



# Lakewood Township Municipal Utilities Authority

Commissioners Meeting  
May 6, 2025





**Board of Commissioners**

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

## **THE LAKEWOOD TOWNSHIP MUNICIPAL UTILITIES AUTHORITY**

### **REGULAR MEETING**

**May 6, 2025**

#### **AGENDA**

- I. **The Chairman** opens the meeting in the Conference Room of the Lakewood Township Municipal Utilities Authority, 390 New Hampshire Avenue, Lakewood, New Jersey.
- II. **The Chairman** announces that in accordance with Chapter 231, Public Law, adequate notice of this meeting was given and that a notice of this meeting was filed with the Township Clerk and posted in the Municipal Building in a place accessible to the public and by means of a public notice 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**
- V. **Minutes**
  - Motion to approve the Connection Fee Hearing for Non-Profits held on April 1, 2025
  - Motion to approve the Regular Monthly Meeting Minutes held on April 1, 2025

## VI. CFO's Report

1. Motion to approve the Operating List

## VII. Engineering Report

1. Lanes Mill Road School #6 (**Owner/Developer: Aderes Bais Yaakov, Inc – Gil Frieman / GC: Regency Development – Abe Auerbach**)
  - Resolution Granting Amended Approval
  - Resolution Accepting Terms of Developer's Agreement
2. Major Avenue Subdivision (**Owner/Developer: Stuybell Management, LLC – Naftaly Eisen**)
  - Resolution Accepting Terms of Developer's Agreement
3. Lanes Mill Road School #5 Change of Use (**Owner/Developer: Yeshiva Ber Hatalmud, Inc. – Yehuda Lench**)
  - Resolution Accepting Terms of Developer's Agreement
4. Joe Parker Road School #6 (**Owner/Developer: Migdal Bais Yaakov, Inc – Zvi Bloom / GC: Regency Development – Abe Auerbach**)
  - Resolution Granting Approval
5. New Hampshire Avenue School South of Oak Street (**Owner/Developer: Congregation Talmud Torah Toras Yisroel, Inc – Chaim Guttman / Builder: Albert Estates, LLC – Mordechai Eichorn / GC: Builders Supreme – Nathan Neuman**)
  - Resolution Releasing Performance Guarantees
6. Oak Street 8 Lot Subdivision (**Owner/Developer: Albert Estates, LLC – Mordechai Eichorn**)
  - Resolution Reducing Performance Guarantees
7. Oak Street to Route 70 Sewer Upgrades Concept Plan & Cost Analysis
  - Resolution Adopting Report for Future Fair Share Contributions
8. Hydraulic Model System Update
  - Resolution Awarding Contract

9. Meter Replacement 2023
  - Motion Authorizing Notice to Bidders

## **VIII. Attorney's Report**

## **IX. Executive Director's Report**

1. Resolution awarding Landscape Maintenance Contract for 2025
2. Resolution authorizing the execution of a Share Services Agreement with the Toms River MUA

## **X. Operations Report**

### **Operations Dept:**

1. NH Ave. new GAC filtration plant media install update
2. Operations dept. new field tool report

### **Technical Operations Dept:**

3. SCADA and Communications equipment status
4. Authority Technician Alex update

### **IT Dept:**

5. The new firewall project update
6. New desktop computer purchase update
7. New IT contractor update

### **GIS/Cyber-Security Dept:**

#### **GIS:**

8. 2025 Hydrant flushing effort update
9. High School intern status

#### **Cyber-Security:**

10. JIF Security Certification level status
11. Chris McClain in-house webinar attendance report

**XI. Commissioner's Report**

**XII. Meeting is Opened to the Public**

**XIII. Meeting is Closed to the Public**

**XIV. Adjournment**



**Board of Commissioners**

*Senator Robert Singer, Chairman*

*Mayor Raymond Coles, Vice Chairman*

*Craig Theibault, Treasurer*

*Anne Fish, Assistant Secretary*

*Yocheved Miller, Commissioner*

*Samuel Flancbaum, Alt. Commissioner*

*Meir Lichtenstein, Alt. Commissioner*

## **THE LAKEWOOD TOWNSHIP MUNICIPAL UTILITIES AUTHORITY**

### **Regular Meeting Minutes**

**April 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: Mrs. Fish, Mrs. Miller, Mr. S. Flancbaum, Committeeman Lichtenstein and Senator Singer. Both Mr. S. Flancbaum and Committeeman Lichtenstein were seated.

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.

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### **LAKEWOOD TOWNSHIP MUNICIPAL UTILITIES AUTHORITY**

390 NEW HAMPSHIRE AVENUE, LAKEWOOD, NEW JERSEY 08701

PHONE (732) 363-4422 | FAX: (732) 905-0712 | [WWW.LAKEWOODMUA.COM](http://WWW.LAKEWOODMUA.COM)

V. **Minutes** (done at the end of the meeting)

**Motion** to approve the minutes of the Regular Monthly Meeting held on March 4, 2025, was made by Mrs. Fish and seconded by Mr. S. Flancbaum. On **roll call**, Mr. Theibault abstained, all other 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 \$1,511,458.96. There are no unexpected items to discuss. The list does include \$69,237.00 for the second and final 2025 JIF premium payment and \$651,955.77 of Construction Costs of which \$485,268.59 is for the GAC buildings project and \$75,949.02 is for the New Hampshire Plant Boiler Replacement effort. In addition, the Operating Expense List is hereby amended for three invoices from Levin Shea Pfeffer and Goldman in the amounts of \$6,637.50, \$4,366.00 and \$3,805.50 for legal services. These additional invoices bring the Operating Expense List amended total to \$1,526,267.96. I recommend that the board approve the Operating Expense List as amended to \$1,526,267.96, with noted abstentions.

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

Mr. Theibault arrived and was seated in place of Committeeman Lichtenstein.

VII. **Engineer’s Report**

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

1. New Hampshire Avenue retail (**Owner/Developer: Red Porch Holding, LLC-Sharon Dachs**)

At this time the Authority may authorize the Executive Director to endorse applications for the New Hampshire Avenue Retail project. OCUA approval is required due to the proposed development generating over 2,000 gpd of sanitary sewer flow.

**Resolution No. 25-27** Authorizing the Executive Director to Endorse Applications for New Hampshire Avenue Retail

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

2. June Street & Vermont Avenue Residential Subdivsion (**Owner/Developer: Vermont Holdings 2, LLC**- Jacob Lipschitz / MLMS Holdings, LLC – Moshe Steiner & Miriam Lipschitz / Vermont Equities, LLC – Jacob Lipschitz, Mordechai Friedlander, Noah Gross & Mayer Hopstein / Farry1084-8, LLC – Miriam Weinstein / Jeffrey Jerman)

March 5, 2025 Grant Engineering issued a revised review letter #1.

At this time the Authority may grant approval for the June Street & Vermont Avenue Residential Subdivision conditioned on the Grant Engineering letter dated March 4, 2025 revised through March 5, 2025.

- **Resolution No. 25-28** Granting Approval for June Street & Vermont Avenue Residential Subdivision

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

3. Route 88 & Boulder Way 4 Townhome Development (**Owner/Developer: Duvie Holdings, LLC-Marcel Gestetner**)

March 17, 2025 the Authority received a request from the applicant to release the performance guarantees for the project.



March 28, 2025 the Authority issued a letter detailing the requirements for the performance guarantees for the Route 88 & Boulder Way 4 Townhome Development project to be released.

At this time the Authority may release the performance guarantees for the Route 88 & Boulder Way 4 Townhome Development project conditioned on the Authority's letter dated March 28, 2025.

- **Resolution No. 25-29** Releasing Performance Guarantees for Route 88 & Boulder Way 4 Townhome Development

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

4. Somerset Run (**Owner/Developer: Albert Street Holdings, LLC – Mordy Schron & Noah Gordon**)

March 21, 2025 the Authority received a request from the applicant to release the performance guarantees for the project.

March 28, 2025 the Authority issued a letter detailing the requirements for the performance guarantees for the Somerset Run project to be released.

At this time the Authority may release the performance guarantees for the Somerset Run project conditioned on the Authority's letter dated March 28, 2025.

- **Resolution No. 25-30** Releasing Performance Guarantees for Somerset Run

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

5. Burnside Avenue Development (**Owner/Developer: Bridgewater Lakewood Estates, LLC – Saul Mizrahi**)

March 21, 2025 the Authority received a request from the applicant to release the performance guarantees for the project.



March 28, 2025 the Authority issued a letter detailing the requirements for the performance guarantees for the Burnside Avenue Development project to be released.

At this time the Authority may release the performance guarantees for the Burnside Avenue Development project conditioned on the Authority's letter dated March 28, 2025.

- **Resolution No. 25-31** Releasing Performance Guarantees for Burnside Avenue Development

**Motion** made by Mr. S. Flancbaum and seconded by Mr. Theibault. On **roll call**, Senator Singer abstained. All other seated members voted **“Yes.” Motion carried.**

6. 100 Airport Road Office Building (**Owner/Developer: 100 Airport Road, LLC – Simcha Ingber**)

March 2025 the Authority drafted terms for the Developer's Agreement for the project. The following are the site specific terms for the agreement:

- The Authority and Developer agree connection fees will be charged based on the equivalent usage report submitted by the Developer.
- The Developer agrees to enter into a monitoring agreement where the usage for the building will be monitored for a period of 5 years.
- If the usage of the building exceeds the amount as noted in the monitoring agreement the Developer agrees to pay the overage in connection fees at the Authority's connection fee rate at the conclusion of the monitoring period. The Authority will not reimburse the Developer if they use less than what was estimated.
- Connection Fees must be paid prior to installation of the meter.
- The Developer agrees to pay \$10,000.00 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'.



**Resolution No. 25-32** Authorizing the Execution of a Developers Agreement for 100 Airport Road Office Building

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

Mr. Theibault directed the following question to Mr. Pfeffer: I review Shade Tree affidavits and applications on behalf of the Shade Tree Commission. Should I be voting on all these applications? Is there a conflict? Mr. Pfeffer said no, you’re following the rules and not doing anything specific.

