THE LAKEWOOD TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Regular Meeting Minutes **June 2, 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. Fish, Mrs. Miller, Committeeman Lichtenstein, Mr. S. Flancbaum 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 minutes of the Regular Monthly Meeting held on May 5, 2026, was made by Mrs. Fish and seconded by Mr. S. Flancbaum. On **roll call**, all other seated members voted **"Yes." Motion carried.**

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

1. Mid-Year April Results Review
Mr. Sondak reported that our mid-year ended April 30th 2026 and a summary of our financial results are as follows:

Revenues were $366,257 better than budget primarily driven by:
Connection Fees approximately $93,000
Investment Income $90,000
Water and sewer is on budget.

Expenses were $469,939, better than budget primarily driven by:

Open positions and associated benefits. We have two in the field and one administrative. Senator Singer asked what the open slots were. Mr. Sondak said we begin every year with two new positions in the field that haven't been filled yet. Then we had four field technicians leave and we filled only two of those.

Timing of Operating Expenses such as repair and maintenance, when we test the water, when we buy chemicals. It's not a steady stream, it comes in, we don't pay for a while and then the budget catches up.

Mr. Bauer added, everything is going great. We are in a holding position with the audit, waiting for the actuarial reports to come in with the health benefits.

2. Resolution of Intent to reimburse for Old Pine Acres Phase 2

We have a resolution today to declare our intention to reimburse ourselves for the Old Pine Acres Phase II project. This will provide funding from the iBank and enable us to avoid expending significant dollars. Once the project is completed, it will be converted to a long-term revenue bond for repayment.

- **Resolution No. 26-37** Intending to reimburse for Old Pine Acres Phase 2

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

3. Note Resolution for Old Pine Acres Phase 2

Authorizing the issuance of a separate note for each phase of the project

- **Resolution No. 26-38** Adopting Bond Resolution for Old Pine Acres Phase 2

Motion made by Mrs. Fish and seconded by Mr. S. Flancbaum. 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 $2,370,323.09. There are no unexpected items to discuss. The list does include the third of four OCUA payments of $272,936.92 for 2024 and 2025 overage charges and $46,918.00 of Bond Counsel costs for the GAC Buildings LT Bond closing. The list also includes $1,288,895.87 of Construction Costs of which $988,366.26 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 $2,370,323.09, with noted abstentions.

Committeeman Lichtenstein asked if the infrastructure money we get, is low interest or no interest. How does this work? When you say we are going to repay ourselves back, do we float it until we get the income based on what we put in? Mr. Sondak explained we get invoiced for the meter replacement project and then he sends the invoice to the Ibank and they send us the money and we pay. We still book it on our books but there's no cash out. It's like using a line of credit. Mr. J. Flancbaum added, it's like a construction loan and we go into permanent financing when the project is complete. Senator Singer also added in, it's almost like a bond with much better rates.

Motion made by Mrs. Fish 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. & Mr. Colin Farrell, CEng MIEI Director of Engineering

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

   At this time the Authority may accept the terms of the Developer's Agreement for the Route 88 Townhomes by NJAW project. There are no special conditions as part of this developer's agreement.

   - **Resolution No. 26-39** Authorizing the Execution of a Developers Agreement for Route 88 Townshomes by NJAW

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

2. **Pine Acres Blvd School #1 (Owner/Developer: Birchas Moshe, Inc – Dov Walden**

   At this time the Authority may accept the terms of the Developer's Agreement for the Pine Acres Blvd School #1 project. There are no special conditions as part of this developer's agreement.

   - **Resolution No. 26-40** Authorizing the Execution of a Developers Agreement for Pine Acres Blvd School #1

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

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

   At this time the Authority may grant approval for the Major Avenue Subdivision conditioned on the Morgan Municipal letter dated May 4, 2026.

   - **Resolution No. 26-41** Granting Approval for Major Avenue Subdivision

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

4. **Sanitary Sewer Extension to Old Pine Acres**

   Mr. Pfeffer began by saying we had a faux pas that wasn't our fault. We are asking the board today to approve a resolution to award a contract for a bid that hasn't happened yet. Basically, there was a bid opening that had specs sent out. There was a correction sent that didn't get to everyone who requested the bid, so the best way to go about it was to postpone the bid opening until Friday, June 5th. This usually wouldn't be an issue except that we are trying to get funds from the Ibank and in order to comply with their terms, we need to get the resolution to them. What we are asking is the Board to approve the resolution today, which basically will say, whomever is the lowest bidder, subject to attorney review and engineering review will be awarded the contract. The Board will be phone polled on Friday, after the bid opening so the resolution can get to the Ibank by

the end of the day. By complying with these terms, we will get them to waive some of the principle that's going to be due back, could be $2,000,000.
If everything would have been done properly, you would be approving the same resolution today. Only we would have the name of the company and the cost. We will poll the board to update the information on Friday. Senator Singer explained had 12 potential bidders but the addendum was sent to only 11. If the one bidder objected to this, we would have been able to do this.
Committeeman Lichtenstein asked, where are we pulling the sanitary sewer from? New Hampshire Avenue? Mr. J. Flancbaum said the sewer is going to be extended to Erica, Lucy and all the side streets. Basically, everything north of Ronald Road in Old Pine Acres. It's already on Ronald Road so it will be connected from Ronald Road. There might be some minor work at the intersection of New Hampshire Avenue and Erica Road.

