minutes per person. Seeing no public, he closed the public portion.

A motion to close the public portion was made by Chairman Blair and seconded by Mr. Walker.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Executive Session: Chairman Blair said there is no Executive Session.

Adjournment: A motion to adjourn the meeting was made by Chairman Blair and seconded by Mr. Walker.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

The meeting was adjourned at 11:26 a.m.

Respectfully submitted,



Edward Casserly, Secretary