



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

October 1, 2025

- 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 7, 2025 and the Lakewood Shopper on February 7, 2025.

III. Salute to the Flag

IV. Roll Call of Commissioners

On roll call the following Commissioners were present Mr. S. Flancbaum, Mrs. Eisen and Senator Singer.

The following professionals and key personnel were present: Gerwin Bauer, Auditor, 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.

Both alternates were seated.

V. Minutes

Motion to approve the minutes of the Regular Monthly Meeting held on September 9, 2025, was made by Mr. S. Flancbaum and seconded by Mrs. Eisen. 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. Motion to Approve the Operating List

The Operating Expense List in your Board Packets is \$860,358.37. There are no unexpected items to discuss. The list includes \$158,543.51 of Construction Costs of which \$76,222.02 is for the GAC buildings project which is iBank funded. I recommend that the board approve the Operating Expense List of \$860,358.37, with noted abstentions.

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

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VII. Engineer's Report

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

1. Covington Village (Owner/Developer: CV Lakewood Realty, LLC – Carey Tajfel)

Mr. Ponsi reported 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.
- The developer will bond for all water and sanitary sewer infrastructure onsite, both existing and proposed. The existing infrastructure will be bonded in an amount equal to ½ the costs as listed in the Authority's approved construction cost estimate.
- The Developer will provide As-Built drawings that meet Authority requirements for all the water and sanitary sewer infrastructure, both existing and proposed including mains and laterals. Laterals must be shown from the main to the building.

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

Senator Singer asked how many units there are for this project. Mr. Ponsi responded, I think there are five buildings and they have decreased the number of units for 140 units total.

- **Resolution No. 25-80** Authorizing the Execution of a Developers Agreement for Covington Village

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

2. New 724 Coral Ave Water & Sewer Extension (Owner/Developer: 716 Oak-Coral, LLC – Avi Schron / GC: Dubin Contracting, LLC – Chaim Dubin)

The Authority received an initial submission package for proposed water main and sanitary sewer main extensions on Oak Street and Coral Avenue to provide service to a single family home on Coral Ave.

September 9, 2025 GTS Consultants issued application review #1.

At this time the Authority may grant approval for the 724 Coral Ave Water & Sanitary Sewer Extension project conditioned on the GTS letter dated September 9, 2025.

Senator Singer asked if this is the only house in that area. Mr. Ponsi responded saying there are other houses but this is a unique application in that water and sewer is being run for one home only.

- **Resolution No. 25-81** Granting Approval for 724 Coral Avenue Water & Sewer Extension

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

3. Oak Street & Marlin Avenue School (Water) (Owner/Developer: Yeshiva Yaaros Devash, Inc – Shabsi Brody / GC: Builders Supreme – Nathan Neuwman)

Mr. Ponsi explained that about a year ago, the Authority approved the sewer main extension for the sewer work and that is almost ready to go. They recently decided they needed water. September 8, 2025 the Authority received an initial submission package for a proposed water main extension on Oak Street to provide service to a proposed school located at the intersection of Oak Street & Marlin Avenue.

September 17, 2025 GTS Consultants issued application review #1.

At this time the Authority may grant approval for the Oak Street & Marlin Avenue School (Water) project conditioned on the GTS letter dated September 17, 2025.

- **Resolution No. 25-82** Granting Approval for Oak Street & Marlin Avenue School Water Main Extension

Senator Singer asked if we will be able to coordinate the water with the sewer. Mr. Ponsi said we are trying to push it through as fast as we can.

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

4. Lanes Raw Water Main Easement by New Hampshire Ave Water Treatment Plant

Mr. Farrell reported on September 25, 2025 the Authority received a proposal from Morgan Municipal for engineering services to provide documents necessary for an easement for the Authority’s Raw Water Main between Cedar Bridge Avenue and the Authority’s New Hampshire Avenue water treatment plant in the cost not to exceed amount of \$12,000.00. At this time the Authority may award a professional services contract to Morgan Municipal to provide the documents necessary for an easement for the Authority’s raw water main between Cedar Bridge Avenue and the Authority’s New Hampshire Avenue water treatment plant in the cost not to exceed amount of \$12,000.00.

- **Resolution No. 25-83** Awarding Professional Services Contract

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

5. Shorrock Street Treatment Plant Chemical Feed System Upgrade

September 16, 2025 the Authority received change order request #1 from PS&S for additional engineering services related to additional electrical and mechanical work on the project in the cost not to exceed amount of \$35,000.00.

At this time the Authority may award change order #1 to PS&S for additional engineering services in the cost not to exceed amount of \$35,000.00.

