

**OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY
REGULAR MEETING
JULY 15, 2026**

Call to Order: The Regular Meeting of July 15, 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.

Roll Call: This Public Meeting is being recorded.

Present:

Frank Weber, Vice Chairman
Anita Greenberg, Treasurer
Mark Razzoli, Commissioner
Bruce Walker, Commissioner
Edward Casserly, Secretary – First Alternate
Perry Simone, Commissioner – Second Alternate

Absent:

James Blair, Chairman

Also Present:

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

Previous Minutes: **Budget Workshop – March 16, 2026**
A motion to approve the Budget Workshop Minutes of March 16, 2026, was made by Dr. Greenberg and seconded by Mr. Weber.

There were no corrections.

The voice vote was as follows:

All Commissioners were in favor.

Mr. Walker abstained because he was not present at the March 16, 2026, meeting.

No Commissioners were opposed.

Regular Meeting – March 16, 2026

A motion to approve the Regular Meeting of March 16, 2026, was made by Dr. Greenberg and seconded by Mr. Weber.

There were no corrections.

The voice vote was as follows:

All Commissioners were in favor.

Mr. Walker abstained because he was not present at the March 16, 2026, meeting.

No Commissioners were opposed.

Executive Director's
Report:

Michael Roy, P.E.

Mr. Roy gave a status of various projects.

1. Madison Park Pump Station Upgrades
Contracts are being signed and a pre-construction meeting will be scheduled in the near future to begin this work.
2. Sanitary Sewer Ravine Crossing
Contracts are being signed and a pre-construction meeting will be scheduled in the near future to begin this work.
3. Ticetown Road Water Treatment Plant (WTP) Property
Mr. Roy said that the Contract for the installation of the Two Test Wells at the Ticetown Road WTP site is now out to bid with the bid opening date set for August 6, 2026, and the award of this contract expected to be recommended at the August Board Meeting. The Judge has issued his final ruling on the final cost of the property through the condemnation process of the property at 143 Ticetown Road, the future site of a new water treatment plant. The Judge's Ruling will be discussed in Executive Session.
4. AT&T Antenna Lease Agreement on the Rt. 35 Water Storage Tank – Authorization to Advertise for Public Bids
Mr. Roy said that with the AT&T lease on Rt.35 Water Storage Tank (WST) expiring, Declan O'Scanlan was authorized by the Board to

prepare biddable lease specifications and Contract Documents for public bidding. The lease specifications and Contract Documents are now ready for public bids.

Mr. Roy said that he recommends that the Board authorize the lease contract prepared by Declan O'Scanlan for leasing antenna space on the Authority's Rt. 35 WST for public bids.

Attorney Jacobs said that a motion is needed for a resolution for the Lease of Antenna Space on Water Storage Tanks – Advertise for Public Bids.

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, Casserly

Nays: None

Absent: Blair

5 Ayes 0 Nays 1 Absent

5. Application to the NJ I-BANK for a Low Interest Loan to Fund the Proposed Laurance Harbor Sanitary Sewer Pump Station Upgrades and Repair Project

The funding for the Laurence Harbor Sanitary Sewer Pump Station project is now recommended to be financed through the NJ I-Bank because of the revised construction cost. A proposal from R3M is recommended to be acted on under the "Other Engineering Reports" of the agenda.

6. Employee Hiring Policy

There is need for the Authority to establish a formal employment policy for any new hires. Mitch Jacobs' office will assist with developing the language for the policy and the resolution memorializing it. This discussion will take place in Executive Session.

7. Employee Hiring of Assistant Engineer

We have interviewed several candidates for the position of Assistant Engineer that will be needed as Alex moves into the position of Authority Engineer. Thomas Panaro has stood out after conducting these interviews.

He is a graduate of the Engineering Department of Rowan University and has ten years of experience in the field of Engineering. His resume is attached to my report. This discussion will take place in Executive Session.

A motion to accept the Executive Director's Report was made by Dr. Greenberg and seconded by Mr. Walker.