Mr. Farrell continued his report by saying on June 5, 2026, the Authority will be receiving bids for Phase 2A of the Sanitary Sewer Extension to Old Pine Acres project.
At this time the Authority may award a contract for the lowest qualified bidder conditioned on the approval of the documents by the Authority Attorney and CME Associates and the Board poll.

- **Resolution No. 26-42** Awarding Contract for Sanitary Sewer Extension to Old Pine Acres

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

5. **Rutgers Boulevard to Chambers Bridge Road Water Main Loop**

Colliers issued change order request #2 for additional engineering services for modifications of design and easements due to additional coordination with the property owner and due to NJDEP riparian buffer requirements in the cost not to exceed amount of $11,850.00.
At this time the Authority may award change order #2 for Colliers for additional engineering services in the cost not to exceed amount of $11,850.00.

- **Resolution No. 26-43** Awarding Change Order #2 for Rutgers Blvd to Chambers Bridge Road Water Main Loop

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

6. **Shorrock Solar Project**

The Authority received 2 bids for the Shorrock Solar project. The bids received are as follows:

- Promittens Energy — $0.058/kWh in year 1 with 2% annual escalation rate
- Energyware — $0.0675/kWh in year 1 with 2% annual escalation rate

At this time the Authority may award a contract for the Shorrock Solar project to Promittens Energy at the rate of $0.058/kWh with a 2% annual escalation rate conditioned on the reviews of the Authority Attorney and Colliers Engineering & Design.

Senator Singer thanked Committeeman Lichtenstein and the Township for allowing us the field. That's for our second solar field on Shorrock Street.

- **Resolution No. 26-44** Awarding Contract for Shorrock Street Solar Project

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

VIII. Attorney's Report

Mr. Pfeffer reported that we did file litigation for a condemnation on Jays Busing regarding those improvements on Rutgers Blvd. We reached out to them numerous times. We sent copies of the appraisal. We met with them, changed our initial offer based upon the meeting and we changed the area. It's for two easements, one permanent one and one temporary construction one. We have reached out numerous times, but we have to move forward with the project. So, we filed the condemnation and paid into the court just shy of $100,000. For these easements we are just trying to get their attention. We are now in the process and commissioner's will be appointed for us to have a hearing. The property is now taken and it's under our authority. It's just a question as to the money and paying it. I just wanted to keep the Board aware that it has been filed.

Committeeman Lichtenstein asked if this has been discussed here with the Board? Mr. Pfeffer said he didn't know if the actual formal conversation of the condemnation was brought up but the approval of the entire area was brought up and discussed probably over a year ago. Committeeman Lichtenstein asked if this will affect his ability to do business? Mr. Pfeffer said there is definitely going to be some pain. He's going to have to modify for a temporary period of time while we are doing the construction. And then there is a permanent easement that wouldn't affect long term use of the property.

Mr. J. Flancbaum added, during construction there's no doubt there will be some disruption to the operation. He and I discussed it on site probably about two years ago. Collin and I went to meet with him. We said we will do the work in August, towards the end of the summer for minimal school and camp disruption. His response was that if there is any disruption, I 'm not interested. Senator Singer said we had no choice. Committeeman Lichtenstein said he understood that but wishes the Commissioners were made aware of it as bussing is such and essential service in this town. Senator Singer said he refused to cooperate with us and was not nice about it. He even stopped responding to the attorney communications Mr. Pfeffer said. Mr. J. Flancbaum said there were alternatives to provide parking for the buses nearby but was not interested in discussing. Committeeman Lichtenstein said sometimes there are other people who can help out. Senator Singer said you are 100% correct and in the future this will not happen. If there was an alternative, we wouldn't be doing this. Committeeman Lichtenstein said you know you helped him out tremendously with your legislation, it helped the whole community. I can't imagine that having a face to face conversation with him, you or me, wouldn't have helped out. Senator Singer said again, you are correct and we should have done it that way. Your constructive criticism has been duly noted. Mr. Pfeffer added one more thing, this money was a grant from the Town that had to be utilized-finished and complete. We couldn't make our application to the state, we couldn't get a permit because he refused to sign it. Mr. J. Flancbaum said he has no doubt we will be able to work this out amicably going forward. Committeeman Lichtenstein offered his services to help work this out if needed.