**VIII. Attorney's Report** given by Mr. Adam Pfeffer, Esq.

**IX. Executive Director’s Report**

Given by Mr. J. Flancbaum, Executive Director

1. Cyber Jif update

Yesterday we completed a checklist for the cyber JIF indicating that we’re fully compliant with their intermediate security levels. If we are approved by the JIF, this will bring our deductible down from \$115,000 to \$20,000 in the event of a cyber attack. We are meeting with our managed IT vendor to analyze the feasibility of obtaining compliance with their advanced security level. The advanced level can get costly so we will do a cost analysis on that and will keep the board up to date.

2. Solar Field Update

We had a site meeting with NJ Natural Resources at the Shorrock Street Solar Field site. They’re evaluating several options for us at Shorrock Street in addition to the solar technology; namely fuel cell technology and small gas generation technology. The end game will be what will give us the greatest reliability and cost savings. We will continue to keep you posted as things progress.

3. Customer Compliment



On March 12<sup>th</sup>, a customer from Inverness Drive called to tell us that Mike Bonavita was at her house to change a meter and she said “she loved him.” She wanted to thank the supervisor for sending Mike as he was professional and so polite. He did a quick job changing the meter and did a fantastic job cleaning up. We made this part of Mike’s permanent personnel file and just a great job all around our operations department and supervisors and managers.

#### 4. Financial Disclosure

You should all be receiving an email this week from the Township clerk with instructions on filing your financial disclosure forms. If you don’t get the email, let me know. The deadline for filing is April 30<sup>th</sup>. If you file with one county agency, it’s good for all.

### X. **Technical Operations Report**

Given by Mr. Bob Farina

#### **Operations Dept:**

1. The new GAC filtration plant at the Shorrock St. WTP is now fully online and filtering with no issues.

#### **Technical Operations Dept:**

2. All SACDA and Communications equipment are up and running fine.

#### **IT Dept:**

3. The Avaya phone failover solution project is now 100% completed and tested. This effort ensures that if the primary phone service fails that the backup service will kick in seamlessly.
4. We are in the process of replacing failed old radios and infrastructure that services the Ridge Ave tank to NH Ave SCADA communications.

#### **GIS/Cyber-Security Dept:**

##### **GIS:**

5. Annual WQAA Capital Infrastructure Report has been submitted to the NJDEP.



6. The Authority's asset tracking labeling process is in full swing being performed by our intern.

**Cyber-Security:**

7. Another round of phishing tests with no clicks registered with at least 70% of the employee's who opened test emails submitted reports of phishing to our internal cyber-security dept.

Senator Singer asked Mr. J. Flancbaum if we will be purchasing any vehicles this year. One to two vehicles was included in this years budget. We have to take stock of our vehicle inventory to see what we need, Mr. J. Flancbaum reported.

Mr. Robbins added a reminder that the annual flushing will begin Monday, May 5<sup>th</sup>.

**XI. Commissioners 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 Mr. Theibault. The meeting was adjourned at 10:18 AM.

Respectfully submitted,

Robyn Gray,  
Secretary, LTMUA





**Board of Commissioners**

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*Mayor Raymond Coles, Vice Chairman*

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*Meir Lichtenstein, Alt. Commissioner*

## **THE LAKEWOOD TOWNSHIP MUNICIPAL UTILITIES AUTHORITY**

### **Non-Profit Connection Fee Hearing**

**April 1, 2025**

I. Senator Singer opened the hearing at 10:00 A.M. in the conference room of the Lakewood Township Municipal Utilities Authority, 390 New Hampshire Avenue, Lakewood, New Jersey.

II. It was announced that in accordance with Chapter 231, Public Law, adequate notice of this Water and Sewer Connection Fee Hearing was given and that a notice of this scheduled hearing was filed with the Township Clerk and posted in the Municipal Building in a place accessible to the public and was published in the Asbury Park Press on February 14, 2025 and the Lakewood Shopper on February 12, 2025.

### **III. Roll Call of Commissioners**

On roll call the following Commissioners were present: Mrs. Fish, Mrs. Miller, Mr. Theibault, Mr. S. Flancbaum, Committeeman Lichtenstein and Senator Singer. Both Mr. S. Flancbaum and Committeeman Lichtenstein were seated. 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.

### **IV. Non-Profit Organizations Deploying First Responders or Engaged in Emergency Management Services Connection Fee Hearing**

#### **1. Testimony from Professionals**

Mr. Pfeffer began by explaining that we are holding this hearing today to expand the class of nonprofits eligible to receive a reduction in connection fees to now include nonprofit organizations deploying first responders or engaged in emergency management services.

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## **LAKEWOOD TOWNSHIP MUNICIPAL UTILITIES AUTHORITY**

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Mr. Pfeffer swore in Mr. Gerwin Bauer as an expert witness and established his identity as a Certified Public Accountant in the State of New Jersey and auditor of the Authority. Mr. Pfeffer asked Mr. Bauer if he had the opportunity to review the data to determine if there would be any impact if we were to expand the class of eligible people, the non-profits who received a reduction. Mr. Bauer responded that he looked at the projection and he sees a very minimal if any, impact to the Authority or to Operations.

Mr. Pfeffer asked if there were any questions. There were none.

**2. The Chairman Opened the Hearing to the Public**

No response from the public.

**3. The Chairman Closed the Hearing to the Public.**

**4. Resolution No. 25-26** Adoption of Reduced Connection Fees for Non-Profit Organizatons Deploying First Responders or Engaged in Emergency Management Services.

A **motion** was made by Mrs. Fish and seconded by Mr. S. Flancbaum. On **roll call**, all seated members voted, "**Yes**". **Adopted.**

**v. ADJOURNMENT** was made at 10:03 AM

A **motion** was made by Mrs. Fish and seconded by Mr. S. Flancbaum. On **roll call**, all seated members voted, "**Yes**". **Adopted.**

Respectfully submitted,

Robyn Gray,  
Secretary, LTMUA



ADAM PONSİ	REIMBURSEMENT CELL PHONE	\$ 50.00
ALEXANDER J. PRYLL V	REIMBURSEMENT CELL PHONE	\$ 50.00
AMERICAN BACKFLOW SPECIALTIES	WATTS REPAIR KITS (1" & 2")	\$ 780.84
BANK OF AMERICA	P-CARDS	\$ 12,146.24
BP PRINT GROUP	(144) BLUE PADS	\$ 455.00
BP PRINT GROUP	(1) SELF-INK STAMP	\$ 47.00
BP PRINT GROUP	POSTCARDS- FLUSHING NOTICES	\$ 5,373.96
BP PRINT GROUP	MAILING PREP/ENVELOPES/INVOICES-FOR APRIL	\$ 3,221.76
BRENNTAG NORTHEAST LLC	LIME HYDRATED GRAYMONT- SHORROCK ST	\$ 6,560.00
BRENNTAG NORTHEAST LLC	LIME HYDRATED GRAYMONT- NEW HAMPSHIRE	\$ 2,460.00
CHRISTOPHER BAKER	REIMBURSEMENT CELL PHONE	\$ 50.00
CONNOR STRONG & BUCKLEW	ROAD OPENING BOND PERMIT	\$ 313.00
CORE & MAIN	(3) HACH PH ELECTODE STORAGE	\$ 161.22
CORE & MAIN	METER SUPPLIES	\$ 1,479.00
CORE & MAIN	(108) 520M S/POINT M2 TC SP HR	\$ 20,674.00
CORE & MAIN	(54) 510M S/POINT M2 TC SP HR	\$ 9,450.00
CORE & MAIN	SERVICE BOX ET/ERIE C BOX SET	\$ 296.00
CORE & MAIN	METER SUPPLIES	\$ 9,857.12
CORE & MAIN	METER SUPPLIES	\$ 2,230.50
DATA NETWORK SOLUTIONS	MONTHLY TELECOM BILLING	\$ 1,392.42
DONALD SONDAK	REIMBURSEMENT CELL PHONE	\$ 50.00
DOVER OIL	DIESEL FUEL FOR NEW HAMPSHIRE/SHORROCK	\$ 6,426.65
EAS LAKEWOOD LLC	TRUCK #27 OIL CHANGE	\$ 127.94
EAS LAKEWOOD LLC	TRUCK #28 OIL CHANGE	\$ 119.44
EAS LAKEWOOD LLC	OIL CHANGE	\$ 114.44
EFRAIN GONZALEZ	REIMBURSEMENT CELL PHONE	\$ 50.00
ENGIE- GSE INVESTMENTS	02.2025 GENERATION	\$ 1,758.76
ENGIE- GSE INVESTMENTS	03.2025 GENERATION	\$ 1,203.94
FERGUSON ENT DBA POLLARD WATER	FIELD SUPPLIES	\$ 665.60
FRANK DUGAN	REIMBURSEMENT CELL PHONE	\$ 50.00
FRED DIAZ	REIMBURSEMENT CELL PHONE	\$ 50.00
GANNETT NJ NEWSPAPER	GAC PUBLIC NOTICE - AD	\$ 67.56
GARDEN STATE DUST CONTROL	FLOOR MATS	\$ 150.95
GARDEN STATE DUST CONTROL	FLOOR MATS	\$ 150.95
GREAT AMERICA FINANCIAL SERVICES	FP POSTBASE VISION A5 MAILING EQUIPMENT	\$ 199.00
GTS CONSULTANTS	ESCROW TRACKING	\$ 192.00
HACH COMPANY	UNIVERSAL PROBE STAND W/HOLDER	\$ 292.94
HACH COMPANY	ASSY,PACK CHIMKEY- 25 PIECE	\$ 100.95
HACH COMPANY	STIR BAR, OCTAGONAL 12 7X7 9MM	\$ 51.18
HACH COMPANY	KTO:PH BUFFER SOLUTION 20L KIT	\$ 375.39
HACH COMPANY	TOP STIRRER 7X7, CHIMAREC DIG	\$ 614.01
HACH COMPANY	BEAKER, LOW FOAM 50ML PK12	\$ 88.19
HACH COMPANY	ASSY,PACK CHIMKEY- 25 PIECE FREE CHLORINE	\$ 79.74
HACH COMPANY	ASSY,PACK CHIMKEY - 25 PIECE HR MANGANESE	\$ 559.05
HARRY ROBBINS	BOOTS REIMBURSEMENT	\$ 110.00
HARRY ROBBINS	REIMBURSEMENT CELL PHONE	\$ 50.00
INDUSTRIAL WELDING SUPPLY	CYLINDER RENTAL	\$ 29.70
JAKE SPANO	REIMBURSEMENT CELL PHONE	\$ 50.00
JCP&L	MONTHLY BILL-BEACON TANK	\$ 210.60
JCP&L	MONTHLY BILL-SHORROCK ST	\$ 12,928.10
JCP&L	MONTHLY BILL-TOWBIN AVE	\$ 940.04
JCP&L	MONTHLY BILL-BLVD OF THE AMERICAS	\$ 1,104.20
JCP&L	MONTHLY BILL-WELL #1 NEW HAMPSHIRE AVE	\$ 819.91
JCP&L	MONTHLY BILL-AIRPORT ROAD	\$ 134.40
JCP&L	MONTHLY BILL-PINE STREET WELL #20	\$ 282.94
JCP&L	MONTHLY BILL-PINE STREET WELL #21	\$ 141.56
JCP&L	MONTHLY BILL-MASTER ACCOUNT	\$ 4,071.42
JCP&L	MONTHLY BILL-390 NEW HAMPSHIRE AVE	\$ 84.14
JEFFREY MASKER	REIMBURSEMENT CELL PHONE	\$ 50.00
JUSTIN FLANCBAUM	CAR ALLOWANCE	\$ 500.00
KENNY BONES	REIMBURSEMENT CELL PHONE	\$ 50.00
KYOCERA DOCUMENT SOLUTIONS	OFFICE COPIER COVERAGE PER:03/05/25-04/04/25	\$ 395.49
KYOCERA DOCUMENT SOLUTIONS	HP WIDE FORMAT COVERAGE PER:03/05/25-04/04/25	\$ 394.71
KYOCERA DOCUMENT SOLUTIONS	OFFICE COPIER COVERAGE PER:04/05/25-05/04/25	\$ 320.49
KYOCERA DOCUMENT SOLUTIONS	HP WIDE FORMAT COVERAGE PER:04/05/25-05/04/25	\$ 319.71
LAKEWOOD TOWNSHIP	1ST Q 2025 ARP INTEREST	\$ 885.17
LAKEWOOD TOWNSHIP DPW	4TH Q 2024 SHARED FUEL SERVICES	\$ 4,734.37
LAKEWOOD TOWNSHIP DPW	1ST Q 2025 SHARED FUEL SERVICES	\$ 5,482.89
LEVIN SHEA PFFEFER & GOLDMAN	MONTHLY RETAINER-ADAM PFEFFER	\$ 1,000.00
LEVIN SHEA PFFEFER & GOLDMAN	MONTHLY RETAINER-IAN GOLDMAN	\$ 250.00