There was no discussion.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Engineering Reports: Michael Roy, P.E.

REPORT UPON DEVELOPER'S APPLICATIONS FOR APPROVAL

SEGME JBN Property Warehouse Building #8/SEGME JBN Property, LLC, W25-735, Final Water – 58 Domestic + 1 Fire = 59 EDCU's

Mr. Roy said this project is located on the former Cheesequake Farms property on the northside of Jake Brown Road, East of Rt. 9.

Mr. Roy said that project consists of the construction of approximately 4,820 LF of on-site 10" C-900 PVC water main with fire hydrants and building fire service lines and approximately 3,160 LF of off-site 12" C-900 PVC 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.

Mr. Roy said that he recommends Final Water Approval subject to his comments and the thirteen (13) conditions in his July 10, 2026, Report.

Attorney Jacobs said that a motion is needed for resolution for SEGME JBN Property Warehouse Building #8/SEGME JBN Property, LLC – W25-735 Final Water – 58 Domestic + 1 Fire = 59 EDCU's subject to

the comments and thirteen (13) conditions in Mr. Roy's July 2026, 2026 Engineering Report.

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

There was no discussion.

The roll call vote was as follows:

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

Nays: None

Absent: Blair

5 Ayes 0 Nays 1 Absent

SEGME JBN Property Warehouse Building #8/SEGME JBN Property, LLC, S25-616, Final Sewer – 58 EDCU'S

Mr. Roy said this project consists of the construction of approximately 2,440 LF of on-site eight-inch (8") PVC sewer main and an on-site sewage pump station to service a 646,126 SF warehouse building with 15,152 SF of office space by connecting into the proposed twelve-inch (12") PVC sewer main extension on the JBN Retail site.

Mr. Roy said that he recommends S25-616, Final Sewer Approval – 58 EDCU's subject to his comments and the twelve (12) conditions in his Engineering Report of July 10, 2026.

Attorney Jacobs said that a motion is needed for a resolution for SEGME JBN Property Warehouse Building #8/SEGME JBN Property, LLC subject to the comments and twelve (12) conditions in Mr. Roy's Engineering Report of July 10, 2026.

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

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Walker, Weber, Casserly

Nays: None

Absent: Blair

5 Ayes

0 Nays

1 Absent

OTHER ENGINEERING REPORTS

1. Laurence Harbor Sanitary Sewer Pump Station Upgrades and Repairs – NJ I-BANK Application

Mr. Roy said that there was a need to perform upgrades and repairs to the Laurence Harbor Sanitary Sewer Pump Station. At the January 21, 2026, Board Meeting, R3M was authorized to perform Engineering Design Services. The estimated construction cost prior to the start of the design was approximately \$1.0 million dollars. Once the design began, and now that this project is 90% designed, the scope of work has escalated due to the need to do other upgrades and repairs that would better serve the Authority. The construction cost now is approximately \$2.0 million dollars.

Mr. Roy said that he recommends with the new scope of work and construction cost that we make an application to the NJ I-BANK for a twenty-year low interest loan.

Mr. Roy said that by way of background, the Laurence Harbor Sanitary Sewer Pump Station and Force Main was installed in the 1980's to comply with the NJDEP order to shut down our Wastewater Treatment Plant at 71 Boulevard West and instead connect up to the Middlesex County Wastewater Treatment Plant in Sayreville. In the 1980's, the NJDEP was ordering all of the smaller wastewater treatment plants around the State to shut down and provided grant money to the towns to build pump stations and force mains that would connect into County sized Treatment Facilities. The NJDEP also provided funds for these County Facilities to expand. Our Laurence Harbor Sanitary Sewer Pump Station is now almost forty years old, and parts have worn out that need to be replaced. In addition, some upgrades are also needed for a better operation of the pump station.

Mr. Roy said that R3M submitted a proposal for Engineering Services to coordinate with the NJ I-Bank requirements for a low interest loan to finance this project. The cost estimate of their proposal to perform these engineering services is \$45,90.00.