- **Resolution No. 25-84** Resolution Awarding Change Order No.1 for Shorrock Street Treatment Plant Chemical Feed System Upgrades

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

Senator Singer wants to watch this project carefully. I realize some of the changes were from us, but I would like both you and Adam to monitor it. This should be the last change unless we change something. Mr. Farrell agreed.

6. RFQs for Engineering Services for Calendar Year 2026

Updated documents will be sent to perspective engineering firms that were approved last year. Documents will be posted on the Authority website and in newspapers in accordance with the requirements of the Pay to Play regulations so the documents received will be considered as fair and open.

Senator Singer added that we approve anyone who applies and we use probably 10-12 firms. Most authority's use just one for all projects. Keeps people competitive and makes sure we get the best job.

Motion made by Mr. S. Flancbaum and seconded by Mrs. Eisen. 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. Resolution awarding contract to Water Quality Investigations

This is related to some of the water quality complaints that we had about a year ago, off Locust Street. We have implemented several operational changes and adjustments. The complaints stopped for a while. Over the last couple of months, there are a few houses at the end of Hanover Way that have said on Friday afternoons, they are starting to get dirty water again. This company, Water Quality Investigations, helped us with Well 17 when we had the biofilm issue. We would like to engage them. We have had some discussion with them and they think the problem may be coming from Well 1. Their proposal is for \$12,037 and is broken down into 2 tasks. Task 1 is a water quality assessment which includes sampling and testing at well one for \$7,037. Task 2 would be for adding consulting for developing procedures to remediate any issues, depending on the test results. That's the fee is up to \$5,000 based on time and material.

Senator Singer asked if this site is a dead end. Mr. J. Flancbaum told the Board that it is not a dead end, rather a loop, into Salvatore drive. The documented complaints that we have had are all on Friday afternoon, about an hour before Shabbos, from 4 houses at the end of Hanover Way.

- **Resolution No. 25-85** Awarding Contract to Water Quality Investigations

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

2. Motion to authorize the use of Competitive Contracting for 2026 Laboratory Testing Services

We do this every year, put out the Request For Proposals and then we select a vendor.

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

3. Awarding Contract to William Stothoff for Well 15 Pumping Equipment Upgrades

We had an RFP opening yesterday for pumping equipment upgrades at Well 15; we received two proposals, one from William Stothoff for \$52,955 and the other from AC Shultes for \$55,290. The proposal for AC Shultes is over the bid threshold. We work with William Stothoff often. The price includes pump testing, site preparation, the installation of a new bowl assembly and new column and motor. We would like to award the contract to William Stothoff.

- **Resolution No. 25-86** Awarding Contract to William Stothoff Co, for Well 15 Pumping Equipment Upgrades

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

X. Technical Operations Report

Given by Mr. Bob Farina, Director of Operations

Operations Dept:

1. We have currently set up and are running a temporary auto-flushing system on a fire hydrant in the Hanover Way Road neighborhood from which we have recently started to receive water complaints again after a long hiatus. The complaints have come from four houses. We look forward to working with the chemist from Water Quality Investigations Co. that last assisted us in addressing and resolving our biofilm issue with Well #17 as we in operations have tried everything within reason and in our capabilities to permanently resolve this issue on our own.
2. We finally received the remainder of equipment from the GAC vessel manufacturer Calgon which will enable us to remove all the entrapped air in the filters on a continuous uninterrupted basis so that we can perform the supernatant backwashing of our primary treatment filters without over-pressurization. The equipment is being installed this week. Once completed, the two GAC filter plants are 100% complete and filtering optimally.

Technical Operations Dept:

3. All SCADA and communications equipment are up and running well.
4. Our SCADA contractor PSI, Inc. is working on establishing communications to our SCADA system from and to all our new well-houses and the two GAC filter plants. This effort has an early November completion deadline.

IT Dept:

5. The SCADA Network Redundancy at the New Hampshire and Shorrock Street plants is now fully tested and completed.
6. Card Key access to the two new GAC facilities will be completed and fully operational mid-October.
7. The final phase of security camera installations are under way.

GIS/Cyber-Security Dept:

GIS:

8. Completed final lead service submittal.
9. Putting together a fire hydrant list for the LFD.

Cyber-Security:

10. Completed the application for the 2025-2026 state and local government Cybersecurity Grant Program through the NJCICC.
11. The CyberJlf training program will begin its next cycle in October.

XI. Commissioner’s Report

XII. MEETING OPEN TO THE PUBLIC

XIII. MEETING CLOSED TO THE PUBLIC

XIV. ADJOURNMENT

Motion was made by Mr. S. Flancbaum and seconded by Mrs. Eisen. The meeting was adjourned at 10:17 A.M.

Respectfully submitted,

Robyn Gray,
Secretary, LTMUA