## PROVIDENT BANK

## LAKEWOOD TOWNSHIP MUA

MAY, 2024  
OPERATING ACCOUNT

LEVIN SHEA PFFEFER & GOLDMAN	IAN GOLDMAN-LABOR COUNSEL FOR APRIL	\$	2,250.00
LIPA'S AUTO SERVICES	TRUCK #21 REPAIR/MAINTENANCE	\$	1,055.00
LIPA'S AUTO SERVICES	TRUCK #23 MAINTENANCE & REPAIR	\$	850.00
MC MASTER-CARR SUPPLY CO	(2) PIPE FITTING, WYE CONNECTOR	\$	301.46
MC MASTER-CARR SUPPLY CO	PLASTIC PIPE FITTING FOR WATER	\$	125.71
MICHAEL BONAVIDA	REIMBURSEMENT CELL PHONE	\$	50.00
MICHAEL GIUFFRE	REIMBURSEMENT CELL PHONE	\$	50.00
MIRACLE CHEMICAL CO	SODIUM HYPOCHLORITE	\$	2,141.80
MIRACLE CHEMICAL CO	SODIUM HYPOCHLORITE	\$	2,578.71
MIRACLE CHEMICAL CO	SODIUM HYPOCHLORITE	\$	3,718.47
MIRACLE CHEMICAL CO	SODIUM HYPOCHLORITE	\$	1,666.90
MIRACLE CHEMICAL CO	SODIUM HYPOCHLORITE	\$	2,849.40
NICKOLAS LAMPE	REIMBURSEMENT CELL PHONE	\$	50.00
NJ AMERICAN WATER	PURCHASED WATER	\$	88,127.21
NJ NATURAL GAS COMPANY	MONTHLY BILL-2000 SHORROCK ST	\$	1,304.05
NJ NATURAL GAS COMPANY	MONTHLY BILL-390 NEW HAMPSHIRE AVE	\$	963.54
NJ NATURAL GAS COMPANY	MONTHLY BILL-1980 SHORROCK ST UNT LIFT ST	\$	35.59
NJ NATURAL GAS COMPANY	MONTHLY BILL-2000 SHORROCK ST WTR TREAT	\$	2,465.40
NJ NATURAL GAS COMPANY	MONTHLY BILL-2000 SHORROCK ST WTR TR PL	\$	1,282.71
NJ NATURAL GAS COMPANY	MONTHLY BILL-1300 TOWBIN AVE WELL #3 GEN	\$	69.54
NJ NATURAL GAS COMPANY	MONTHLY BILL-1437 NEW HAMPSHIRE WELL #1	\$	56.77
NJ NATURAL GAS COMPANY	MONTHLY BILL-1370 PINE ST WELL	\$	50.05
NJ NATURAL GAS COMPANY	MONTHLY BILL-390 NEW HAMPSHIRE BLD OPER	\$	267.84
NJ NATURAL GAS COMPANY	MONTHLY BILL- 800 AIRPORT RD	\$	72.35
NJ NATURAL GAS COMPANY	MONTHLY BILL-BLVD OF THE AMERICAS	\$	58.54
NJ NATURAL GAS COMPANY	MONTHLY BILL-501 NEW HAMPSHIRE WELL #5 GEN	\$	69.54
NJ NATURAL GAS COMPANY	MONTHLY BILL-390 NEW HAMPSHIRE UNT VCH STRG	\$	1,199.22
NJ NATURAL GAS COMPANY	MONTHLY BILL-390 NEW HAMPSHIRE UNT OFFICE	\$	680.82
NJ NATURAL GAS COMPANY	MONTHLY BILL-1270 PINE ST WELL	\$	37.66
NJ NATURAL GAS COMPANY	MONTHLY BILL-8 FOUR SEASONS DRIVE	\$	56.77
OCEAN COMPUTER GROUP	MONTHLY BILL FOR APRIL-MASTER SERVICE AGREE	\$	2,470.00
OCEAN COMPUTER GROUP	APC REPLACE BATTERY CARTRIDGE #143/LABOR	\$	785.80
OCEAN COMPUTER GROUP	ACRONIS MSP CYBER PROTECT CLOUD-BACKUP	\$	391.62
OCUA	2ND QUARTER 2025 INSTALLMENT	\$	682,825.00
OPTIMUM	MONTHLY BILL-390 NEW HAMPSHIRE AVE	\$	293.33
OPTIMUM	MONTHLY BILL-2000 SHORROCK ST	\$	275.00
PAYARGO, INC	PAYARGO TRANSACTIONS	\$	606.50
PRECISION ANALYTICAL SERVICES	SAMPLING & ANALYSIS-MARCH,2025	\$	3,080.00
PREMIER ELECTRONIC SOLUTIONS	COMMERICAL FIRE/24 HRS-CENTRAL STATION MONI	\$	5,190.42
PROVIDENT BANK	TRANSFER TO CONSTRUCTION	\$	518,609.61
PROVIDENT BANK	TRANSFER TO PAYROLL	\$	450,000.00
QUALITY FACILITY SOLUTIONS	CLEANING SERVICE-MARCH,2025	\$	3,121.00
RAPID PUMP & METER SERVICE	FURNISH ONE (1) NEW SULZER PUMP	\$	4,821.00
RARITAN PIPE & SUPPLY CO	SHORROCK BACKWASH TANK REPAIR	\$	85.17
RARITAN PIPE & SUPPLY CO	BLIND FLANGE FOR WELL #17-BACKWASH LINE	\$	223.15
REMINGTON & VERNICK ENGINEERS	REGULATORY COMP ASSIST 2025	\$	1,182.50
ROBERT FARINA	REIMBURSEMENT CELL PHONE	\$	50.00
ROBERT PATETTA	REIMBURSEMENT CELL PHONE	\$	50.00
ROSA ESTRONZA	NOTARY RECORDING FEES	\$	15.00
RYAN WAGNER	REIMBURSEMENT CELL PHONE	\$	50.00
SHI INTERNATIONAL CORP	VISIO PLAN 2 GCC SHRDSVR-MAIN 05/01/25-04/30/26	\$	273.18
SHI INTERNATIONAL CORP	O365GOVE3 SHRED SVR ALNG-MAIN 05/01/25-04/30/26	\$	492.80
STATE OF NEW JERSEY	1ST Q 2025 WATER TAX	\$	2,208.00
SWEET SALEM, LLC	GOLDERS GREEN-BOND RELEASE	\$	3,540.00
THE SHOPPER	ANNUAL HYDRANT FLUSHING AD	\$	600.00
THE SHOPPER	ANNUAL HYDRANT FLUSHING AD	\$	600.00
TRANE	MAINTENANCE INSPECTION-BAS SCHEDULED MAINT	\$	5,984.00
UNIFIRST CORPORATION	UNIFORMS	\$	314.06
UNIFIRST CORPORATION	FACILITIES	\$	376.99
UNIFIRST CORPORATION	UNIFORMS	\$	315.26
UNIFIRST CORPORATION	FACILITIES	\$	64.63
UNIFIRST CORPORATION	UNIFORMS	\$	314.06
UNIFIRST CORPORATION	FACILITIES	\$	64.63
UNIFIRST CORPORATION	UNIFORMS	\$	314.06
UNIFIRST CORPORATION	FACILITIES	\$	64.63
UNIFIRST CORPORATION	UNIFORMS	\$	314.06
UNIFIRST CORPORATION	FACILITIES	\$	64.63
UNIVERSAL ELECTRIC MOTOR SRV	WELL #19 MOTOR REPLACEMENT	\$	4,816.00
VENNING & CO, LLC DEPT 0018	MONTHLY SERVICES/BOARD MEETING	\$	1,295.00
VERIZON WIRELESS	MONTHLY BILL	\$	365.84



