

**OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY
REGULAR MEETING
AUGUST 19, 2026**

Call to Order: The Regular Meeting of August 19, 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 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
Edward Casserly, Secretary – First Alternate
Perry Simone, Commissioner – Second Alternate

Absent:

Mark Razzoli, Commissioner

Also Present:

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

Previous Minutes: **April 15, 2026, Regular Meeting Minutes**
A motion to approve April 15, 2026, Regular Meeting Minutes was made by Dr. Greenberg and seconded by Mr. Walker.

There were no corrections.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

No Commissioners were opposed.

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

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

Mr. Roy gave a status of various projects.

Ticetown Road Water Treatment Plant (WTP) Property

The bids for the Contract to install two Test Wells at the Ticetown Road WTP site have been received, and we will awarding the contract later on at this meeting. He said that will help us move this groundwater process forward.

AT&T Antenna Lease Agreement on the Rt. 35 Water Storage Tank
Authorization to Advertise for Public Bids

The lease contract that we had Declan O'Scanlan put together is out to bid now. We will be receiving prices on October 1st with the anticipation that we will be awarding at the October Board Meeting.

Madison Park Pump Station Upgrades and Sanitary Sewer Ravine
Crossing

Mr. Roy said these two pump stations Madison Park and the Ravine Crossing are underway, and he will be reporting on them as the work progresses.

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

Mr. Roy said the first item that he requests action is for the purchase of our water meter equipment transponders from Rio Supply through a Co-op. He said that we are aggressively replacing meters that are not working in order to get away from estimated reads. Mr. Roy said that we are going through these transponders quickly. He said that some of the transponders are being used with new construction in which case we get reimbursed by the applicant. With others, we are replacing existing water meters, so that we can get them working and new transponders are needed with this case. Mr. Roy said that we have a price from Rio Supply, Quote No. 20571 dated July 24, 2026 for 500 Transponders at \$162.00 each or \$81,000.00. It includes a ten percent discount under the Contract with the Co-op.

Mr. Roy said that he recommends that we authorize this purchase to Rio Supply in the amount of their price quote No. 20571 and in accordance with their Cooperative Contract.

Chairman Blair said that a motion is needed for a resolution approving the purchase of 500 meter reading transponders from Rio Supply in the amount of their price quote #20571 and in accordance with their NJWWCP Cooperative Contract No. B-445-13.

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

Dr. Greenberg asked what the life span was of these transponders.

Mr. Roy said six years is the average. He said that some of them have lasted ten years. He said others may last less than six years.

Dr. Greenberg asked if we are ordering 500 transponders, when do you need them?

Mr. Roy said we have an inventory that is running low. He said we are restocking.

Dr. Greenberg asked if you drove around and realized that we need 500 transponders.

Mr. Roy said no, we work from our stockpile, and when we get to where there may be less than 50 units, then we reorder.

Chairman Blair asked if they are using any battery energy when they are not in use until you activate them?

Mr. Roy said yes, correct, they are like E-Z Pass transponders that get used only when they are read at toll booths. The water meter transponders wake up and use battery power only when the meter reading signal gets sent out.

Mr. Casserly asked if the battery dies too early by stocking up on them.

Mr. Roy said no, it gets turned on when the radio signal is sent to it, and it is not on constantly.

The roll call vote was as follows:

Ayes: Greenberg, Walker, Weber, Casserly, Blair

Nays: None

Absent: Razzoli

5 Ayes 0 Nays 1 Absent

Underground Storage Tank NJDEP Violations

Mr. Roy said this matter will be discussed in Executive Session.

Seaglade Circle Water Services

Mr. Roy said this matter will be discussed in Executive Session.

Force Main Break on Balmoral Avenue

Mr. Roy said we had a serious break of our force main from our Rt. 34 Pump Station on Balmoral Avenue heading down to Cheesequake Park. He said that Rt. 34 is a major pump station that pumps to Cheesequake and Cheesequake pumps to Laurence Harbor. A third of the township sewage flows goes through there. It is a major pump station, and a stressful situation occurred in the force main due to a power outage, and there was a water hammer that broke the old cast iron pipe.

Mr. Roy said that our employees came and fixed it in-house. He said that our crews from Sewer Division have come a long way. We used to farm this kind of work out. Mr. Roy said that now we handle most of the problems in-house. This was a major pipe break that any contractor would have had difficulty handling, but our guys were able to handle it. He said that he wanted to give our employees kudos for that.

Chairman Blair said that he stopped at the site and agreed that this was a serious situation. He said that it was a joint effort with the Water and Sewer Division employees working together. He said that when the staff come to the Commissioners and ask for equipment you need to understand why it is necessary to get the equipment. Chairman Blair thanked the employees for doing a great job.

Engineering Reports: Michael Roy, P.E.

REPORT UPON DEVELOPER'S APPLICATIONS FOR APPROVAL

There was no Developers on the agenda

OTHER ENGINEERING REPORTS

1. Millburn Court Water Main Replacement – Bond Release

Mr. Roy said that this project includes the installation of approximately 900 LF of eight-inch C900 PVC water main to replace the old deteriorated

ductile iron water main, three new fire hydrants, and eighteen new water services to the existing residents on Millburn Court.

