Board of Commissioners
Senator Robert Singer, Chairman
Meir Lichtenstein, Vice Chairman
Yocheved Miller, Treasurer
Anne Fish, Assistant Secretary
Mayor Raymond Coles, Commissioner
Samuel Flancbaum, Alt. Commissioner
Chana Eisen, Alt. Commissioner

THE LAKEWOOD TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Regular Meeting Minutes **October 7, 2026**

I. Senator Singer opened the meeting at 10:00 A.M. in the conference room of the Lakewood Township Municipal Utilities Authority, 390 New Hampshire Avenue, Lakewood, NJ 08701

II. It was announced that in accordance with Chapter 231, Public Law, adequate notice of this meeting was given and that a notice of this scheduled meeting was filed with the Township Clerk and posted in the Municipal Building in a place accessible to the public and by means of public notices in the Asbury Park Press on February 6, 2026 and the Lakewood Shopper on March 26, 2026.

III. Salute to the Flag

IV. Roll Call of Commissioners

On roll call the following Commissioners were present Mrs. Miller, Mayor Coles, Committeeman Lichtenstein, Mr. S. Flancbaum, Mrs. Eisen and Senator Singer.
The following professionals and key personnel were present: Gerwin Bauer, Auditor, Mr. Adam Pfeffer, Esq, Authority General Counsel, Mr. Justin Flancbaum, Executive Director, Mr. Donald Sondak, Chief Financial Officer/Human Resources Director, Mr. Colin Farrell, CEng MIEI Director of Engineering, Mr. Adam Ponsi, P.E.

V. Minutes

Motion to approve the minutes of the Regular Monthly Meeting held on September 1, 2026, was made by Committeeman Lichtenstein and seconded by Mayor Coles. On **roll call**, Committeeman Lichtenstein abstained, all other seated members voted **"Yes." Motion carried.**

VI. Chief Financial Officer Report
Given by Mr. Donald Sondak, CFO/Human Resources Director

1. Motion to Approve the Operating List

The Operating Expense List in your Board Packets is $1,557,655.29. There are no unexpected items to discuss. The list includes $668,019.37 of Construction Costs of which $308,077.95 is for Shorrock HMO Chemical Upgrade (Allied Construction), $132,835.08 is for Well #2 Replacement (AC Shultes) and $110,536.16 is for the Meter Replacement project funded through Short-Term

borrowing from the iBank. I recommend that the board approve the Operating Expense List of $1,557,655.29, with noted abstentions.

Motion made by Mayor Coles and seconded by Committeeman Lichtenstein. On **roll call**, all seated members voted **"Yes." Motion carried.**

VII. Engineer's Report

Given by, Mr. Adam Ponsi, P.E. & Mr. Colin Farrell, CEng MIEI Director of Engineering

1. East County Line Road School & 8 Lot Development **(Owner/Developer: CL Resi, LLC – Moishe Klein / Ben Muller / Jacob Muller / Heather Muller)**

   Since approving the developers agreement back on December 20, 2023, the developer paused the project and then subdivided it. Ownership changed and lot number changed and the school was removed from the project they decided to focus on the residential portion of it only.

October 2, 2026 a revised Developer's Agreement was drafted accounting for the new lots due to the subdivision and removing the school from the project. The following are the site specific terms for the Developer's Agreement for the project:

- The Developer agrees to pay $20,876.00 as a fair share contribution towards improvements to the Authority's existing sanitary sewer system in order to increase the system's capacity for the benefit of the development.

At this time the Authority may accept the terms of the Developer's Agreement as indicated in Schedule 'B'.

Senator Singer asked if they will try and build the school anyway? Mr. Ponsi responded saying no, they would need to come back with an application. He also added that they have a whole lot for whatever they want to put there, whether it's a school or something else. Senator Singer confirmed with Mr. J. Flancbaum if he had any concerns regarding this. Mr. J. Flancbaum said no, they would have to come back to us first.