PROVIDENT BANK

LAKEWOOD TOWNSHIP MUA

MAY, 2024  
OPERATING ACCOUNT

VERIZON WIRELESS	MONTHLY BILL	\$	263.50
VORTEX SERVICES LLC	SHORROCK BACKWASH TANK	\$	3,600.00
WARSHAUER ELECTRIC	SUPPLIES FOR WELL #23	\$	71.30
WARSHAUER ELECTRIC	(100) PVC 10FT CONDUIT PIPE	\$	195.16
WARSHAUER ELECTRIC	FIELD SUPPLIES	\$	76.15
WARSHAUER ELECTRIC	FIELD SUPPLIES	\$	264.30
WEX HEALTH INC	FSA ADMINISTRATION	\$	28.68
	TOTAL	\$	1,941,417.65



## Transactions - Summary

Date Purchased	Document	Purchase Amount	Vendor	Primary Accountholder
03/25/2025	TXN00009164	6.59	AMAZON RETA A12P81RQ3	Farina, Bob
03/24/2025	TXN00009165	848.00	HOMEDEPOT.COM	Dugan, Frank
03/25/2025	TXN00009166	228.13	UNITED STATES PLASTIC COR	Dugan, Frank
03/25/2025	TXN00009167	127.43	FEDEX35089262	Hagelgans, Loretta
03/26/2025	TXN00009168	31.49	AMAZON MKTPL DU0AX6BF3	Gray, Robyn
03/26/2025	TXN00009169	98.00	AMAZON MKTPL LA4E68XO3	Wagner, Ryan
03/27/2025	TXN00009170	318.52	ENDICOTT CALL CENTERS	Hagelgans, Loretta
03/27/2025	TXN00009171	37.46	AMAZON MKTPL DR8FY3JY3	Gray, Robyn
03/27/2025	TXN00009172	9.38	AMAZON MKTPL S274A1E73	Gray, Robyn
03/27/2025	TXN00009173	16.93	Amazon.com AH8CS5PS3	Gray, Robyn
03/27/2025	TXN00009174	46.49	AMAZON MKTPL AX0E910N3	Farina, Bob
03/28/2025	TXN00009175	32.43	THE HOME DEPOT #0902	Dugan, Frank
03/28/2025	TXN00009176	17.97	AMAZON MKTPL 8O6RD78B3	Gray, Robyn
03/30/2025	TXN00009177	54.03	AMAZON MKTPL I625R6CR3	Gray, Robyn
03/29/2025	TXN00009178	19.14	AMAZON RETA O551P4UC3	Gray, Robyn
04/01/2025	TXN00009179	71.02	FEDEX35315299	Hagelgans, Loretta
04/01/2025	TXN00009180	670.00	SAFE SOFTWARE INC	Farina, Bob
04/02/2025	TXN00009181	6.70	INTERNATIONAL TRANSACTION	Farina, Bob
04/03/2025	TXN00009182	106.36	AMAZON MKTPL HU2P50ZE3	Dugan, Frank
04/02/2025	TXN00009183	25.99	AMAZON MKTPL RZ7ON7UI3	Gray, Robyn
04/02/2025	TXN00009184	500.00	FLATEX	Gray, Robyn
04/03/2025	TXN00009185	36.98	AMAZON MKTPL DR3119A53	Wagner, Ryan
04/03/2025	TXN00009186	99.89	AMAZON MKTPL IQ1QQ88R3	Gray, Robyn
04/03/2025	TXN00009187	217.10	AMAZON MKTPL YX0OI3Q33	Dugan, Frank
04/02/2025	TXN00009188	112.49	DOCUVAULT DELAWARE VAL	Hagelgans, Loretta
04/03/2025	TXN00009189	83.56	SIMPLYSTAMPS.COM	Gray, Robyn
04/04/2025	TXN00009190	17.38	AMAZON MKTPL ML0S73LC3	Gray, Robyn
04/04/2025	TXN00009191	29.90	AMAZON MKTPL 597QT3SB3	Wagner, Ryan



Date Purchased	Document	Purchase Amount	Vendor	Primary Accountholder
04/04/2025	TXN00009192	158.89	AMAZON MKTPL L78R87QF3	Gray, Robyn
04/04/2025	TXN00009193	231.78	AMAZON RETA HS1PW9ST3	Gray, Robyn
04/03/2025	TXN00009194	62.27	THE HOME DEPOT #0902	Dugan, Frank
04/07/2025	TXN00009195	50.48	ADOBE ADOBE	Gray, Robyn
04/07/2025	TXN00009196	484.52	AMAZON MKTPL YK1CO8OI3	Gray, Robyn
04/07/2025	TXN00009197	115.89	AMAZON RETA H82QY36J3	Gray, Robyn
04/07/2025	TXN00009198	50.00	AMAZON MKTPL AE4YZ71G3	Gray, Robyn
04/08/2025	TXN00009199	291.00	ASCE Purchasing	Gray, Robyn
04/09/2025	TXN00009200	250.00	ADVANCE AUTO PARTS #7662	Wagner, Ryan
04/09/2025	TXN00009201	31.78	AMAZON RETA K54VA3W63	Gray, Robyn
04/10/2025	TXN00009202	9.38	AMAZON MKTPL ME5VR3YO3	Gray, Robyn
04/10/2025	TXN00009203	147.22	AMAZON MKTPL N723I5AT3	Farina, Bob
04/10/2025	TXN00009204	25.54	AMAZON MKTPL 427FX7PM3	Gray, Robyn
04/10/2025	TXN00009205	39.50	AMAZON MKTPL XA2L56WZ3	Wagner, Ryan
04/10/2025	TXN00009206	22.70	AMAZON MKTPL 5X8QV91N3	Gray, Robyn
04/10/2025	TXN00009207	-44.00	ADVANCE AUTO PARTS #7662	Wagner, Ryan
04/10/2025	TXN00009208	22.99	AMAZON MKTPL AI1FD0OQ3	Gray, Robyn
04/10/2025	TXN00009209	139.00	AMAZON PRIME MG8IO4O13	Farina, Bob
04/10/2025	TXN00009210	134.74	STERICYCLE, INC	Hagelgans, Loretta
04/10/2025	TXN00009211	985.50	PLD NJTaxMaps	Gray, Robyn
04/10/2025	TXN00009212	43.65	AMAZON MKTPL 4Q8IT5X03	Gray, Robyn
04/11/2025	TXN00009213	1,270.88	GRAINGER	Hagelgans, Loretta
04/12/2025	TXN00009214	48.99	AMAZON MKTPL KT1OQ73H3	Wagner, Ryan
04/11/2025	TXN00009215	48.08	AMAZON RETA 859XV6FY3	Farina, Bob
04/16/2025	TXN00009217	399.95	AMAZON RETA HJ0LW0I23	Farina, Bob
04/15/2025	TXN00009218	24.99	AMAZON MKTPL 6C0403O13	Gray, Robyn
04/15/2025	TXN00009219	98.08	FEDEX35785497	Hagelgans, Loretta
04/16/2025	TXN00009220	14.47	THE UPS STORE 4632	Wagner, Ryan
04/17/2025	TXN00009221	24.99	AMAZON RETA F21VI0QH3	Gray, Robyn
04/17/2025	TXN00009222	512.19	GIH GLOBALINDUSTRIALEQ	Dugan, Frank
04/16/2025	TXN00009223	159.01	THE HOME DEPOT #0902	Dugan, Frank



Date Purchased	Document	Purchase Amount	Vendor	Primary Accountholder
04/17/2025	TXN00009224	141.58	AMAZON MKTPL WV2NB2QU3	Dugan, Frank
04/18/2025	TXN00009225	840.00	QB QUICKBASE	Gray, Robyn
04/22/2025	TXN00009226	366.85	VERIZON CONNECT	Hagelgans, Loretta
04/22/2025	TXN00009227	142.77	HRDIRECT/POSTERGUARD	Hagelgans, Loretta
04/22/2025	TXN00009228	199.26	GRAINGER	Hagelgans, Loretta
04/23/2025	TXN00009229	282.56	HALLIDAY PRODUCTS	Wagner, Ryan
04/25/2025	TXN00009230	79.98	AMAZON MKTPL ID32E4A03	Farina, Bob
04/24/2025	TXN00009231	16.00	HSW HOSTWAY.COM	Gray, Robyn
04/23/2025	TXN00009232	245.00	HOMEDEPOT.COM	Farina, Bob
04/23/2025	TXN00009233	10.47	THE HOME DEPOT #0902	Dugan, Frank
04/24/2025	TXN00009234	97.95	HRDIRECT/POSTERGUARD	Hagelgans, Loretta

## Totals

Transaction Count:	70
Purchase Total:	12,146.24
Allocation Total:	12,146.24



**LAKEWOOD TOWNSHIP MUNICIPAL UTILITIES AUTHORITY****CONSTRUCTION/ESCROW EXPENSES****May 6, 2025****ESCROW****GTS CONSULTANTS**