Mr. Roy said that all the work is done, and we have as-built drawings. He said that all of the close-out documents have been signed.

Mr. Roy said that based on the status of the project he recommends acceptance of the work by Kiely Civil, LLC and conditional release of the Water Performance Bond subject to the submission of a two-year Maintenance Bond in the amount of 15% of the project cost or \$95,515.15.

Chairman Blair said that a motion is needed to approve the Millburn Court Water Main Replacement Bond Release and accept the work that was performed under the Contract Documents.

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, Walker, Weber, Casserly, Blair

Nays: None

Absent: Razzoli

5 Ayes 0 Nays 1 Absent

2. JBN Warehouse #9 – Developer Agreements

Mr. Roy said that this is a recommendation to approve the Water and Sewer Developer Agreements for Warehouse #9. We previously had this on the Agenda in May, and it was tabled due to certain changes that were made and the language not approved by Attorney Jacobs. He said that now they are properly reviewed, and they are back on the agenda for approval.

Mr. Roy said that the Developers have signed the agreements, and he recommends that the Authority approve them, and the Developer Agreements be signed so that they can be recorded.

Chairman Blair said a motion is needed for a resolution approving the

Developer Agreements for JBN Warehouse #9, Water Application No. W23-715 and Sewer Application No. S23-559.

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, Walker, Weber, Casserly, Blair

Nays: None

Absent: Razzoli

5 Ayes 0 Nays 1 Absent

3. Industrial Laboratory Testing – Award Contract

Mr. Roy said this recommendation is for awarding the annual contract for Laboratory Testing of Industrial Sewage. He said that this issue was also previously on the meeting agenda in July, and it was tabled because of the ownership forms and a question on how they were filled out. Mr. Roy said that once Attorney Jacobs spoke to the bidder's office and understood their intent in filling out the forms, we are now putting it back on the agenda to award the contract. He said that Pace Analytical Services is the lowest responsible bidder.

Chairman Blair asked for a motion for a resolution awarding the contract for Industrial Laboratory Testing, Contract No. S26-247 to Pace Analytical Services, LLC.

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

There was no discussion.

The roll call vote as follows:

Ayes: Greenberg, Walker, Weber, Casserly, Blair

Nays: None

Absent: Razzoli

4. Ticetown Road WTP – Site Remediation Engineering Services To Artheon

Mr. Roy said that this recommendation is for the cleanup of the Ticetown Road Property. He said that we have had several different studies. First, the Preliminary Site Assessment, then a Site Investigation, and this proposal has to do with Site Remediation. He said that the Preliminary Site Assessment evaluated if there were any areas of concern. It found there were 15 areas of concern that possibly could have contamination. He said that based on that finding we moved to a Site Investigation.

That phase involved taking soil samples and water lab sampling to determine whether or not the contamination exceeded a threshold where it needed to be cleaned up. If all of these sites fell below the threshold, then we would not have to do anything. If any of them were above the threshold, we would have to further investigate. He said that of the 15 sites, 14 of them were above the threshold, so we had to go to the next step of a Site Remediation.

Mr. Roy said that this proposal today is for a Site Remediation study. We will have to hire a licensed site remediation professional (LSRP) and do a remediation investigation to determine the extent of this contamination. We will have to go to the edges of where this contamination is, so that we know is it something the size of a 55 gallon drum or something the size of a house. That will determine the scope of work for a contractor to bid on this and clean this property up. We need to know how wide and how deep these contaminations are, so that this investigation will involve a lot more sampling in finding the edges of all of this contamination.

Mr. Roy said that there will be some contract documents prepared by CME, so we can put this out to public bid. All of this cost is going to be eventually submitted to the Judge, so that he can decide in all fairness how much comes off the price of the property.

The Court is going to reimburse us for whatever costs that we can justify with this clean-up project. He that said theoretically we are supposed to be buying property that is clean, so the cost for cleanup comes off the land price.

Attorney Jacobs said that the Court is holding money. The full amount is not paid yet because there is an escrow in the Court. He said that most of it has been given to the seller, but there is a certain amount you have paid

into Court which is held in escrow to take into account these additional costs.

Mr. Roy said that the clean-up costs that we can convince the Judge as valid will be returned to us from that escrow and will lower the price of the property. He said that whatever is remaining of the escrow money after our clean-up will be paid to the property's seller.

Chairman Blair asked for a motion for a resolution approving the proposal from Artheon dated August 5, 2026, for Site Remediation Engineering Services for the Ticetown Road Water Treatment Plant.

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

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Walker, Weber, Casserly,. Blair

Nays: None

Absent: Razzoli

5 Ayes 0 Nays 1 Absent

Attorney Jacobs for the record CME Associates is now known as Artheon.