Mr. Roy said the dollar amount of these estimated engineering fees appears to be reasonable.

Mr. Roy said that once the Plans, Specifications and Contract Documents have been 100% completed and the NJ I-BANK has issued its "Authorization to Advertise" for this Laurence Harbor Sanitary Sewer Upgrades and Repairs, a recommendation will be presented to advertise a construction contract for public bids for this work.

Mr. Roy said that he recommends R3M Engineering be authorized to proceed with the Engineering Services in accordance with their July 2, 2026, proposal and their February 4, 2026, Consulting Engineering Contract.

Attorney Jacobs said that a motion is needed for a resolution for R3M Engineering to be authorized to proceed with the Engineering Services in accordance with their proposal and their February 4, 2026, Consulting Engineering Contract.

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, Razzoli, Walker, Weber, Casserly

Nays: None

Absent: Blair

5 Ayes 0 Nays 1 Absent

2. Laurence Harbor Sanitary Sewer Pump Station Upgrades and Repairs – NJ I-BANK Application

Attorney Jacobs said that a motion is needed for a resolution for the Laurence Harbor Sanitary Sewer Pump Station Upgrades and Repairs – NJ I-BANK Application.

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, Razzoli, Walker, Weber, Casserly

Nays: None
Absent: Blair
5 Ayes 0 Nays 1 Absent

3. Laboratory Testing of Industrial Sewage, Annual Contract No. S26-247 – Award Contract

This is being tabled until the next meeting.

4. Water and Sewer Supply Materials, Annual Contract No. WS26-248 –Award Contract by Sections

Mr. Roy said this contract contains nine different sections, each of which can be awarded separately under this contract.

Section 1 – Mueller Hydrants and Accessories

There were three bidders for this section. The lowest bidder, Brent Material Company submitted unit prices which are an average of 1.3% higher than the unit prices in last year's contract with Ferguson Waterworks.

Mr. Roy said that he recommends awarding Section No. 1 of this contract to the lowest responsive and responsible bidder, Brent Material Company of Florham Park, NJ, for the unit prices bid.

Section 2 – Kennedy Hydrants and Accessories

There were no bidders for this section of the contract. The Authority's Staff will utilize price quotes for Kenedy Hydrant the year. Some are discontinued, which may be the reason that we received no bids. If we can't find the parts, we may be forced into entirely replacing damaged Kennedy Fire Hydrants with Mueller Fire Hydrants rather than perform repairs on old Kennedy Fire Hydrants.

Section 3 – Service Materials

There was one bidder for this section. The lone bidder, Ferguson Waterworks, submitted unit prires which are an average of 4.1% higher than the unit prices in last year's contract with Ferguson Waterworks.

Mr. Roy said that he recommends awarding Section No. 3 of this contract to the lowest responsive and responsible bidder, Ferguson Waterwork of Howell, NJ, for the unit prices bid.

Section 4 – Repair Clamps, Bolted Couplings & Solid Sleeves

There was one bidder for this section of the contract. The lone bidder, Ferguson Waterworks, submitted unit prices, which are an average of 7.7% higher than the unit prices in last year's contract with Ferguson Waterworks.

Mr. Roy said that he recommends awarding Section 4 of this contract to the lowest responsive and responsible bidder, Ferguson Waterworks of Howell, NJ for the unit prices bid.

Section 5 – Piping

There were three bidders for this section of the contract. The lowest bidder Brent Material Company submitted unit prices which are an average of 14.7% higher than the unit prices in last year's contract with Ferguson Waterworks.

Mr. Roy said that he recommends awarding Section 5 of this contract to the lowest responsive and responsible bidder, Brent Material Company of Florham Park, NJ, for the unit prices bid.

Section 6 – Valves and accessories

There were two bidders for this section of the contract. The lowest bidder, Ferguson Waterworks, submitted unit prices, which are an average of 17.4% higher than the unit prices in last year's contract with Ferguson Waterworks.