INVOICE #10885	\$	6,750.00
INVOICE #10886	\$	4,380.00
INVOICE #10887	\$	146.00
INVOICE #10888	\$	146.00
INVOICE #10889	\$	146.00
INVOICE #10890	\$	73.00
INVOICE #10891	\$	146.00
INVOICE #10892	\$	73.00
INVOICE #10912	\$	4,806.00
INVOICE #10913	\$	438.00
INVOICE #10914	\$	511.00
INVOICE #10915	\$	219.00
INVOICE #10916	\$	2,555.00
INVOICE #10917	\$	146.00
INVOICE #10918	\$	4,806.00
INVOICE #10919	\$	1,095.00
INVOICE #10920	\$	657.00
INVOICE #10921	\$	730.00
INVOICE #10922	\$	438.00
INVOICE #10923	\$	73.00
INVOICE #10924	\$	73.00
INVOICE #10925	\$	1,971.00
INVOICE #10926	\$	438.00
INVOICE #10927	\$	3,456.00
INVOICE #10928	\$	73.00
INVOICE #10929	\$	511.00
INVOICE #10930	\$	2,482.00
INVOICE #10931	\$	365.00
INVOICE #10932	\$	73.00
INVOICE #10933	\$	4,320.00
INVOICE #10934	\$	3,285.00
INVOICE #10935	\$	511.00
INVOICE #10936	\$	365.00
INVOICE #10937	\$	219.00
INVOICE #10938	\$	73.00
INVOICE #10939	\$	730.00

**MORGAN ENGINEERING**

ENG REVIEW	\$	1,282.50
ENG REVIEW	\$	180.00
ENG REVIEW	\$	922.50
ENG REVIEW	\$	300.00

<b>ESCROW TO BE PAID</b>	<b>\$</b>	<b>49,964.00</b>
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**CONSTRUCTION****A.C. SHULTES**

INVOICE #48978	\$	134,260.00
INVOICE #49101	\$	16,023.00

**ARH ASSOCIATES**

INVOICE #82819	\$	3,204.00
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**EASTERN SHORE HVAC**

	\$	15,500.00
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**MBE MARK III ELECTRIC**

GAC FACILITIES PAY CERT #13	\$	133,280.00
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**PS&S**

INVOICE #175052	\$	2,538.75
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**REMINGTON & VERNICK ENGINEERS**

INVOICE #1515M033-36	\$	16,935.20
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**TREASURER STATE OF NJ**

TWA PERMIT	\$	3,130.69
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**UNITEMP MECHANICAL DEGREES**

FILTER BLDG BOIL REPLACE PAY 7	\$	139,773.97
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**VAN CLEEF ENGINEERING**

INVOICE #34274.00-3	\$	4,000.00
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**CONSTRUCTION TO BE PAID**

	\$	468,645.61
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**TOTAL TO BE PAID**

	\$	518,609.61
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**LAKEWOOD TOWNSHIP**  
**MUNICIPAL UTILITIES AUTHORITY**

Updated May 6, 2025

**Board of Commissioners Abstention List**

The below Commissioner Abstentions are noted for Board votes:

<b>Commissioner</b>	<b>Payee from whom they abstain voting upon</b>
Senator Robert Singer	Provident Bank
Sam Flancbaum	Justin Flancbaum
Ray Coles	Lakewood Township & Lakewood Police
Meir Lichtenstein	Lakewood Township & Lakewood Police

A handwritten signature in blue ink, appearing to be "D. Sondak", written over a horizontal line.

Donald Sondak  
Chief Financial Officer & Director of Human Resources  
Lakewood Township MUA



**ENGINEER'S AGENDA**  
**May 6, 2025 LTMUA Meeting**

1. Lanes Mill Road School #6 (**Owner/Developer: Aderes Bais Yaakov, Inc – Gil Frieman / GC: Regency Development – Abe Auerbach**)
  - ☐ Resolution Granting Amended Approval
  - ☐ Resolution Accepting Terms of Developer's Agreement
2. Major Avenue Subdivision (**Owner/Developer: Stuybell Management, LLC – Naftaly Eisen**)
  - ☐ Resolution Accepting Terms of Developer's Agreement
3. Lanes Mill Road School #5 Change of Use (**Owner/Developer: Yeshiva Ber Hatalmud, Inc. – Yehuda Lench**)
  - ☐ Resolution Accepting Terms of Developer's Agreement
4. Joe Parker Road School #6 (**Owner/Developer: Migdal Bais Yaakov, Inc – Zvi Bloom / GC: Regency Development – Abe Auerbach**)
  - ☐ Resolution Granting Approval
5. New Hampshire Avenue School South of Oak Street (**Owner/Developer: Congregation Talmud Torah Toras Yisroel, Inc – Chaim Guttman / Builder: Albert Estates, LLC – Mordechai Eichorn / GC: Builders Supreme – Nathan Neuman**)
  - ☐ Resolution Releasing Performance Guarantees
6. Oak Street 8 Lot Subdivision (**Owner/Developer: Albert Estates, LLC – Mordechai Eichorn**)
  - ☐ Resolution Reducing Performance Guarantees
7. Oak Street to Route 70 Sewer Upgrades Concept Plan & Cost Analysis
  - ☐ Resolution Adopting Report for Future Fair Share Contributions
8. Hydraulic Model System Update
  - ☐ Resolution Awarding Contract
9. Meter Replacement 2023
  - ☐ Motion Authorizing Notice to Bidders

**ENGINEERING INFORMATION**

1. New Hampshire Avenue Retail – Project Status
2. June Street & Vermont Avenue Residential Subdivision – Project Status
3. Route 88 & Boulder Way 4 Townhome Development – Project Status
4. Somerset Run – Project Status
5. Burnside Avenue Development – Project Status
6. 100 Airport Road Office Building – Project Status
7. Cedarbridge Avenue Retail Center – Project Status
8. Budleman Way Subdivision – Project Status
9. New Hampshire & Route 70 74 Unit Development – Project Status
10. Chestnut Gardens – Project Status
11. Ocean Park Village Homes Pinehurst Drive – Project Status
12. Tipico Cheese Products Addition – Project Status
13. 400 Route 70 New Office Building – Project Status
14. 1930 Swarthmore Avenue Building Addition – Project Status
15. Oak Street & Marlin Avenue School – Project Status
16. Hilton Garden Inn Hotel Expansion – Project Status



**ENGINEER'S REPORT**  
**May 6, 2025 LTMUA Meeting**

**1. Lanes Mill Road School #6**

☐ **Resolution Granting Amended Approval**

☐ **Resolution Accepting Terms of Developer's Agreement**

**Developer: Aderes Bais Yaakov, Inc (Gil Frieman) & GC: Regency Development (Abe Auerbach)**

- May 6, 2022 GTS Consultants received an initial submission package for a proposed school on Lanes Mill Road. The application contains a water service lateral connection and a sanitary sewer main extension in Lanes Mill Road along with a sanitary sewer lateral service connection.
- June 8, 2022 the Authority granted conceptual approval for the Lanes Mill Road School #6 development conditioned on the GTS Consultants letter dated May 18, 2022.
- December 6, 2022 the Authority granted technical approval for the Lanes Mill Road School #6 project conditioned on the GTS letter dated November 15, 2022.
- The following are the site specific terms for the Developer's Agreement for the Lanes Mill Road School #6 project:
  - The Developer agrees to provide the Authority an easement for the sanitary sewer main extension to be located on Block 189.03 Lot 72.
  - The Developer acknowledges final approval for the development will not be granted until the sanitary sewer easement on Block 189.03 Lot 72 is provided to the Authority.
- February 7, 2023 the Authority accepted the terms of the Developer's Agreement as described in Schedule 'B'.
- July 12, 2023 the NJDEP issued the Treatment Works Approval (TWA) for the project.
- September 5, 2023 the Authority Engineer issued an emailed review of the initial emailed force main design plan listing some critical items the Authority is concerned with regarding the initial force main design.
- September 29, September 22, July 7, June 30, & May 16, 2023 GTS Consultants received submission package #9.
- September 2023 the Applicant changed the design of their plans to eliminate the gravity sanitary sewer extension and to install an approximately 1,900' long force main to connect the Authority's sanitary sewer system in a different location on Joe Parker Road. As such the terms of the Developer's Agreement requires and amendment with the following conditions:
  - The Developer will own, operate and maintain the proposed privately owned force main, manhole and gravity lateral that will connect to the Authority's system.
  - The Developer will provide proof of inclusion in the NJ One Call System for marking out the privately owned force main and gravity lateral.
  - The Developer will post a performance guarantee in the amount as directed by the Authority Engineer to guarantee the construction of the force main within the public Right-of-Ways of Lanes Mill Road and Joe Parker Road.
  - The Developer Acknowledges construction of the force main cannot commence until the amended design is approved by the NJDEP and performance guarantees are posted which are in addition to all other items that are typically required for similar applications.
  - The Authority and Developer agree connection fees will be charged based on the equivalent usage report submitted by the Developer.
  - The Developer agrees to enter into a monitoring agreement where the usage for the building will be monitored for a period of 5 years.
  - If the usage of the building exceeds the amount as noted in the monitoring agreement the Developer agrees to pay the overage in connection fees at the Authority's connection fee rate at the conclusion of the monitoring period. The Authority will not reimburse the Developer if they use less than what was estimated.
  - Connection Fees must be paid prior to installation of the meter.
- October 5, 2023 GTS Consultants issued commercial/industrial review #9.
- October 11, 2023 the Authority granted Amended Technical Approval for the Lanes Mill Road School #6 project conditioned on the GTS review letter dated October 5, 2023. Amended approval is necessary due to the new sanitary sewer design containing an approximate 1,900' force main instead of the proposed few hundred foot gravity sanitary sewer main extension. The applicant requested this change due to the applicant's inability to obtain an offsite easement necessary to construct the gravity sanitary sewer main extension.
- October 11, 2023 the Authority accepted the terms of the Developer's Agreement for the Lanes Mill Road School #6 project as described above.
- October 26, 2023 the Authority modified the terms of the Amended Developer's Agreement to include a fair share contribution towards system upgrades as the development proposes to connect to sanitary sewer mains that will be



over capacity at system buildout according to the Authority's Sanitary Sewer Master Plan. The full list of the terms of the Amended Developer's Agreement are as follows:

