OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY
REGULAR MEETING
APRIL 15, 2026

Call to Order: The Regular Meeting of April 15, 2026, was called to order at 11:10 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 25, 2026, and in the Home News Tribune on January 25, 2026. 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
- Mark Razzoli, Commissioner
- Bruce Walker, 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

Chairman's Report: Chairman Blair said he does not have a report.

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

Status of Various Projects

Mr. Roy said that the Disbrow Road Elevated Water Storage tank is now fully operational with regards to filling and emptying. The SCADA controls have yet to be finalized. The paving restoration is the only remaining work to be done with the Laurence Harbor Water Service Project.

Skyline Environmental, Inc. Annual Safety and Health Professional Services

Mr. Roy said that Skyline environmental, Inc. has given us a proposal for the Authority's Training Specialist for safety training. The cost of the proposal is $79,770.00 which is identical to last year's proposal. Mr. Roy recommends that we authorize this proposal.

Attorney Jacobs said that a motion is needed for a resolution authorizing Skyline Environmental, Inc. in accordance with their March 23, 2026 Proposal for professional services for the sum of $79,770.00.

A motion 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

Annual Consumer Confidence Report

Mr. Roy said that we completed our Annual Consumer Confidence Report (CCR). It will be available to all of the ratepayers. There will be a note on their bill which states how they can see a copy of the CCR on our website. He also said that there will be hard copies in both offices. We also drop off a number of hard copies at the offices of apartments and nursing homes for them to distribute and put it on our website. In it, we identify certain contaminations that we found in the water, but they are all under the level of violation. The CCR also talks about where we get our water from, so it is a little bit instructive as well about our water system.

New Jersey Water Environmental Association (NJWEA) Trade Show Conference

Mr. Roy said that the Annual Wastewater Trade Show Conference is scheduled for May 11th to May 14th. Authority employees will be in attendance to gain Continuing Education Credits for their State Operating

Licensing. The Commissioners are encouraged to attend to become familiar with the issues facing the wastewater industry. If you wish to attend, please let Ronnie know, and she will register you.

DEP Operator's Licenses

Congratulations to Josh Lynne and Anthony Montagna of the Water Division who have passed both their W-4 NJDEP Operator's License, and James Blair, Jr. of the Water Division, who passed his T-2 NJDEP Operator's License.

Mr. Roy said that Mary Giusti used to deliver mail. He said that we are trying to find a part-time employee. The hours we need are two hours in the morning and two hours in the afternoon. He said if the Commissioners have any names to let him know.

A motion to accept Mr. Roy's Executive Director'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.

REPORT UPON DEVELOPER'S APPLICATIONS FOR APPROVAL

The Village at Moerls Corner / Vision Old Bridge IV Urban Renewal, LLC

Mr. Roy said that this application is located between Route 9 and Marlboro Road on the south side of Texas Road, and north of Madison Crossing at Birch Hill. He said that it is for two apartment buildings and a clubhouse with a pool. They are in for Preliminary Approval to see if it is worth it for them to continue with the project.

Mr. Roy said that he recommends Preliminary Water Approval subject to the four conditions in his report.

Attorney Jacobs said that a motion for resolution is needed for The Village at Moerls Corner/Vision Old Bridge IV Urban Renewal for W23-718, Preliminary Water Approval – 70 + 3 Fire + 5 Clubhouse = 78 EDCU's, subject to the comments and the four conditions in Mr. Roy's April 10, 2006, Engineering Report.

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

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 he recommends Preliminary Sewer Approval subject to the four conditions in his Report.

Attorney Jacobs said a motion is needed for The Village at Moerls Corner/Vision Old Bridge IV Urbank Renewal, LLC for S23-602, Preliminary Sewer – 70 + 5 Clubhouse = 75 EDCU's, subject to the comments and the four conditions in Mr. Roy's April 10, 2026, Engineering Report.

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

There was no discussion.

The roll call vote was as follows:

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

Dr. Greenberg said Texas Road is a County Road. Do they have any intention of widening it?

Mr. Roy said that is not a question that he can answer in this meeting. The County has their priorities. He said that their priority was Cottrell Road. He said that the County Planning Board may impose something concerning the road width.