Mr. Roy said that he recommends awarding Section 6 of this contract to the lowest responsive and responsible bidder, Ferguson Waterworks of Howell, NJ for the unit prices bid.

Section 7 – Specialty Check Valves

There were no bidders for this section of the contract. The Authority Staff will utilize price quotes or possibly cooperative pricing for specialty check valves if needed and attempt to obtain bids next year.

Mr. Roy said this section provides pricing and a procurement method to purchase check valves in case of check valve failures occurring within the thirty-five sewer pump stations of the authority without the necessity of declaring an emergency.

Section 8 – Tapping Sleeves and Valves

There was one bidder for this section of the contract. The lone bidder, Ferguson Waterworks, submitted unit prices which are an average of

seventeen point six percent lower than the unit prices in last year's contract with Ferguson Waterworks.

Mr. Roy said that he recommends awarding Section 8 of this contract to the lowest responsive and responsible bidder, Ferguson Waterworks of Howell, NJ, for the unit prices bid.

Section 9 – Sewer Service Materials

There was one bidder for this section of the contract. The lone bidder, Ferguson Waterworks, submitted unit prices, which are an average of 14.9% higher than the unit prices in last year's contract with Ferguson Waterworks.

Mr. Roy said that he recommends awarding Section 9 of this contract to the lowest responsive and responsible bidder, Ferguson Waterworks of Howell, NJ, for the unit prices bid.

Mr. Roy said he recommends awarding Sections 3, 4, 6, 8 and 9 to Ferguson Waterworks of Howell, NJ. He recommends awarding Sections 1 and 5 to Brent Material Company of Florham Park, NJ.

Attorney Jacobs said that a motion is needed for a resolution for the Annual Contract for Water and Sewer Supplies, Contract No. WS26-248, for Sections 3, 4, 6, 8 and 9 to Ferguson Waterworks of Howell, NJ and for Sections 1 and 5 to Brent Material Company of Florham Park NJ.

A motion to award Sections 1 and 5 to Brent Material Company of Florham Park, NJ was made by Dr. Greenberg and seconded by Mr. Walker.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Walker, Weber, Casserly

Nays: None

Absent: Blair

5 Ayes 0 Nays 1 Absent

A motion was made by Dr. Greenberg and seconded by Mr. Walker to award Sections 3, 4, 6, 8 and 9 to Ferguson Waterworks of Howell, NJ.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Walker, Weber, Casserly

Nays: None

Absent: Blair

5 Ayes 0 Nays 1 Absent

**5. Redevelopment of Well No. 4, Contract No. W25-244 –
Final Quantities Change Order**

Mr. Roy said that Change Order No. 1 represents the Final Quantities Change Order for the Redevelopment of Well No. 4 that includes the decrease in cost and the reasons for the changes in the Contract Documents.

Mr. Roy said that this change order consists of the reduction in costs because of not needing to perform certain work that was provided for in the Contract Documents. The actual quantities of the pump test and pump equipment used for Well #4 was less than the quantities of the contract documents. The number of days of deep well redevelopment for Well #4 was less than the number of days in the Contract Documents, and the amount of chemicals needed during the treatment process and the amount of miscellaneous allowances during the work was less than that which was provided for in the Contract Documents.

The total cost of this Change Order No. 1 is a Minus \$42,160.00 which is a 21.1% decrease in the original contract amount of \$199,860.00 to a new contract amount of \$157,700.00.

Mr. Roy said that Change Order No. 1 is ready to be considered for approval by the Authority.

Attorney Jacobs said that a motion is needed for a resolution for the Redevelopment of Well No. 4, Contract No. W25-244 – Final Quantities Change Order as recommended by Mr. Roy.

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, Razzoli, Walker, Weber, Casserly

Nays: None

Absent: Blair

5 Ayes 0 Nays 1 Absent

A motion to accept Mr. Roy's Engineering Report was made by Dr. Greenberg and seconded by Mr. Casserly.