- The Developer will own, operate and maintain the proposed privately owned force main, manhole and gravity lateral that will connect to the Authority's system.
  - The Developer will provide proof of inclusion in the NJ One Call System for marking out the privately owned force main and gravity lateral.
  - The Developer will post a performance guarantee in the amount as directed by the Authority Engineer to guarantee the construction of the force main within the public Right-of-Ways of Lanes Mill Road and Joe Parker Road.
  - The Developer Acknowledges construction of the force main cannot commence until the amended design is approved by the NJDEP and performance guarantees are posted which are in addition to all other items that are typically required for similar applications.
  - The Authority and Developer agree connection fees will be charged based on the equivalent usage report submitted by the Developer.
  - The Developer agrees to enter into a monitoring agreement where the usage for the building will be monitored for a period of 5 years.
  - If the usage of the building exceeds the amount as noted in the monitoring agreement the Developer agrees to pay the overage in connection fees at the Authority's connection fee rate at the conclusion of the monitoring period. The Authority will not reimburse the Developer if they use less than what was estimated.
  - Connection Fees must be paid prior to installation of the meter.
  - The Developer agrees to pay \$83,458.00 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.
- November 8, 2023 the Authority accepted the terms of the Developer's Agreement for the Lanes Mill Road School #6 project as described above. This overrides the terms approved at the Authority's October 11, 2023 meeting.
- November 22, 2023 GTS Consultants issued commercial/industrial review #10.
- November 22, 2023 GTS Consultants issued revised shop drawing review #11.
- November 29, 2023 GTS Consultants received commercial/industrial submission package #11.
- December 12, 2023 GTS Consultants issued commercial/industrial review #11.
- February 18 & January 18, 2025 GTS Consultants received submission package #12. The plans have been revised to remove the force main design and provide a new sanitary sewer main extension design similar to what was originally approved in December 2022.
- March 13, 2025 GTS Consultants issued review #12.
- March 31, 2025 GTS Consultants issued an emailed review of the submitted TWA time extension application.
- April 3, 2025 GTS Consultants received submission package #13.
- April 17, 2025 GTS Consultants issued application review #13.
- April 30, 2025 the OCUA issued an emailed review of the plans.
- April 30, 2025 the NJDEP issued a 1 year time extension for the TWA permit.
- April 30, 2025 the Authority modified the terms of the Amended Developer's Agreement to eliminate the force main design and replace it with a gravity sewer design. The full list of the terms of the Amended Developer's Agreement are as follows:
  - The Developer acknowledges the project approval is conditioned on either the Authority entering into a Consent to Use agreement in order to utilize the existing OCUA easement on private property or the Developer providing an easement dedicated to the Authority on Block 189.03 Lot 72.
  - The Authority and Developer agree connection fees will be charged based on the equivalent usage report submitted by the Developer.
  - The Developer agrees to enter into a monitoring agreement where the usage for the building will be monitored for a period of 5 years.
  - If the usage of the building exceeds the amount as noted in the monitoring agreement the Developer agrees to pay the overage in connection fees at the Authority's connection fee rate at the conclusion of the monitoring period. The Authority will not reimburse the Developer if they use less than what was estimated.
  - Connection Fees must be paid prior to installation of the meter.
- At this time the Authority may accept the terms of the Developer's Agreement for the Lanes Mill Road School #6 project as described above. This overrides the terms approved at the Authority's November 8, 2023 meeting.
- At this time the Authority may grant Amended Approval for the Lanes Mill Road School #6 project conditioned on the GTS review letter dated April 17, 2025. Amended approval is necessary due to the new sanitary sewer design



removing the approximate 1,900' force main replacing it with the proposed few hundred foot gravity sanitary sewer main extension. The Applicant requested this change due to the OCUA indicating their willingness to grant the Authority a Consent to Use (CTU) agreement for the installation of the sewer main extension within the OCUA easement.

## **2. Major Avenue Subdivision**

### ☐ **Resolution Accepting Terms of Developer's Agreement**

**Developer: Stuybell Management, LLC (Naftaly Eisen)**

- January 21, 2025 & December 20, 2024 the Authority received an initial submission package for a residential subdivision on Major Avenue.
- March 19, 2025 Morgan Municipal issued application review #1.
- The following are the site specific terms for the Developer's Agreement for the Major Avenue Subdivision project:
  - This development connects into water and sanitary sewer lines that are not yet built. The Developer Acknowledges that this project cannot proceed until those lines are constructed.
  - There is a 100' wide JCP&L easement that goes through the property. The Developer agrees that no approval will be granted by the Authority if any water or sanitary sewer mains are installed within the JCP&L easement.
  - The Developer agrees to pay \$10,438.00 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'.

## **3. Lanes Mill Road School #5 Change of Use**

### ☐ **Resolution Accepting Terms of Developer's Agreement**

**Developer: Yeshiva Ber Hatalmud, Inc (Yehuda Lench)**

- November 9, 2023 the Authority issued a letter to the Applicant informing him that an application is required due to the change of use of the property.
- March 21, 2024 the Authority received an application for a proposed change of use for a school on Lanes Mill Road.
- April 8, 2024 GTS Consultants issued commercial/industrial review #1.
- July 29, 2024 & June 18, 2024 GTS Consultants received commercial/industrial submission package #2.
- July 31, 2024 GTS Consultants issued commercial/industrial review #2.
- August 9, 2024 the Authority received submission package #3.
- August 22, 2024 GTS Consultants issued review #3.
- September 20, 2024 GTS Consultants received submission package #4.
- October 16, 2024 GTS Consultants issued review #4.
- January 3, 2025 GTS Consultants received submission package #5.
- January 17, 2025 GTS Consultants issued review #5.
- At this time the Authority may accept the terms of the Developer's Agreement for the Lanes Mill Road School #5 Change of Use Development. There are no site specific terms for this agreement.

## **4. Joe Parker Road School #6**

### ☐ **Resolution Granting Approval**

**Developer: Migdal Bais Yaakov, Inc (Zvi Bloom) & GC: Regency Development (Abe Auerbach)**

- April 18 and April 4, 2024 the GTS Consultants received an initial application for a proposed school on Joe Parker Road.
- April 24, 2024 GTS Consultants issued review #1.
- August 16, 2024 Remington Vernick issued an email requesting additional information from the Applicant's Engineer.
- October 2 & September 26, 2024 GTS Consultants received application submission package #2.
- April 8, 2025 GTS Consultants issued review #2.
- At this time the Authority may grant approval for the Joe Parker Road School #6 project conditioned on the GTS Consultants letter dated April 8, 2025

## **5. New Hampshire Avenue School South of Oak Street**

### ☐ **Resolution Releasing Performance Guarantees**

**Developer: Congregation Talmud Torah Toras Yisroel, Inc (Chaim Guttman), Albert Estates, LLC (Mordechai Eichorn) & Builders Supreme (Nathan Neuman)**

- December 30, 2021 the Authority received final submission package #1.
- December 31, 2021 Grant Engineering issued final review #1.



- January 4, 2022 the Authority accepted the terms of the Developer's Agreement for the New Hampshire Avenue School South of Oak Street project. There are no site specific terms for this project.
- January 4, 2022 the Authority granted final approval for the New Hampshire School South of Oak Street project conditioned on the Grant Engineering letter dated December 31, 2021.
- January 24, 2022 Grant Engineering issued a review of the easement maps and metes and bounds descriptions.
- February 14, 2022 Grant Engineering issued a revised letter for final review #1.
- March 1, 2022 GTS Consultants received shop drawing submission package #3,
- March 30, 2022 GTS Consultants issued shop drawing review #3.
- April 6, 2022 the Authority received conceptual submission package #7 and technical submission package #7.
- May 6, 2022 Grant Engineering issued conceptual review #7 and technical review #7.
- June 18, 2022 Grant Engineering issued a revised conceptual review #7 and technical review #7 letter.
- August 18, 2022 GTS Consultants received shop drawing submission package #4.
- August 23, 2022 GTS Consultants issued shop drawing review #4.
- September 6, 2022 GTS Consultants received shop drawing submission package #5.
- September 6, 2022 GTS Consultants issued shop drawing review #5.
- March 30, 2023 OCUA issued an extension of their approval for the project through June 25, 2023.
- June 6, 2023 GTS Consultants received shop drawing submission package #6.
- June 8, 2023 GTS Consultants issued shop drawing review #6.
- June 19, 2023 GTS Consultants received shop drawing submission package #7.
- June 29, 2023 GTS Consultants issued shop drawing review #7.
- June 30, 2023 Grant Engineering issued an updated final application review #1 letter and updated the bonding estimates for 2023 rates.
- July 5, 2023 GTS Consultants received shop drawing submission package #8.
- July 7, 2023 GTS Consultants issued shop drawing review #8.
- July 7, 2023 Grant Engineering issued an email requesting maps for the easement review.
- July 24, 2023 GTS Consultants received shop drawing submission package #9.
- July 24, 2023 GTS Consultants issued shop drawing review #9.
- July 26, 2023 GTS Consultants received shop drawing submission package #10.
- July 27, 2023 GTS Consultants issued shop drawing review #10.
- August 31, 2023 the Authority received a copy of the letter from the NJDEP granting a one-year time extension for the TWA permit for the project. The new permit expiration date is 8/12/2024.
- September 25, 2023 Grant Engineering issued a review of the performance guarantees submitted by the Applicant.
- October 19, 2023 the County of Ocean issued an updated Road Opening permit for the project.
- October 24, 2023 the Authority Attorney issued a letter reviewing the submitted Performance Guarantee Letter of Credits requesting additional information be submitted.
- November 8, 2023 GTS Consultants received shop drawing submission package #11.
- November 10, 2023 GTS Consultants issued shop drawing review #11.
- November 14, 2023 Grant Engineering issued an informal review via email of emailed documents.
- December 20, 2023 Lakewood Township issued the road opening permit for the water and sanitary sewer extensions for the project within Oak Street.
- May 13, 2024 GTS Consultants received shop drawing submission package #12.
- May 14, 2024 GTS Consultants issued shop drawing review #12.
- June 11, 2024 Grant Engineering received As-Built submission package #1.
- July 24, 2024 Grant Engineering issued As-Built review #1.
- February 5, 2025 Grant Engineering issued As-Built review #2.
- March 7, 2025 Grant Engineering issued As-Built review #3.
- April 27, 2025 the Authority received a request from the Applicant to release the performance guarantees for the project.
- May 2, 2025 the Authority issued a letter detailing the requirements for the performance guarantees for the New Hampshire Avenue School South of Oak project to be released.
- At this time the Authority may release the performance guarantees for the New Hampshire Avenue School South of Oak project conditioned on the Authority's letter dated May 2, 2025.