- **Resolution No. 26-68** Authorizing the execution of a developer's agreement for East County Line Road School & 8 Lot Subdivision

  Motion made by Mayor Coles and seconded by Committeeman Lichtenstein. On **roll call**, all seated members voted **"Yes." Motion carried.**

2. Major Avenue Subdivision **(Owner/Developer: Stuybell Management, LLC – Naftaly Eisen)**

   September 2026 the Applicant informed the Authority the property is going to be subdivided prior to the agreement being signed.
   October 2, 2026 a revised Developer's Agreement was drafted accounting for the new lots due to the subdivision. The site specific terms are remaining unchanged from the agreement approved in May 2025.
   At this time the Authority may accept the terms of the Developer's Agreement as described in Schedule 'B'.

- **Resolution No. 26-69** Authorizing the execution of a developer's agreement for Major Avenue Subdivision

Motion made by Mayor Coles and seconded by Mr. S. Flancbaum. On **roll call**, all seated members voted **"Yes." Motion carried.**

3. Evergreen Blvd 4 Lot Subdivision **(Owner/Developer: Vermont Holdings 2, LLC – Jacob Lipschitz)**

The following are the unique terms for the Developer's Agreement for the project:

- The Developer will pay a fair share contribution towards a regional water main extension to loop the water main from Vermont Avenue to Covington Village of $125 per unit.

At this time the Authority may accept the terms of the Developer's Agreement as described in Schedule 'B'.
Mrs. Fish arrived and was seated.

- **Resolution No. 26-70** Authorizing the Execution of a Developers Agreement for Evergreen Boulevard 4 Lot Subdivision

Motion made by Mayor Coles and seconded by Mrs. Fish. On **roll call**, all seated members voted **"Yes." Motion carried.**

4. Update of Rules and Regulations
   Motion approving Addendum #43

The Authority is continually in the process of reviewing methods and materials for construction. The Authority is revising the regulations as follows:

- Revise Sections 3.07 & 3.09.1 to require the installation of a water sampling station on a project if requested by the Authority.

At this time the Authority may approve Addendum #43 to the Rules and Regulations for all commercial developments and residential subdivisions to require the installation of a water sampling station at the discretion of the Authority.

Senator Singer asked Mr. Ponsi for the cost of this and stated he would like this to be part of the deal with the developer going forward. Mr. J. Flancbaum agreed and Mr. Pfeffer added that it should be added to our checklist requirements.

Motion made by Mayor Coles and seconded by Mrs. Fish. On **roll call**, all seated members voted **"Yes." Motion carried.**

5. Bids for Chemicals and Cold-Water Meters for Calendar Years 2027-2028

A total of one (1) bid was received for the purchase of Cold Water Meters. The lowest responsive and responsible bidder for Cold Water Meters is Core & Main LP ($158,361.25 for 1 year or $330,908.00 for 2 years).

At this time the Authority may award a 1 year contract to Core & Main LP for the purchase of cold water meters at the unit prices listed in their bid.

- **Resolution No. 26-71** Awarding Contract for Cold Water Meters for 2027

Motion made by Mayor Coles and seconded by Mrs. Fish. On **roll call**, all seated members voted **"Yes." Motion carried.**

A total of one (1) bid was received for the purchase of Sodium Hypochlorite. The lowest responsive and responsible bidder for sodium hypochlorite is Miracle Chemical Company ($4.91 per gallon for 1 year or $4.86 per gallon for 2 years). The price for the previous year was $4.74 per gallon. The increase in price will be approximately 2.53% for a 2-year contract.
At this time the Authority may award a 2-year contract to Miracle Chemical Company in the unit price of $4.86 per gallon for sodium hypochlorite.

- **Resolution No. 26-72** Awarding Contract for Sodium Hypochlorite for 2027-2028

Motion made by Mrs. Fish and seconded by Mayor Coles. On **roll call**, all seated members voted **"Yes." Motion carried.**

A total of one (1) bid was received for the purchase of Hydrated Lime. The lowest responsive and responsible bidder for hydrated lime is Brenntag Northeast, LLC ($21.25 per 50# bag for 1 year). The price for the previous year is $20.50 per 50# bag. The increase in price will be approximately 3.66%.
At this time the Authority may award a 1 year contract to Brenntag Northeast, LLC in the unit price amount of $21.25 per 50# bag for hydrated lime.

