



**Board of Commissioners**

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

**THE LAKEWOOD TOWNSHIP MUNICIPAL UTILITIES AUTHORITY**

**Regular Meeting Minutes**

**March 11, 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, 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., Mr. Bob Farina, Director of Operations, and Mr. Harry Robbins, Operations Manager.

**V. Minutes**

**Motion** to approve the Annual Reorganization Meeting Minutes held on February 3, 2026, was made by Committeeman Lichtenstein and seconded by Mr. S. Flancbaum. On **roll call**, all seated members voted **"Yes."** **Motion carried.**

**Motion** to approve the minutes of the Regular Monthly Meeting held on February 3, 2026, was made by Mr. S. Flancbaum and seconded by Committeeman Lichtenstein. On **roll call**, all seated members voted **"Yes."** **Motion carried.**

**VI. Chief Financial Officer Report**

Given by Mr. Donald Sondak, CFO/Human Resources Director

1. Resolution authorizing the Lakewood MUA to sign Bond Agreements for the GAC Buildings

Mr. Sondak explained that this resolution authorizes the Lakewood MUA to execute and deliver agreements associated with the GAC Long Term Bond Issuance. These agreements are:

- Loan Agreement with the iBank
- Loan Agreement with the State of New Jersey

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**LAKEWOOD TOWNSHIP MUNICIPAL UTILITIES AUTHORITY**

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- Escrow Agreement with iBank, State of New Jersey and Bank of New York
  - Resolution 26-17 Authorizing the Lakewood MUA to sign Bond Agreements for the GAC Building

**Motion** made by Committeeman Lichtenstein and seconded by Mr. S. Flancbaum. On roll call, all seated members voted **“Yes.” Motion carried.**

2. Resolution approving the renewal of VSP Vision coverage for employees.

Renewal for VSP will remain at the current cost of approximately \$5,100/yr. This amount is in our current approved budget. The contract is for a 2-year term from July 2026 through June 2028. I recommend that the board approve renewal of the contract.

- Resolution 26-18 Approving the renewal of VSP Vision coverage for employees

**Motion** made by Committeeman Lichtenstein and seconded by Mr. S. Flancbaum. On roll call, all seated members voted **“Yes.” Motion carried.**

3. Motion to Approve the Operating List

The Operating Expense List in your Board Packets is \$1,678,358.86. There are no unexpected items to discuss. The list does include the Q1 2026 OCUA invoice of \$728,620.00. The list also includes \$186,103.54 of Construction Costs. In addition, the Operating Expense List is hereby amended for an invoice from Levin Shea Pfeffer and Goldman in the amount of \$2,258.50 for legal services rendered. This additional invoice brings the Operating Expense List amended total to \$1,680,217.36. I recommend that the board approve the Operating Expense List as amended to \$1,680,517.36, with noted abstentions.

**Motion** made by Committeeman Lichtenstein and seconded by Mrs. Eisen. On **roll call**, all members voted **“Yes.” Motion carried.**

Senator Singer asked when we are going to pay back the OCUA? Let’s spread it over a few months instead of all at once. Mr. J. Flancbaum said he would make that request of the OCUA.

**VII. Engineer’s Report**

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

1. Shorrock Street Treatment Plant Chemical Feed System Upgrade

Mr. Farrell began his report saying the Authority received six (6) bids for the Shorrock Street Treatment Plant Chemical Feed System Upgrade project. Bids received ranged from \$1,587,000.00 to \$1,726,700.00. The three (3) apparent lowest bidders are:

Allied Construction Group, Inc	\$1,587,000.00
Coppola Services, Inc.	\$1,614,000.00
Clyde N. Lattimer & Son Construction Co.	\$1,698,400.00

March 2, 2026 PS&S issued their review of the three lowest bids with recommendation to award to the lowest bidder Allied Construction Group, Inc.

At this time the Authority may award the contract to the lowest qualified bidder, Allied Construction Group, Inc, for the Shorrock Street Treatment Plant Chemical Feed System Upgrade project conditioned on the review and recommendations of the Authority Attorney and PS&S Engineers in the amount of \$1,587,000.00.

Senator Singer asked what the cost estimate was for this project. Mr. Farell said it was \$1.2 million and was done by PS&S. Senator Singer asked how they could be off by \$300,000. Mr. Farell said he didn't think they took into account PSI Process Instrumentation & Integration. Senator Singer made it known that he was not happy with this.

**Resolution No. 26-19** Awarding Contract for Shorrock Street Treatment Plant Chemical Feed System Upgrades

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

2. Beacon Hill Tank Painting 2026 & Well 1 Chemical Wash

The Authority received a proposal from Water Quality Investigators (WQI) to develop a Well Rehabilitation Plan and Post Rehabilitation Well Assessment and Maintenance Plan in the lump sum cost of \$13,100.00. WQI will work in conjunction with the work to be performed by Van Cleef Engineering.