#### **6. Oak Street 8 Lot Subdivision**

##### **☐ Resolution Reducing Performance Guarantees**

**Developer: Albert Estates, LLC (Mordechai Eichorn)**

- April 5, 2023 GTS Consultants received shop drawing submission package #1.



- April 14, 2023 GTS Consultants issued shop drawing review #1.
- April 20, 2023 GTS Consultants received shop drawing review #2.
- April 20, 2023 GTS Consultants issued shop drawing review #2.
- July 25, 2023 the Authority received conceptual submission package #5 and technical submission package #5.
- August 10, 2023 Grant Engineering issued conceptual review #5 and technical review #5.
- August 14, 2023 the Authority received technical submission package #6.
- September 5, 2023 Grant Engineering issued technical review #6.
- September 15, 2023 GTS Consultants received shop drawing submission package #3.
- September 18, 2023 GTS Consultants issued shop drawing review #3.
- October 10, 2023 the Authority received technical submission package #7.
- November 13, 2023 Grant Engineering issued technical review #7.
- March 11 & February 7, 2025 the Authority received As-Built submission package #1.
- March 19, 2025 Grant Engineering issued As-Built review #1.
- April 27, 2025 the Authority received a request from the Applicant to reduce the performance guarantees for the project.
- May 2, 2025 the Authority issued a letter detailing the amounts the performance guarantees may be reduced.
- At this time the Authority may reduce the performance guarantees in the amounts as listed in the Authority's letter dated May 2, 2025.

#### **7. Oak Street to Route 70 Sewer Upgrades Concept Plan & Cost Analysis**

##### **☐ Resolution Adopting Report for Future Fair Share Contributions**

###### **Developer: LTMUA**

- 2020 the Authority adopted the sanitary sewer master plan for the Authority's sanitary sewer system. The sanitary sewer master plan identified multiple sanitary sewer mains in the Authority's system requiring upgrades based on the maximum buildout of the Authority's service area as per Lakewood Township zoning and the Lakewood Township Smart Growth Plan. It is the goal of the Authority to start collecting fair share contributions from all future applicants upstream of the sewer systems that require upgrades. In order to determine the fair share contributions required by each applicant, a conceptual plan and cost analysis for the improvements are required to be completed.
- October 31, 2023 the Authority received a proposal from French & Parrello Associates for engineering services to provide a conceptual plan and cost analysis for improvements to the Authority's sanitary sewer system from Oak Street to Route 70 in the lump sum amount of \$48,930.00.
- November 8, 2023 the Authority awarded a professional services contract to French & Parrello Associates for engineering services to provide a conceptual plan and cost analysis for improvements to the Authority's sanitary sewer system from Oak Street to Route 70 in the lump sum amount of \$48,930.00.
- April 14, 2025 French & Parrello issued a report providing a conceptual plan design with cost estimates for improvements to the Authority's sanitary sewer system from Oak Street to the connection to the Authority's trunk main in Route 70 to accommodate the future sewer connections indicated in the Authority's adopted sanitary sewer master plan.
- At this time the Authority may adopt the French & Parrello's report entitled "231002 Oak Street to Route 70 Sewer Upgrades Concept Plan and Cost Analysis" dated April 14, 2025 for the purposes of collecting fair share contributions for all developments that will ultimately benefit from the proposed improvements as indicated in the French & Parrello report. For a development to benefit from the proposed improvements they must connect in the location of the proposed improvements or connect upstream of the location of the proposed improvements. The amount of the fair share contribution an individual developer will be required to pay will be calculated by the Authority Engineer using the information provided in the developer's engineer's report and the information provided in the French & Parrello report.

#### **8. Hydraulic Model System Update**

##### **☐ Resolution Awarding Contract**

###### **Developer: LTMUA**

- April 16, 2025 the Authority received a proposal from Remington & Vernick Engineers to complete a full system update of the Authority's hydraulic model in the lump sum amount of \$17,500.00. The work will include identifying missing developments, incorporating Authority billing records into the model, hydrant flow tests at 4 locations throughout the Authority's system and calibrating the model.
- At this time the Authority may award a professional services contract to Remington & Vernick Engineers to complete a full system update of the Authority's hydraulic model in the lump sum amount of \$17,500.00.



## **9. Meter Replacement 2023**

### **□ Motion Authorizing Notice to Bidders**

#### **Developer: LTMUA**

- The majority of the Authority's residential and commercial meters were replaced in 2010-2012. Older meters tend to be less accurate and the batteries for the meters last between 10-20 years. In order to make sure all the Authority accounts continue to be billed accurately and to minimize any loss in revenue the Authority requested a proposal from Remington & Vernick Engineers for engineering and permitting services to replace the meters in the Authority's system.
- April 28, 2023 the Authority received a proposal from Remington & Vernick to prepare bid documents, provide support for NJ I-Bank application, provide bid phase and construction phase services, and provide contract administration in the cost not to exceed amount of \$40,500.00.
- May 9, 2023 the Authority awarded a Professional Services Contract to Remington Vernick to provide engineering services for the Meter Replacement 2023 project in the cost not to exceed amount of \$40,500.00.
- April 30, 2025 the Authority received approval from the IBank for the financing for the Meter Replacement project.
- At this time the Authority may authorize the notice to bidders for the Meter Replacement 2023 project.

## **ENGINEERING INFORMATION**

### **1. New Hampshire Avenue Retail – Project Status**

#### **Developer: Red Porch Holding, LLC (Sharon Dachs)**

- January 8, 2025 the Authority received an initial application for a proposed retail building on New Hampshire Avenue.
- March 20, 2025 Morgan Engineering issued review letter #1.
- April 1, 2025 the Authority authorized the Executive Director to endorse applications for the New Hampshire Avenue Retail project. OCUA approval is required due to the proposed development generating over 2,000 gpd of sanitary sewer flow.

### **2. June Street & Vermont Avenue Residential Subdivision – Project Status**

#### **Developer: Vermont Holdings 2, LLC (Jacob Lipschitz) / MLMS Holdings, LLC (Moshe Steiner & Miriam Lipschitz) / Vermont Equities, LLC (Jacob Lipschitz, Mordechai Friedlander, Noah Gross & Mayer Hopstein) / Farry1084-8, LLC (Miriam Weinstein) / Jeffrey Jerman**

- March 3 & February 10, 2025 the Authority received an initial application for a proposed residential subdivision with a sanitary sewer main extension.
- March 4, 2025 Grant Engineering issued review letter #1.
- March 5, 2025 Grant Engineering issued a revised review letter #1.
- March 26, 2025 Grant Engineering received application submission package #2.
- April 23, 2025 Grant Engineering issued review #2.
- April 1, 2025 the Authority granted approval for the June Street & Vermont Avenue Residential Subdivision conditioned on the Grant Engineering letter dated March 4, 2025 revised through March 5, 2025.

### **3. Route 88 & Boulder Way 4 Townhome Development – Project Status**

#### **Developer: Duvie Holdings, LLC (Marcel Gestetner)**

- January 28, 2025 the Authority received As-Built submission package #1.
- February 20, 2025 Grant Engineering issued As-Built review #1.
- March 17, 2025 the Authority received a request from the applicant to release the performance guarantees for the project.
- March 19, 2025 Grant Engineering issued an informal email review of the submitted As-Built drawings.
- March 28, 2025 the Authority issued a letter detailing the requirements for the performance guarantees for the Route 88 & Boulder Way 4 Townhome Development project to be released.
- April 1, 2025 the Authority released the performance guarantees for the Route 88 & Boulder Way 4 Townhome Development project conditioned on the Authority's letter dated March 28, 2025.

### **4. Somerset Run – Project Status**

#### **Developer: Albert Street Holdings, LLC (Mordy Schron & Abe Auerbach)**

- July 13, 2020 GTS Consultants received As-Built submission package #1.
- August 18, 2020 GTS Consultants issued As-Built review #1.



- October 13, 2020 GTS Consultants issued a punch list letter detailing the construction items remaining to be addressed for the project.
- November 4, 2020 GTS Consultants received As-Built submission package #2.
- November 16, 2020 GTS Consultants issued As-Built review #2.
- December 10, 2020 GTS Consultants received As-Built submission package #3.
- January 13, 2021 GTS Consultants issued As-Built review #3.
- January 26, 2021 the Authority received a request from Neka Solutions to reduce the performance bonds for the Somerset Run project.
- February 5, 2021 the Authority issued a letter detailing the amounts the performance guarantees can be reduced based on the work completed to date.
- February 9, 2021 the Authority reduced the performance guarantees for the Somerset Run project in the amounts as listed in the Authority's letter dated February 5, 2021.
- February 17, 2021 GTS Consultants issued a letter detailing the construction punch list items remaining on the project.
- April 27, 2021 T&M Associates issued a review of the reduced letter of credit amounts submitted for the performance guarantee reduction.
- March 21, 2025 the Authority received a request from the applicant to release the performance guarantees for the project.
- March 28, 2025 the Authority issued a letter detailing the requirements for the performance guarantees for the Somerset Run project to be released.
- April 1, 2025 the Authority released the performance guarantees for the Somerset Run project conditioned on the Authority's letter dated March 28, 2025.

