



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

July 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, Committeeman Lichtenstein, Mr. S. Flancbaum, Mrs. Eisen and Senator Singer.

The following professionals and key personnel were present: 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 minutes of the Regular Monthly Meeting held on June 2, 2026, was made by Committeeman Lichtenstein and seconded by Mr. S. Flancbaum. On **roll call**, all other seated members voted **“Yes.” Motion carried.**

Mrs. Fish arrived and was seated.

VI. Chief Financial Officer Report

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

1. GAC Building Funding Update

We have closed on our LT Funding for the GAC buildings:

\$8,957,383 0%
\$2,260,000 – iBank 5%
\$11,217,383 (effective 1.01%)
30 Years

LAKEWOOD TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

390 NEW HAMPSHIRE AVENUE, LAKEWOOD, NEW JERSEY 08701
PHONE (732) 363-4422 | FAX: (732) 905-0712 | WWW.LAKEWOODMUA.COM

\$2M Emerging Contaminants Drinking Water Principal Forgiveness (Fund Loan)

2. Motion to Approve the Operating List

The Operating Expense List in your Board Packets is \$1,453,199.55. There are no unexpected items to discuss. The list does include the fourth and final OCUA payments of \$272,936.92 for 2024 and 2025 overage charges and \$92,765 if iBank fees for the 2026 GAC Buildings LT Bond closing. The list also includes \$324,608.55 of Construction Costs of which \$182,094.46 is for the Meter Replacement project funded through Short-Term borrowing from the iBank. In addition, the Operating Expense List is hereby amended for an invoice from Levin Shea Pfeffer and Goldman in the amount of \$8,496.00 for legal services rendered. This additional invoice brings the amended Operating List total to \$1,461,695.55. I recommend that the board approve the Operating Expense List, as amended, of \$1,461,695.55, with noted abstentions.

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

VII. Engineer’s Report

Given by, Mr. Adam Ponsi, P.E.

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

At this time the Authority may authorize the Executive Director to endorse applications for the Evergreen Blvd 4 Lot Subdivision project. OCUA approval is required due to the proposed development generating over 2,000 gpd of sanitary sewer flow.

- **Resolution No. 26-48** Authorizing the Executive Director to Endorse Applications for Evergreen Blvd 4 Lot subdivision

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

2. **1380 Ocean Avenue Office Building (Owner/Developer: Cedar Management 1380, LLC – Moshe Rothstein)**

June 23, 2026 Grant Engineering issued application review #3.

At this time the Authority may grant approval for the 1380 Ocean Avenue Office Building project conditioned on the Grant Engineering letter dated June 23, 2026.

Senator Singer asked why it is sewer only. Mr. Ponsi explained they are doing a sewer extension; they have an existing well and if they want water they would need to extend the water main. Senator Singer asked how we bill them. Mr. Ponsi explained we put a meter on their water line and we radio it so we know how much to bill them for sewer only. We do have a few accounts like this currently. It’s a small office building site on Route 88 and typically, these sites aren’t high users.

- **Resolution No. 26-49** Granting Approval for 1380 Ocean Avenue Office Building

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

3. **525 Oberlin Avenue Warehouse Addition (Owner/Developer: 525 Oberlin Avenue, LLC – Nachum Szanzer & Alex Janklowicz & Izaac Zlatkin)**

The following are the site-specific terms for the Developer’s Agreement for the 525 Oberlin Avenue Warehouse Addition project:

The Developer agrees to pay \$26,140.00 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 described in Schedule ‘B’.

Senator Singer asked if we need to upgrade the line downstream. Mr. Ponsi said no, it’s part of the overall sewer master plan. We have analyzed downstream segments that need to be improved. Anyone upstream of those would need to do a fair share contribution.

We have started work on the overall design for the entire system, the technical design. We have collected about \$400,000 towards the line, and we have given a contract for another \$250,000 worth of surveying design and metering to determine which to do first.

- **Resolution No. 26-50** Authorizing the Execution of a Developers Agreement for 525 Oberlin Avenue Warehouse Addition

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

4. **ZDF Flushing**

March 2024 the Authority began to receive intermittent dirty water complaints on Hanover Way which sometimes occurred about once a week.

July 1, 2026 the Authority Engineer issued a memo indicating due to systemic water quality issues for the homeowners of Hanover Way that the Authority Engineer recommends award of a contract to Hydrologics, Inc on an emergency basis to determine the causes of the water quality issues.

At this time the Authority may issue a resolution declaring an emergency as recommended by the Authority Engineer as indicated in the memo dated July 1, 2026.

Mr. J. Flancbaum explained that ZDF stand for Zero Discharge Flushing. One hydrant is hooked up to another hydrant; there is no water splashing onto the street, it’s a high velocity type flushing. The sediment is collected in bags on the truck. In addition to the high velocity cleaning and the scouring of the pipes, the sediment is collected and able to be tested. We can see what type of sediment has built up; is it rust or sand or something else?