The second item Mr. Pfeffer reported on is Well 15. The Authority has been working on some failures with the data and the fiber optics that are failing so we have an easement in the area in Four Seasons where Well 15 is. We are making an application to the zoning board to install a 100 foot lattice tower so we can send data back and forth. The application is already done. We are waiting on Four Seasons just to sign off and see if they have any questions. We don't really need their consent, we prefer to have it so there are no issues. We are trying to get this done for the July Zoning Board meeting. It's a 100 foot tower. A microwave radio gets installed top of the tower. There is no tower there currently, just a well. Mr. Flancbaum said that he met with the HOA of Four

Seasons and their professionals. Freddy Diaz and Greg Briody were with me, we explained why we need the tower and the purpose of the tower. We were there for a while and I think the board members understood why we need it. They want to be able to tell the community at their next board meeting what we are doing. They asked if it was for a cell antenna and if so they wanted a share of the revenue. However, we told them the tower is strictly for the microwave radio and there will not be a cell antenna on it. Mr. Pfeffer also explained that we do not own the property, only the easement on the lot where the well is-the HOA owns it. That's the reason why we are going for a courtesy review, as an easement holder we have the right to make the application. We want them to sign off on it so there are no issues with them. Four Seasons asked if we would pay for their engineers to review it. Mr. J. Flancbaum said we would consider it but we just want to talk to the engineers so we can direct communication-we want to be in charge of the project. Mr. J. Flancbaum discussed the fiber optic line that runs from Four Seasons Drive to Shorrock Street to our SCADA system and that's our eyes and control on the well itself. That's how we know what the well is doing, if it's pumping or not. He said he made sure they understood that we could have a catastrophic failure. If the well fails at 2:00AM and there is a fire-that's catastrophic because no one will have water for hours. Mr. Pfeffer told the board the reason he is bringing this up is because if we don't get their consent in the next 10 days, we will file without. This is the only time to get the work done this summer so we must proceed.

IX. Executive Director's Report
Given by Mr. J. Flancbaum, Executive Director

1. Resolution authorizing the purchase of electricity supply services for Public Use on an online auction website

   Contract with AEP Energy is terminating in September. They are energy provider for the meter on our solar field for times when our solar field is not running.

   This resolution authorizes us to conduct a reverse auction on 6/9 and to award a contract for electricity supply to the lowest bidder based on the recommendation of our consultant

   (saving over the last 24 months was approximately 30k)

   - **Resolution No. 26-45** Authorizing the Purchase of Electricity Supply Services for Public Use on an Online Auction Website

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

2. Resolution ratifying the award of a Professional Services Contract

   In March we awarded a contract to Van Cleef Engineering for consulting services related to the rehabilitation of our Beacon Hill Tank.

   We have applied for $42,900 worth of grant funding from the ibank for the planning & design portion of that contract.

   Ibank has requested a resolution specifying the award of that portion of the contract only as part of our request. This resolution is to satisfy Ibank's request. There is no additional money being requested from which has already been awarded. (total contract award was 264k)

   - **Resolution No. 26-46** Ratifying the Award of a Professional Services Contract to Van Cleef

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

3. Resolution assigning contract award from CME Associates to Artheon, Inc.

   Artheon has purchased CME associates. This resolution is formally assigning active CME contracts to Artheon (Old Pine Acres & Vassar Ave to OCUA sanitary sewer expansion)

   - **Resolution No. 26-47** Assigning Contract Award from CME Associates to Artheon, Inc.

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

4. PFAS Settlement update

   We received $83,257.75 from a settlement with BASF for PFAS remediation. This is a separate one from what we already received from the other one.

5. Consumer Confidence Report

   Postcards notifying customers that the CCR is available on our website will be going out next week probably.

X. Technical Operations Report

Given by Mr. Bob Farina, Director of Operations

Operations Dept:

1. Hydrant flushing is continuing to move ahead per schedule.
2. The HMO Radium mitigation project at the Shorrock Street WTP is in full swing and moving forward.
3. Operations is working closely with our consultants and well drillers regarding well issues at Well #23 and 17.

Technical Operations Dept:

4. All SCADA and communications systems are working fine.
5. The ADA equipment with respect to the audio system in the meeting room is installed and currently under test.

IT Dept:

6. The Authority remains under its Water Asset Resilience posture due to the elevated cyber threats. All firewalls are under continuous enhanced monitoring.
7. A secondary SCADA historian server build is completed, tested and on-line. Operations and IT disaster recovery validation is completed and active.
8. Camera maintenance resulting in improved video reliability and keeping the bandwidth (network usage) impact to the absolute minimal.
9. In mid-May Microsoft put out an advisory regarding critical spoofing attempts to its platform which the Authority took immediate action to mitigate the threat. Windows 11 migration is completed.
10. In the process of creating a redundant SCADA program for failover use.

GIS/Cyber-Security Dept:
GIS:

11. Preparing the annual lead service line submittal due in July.

12. The continuous tracking of meter replacement project data and the capturing of street valve exercising as well as the amount of water usage during hydrant flushing is going well.

Cybersecurity:

13. Continuous monitoring of ongoing threats with our cybersecurity partners.

14. The staff has reacted and performed well regarding phishing attack tests.

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 Mrs. Fish. The meeting was adjourned at 10:44 A.M.

Respectfully submitted,

Robyn Gray,
Secretary, LTMUA