5. Two Test Wells at Ticetown Road – WTP – Award Contract

Mr. Roy said that the contract for the Two Test Wells at Ticetown Road - WTP had two bidders. He said that he agrees with Artheon's recommendation to award the contract to A. C. Schultes for \$1,551,510, which is pretty close to the number that we had budgeted this project for at one and a half million dollars. Mr. Roy said that there were some add and deletion items in the bid.

Mr. Roy said that not knowing where steel prices were going, he said that the contract documents included stainless steel castings for both of these wells. He said that the contract documents also allowed for pricing to change the material to carbon steel if the stainless steel price was too high. Mr. Roy said that this provision would allow the Authority to use a different grade of steel if we didn't have the budget for the stainless steel.

He said that option would not have been as good, but it would have fit within our budget.

Mr. Roy said that with the price of the stainless steel being within our budget even though the difference in cost between the stainless steel and the carbon is about \$180,000, it is worth putting in the stainless steel since it will last longer.

Mr. Roy said that our budget is pretty much where we wanted it to be. Mr. Roy said we do not have to rely on the add and deletion items that were designed into this bid. He said that our budget stays within the base bid that includes stainless steel.

Chairman Blair said that he agrees with using the stainless steel.

Mr. Roy asked Ed Traina if he had anything more to add?

Mr. Traina said that some things in the bid may or may not be used.

Chairman Blair asked for a motion for resolution to award the contract for the Two Test Wells at Ticetown Road WTP to A.C. Schultes in the amount of \$1,551,510.00, the lowest responsible bidder.

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

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Walker, Weber, Casserly, Blair

Nays: None

Absent: None

5 Ayes 0 Nays 1 Absent

Mr. Roy said that concludes his report.

A motion to approve the Executive Director's and Engineering 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.

Superintendents'
Reports:

Wally Tier, Superintendent – Distribution, Water Division
Ray Totten, Superintendent – Treatment, Water Division
Walter E. Gillins, Superintendent, Sewer Division

Chairman Blair asked if anyone had questions on the Superintendents' Reports?

There were none.

Chairman Blair asked for a motion to approve the Superintendents' Reports.

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

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Financial Report: Michelle Smith, Comptroller

Authorization to Close Account

Mrs. Smith said that she has one resolution authorizing the closure of the Oaks II Cash and Investment Account. The Disbrow Water Tank has been completed, all related funds have been properly expended, and the account has a zero balance. The resolution will formally authorize the closure of the account.

Chairman Blair asked if anyone had questions?

There were none.

Chairman Blair asked for a motion for a resolution for Authorization to Close the Oaks II Cash and Investment Account (71-49-6409-301) on the recommendation of Michelle Smith.

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

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Walker, Weber, Casserly, Blair

Nays: None

Absent: Razzoli

5 Ayes 0 Nays 1 Absent

A motion to accept the Financial 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 the Bills and Claims are for a total of \$4,039,913.10.

A motion to approve the Bills and Claims for a total of \$4,039,913.10 was made by Mr. Casserly and seconded by Dr. Greenberg.

The roll call vote was as follows:

Ayes: Greenberg, Walker, Weber, Casserly, Blair

Nays: None

Absent: Razzoli

5 Ayes 0 Nays 1 Absent

Legal Report: Mitchell B. Jacobs, Esq.

Attorney Jacobs said there is no Legal Report.

Old Business: Chairman Blair asked if anyone had any Old Business?

There was none.

New Business: Chairman Blair asked if anyone had any New Business?

Mr. Roy introduced Thomas Panaro, Assistant Engineer.

Mr. Walker said that he would like to congratulate Ray Totten who was inducted into the Softball Hall of Fame.

Open to Public: Chairman Blair opened the meeting to the public at 11:26 a.m.

Chairman Blair said it is limited to a maximum period of three minutes per person.

Chairman Blair asked if anyone from the public was wishing to speak?

There were none.

Chairman Blair closed the public portion.

Executive Session: Attorney Jacobs said that we will be going into Executive Session. He said that pursuant to the Open Public Meetings Act there are nine different topics which can be discussed in closed session.

Attorney Jacobs said that the topics that will be discussed are:

Attorney/client privilege and advice
Potential Litigation

Attorney Jacobs said the two specific matters are:

- a. Underground Storage Tank (UST) NJDEP Claims
- b. Seaglade Circle Water Services

Attorney Jacobs said that we are going into Executive Session probably for about fifteen minutes, and after it, we expect to take action.

A motion to go into Executive Session 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 Board went into Executive Session at 11:28 a.m.

Resumption of Open
Session:

The Board returned to open session at 12:07 p.m.

Attorney Jacobs said that we have one action item. He said that we need a motion for resolution to authorize a settlement with NJDEP regarding claims for the Underground Storage Tank and authorize Mr. Roy to sign any settlement agreement with the DEP on behalf of the Authority.

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

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Walker, Weber, Casserly Blair

Nays: None

Absent: Razzoli

5 Ayes 0 Nays 1 Absent

Adjournment:

A motion to adjourn the meeting 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.

The meeting was adjourned at 12:08 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Ed Casserly', written in a cursive style.

Edward Casserly, Secretary