- **Resolution No. 26-51** Declaring an Emergency for Zero Discharge Flushing

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

June 17, 2026 the Authority received a proposal from Hydrologics, Inc to Zero Discharge Flushing (ZDF) of Hanover Way and the immediate surrounding area in order to create a better flush/clean of the system and to obtain samples of what is in the pipes that is causing the dirty water in the amount of \$65,407.50.

At this time the Authority may award a contract under emergency conditions to Hydrologics, Inc to perform ZDF of Hanover Way and the immediate surrounding area in the amount of \$65,407.50.

- **Resolution No. 26-52** Awarding Contract for Emergency Repairs

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

Committeeman Lichtenstein asked how fast this work will begin. Mr. J. Flancbaum said we are on the schedule for the end of August pending this meeting today.

5. Update of Rules and Regulations

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

- Revise construction detail #13 “Service Line With Meter Pit Detail” to revise the notes regarding ownership limits requirements.
- Revise construction detail #14 “Service Line With Internal Meter” to revise the notes regarding ownership limits requirements.

At this time the Authority may approve Addendum #42 to the Rules and Regulations to update construction details #s 13 and 14 to revise the notes regarding ownership limits requirements.

- **Motion Approving Addendum #42**

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

VIII. Attorney's Report

Mr. Pfeffer said business as usual. Senator Singer asked for an update on the property on Route 70. Mr. Pfeffer detailed what is happening. He said the bank sold the note and there is a foreclosure action happening to close out all the different construction liens and judgements that are on the property-this could take 6-12 months. We have filed an action on the money that we have outstanding. My recommendation at this point is to not proceed with any other actions. We have a developer’s agreement on record, and it talks about future owners. It doesn’t make sense to do anything else right now, it will just keep costing the Authority money. When the new owners come on board, they will have to reach out to us and come current with all the outstanding bills. Everything is on record, it’s all recorded. About half the infrastructure work has been done but when the next owner comes in, they will have to finish the work and then do whatever we have required of them. There is an active foreclosure out there by the new mortgage holder to foreclose out all other judgements. It’s going to take some time but ours cannot be closed out. We will not be giving them a meter until they come current on the escrow and do whatever they need to, to our satisfaction-there will be no meter.

Senator Singer added this has cost us thousands of dollars in water we didn’t need. The DEP required us to buy water based on that project that we have been doing for the past two years.

IX. Executive Director’s Report

Given by Mr. J. Flancbaum, Executive Director

PFAS Litigation Update

Mr. Flancbaum reported that we will be receiving another \$335,361.45 from the 3M settlement. This will bring the total received from 3M to date to \$1,505,991.73. We will be getting another \$500,000 from 3M over the next 7 years.

Total received to date after this payment from all settlements is \$2,001,074.60. (Dupont, Tyco, 3M, and BASF).

X. Technical Operations Report

Given by Mr. Bob Farina, Director of Operations

Operations Dept:

1. We performed an in-house chemical cleaning of well #17 and we were able to regain our pumping levels. These deep wells require scheduled chemical cleaning so that we can mitigate any biofilms from getting out of control.
2. Well #3 returned to service on July 3rd.

Technical Operations Dept:

3. All SCADA and communications systems are working fine.
4. We met with a company who will be a potential vendor that will replace our dated SCADA alarm and historian software. The new software will be able to communicate the exact alarm condition, speeding up the process to address it. It will also include an auto-dialer that will enable us to terminate all external auto-dial equipment.

IT Dept:

5. The Authority continues to maintain an elevated cyber-security posture working in accordance with our local, state and federal cyber-security partners.
6. We continue to work on the .COM to .GOV transition, windows 11 rollout and Exchange 2019 upgrade.
7. We are looking to continue supporting our Code Red reverse 911 service.

GIS/Cyber-Security Dept:

GIS:

8. Continuing to successfully process water meter replacement data and capture hydrant flushing data.

Cybersecurity:

9. We will be applying for the 2026 Safe Water Drinking Cyber-security Grant Program which is administered by the NJCCIC.
10. 96% of our CyberJIF mandated training is now completed.

XI. Commissioner's Report

Senator Singer asked where we stand with Four Seasons. Mr. J. Flancbaum said we have submitted the application to the zoning board and the hearing will be in August. Bob Farina met with the association engineer a couple of weeks ago to do an on-site analysis. They're putting together a report that was supposed to be ready last week. Mr. J. Flancbaum hasn't seen the report, so he followed up yesterday but hasn't heard back. Mr. Pfeffer has been in touch with their attorney the whole time, telling them what we're doing. We are waiting to hear from the association about what their formal position will be. Mr. J. Flancbaum said he hoped they would be on board with us; he would rather it that way but either way we have to moving forward.

Senator Singer commended Mr. J. Flancbaum and his staff for being right on top of the flushing situation. We are very concerned about water quality, it's a priority. We are spending what we have to, to correct this.

XII. MEETING OPEN TO THE PUBLIC

XIII. MEETING CLOSED TO THE PUBLIC

XIV. ADJOURNMENT

Motion was made by Committeeman Lichtenstein and seconded by Mrs. Fish. The meeting was adjourned at 10:28 A.M.

Respectfully submitted,

Robyn Gray,
Secretary, LTMUA