



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

January 6, 2026

- I. Senator Singer opened the meeting at 10:06 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 Mrs. Fish, Mayor Coles, Committeeman Lichtenstein, 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, Mr. Harry Robbins, Operations Manager, Mr. Mark Hubal P.E., Consulting Engineer to the Authority., and Mr. Adam Pfeffer, Esq. Authority General Counsel.

Mr. S. Flancbaum was seated in place of Mrs. Miller.

V. Minutes

Motion to approve the Sewer Rate Hearing Minutes held on December 2, 2025, was made by Mayor Coles and seconded by Mrs. Fish. On **roll call**, all seated members voted **“Yes.” Motion carried.**

Motion to approve the minutes of the Regular Monthly Meeting held on December 2, 2025, was made by Mayor Coles 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. Update on the Health Reimbursement Account addition

The Health Reimbursement Account has been implemented effective January 1, 2026 as so directed by this Board. “Debit” cards have been distributed to eligible employees. I would like to commend Melissa Hammond for implementing this new benefit to our

employees. Her tireless efforts working with our service provider Paylocity and communicating with our employees have made this implementation seamless.

Be on the lookout for an email from Paylocity to verify your bank account information. Melissa sent you an email about this earlier this morning as well.

2. Resolution Amending the Approved 2026 Budget

The budget which this Board approved on December 2nd, 2025, was reviewed by the DCA. They responded that our Debt Service figures for interest and principal within the budget did not match our submitted audit. This was due to my error in using the latest updated figures from the State of NJ as opposed to matching the budget as required by the DCA. This resolution is to amend the previously approved budget to revise the figures and match the Audit.

- **Resolution No. 26-03** Amending the Approved 2026 Budget

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

3. Resolution Adopting the 2026 Budget

The 2026 Budget was conditionally approved by the DCA. The conditional status is necessary due to our budget dependency upon the Connection Fee Resolutions which were passed earlier this morning.

We have a resolution today to adopt our budget, as approved by this Board on December 2, 2025 and amended on January 6, 2026, which allows us to submit the budget to the DCA accompanied by copies of the Connection Fee Resolutions for their adoption approval.

I recommend that the Board of Commissioners adopt the 2026 Budget.

- **Resolution No. 26-04** Adopting the 2026 Budget

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

4. Motion to Approve the Operating List

The Operating Expense List in your Board Packets is \$2,402,979.44. There are no unexpected items to discuss. The list includes \$423,512.00 for the MUAs 2025 Annual Pension Contribution, \$74,470.00 for the first of two JIF 2026 insurance premium payments and \$1,144,168.83 of Construction Costs of which \$723,590.00 is for the meter replacement project to be funded through the iBank so we will be that money back and \$260,552.26 for the GAC buildings which will also be funded through the iBank. I recommend that the board approve the Operating Expense List of \$2,402,979.44, with noted abstentions.

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

VII. Engineer's Report

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

1. Sanitary Sewer Extension to Old Pine Acres

Mr. Farrell reported that the Authority intends to file an application with the NJDEP and the NJ iBank. At this time the Authority may Authorize the Executive Director to be the Authorized Representative for the NJ iBank Application.

Senator Singer explained that we have already done some the work thanks to the generosity of the Town and Mayor Coles and Committeeman Lichtenstein. This is one of the largest areas of town with many small lots.. And they were all on septic. We brought water there years ago but were unable to get a consensus on the sewer. This is our last large service area without sewer. We have been talking about this for many years; this is a good project.

Committeeman Lichtenstein asked if we will be getting principal forgiveness for the meter replacement project. Mr. J. Flancbaum responded, saying it's going to be a little bit of both. There will be some principal forgiveness, and then whatever is not forgiven will be a very low interest loan. We are going to finish the job in two phases: Phase 2A in 2026 and 2B in 2027. This is so we can take advantage of the principal forgiveness opportunities that the iBank offers. We will get approximately up to two million dollars this year and up to two million dollars next year. I say about two million because there are some factors, it depends. Mr. J. Flancbaum said the only way you can go to the iBank for the same year is for separate programs. The iBank has different programs; they have water quality and clean water. These separate programs have different funding sources. We try to take advantage of whatever we can.

Committeeman Lichtenstein asked if we will be doing work on New Hampshire Avenue. Both Senator Singer and Mr. J. Flancbaum answered no and that all the work will be on the inside streets. Mr. J. Flancbaum said that Ronald Road was completed in the first phase, up to New Hampshire.

- **Resolution No. 26-05** Authorizing the Executive Director to be Authorized Representative for NJ iBank Application for Sanitary Sewer Extension to Old Pine Acres

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

2. PFAS Treatment for PFOA & PFOS MCLs

The Authority received change order request #3 for Remington Vernick for the additional inspection services due to the additional time needed to complete the project (over 9 months additional time) by MBE Mark, III in the amount of \$63,500.00.

At this time the Authority may award change order #3 for Remington Vernick to provide additional inspection services due to the extension of the contract time in the amount of \$63,500.00.