- **Resolution No. 26-73** Awarding Contract for Hydrated Lime for 2027

Motion made by Mayor Coles and seconded by Committeeman Lichtenstein. On **roll call**, all seated members voted **"Yes." Motion carried.**

Senator Singer asked why we are getting only one bid for chemicals. He suggested speaking with the Ocean County Association about possibly doing joint purchasing. He asked Mr. J. Flancbaum if he could speak at the next meeting to discuss it. Mr. J. Flancbaum agreed to put it on the agenda.

6. Well 1 Chemical Wash

September 22, 2026 the Authority received two (2) bids for the for the Well 1 Chemical Wash project. Bids received ranged from $789,560.00 to $1,243,785.00. The two (2) apparent lowest bidders are:

AC Schultes	$789,560.00
Uni-Tech Drilling	$1,243,785.00

September 23, 2026 Van Cleef issued their review of the three lowest bids with recommendation to award to the lowest bidder AC Schultes.
At this time the Authority may award the contract to the lowest qualified bidder, AC Schultes, for the Well 1 Chemical Wash project conditioned on the review and recommendations of the Authority Attorney and Van Cleef Engineering in the amount of $789,560.00.

- **Resolution No. 26-74** Awarding Contract for Well 1 Chemical Wash

Motion made by Mayor Coles and seconded by Committeeman Lichtenstein. On **roll call**, all seated members voted **"Yes." Motion carried.**

7. Route 88 Water Main Loop

The Authority received a proposal from Van Cleef Engineering for engineering services to prepare a concept plan, surveying, design, easement acquisition support, utility coordination and permitting services for a proposed water main loop across Route 88 in the cost not to exceed amount of $301,400.00. Included in that amount are $129,000.00 for services for Test Pits, Vacuum Extraction Test Pits, Ground Penetrating Radar investigations, Uniformed Traffic Control, and Unforeseen Conditions which will not be charged unless directed necessary by the Authority or the NJDEP.
At this time the Authority awarded a professional Services contract to Van Cleef Engineering for engineering services for a proposed water main extension across Route 88 in the cost not to exceed amount of $301,400.00.

- **Resolution No. 26-75** Awarding Professional Services Contract for Route 88 Water Main Loop

Motion made by Mayor Coles and seconded by Mrs. Fish. On **roll call**, all seated members voted **"Yes." Motion carried.**

Committeeman Lichtenstein asked if this is work, we are doing on an existing water main loop or are we looking to create a new one? It's for a new one on Route 88 by the car dealerships and the $301,400.00 is for the engineering work. Senator Singer added that there are 77 new units being built on the Woodlake property. We are trying to prevent problems down the road.

8. Transfer Switch & Emergency Generator Replacement Well 15, Well 19 & Shorrock WTP

The Authority received a proposal from PS&S for existing condition evaluation, design, bidding, construction administration, inspection services, and reimbursable expenses for replacement of transfer switches and emergency generators at the Shorrock Street Water Treatment Plant, Well 15 & Well 19 in the cost not to exceed amount of $161,600.00.
At this time the Authority may award a professional services contract to PS&S for engineering design and inspection services for replacement of transfer switches and emergency generators at the Shorrock Street Water Treatment Plant, Well 15 & Well 19 in the cost not to exceed amount of $161,600.00.

Senator Singer questioned whether or not one of the switches might not be that old, and could be salvageable and a generator too. Mr. Ponsi responded saying he understands this is something that Operations is dealing with and they may recommend keeping it.