At this time the Authority may award a contract to Water Quality Investigators to develop a Well Rehabilitation Plan and Post Rehabilitation Well Assessment and Maintenance Plan in the lump sum cost of \$13,100.00.

- **Resolution No. 26-20** Awarding Contract for Well 1 Chemical Wash

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

The Authority received a proposal from Van Cleef Engineering for engineering services related to the painting of the Beacon Hill Tank and the cleaning of Well No. 1. The engineering costs for the Beacon Hill Tank painting are \$194,200.00 and the engineering costs for Well 1 is \$70,400 for a total proposal cost not to exceed of \$264,600.00.

At this time the Authority may award a professional services contract to Van Cleef Engineering for engineering services for the rehabilitation and painting of Beacon Hill Tank and engineering services for the cleaning of Well No. 1 in the cost not to exceed amount of \$264,600.00.

Senator Singer asked if this is our last tank to be painted. Mr. J. Flancbaum said it was, it's the 4<sup>th</sup> one. Senator Singer said this brings us to a good position with our tanks. We were planning to bring down the water and do the inside anyway.

- **Resolution 26-21** Awarding Professional Services Contract for Beacon Hill Tank Painting 2026 and Well 1 Chemical Wash

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

Mrs. Fish arrived and replaced Mrs. Eisen.

### 3. Shorrock Solar Project

The Authority received change order request #1 from Colliers Engineering & Design to revise the bid documents for an interconnection agreement and rebid in the cost not to exceed amount of \$16,500.00.

At this time the Authority may award change order #1 to Colliers Engineering & Design to provide additional engineering services to revise the bid documents for an interconnection agreement and rebid in the cost not to exceed amount of \$16,500.00.

- **Resolution No. 26-22** Awarding Change Order #1 for Shorrock Solar Project

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

### 4. Well 2 Replacement Design and Construction

The Authority received change order request #1 from AC Shultes for additional chemical treatments at new Well No. 23 due to a persistent biofilm issue in the aquifer in the cost not to exceed amount of \$164,810.00.

At this time the Authority may award change order #1 for AC Schultes for additional chemical treatments at Well #23 in the cost not to exceed amount of \$164,810.00.

Committeeman Lichtenstein asked if this is a new requirement? Senator Singer explained that the problem is with this well only that we had years ago. There is an oil smell that we want to get rid of. We brought in a chemist who feels that by doing this treatment we will be able to push it back into the aquifer which will solve our problem. Mr. J. Flancbaum added that it's a chlorine treatment to the aquifer itself. This contaminant is unregulated by the DEP, it is not part of regular well testing. We do have a permit to operate this well. It was found because our operators were diligent and they smelled something.

- **Resolution No. 26-23** Awarding Change Order #1 for Well 2 Replacement, Design and Construction

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

### 5. OCUA Billing Issue and I/I Study – Project Status

Mr. Ponsi gave an update on this ongoing issue. He reviewed what has been happening by reminding the Board that we hired French & Parello Associates to conduct a study of our system; we metered all our sewer mains going into the OCUA. There were numbers we weren't sure about over the course of years, month to month-the numbers were high. We wanted to verify that their metering was correct by doing our own metering at the source. After studying the flows for 2.5 months we found that the meters were pretty much reading what our meters were reading.. Mr. Ponsi recommended that we pay the bills owed to the OCUA.

FPA also studied how much inflow and infiltration we have based on EPA standards of what they consider excessive infiltration. We are well below what EPA considers excessive. Mrs. Miller asked if we originally checked this because the numbers differ from what we had

seen. Mr. Ponsi answered by saying we had looked at our billing, what we billed out plus what Cogen dumps into the sewer system and we were comparing that to what the OCUA was billing out and we were looking at the patterns. In 2023 and 2025 the pattern is the same although the flows are much higher. We are using about 150 million gallons more of water compared to 2023 and 2025. So, for 2024 the month-to-month numbers were a little off, but the total numbers were right in line with what we have. The increase in billing is probably due to population growth in addition to the fact that we had two of the hottest years in history. More usage per home and population growth were the factors that contributed to the increase. We had approximately 120 homes plus commercial accounts and schools and office buildings. Committeeman Lichtenstein asked what changed, what happened now that changed everything. Mr. Ponsi responded by saying firstly, 2024 there were two red flags indicating that we needed to do this. One was such an increase in total usage; we went from 600 million gallons billed to 760 million gallons billed. Our water usage went up from 620 million gallons to 730 million gallons. The second red flag was that the month-to-month usage didn't fit the normal pattern of increased usage in the summer and low in the winter high in the fall. The only way to determine if the meters were reading correctly was to meter our system and compare that to their system. We did that for 2 ½ months and the numbers were correct. Mr. Ponsi added that he has noticed that the pattern is back for 2025. Senator Singer reminded the board that Cogen doesn't use our water, they have their own wells, but they do dump into the sewer so the sewer flow would be higher.

6. Rt 88 Townhomes by NJAW (**Owner/Developer: 742 Ocean Holdings, LLC – Matthew Fischer**)

September 9, 2025 Morgan Municipal issued application review #2.