- **Resolution No. 26-06** Awarding Change Order No. 3 for PFAS Treatment for PFOA & PFOS MCL's

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

3. Well 2 Replacement Design and Construction

The Authority received change order request #2 for Remington Vernick for additional permitting services due to NJPDES changing the permitting process, Lakewood Township Building Department changing their approval requirements for the well house structure, engineering design changes as requested by the Authority for an injection line, engineering services due to NJDEP required verification regarding removal of trees within wetlands, resubmitting the application to the NJDEP for approval to operate due the NJDEP misplacing the application, and engineering services due to construction issues during the startup of the well in the amount of \$31,000.00.

At this time the Authority may award change order #2 for Remington Vernick to provide additional permitting, engineering, and inspection services due to construction issues, requests by outside agencies, and requests by the Authority in the cost not to exceed amount of \$31,000.00.

- **Resolution No. 26-07** Awarding Change Order No. 2 for Well 2 Replacement Design & Construction

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

4. Shorrock Street Treatment Plant Chemical Feed System Upgrade

At this time the Authority may Authorize the Notice to Bidders for the Shorrock Street Treatment Plant Chemical Feed System Upgrade.

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

5. Stone Mountain Estates (**Owner/Developer: Stone Mountain Estates, LLC – Yehuda Gottesman**)

December 15, 2025 Grant Engineering issued application review #1.

At this time the Authority may grant approval for the Stone Mountain Estates project conditioned on the Grant Engineering letter dated December 15, 2025.

- **Resolution No. 26-08** Granting Approval for Stone Mountain Estates

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

6. Route 88 Townhomes by NJAW (Owner/Developer: 742 Ocean Holdings, LLC-Matthew Fischer)

Tabled for next month.

VIII. Attorney's Report

Mr. Pfeffer informed the Board that before next months meeting he will be sponsoring the Annual Reorganization lunch.

IX. Executive Director's Report

Given by Mr. J. Flancbaum, Executive Director

Mr. Flancbaum gave an update on the Meter Replacement Project saying it will begin to pick up now. We have about 7,000 meters to replace and the contractor is going to start sending out letters to customers to make appointments. We did a test run over the last couple of weeks. Twenty letters were sent out by the contractor and they received five responses., they replaced five meters. We wanted to make sure the data was being transmitted properly back to our central monitoring system- seems like those five worked out well.

Senator Singer asked for an update on the Flea Market. Mr. J. Flancbaum said we haven't heard anything. They have a small deficiency in the escrow account that Mr. Pfeffer has been trying to replenish during the last few months. We plan on filing a complaint so we can get our money, but they haven't responded at all, no activity and no word. Mr. Pfeffer said he has been hearing rumors during the last year, the lender is selling the note, or they have sold the note. There was some action filed by a party seeking to wipe out a lot of the lien holders, so we are tracking it. We are probably going to have to file the action ourselves with the land so even if it's a subsequent developer, they will have to make us whole again. Senator Singer added, as a reminder, we had to purchase additional water because of the DEP requirement for this project. This is upsetting that we cannot recoup any of this money since it hasn't been in operation. We had to go ahead and purchase a substantial amount of water based on this project, which we didn't need, but the DEP said we had to. Mr. Pfeffer added further, in his opinion, the lender and or any subsequent note holder is waiting for a time statutorily for the construction liens to fall off. When construction liens are filed, they are only valid for a period of time unless you start a lawsuit to enforce those liens. He believes they are waiting for all those to fall off before something happens so they can move on. Mr. S. Flancbaum asked what the dollar amount is for the deficiency. Mr. Pfeffer said it's not large as we haven't done any work yet.

Senator Singer requested an update on the OCUA. Mr. J. Flancbaum answered saying we should be at a point where we should be having a discussion with them by March. We did the flow monitoring and are now waiting for PS&S to provide the report they did, sometime in February, so we can discuss it in March. Senator Singer said let's bring this to a close.

X. Technical Operations Report

Given by Mr. Bob Farina, Director of Operations

Operations Dept:

1. We have purchased a brand-new shipping container for the NH Ave facility to serve as extra storage space for our hydrated lime. The electrical work and de-humidification system was installed on December 29th to provide a proper environment for lime storage. The same was done a while back for the Shorrock St. facility.

Technical Operations Dept:

2. SCADA and communications equipment are up and running well. Our antenna contractor LTW along with its sub-contractors are preparing our well #15 site to receive the concrete foundation to support the new lattice antenna tower to be installed there.

IT Dept:

3. Shorrock Street firewall installation and testing are complete and up and running with no issues.
4. Except for only two cameras left to be configured, the security camera surveillance project is completed with final commissioning and closeout documentation expected to be completed in early January.
5. Evaluation is underway for the new offline-compatible patching which will streamline updates to the SCADA system.

GIS/Cyber-Security Dept:

GIS:

6. Continuing education has been scheduled for GPS/GIS Technician Jonathan Davis as he will attend an instructor lead class from Esri.
7. Chris McClain has been elected Vice President on the Geospatial Professional Network Mid-Atlantic Chapter after having served 2 years as a Trustee.

Cyber-Security:

8. The WQAA Cybersecurity audit has been submitted.
9. 82% of the Authority's employees have completed their CyberJIF training.
10. The Authority's MS-ISAC membership has been rolled over to the State of NJ umbrella coverage which frees the Authority of any costs associated with this critical membership.

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 Mrs. Fish. The meeting was adjourned at 10:32 A.M.

Respectfully submitted,

Robyn Gray,
Secretary, LTMUA