HB Warehouse/HB Warehousing, LLC

Mr. Roy said that HB Warehouse causes some controversy in the township. He said that HB Warehouse, which is accessible from Water Works Road, also butts up against the K.Hovnanian Oaks at Glenwood houses that were built on Aster Circle.

Mr. Roy said that the Authority has a three-step process. Preliminary, Tentative and Final. He said that each one has a purpose. When they submit for Preliminary, we cannot ignore the application. Our response in Preliminary is how are they going to connect up to our water system? Mr. Roy said sometimes they find it is too expensive, and do not want to pursue it.

Mr. Roy said in this case, they have agreed to it.

Mr. Roy said we do not give Tentative Approval until the Township gives Preliminary Approval. He said when the Township gives Final Approval, then we give Final Approval. Mr. Roy said if they never get Township Approval, their Preliminary Approval expires in one year.

Mr. Roy that the MUA is not saying we are in favor of this warehouse by giving Preliminary. We showed them what they have to do to tie into our water and sewer systems. He said that if the application fails at the Township, the Old Bridge MUA approvals expire in one year from the date of the approvals.

Mr. Roy said there five conditions in the Water Approval recommendation, and four conditions in the Sewer Approval recommendation..

Attorney Jacobs said that a motion is needed for a resolution for Application W24-727, Preliminary Water – 37 Domestic + 1 Fire = 38 EDCU'S , HB Warehouse/HB Warehousing, LLC, subject to the comments and five conditions set forth in Mr. Roy's April 10, 2026, Engineering 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, Walker, Weber, Blair	
Nays:	Razzoli	
Absent:	None	
4 Ayes	1 Nay	0 Absent

Attorney Jacobs said that a motion is needed for a resolution for Application S24-607, Preliminary Sewer - 37 EDCU's, HB Warehouse/HB Warehousing, LLC, subject to the comments and four conditions in Mr. Roy's April 10, 2026, Engineering Report.

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

There was no discussion.

The roll call vote was as follows:

Ayes:	Greenberg, Walker, Weber, Blair	
Nays:	Razzoli	
Absent:	None	
4 Ayes	1 Nay	0 Absent

JBN Warehouse Building No. 8 / SEGME JBN PROPERTY, LLC

Mr. Roy said that Building No. 8 of the SEGME warehouse is located just north of Jake Brown Road. It is located on the old Cheesequake Farms Property. He said that the existing warehouse on the southbound side of Jake Brown Road in this area is Building No. 6, which is now fully operational, and being used. He said that Building No. 9 is the one that is proposed on Schulmeister Road.

Mr. Roy said that they already have Preliminary Approval, and are ready to start pursuing their construction permits from the DEP. He said that they have done enough to satisfy Tentative Approvals.

Attorney Jacobs said that a motion is needed for JBN Warehouse Building No. 8 / SEGME JBN Property, LLC Application No. W25-735, Tentative Water – 58 Domestic + 1 Fire = 59 EDCU's subject to the comments and the five conditions in Mr. Roy's April 10, 2026 Engineering Report.

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

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 a motion is needed for JBN Warehouse Building No. 8/SEGME JBN Property, LLC, Application No. S25-616, Tentative Sewer – 58 EDCU's subject to the comments and four conditions in Mr. Roy's April 10, 2026, Engineering Report.

A motion was made by Mr. Weber 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

JBN Retail-Toyota Irrigation / BMODD RE4, LLC

Mr. Roy said that we approved all of the business of JBN retail properties without irrigation. He said that they did not know what each tenant will want with their irrigation, so they will all come in separately. It is a Minor Water Approval for the Toyota dealership. It will require a separate water meter just for irrigation.

Mr. Roy said that he recommends Minor Water Approval subject to the five conditions in his report.

Attorney Jacobs said that a resolution is needed for JBN Retail – Toyota Irrigation/BMODD RE4, LLC, Water Application No. W26-38, Minor Water – 6 EDCU's Irrigation, subject to the comments and five conditions in Mr. Roy's April 10, 2026, Report.

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, Razzol, Walker, Weber, Blair	
Nays:	None	
Absent:	None	
5 Ayes	0 Nays	0 Absent

OTHER ENGINEERING REPORTS

Ticetown Road Water Treatment Plant, Phase 1 (Two Test Wells)

Mr. Roy said that one of the requirements to receive NJDEP approval to physically move the existing groundwater wells at the Browntown Water Treatment Plant to the new water treatment plant at 143 Ticetown Road is that test wells must be constructed to measure the actual hydraulic performance of the wells at this new location.