There was no discussion.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Superintendent's
Report:

Wally Tier, Superintendent – Distribution – Water Division

Superintendent's
Report:

Anthony Montagna representing Ray Totten – Superintendent
Treatment – Water Division

Superintendent's
Report:

Walter E. Gillins, Superintendent – Sewer Division

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

There were none.

A motion to approve all the Superintendents' Reports was made by
Dr. Greenberg and seconded by Mr. Weber.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Financial Report: Michelle Smith, Comptroller

Transfer of Funds to the Renewal and Replacement Fund

Mrs. Smith said that she needs approval for a resolution to transfer \$300,000 to the Renewal and Replacement Fund, as allocated in the FY 2027 Budget. This transfer supports long-term financial planning by ensuring adequate funding for future capital repairs and replacements.

Attorney Jacobs said that a motion is needed for a resolution for the Transfer of Funds to the Renewal and Replacement Fund.

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

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Walker, Weber, Casserly

Nays: None

Absent: Blair

5 Ayes 0 Nays 1 Absent

Mrs. Smith said that is all she has to report.

Bills & Claims: Dr. Greenberg said the Bills and Claims for this month are in the amount of \$8,421,032.72.

A motion to approve the Bills & Claims in the amount of \$8,421,032.72 was made by Dr. Greenberg and seconded by Mr. Casserly.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Razzoli, Walker, Weber, Casserly

Nays: None

Absent: Blair

5 Ayes 0 Nays 1 Absent

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

Old Business: None.

New Business: Mr. Razzoli said that he had a medical procedure done that was submitted through his own Health Care plan. He said that nothing about his medical procedure should have been discussed in a public forum. It is dangerous for the Treasurer to put false information out into the public. He said that he gave up his eyeglass plan which had nothing to do with his medical procedure on his eyes, his healthcare plan covered the cost. Mr. Razzoli said that he wants that on record.

Dr. Greenberg said that she is the Treasurer and reviews all the vouchers. She said that information is a public record.

Open to Public: Acting Chairman Weber opened the meeting to the public at 11:50 a.m. and said that it is limited to a maximum period of three minutes per person.

Seeing no public wishing to speak, Mr. Weber closed the public portion.

Executive Session: Attorney Jacobs said that the Open Public Records Meeting Act allows for an Executive Session outside of public involvement. He said that there are nine different categories that fall within the matters that can be discussed in closed session.

Attorney Jacobs said that one of them is attorney/client privilege.

Attorney Jacobs said that we are going to be discussing in Executive Session today the following three (3) items:

1. 143 Ticetown Road
2. Employee Hiring Policy
3. Hiring of an Assistant Engineer

We expect to be in closed session for about 15 to 20 minutes. He said that after which, we will come out of closed session and may take action.

A motion to go into Executive Session was made by Mr. Walker and seconded by Dr. Greenberg.

The Board went into Executive Session at 11:51 a.m.

Dr. Greenberg left the meeting at 12:19 p.m.

Resumption of Open
Session:

The Board returned to Open Session at 12:21 p.m.

Employee Hiring Policy

A motion was made by Mr. Casserly and seconded by Mr. Weber to adopt an Employee Hiring Policy prepared by Mitch Jacobs.

There was no discussion.

The roll call vote was as follows:

Ayes: Razzoli, Walker, Weber, Casserly, Simone

Nays: None

Absent: Greenberg, Blair

5 Ayes 0 Nays 2 Absent

Hiring of an Assistant Engineer

A motion to hire Thomas Panaro at a salary of \$95,000 to start employment on August 10, 2026, was made by Mr. Walker and seconded by Mr. Casserly.

There was no discussion.

The roll call vote was as follows:

Ayes: Razzoli, Walker, Weber, Casserly, Simone

Nays: None

Absent: Greenberg, Blair

5 Ayes 0 Nays 2 Absent

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

The meeting was adjourned at 12:23 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Ed Casserly', written over the printed name.

Edward Casserly, Secretary