At this time the Authority may approve the Route 88 Townhomes by NJAW project conditioned on the Morgan Municipal Review letter dated September 9, 2025.

- **Resolution No. 26-24** Granting Approval for Route 88 Townhomes by NJAW

**Motion** made by Committeeman Lichtenstein and seconded by Mr. S. Flancbaum. On **roll call**, all seated members voted **“Yes.” Motion carried.**

7. Chestnut Gardens (**Owner/Developer: Albert Greens, LLC – Mordechai Eichorn**)

March 6, 2026 the Authority issued a letter detailing the conditions for maintenance guarantee release.

At this time the Authority may approve the maintenance guarantee release for the Chestnut Gardens project conditioned on the Authority letter dated March 6, 2026.

- Resolution No. 26-25 Releasing Maintenance Guarantees for Chestnut Gardens

**Motion** made by Committeeman Lichtenstein and seconded by Mr. S. Flancbaum. On **roll call**, all seated members voted **“Yes.” Motion carried.**

8. 1725 Oak Street Building Addition (**Owner/Developer: 1725 Oak Street Holdings, LLC – Simon & Ben Zeldes**)

At this time the Authority may accept the terms of the Developer's Agreement for the 1725 Oak Street Building Addition Development. There are no site-specific terms for this agreement.

- Resolution No. 26-26 Authorizing the Execution of a Developers Agreement for 1725 Oak Street Building Addition

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

9. New Hampshire Avenue Retail (**Owner/Developer: Red Porch Holding, LLC – Sharon Dachs**)

At this time the Authority may accept the terms of the Developer’s Agreement for the New Hampshire Avenue Retail Development. There are no site-specific terms for this agreement.

- **Resolution No. 26-27** Authorizing the Execution of a Developers Agreement for New Hampshire Avenue Retail

**Motion** made by Committeeman Lichtenstein and seconded by Mr. S. Flancbaum. On **roll call**, all seated members voted **“Yes.” Motion carried.**

**VIII. Attorney's Report**

**IX. Executive Director’s Report**

Given by Mr. J. Flancbaum, Executive Director

1. Mr. J. Flancbaum informed the Board that our Annual Elected Officials Training will be held at the end of our next meeting on April 14<sup>th</sup>. The commissioners can take it online or stay in person for the seminar. We receive \$250 per person credit towards our annual assessment.
2. Mr. J. Flancbaum gave an update on the Shorrock St. solar project. We had a meeting with JCP&L and hopefully the solar project is back on track. We are going to do the interconnection application ourselves so that it’s done. JCP&L told us to get it in as soon as possible because they have limited solar capacity in that area right now. We will continue to keep you updated.

**X. Technical Operations Report**

Given by Mr. Bob Farina, Director of Operations

**Operations Dept:**

1. The Authority has received both “Permits to Operate” for our new Pine Street Well’s 20 & 21 from the NJDEP and we will soon be able to pump raw water to the NH Hampshire Ave Treatment Plant in the oncoming days.
2. Well #3 on Tobin Ave has had its repairs and chemical treatment completed and is being put back online to resume production.
3. We have hired two new Field Representative employees to replace the two that are no longer with the Authority.

**Technical Operations Dept:**

4. SCADA and communications equipment are up and running well.
5. SCADA controls and commissioning are completed for the two new Pine street wells #20 & 21.

**IT Dept:**

6. All configuration updates and security-hardened steps have been completed with regards to the NJCCIC cyber shield up recommendations. This will strengthen our overall cybersecurity posture.
7. To meet the March 1, 2026, state mandate, the new Legal Notices section on the Authority's website has been implemented.
8. All UPS battery backup replacements for the Authority's servers have been received, tested and installed and are on-line.
9. All Fire & Security Inspections that took place on January 28, 2026 were completed

**GIS/Cyber-Security Dept:**

**GIS:**

10. WQAA Capital Improvement Plan annual report has been finalized and ready to be submitted.
11. Incoming data regarding the meter replacement project is under continuous monitoring and management.
12. GIS technician Jonathan Davis has successfully completed his second and final round of Esri GIS training.

**Cyber-Security:**

13. Nearly all employees have completed their annual cybersecurity training provided by CyberJIF.
14. Due to the issue regarding the Iran conflict, we are currently at an elevated posture having to do with the increased threat of cyber-attacks on the homeland and its infrastructure. In doing so, we are working closely with our monitoring and warning partners including NJCCIC; MS-ISAC and Water ISAC.

**XI. Commissioner's Report**

**XII. MEETING OPEN TO THE PUBLIC**

**XIII. MEETING CLOSED TO THE PUBLIC**

**XIV. ADJOURNMENT**

Motion was made by committeeman Lichtenstein and seconded by Mr. S. Flanbaum. The meeting was adjourned at 10:34 A.M.

Respectfully submitted,

Robyn Gray,  
Secretary, LTMUA