Mr. Roy said that we have to move our wells in order to build the new treatment plant. He said that we talked to the DEP Water Allocation Group about moving the wells. He said that the DEP initially wanted us to install monitoring wells which we did. They were worried that when we move the wells, this will affect the aquifers differently. We have two aquifers, Old Bridge which is about 100 feet deep and Farrington which is 400 or 500 feet deep. Mr. Roy said that when we move them we can't disturb the aquifers compared to where they are now.

Mr. Roy said the distance between treatment plant sites was so short, we knew that it would not change anything. He said they wanted us to do all kinds of studies. He said first we did groundwater monitoring, then computer analysis, and both analysis showed that the aquifers stayed the same. Mr. Roy said that the DEP came back and said that we must install test wells and pump the groundwater at a million gallons a day to prove it. We thought that request was a little overboard. The cost to install the wells is a million and a half dollars. The DEP said that this had to be done.

Mr. Roy said that we had CME Associates do design work on the test wells and submit an application to the I-BANK to go for a low-interest loan. He said that in May 2025 we gave them construction documents and asked them to let us go out to bid for these wells. Mr. Roy said a year goes by, and they say we didn't get to look at it yet.

Mr. Roy said there were several issues that stopped the I-BANK and the NJDEP from issuing an Authorization to Advertise. One was that we had to do a Preliminary Site Assessment and a Cultural Resource Study of the property. Among other things that was also stopping us from putting Test Wells out to bid was a signoff from the Groundwater Allocation Group at the NJDEP.

Mr. Roy said to the DEP that we can't get that signoff from the Water Allocation Group until we install the Test Wells first and successfully show Groundwater Allocation that the wells can be moved from the Browntown WTP to the new Ticetown Road WTP without changing the parameters for wells in Critical Area #1.

Mr. Roy said that with this Catch-22 situation, the NJDEP is now forcing us to separate the Test Wells Contract from the I-BANK Application and finance the Test Wells ourselves with a bond in order to move forward and get the information that the NJDEP needs to evaluate moving the wells across to the east side of Route 9.

Mr. Roy said that CME was already authorized to go out to bid subject to the I-BANK's approval. At this time, we need two resolutions. One is to go out to bid without it being subject to the I-BANK doing their authorization to advertise. The other resolution is for CME's revised Engineering services costs.

Mr. Roy said that we should rescind the two previously authorized resolutions and come up with another one authorizing going out to public bids for the Ticetown Road Water Treatment Plant Phase I – Test Wells. We will have to bond for it now. The second resolution is to authorize CME Associates for Engineering Services during Construction and the Bid Phase.

Mr. Roy said that after the bids are received, a recommendation to award this Construction contract will be made to the Commissioners at a future Board Meeting.

Chairman Blair said this is one of the most important things.

Attorney Jacobs said that a motion is needed for a resolution rescinding M-34-25 and M-39-25 and advertising for public bids for the Construction Contract entitled Ticetown Road Water Treatment Plant Phase I, Project No. 1209002-015.

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

Attorney Jacobs said another motion is needed for resolution rescinding M-34-25 and M-39-25 and authorizing CME Associates to conduct Engineering services in the sum of $297,392.00 in accordance with their proposal dated April 2, 2026.

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

Purchase and Installation of Upgraded PLC Equipment for the Rt. 516 Water Booster Station

Mr. Roy said that we have very old software in our Rt. 516 Water Booster Station. He said that it is very critical to our system. He said that 30% of the water flow goes through this booster station in the summer. Mr. Roy said that the software that is in this booster station is ten years old. Mr. Roy said that for $40,00 this is a no brainer to get this purchased and installed as soon as we can.

Chairman Blair asked if anyone had any questions.

There was none.

Attorney Jacobs said that a motion for a resolution is needed for the Purchase and Installation of Upgraded PLC Equipment for the Rt. 516 Water Booster Station.

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

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 he submitted his report, 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. Casserly.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Superintendent's Repot:

Ray Totten, Superintendent – Treatment – Water Division

Mr. Totten said his report was submitted, and 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 Chaiman 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 he submitted his report. He asked if there were any questions?