- **Resolution No. 26-76** Awarding Professional Services Contract for Transfer Switch & Emergency Generator Replacement Well 15, Well 19 & Shorrock WTP

Motion made by Committeeman Lichtenstein and seconded by Mrs. Fish. On **roll call**, all seated members voted **"Yes." Motion carried.**

VIII. Attorney's Report

Mr. Pfeffer reported that it was business as usual.

IX. Executive Director's Report

Given by Mr. J. Flancbaum, Executive Director

1. Resolution Awarding Contract to Reiss Bros Fencing

We conducted an RFP opening on September 6, 226 for the installation of a fence at the Beacon Hill Tank. We received 5 proposals ranging from $21,470.00 to $49,312.00. The lowest price was from Reiss Brothers Fencing, for $21,470.00. They are a local contractor who has done work for us in the past. We recommend awarding them the contract.
The fence is needed to make sure anyone hanging around back there can't climb the tank and get hurt, especially children.

- **Resolution No. 26-77** Awarding Contract to Reiss Bros Fencing

Motion made by Mayor Coles and seconded by Mrs. Fish. On **roll call**, all seated members voted **"Yes." Motion carried.**

2. Resolution Awarding Contract to Samsara

Mr. J. Flancbaum reported that at the Chairmans suggestion, we researched and vetted the installation of dashcams in the vehicles. We thought that it made sense to get proposals for GPS Tracking and dashcams from the same vendor for efficiency purposes. We met with both Verizon and Samsara. They both have a state contract for a 36-month licensing agreement. Verizon is $32,731.20 and Samsara, being a little bit more at $40,495.86; but Samsara product is much more robust in terms of expandability and coverage. Additionally, Verizon currently services are GPS fleet and their service, the way they report, has degraded over time. They're also not the easiest to deal with and the service they provide is just not the same as it used to be, so therefore we would like to award the contract to Samsara for 36 months to provide both the GPS Tracking and the dashcam.
Senator Singer spoke about the importance of having dashcams. If there is an accident, we will have a record of it. If there is a problem at a site, we have a record of what is being done. It protects our employees and the Authority as a whole.

- **Resolution No. 26-78** Awarding Contract to Samsara

Motion made by Mrs. Fish and seconded by Mayor Coles. On **roll call**, all seated members voted **"Yes." Motion carried.**

X. Technical Operations Report

Given by Mr. J. Flancbaum, Executive Director

<u>Operations Dept</u>:

1. New cypher locks were installed at the new well houses for Well's 20, 21, 22 & 23. These types of locks eliminate keys and are much more economical than installing card swipes at these locations.

<u>Technical Operations Dept</u>.:

2. All SCADA and communications systems are working fine.

<u>IT Dept</u>:

3. New desktop computers were purchased to replace outdated units for billing staff, which were set up and configured by our IT contractor and will be deployed starting with the individuals who have the oldest machines.

4. Camera installations are under way at our storage tank and sewer lift station sites as equipment has arrived and work started on Tuesday 9/22 at our Beacon Hill storage tank site.

GIS/Cyber-Security Dept:

GIS:

5. Working with Operations to prepare for the transition to the new En Suite NJDEP submittal flatform that will begin in November.
6. Chris has started on a GIS on-line course offered by Esri comprised of weekly modules that can be worked on at his own pace.
7. GIS staff have prepared their presentations for the GPN Mid-Atlantic Conference next month where they will highlight the use of our GIS system in our cold-water meter replacement and hydrant flushing projects.

Cybersecurity:

8. Attended an event in Trenton regarding practicing for how to maintain operations during and after a cyber-attack which involved tabletop exercises that were repeated so that simulated reactions could be realized should an event occur in real-time.
9. Chris registered for the NJ Public Sector Cybersecurity Summit in Trenton on October 8th.

XI. Commissioner's Report

XII. MEETING OPEN TO THE PUBLIC

XIII. MEETING CLOSED TO THE PUBLIC

XIV. ADJOURNMENT

Motion was made by Mayor Coles and seconded by Committeeman Lichtenstein. The meeting was adjourned.

Respectfully submitted,

Robyn Gray,
Secretary, LTMUA