There were none.

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

There were no questions.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Attorney Jacobs said he would like to make a suggestion starting with next meeting that we collectively accept all the Superintendent's Reports as one.

Chairman Blair said is everyone good with that?

The consensus was to do that.

Financial Report: Michelle Smith, Comptroller

Mrs. Smith said that her first item is the renewal of the Dental Insurance Policy with Delta Dental. She said that Delta Dental presented us with a no increase in premium for two years. Mrs. Smith said attached to her report is a resolution to renew Delta Dental Policy.

Attorney Jacobs said a motion for resolution to renew the Dental Insurance Policy with Delta Dental.

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 she needs authorization to advertise for a Rate Hearing on May 20, 2026, at 11:00 a.m., with the Regular Meeting immediately following which was discussed at the Budget Workshop last month.

Attorney Jacobs said that a motion for a resolution authorizing the advertising for a Rate Hearing on May 20, 2006, at 11:00 a.m. with the Regular Meeting immediately following.

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

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 the Revenue and Expense Schedules for the ten months ended March 31, 2026, along with projected figures through the fiscal year ending May 31, 2026, are attached.

Mrs. Smith said that based on current projections, we expect to utilize approximately $0.66 million of the $1.1 million in budgeted earnings for the Water Division and none of the $9.4 million budgeted for the Sewer Division in order to break even for the year. This is largely attributable to the deferral of certain Sewer Division capital projects to the next fiscal year's budget.

Chairman Blair asked for a motion to accept the Financial Report.

A motion 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.

Bills & Claims: Dr. Greenberg said that the Bills and Claims for this month are for a total of $2,394,043.93.

Chairman Blair asked for a motion to approve the Bills and Claims.

A motion was made by Mr. Weber 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

Legal Report: Attorney Jacobs said he does not have a Legal Report.

Old Business: Mr. Razzoli said that he is inquiring about the resolution for Health Benefits for the Commissioners. Mr. Razzoli said that we had reappointments. He said that he would like to know who authorized for them to be given the health insurance again. Mr. Razzoli said that once again there is no word reappointment in the resolution. He said that he would like to get a clarification on that for the next meeting, whether it is Executive Session or not, he just want an explanation.

Attorney Jacobs said the resolution states any Commissioner currently serving on the Authority receives medical benefits as of this date hereof shall continue to receive such medical benefits during the time of service on the Board of Commissioners but shall not be entitled to retirement benefits. Attorney Jacobs said that based on that anybody who is currently serving as a Commissioner , to the extent that they continue to serve, will be getting current benefits but not retirement benefits.

Mr. Razzoli said that has to be amended then. He said that he thought that we addressed that issue in the resolution when we put a stop to the retirement aspect of it. He said that there was no word reappointment added to it.

Attorney Jacobs said that he believed that the intent of the Commissioners at that time was to grandfather current Commissioners to the extent that they were serving or served that they would be entitled to continue medical benefits. He said at the next meeting, we can list it and have a further discussion.

Mr. Razzoli said that for him, it is really about the cost when it comes to this. It should be the same concern at the Authority as it is at the Council because the employees are picking up part of the cost of the health benefits. He said that Chapter 78 was all about such a high cost to the taxpayer, so it was reflected on and dumped on the employee with that ridiculous formula they have. Mr. Razzoli said that he can tell you for a fact that there is a police officer in this building who got a raise, and it was immediately cancelled out because of Chapter 78. He said that quite honestly, if he was an employee here, he would have his Union file a grievance. This is a grieve-able thing. He said that the employees are financing Commissioner's benefits, and he thinks that it is ridiculous.

Attorney Jacobs said that this issue can be discussed at the next meeting. He said that the Commissioners can have some time to think about what Mark just said. He said that it will be a discussion on eligibility for health benefits.

Attorney Jacobs said that he asked each of the Commissioners to give some thought to it, and at the next meeting have some fruitful dialogue; and the positions of the Commissioners can be discussed. He said that we can go from there.

New Business: None

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.
	There was no public wishing to speak.
	Chairman Blair closed the public portion.
Executive Session:	Chairman Blair said there is no Executive Session.
Adjournment:	A motion to adjourn the meeting 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.
	The meeting was adjourned at 11:40 a.m.

Respectfully submitted,

Edward Casserly, Secretary