#### **5. Burnside Avenue Development – Project Status**

**Developer: Bridgewater Lakewood Estates, LLC (Saul Mizrahi)**

- March 25, 2024 Morgan Engineering received As-Built submission package #1.
- May 3, 2024 Morgan Engineering issued As-Built review #1.
- May 29, 2024 the Authority received As-Built submission package #2.
- June 4, 2024 GTS Consultants issued a punch list letter detailing the construction items remaining on the project.
- June 28, 2024 Morgan Engineering issued As-Built review #2.
- July 30, 2024 the Authority received As-Built submission package #3.
- August 6, 2024 GTS Consultants issued a punch list letter indicating all construction items have been addressed.
- August 12, 2024 Morgan Engineering issued As-Built review #3.
- September 9, 2024 Morgan Engineering received As-Built submission package #4.
- September 19, 2024 Morgan Engineering issued As-Built review #4.
- December 23, 2024 the Authority received an email from the Applicant requesting reduction of the performance guarantees for the Burnside Avenue Development project.
- January 3, 2025 the Authority issued a letter detailing the amounts that the performance guarantees for the Burnside Avenue Development project may be reduced.
- January 7, 2025 the Authority reduced the performance guarantees for the Burnside Avenue Development project in the amounts as detailed on the Authority's letter dated January 3, 2025.
- March 21, 2025 the Authority received a request from the applicant to release the performance guarantees for the project.
- March 28, 2025 the Authority issued a letter detailing the requirements for the performance guarantees for the Burnside Avenue Development project to be released.
- April 1, 2025 the Authority released the performance guarantees for the Burnside Avenue Development project conditioned on the Authority's letter dated March 28, 2025.
- April 15, 2025 GTS Consultants issued a punch list letter detailing the construction items remaining to be addressed.
- April 28, 2025 GTS Consultants issued a punch list letter indicating all construction items have been addressed.

#### **6. 100 Airport Road Office Building – Project Status**

**Developer: 100 Airport Road, LLC (Simcha Ingber)**

- January 5, 2022 the Authority received an initial commercial/industrial submission package for a proposed office building at 100 Airport Road.
- January 17, 2022 T&M Associates issued commercial/industrial review #1.
- March 15, 2022 the Authority received commercial/industrial submission package #2.
- April 6, 2022 T&M Associates issued commercial/industrial review #2.
- April 13, 2022 the Authority received commercial/industrial submission package #3.

- May 3, 2022 the Authority authorized the Executive Director to endorse applications for the 100 Airport Road Office Building project. OCUA approval is required due to the proposed development generating over 2,000 gpd of sanitary sewer flow.
- May 4, 2022 the Authority received commercial/industrial submission package #4.
- May 6, 2022 T&M Associate issued commercial/industrial review #3.
- May 17, 2022 T&M Associates issued commercial/industrial review #4.
- August 10, 2022 the Authority received commercial/industrial submission package #5.
- August 12, 2022 OCUA issued their approval of the project.
- September 13, 2022 T&M Associates issued commercial/industrial review #5.
- October 11, 2022 Remington Vernick issued a equivalent usage report review letter for the modification of connection fees for the project.
- October 27, 2022 GTS Consultants received shop drawing submission package #1.
- October 28, 2022 GTS Consultants issued shop drawing review #1.
- November 3, 2022 GTS Consultants received shop drawing submission package #2.
- November 4, 2022 GTS Consultants issued shop drawing review #2.
- November 22, 2022 GTS Consultants received shop drawing submission package #3.
- November 22, 2022 GTS Consultants issued shop drawing review #3.
- January 20, 2023 GTS Consultants received shop drawing submission package #4.
- January 25, 2023 GTS Consultants issued shop drawing review #4.
- May 1, 2023 T&M Associates issued a review of the easement documents.
- March 2025 the Authority drafted terms for the Developer's Agreement for the project. The following are the site specific terms for the agreement:
  - The Authority and Developer agree connection fees will be charged based on the equivalent usage report submitted by the Developer.
  - The Developer agrees to enter into a monitoring agreement where the usage for the building will be monitored for a period of 5 years.
  - If the usage of the building exceeds the amount as noted in the monitoring agreement the Developer agrees to pay the overage in connection fees at the Authority's connection fee rate at the conclusion of the monitoring period. The Authority will not reimburse the Developer if they use less than what was estimated.
  - Connection Fees must be paid prior to installation of the meter.
  - The Developer agrees to pay \$10,000.00 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.
- April 1, 2025 the Authority accepted the terms of the Developer's Agreement as described in Schedule 'B'.

## **7. Cedarbridge Avenue Retail Center – Project Status**

### **Developer: CBRC Holdings, LLC (Joseph Michael)**

- April 16, 2021 GTS Consultants issued a punch list letter detailing the construction items remaining on the project.
- July 27, 2021 GTS Consultants received As-Built submission package #1.
- August 5, 2021 GTS Consultants issued As-Built review #1.
- August 20, 2021 GTS Consultants issued an email As-Built review #2 based on emailed drawings received from the Applicant's Engineer.
- December 29, 2021 GTS Consultants issued a punch list letter detailing the construction items remaining to be completed on the project.
- January 28, 2025 the Authority received a request from the applicant to release the performance guarantees for the project.
- February 11, 2025 GTS Consultants issued a punch list letter detailing the outstanding construction items remaining to be addressed on the project.
- February 26, 2025 GTS Consultants issued a punch list letter indicating all construction outstanding construction items have been addressed.
- March 3, 2025 the Authority issued a letter detailing the requirements for the performance guarantees for the Cedarbridge Avenue Retail Center project to be released.
- March 4, 2025 the Authority released the performance guarantees for the Cedarbridge Avenue Retail Center project conditioned on the Authority's letter dated March 3, 2025.
- April 11, 2025 GTS Consultants issued an emailed informal review of the As-Built drawings.
- April 30, 2025 GTS Consultants issued an emailed informal review of the As-Built drawings.



**8. Budleman Way Subdivision – Project Status**

**Developer: Somerset NH Equity, LLC (Johnathan Glenner & Yehuda Dachs)**

- September 13, 2023 the Authority received a request from Baron Builders to reduce the performance guarantees held for the Budleman Way Subdivision project.
- October 6, 2023 the Authority issued a letter detailing the amounts the performance bonds held by the Authority can be reduced.
- October 10, 2023 GTS Consultants issued a punch list letter detailing the construction items remaining on the project.
- October 11, 2023 the Authority reduced the performance guarantees for the Budleman Way Subdivision project in the amounts as detailed in the Authority's letter dated October 6, 2023.
- February 28, 2024 the Authority Attorney (Dasti) issued a review of the performance guarantee riders.
- July 2, 2024 the Authority Attorney (Dasti) issued a review of the HOA Declarations.
- July 9, 2024 the Authority Attorney (Dasti) issued the approval of the HOA Declarations.
- October 9, 2024 GTS Consultants received As-Built submission package #1.
- October 31, 2024 GTS Consultants issued As-Built review #1.
- December 9 & 5, 2024 GTS Consultants received As-Built submission package #2.
- December 26, 2024 GTS Consultants issued As-Built review #2.
- January 17, 2025 the Authority issued an informal review by email of an emailed plan showing proposed construction changes for a new fire service line.
- January 17, 2025 GTS Consultants received As-Built submission package #3.
- January 22, 2025 GTS Consultants issued As-Built review #3.
- February 24, 2025 GTS Consultants received a submission package for the easement between the NH Rt 70 74 and the Budleman projects.
- February 28, 2025 GTS Consultants issued a review of the easement documents.
- March 10, 2025 the Authority received revised red line construction drawings.
- March 10, 2025 the Authority issued an emailed review of the March 10, 2025 submission package.
- March 14, 2025 GTS Consultants issued a review of the easement metes and bounds description that is going through the Township property.
- March 24 & 21, 2025 GTS Consultants received shop drawing submission package #9.
- March 26, 2025 GTS Consultants issued shop drawing review #9.
- March 27 & February 27, 2025 GTS Consultants received As-Built submission package #4.
- March 31, 2025 GTS Consultants issued As-Built review #4.
- March 31, 2025 GTS Consultants issued easement review #3 for the easement going through the Township property.
- April 11, 2025 GTS Consultants issued physical connection permit review #1.
- April 23, 2025 GTS Consultants issued physical connection permit review #2.

**9. New Hampshire & Route 70 74 Unit Development – Project Status**

**Developer: New Hampshire 54, LLC (Yehuda Dachs)**

- March 16, 2023 GTS Consultants received As-Built submission package #1.
- March 24, 2023 GTS Consultants issued As-Built review #1.
- June 20, 2023 GTS Consultants received As-Built submission package #2.
- July 12, 2023 GTS Consultants issued As-Built review #2.
- August 7, 2023 GTS Consultants received As-Built submission package #3.
- September 6, 2023 GTS Consultants issued As-Built review #3.
- October 20, 2023 the Authority received a request from New Lines Engineering on behalf of the applicant to reduce the performance guarantees held by the Authority for the sanitary sewer system.
- October 20, 2023 GTS Consultants received As-Built submission package #4.
- November 2, 2023 the Authority issued performance guarantee reduction letter #2 detailing the amounts the performance guarantees may be reduced and listing the items required for performance guarantee release.
- November 8, 2023 the Authority reduced the performance guarantees for the New Hampshire & Route 70 74 Unit Development in the amounts as detailing in the Authority's November 2, 2023 letter.
- November 9, 2023 GTS Consultants issued As-Built review #4.
- November 13, 2023 GTS Consultants received shop drawing submission package #11.
- November 14, 2023 GTS Consultants issued shop drawing review #11.
- November 17, 2023 Dasti & Staiger issued a letter on behalf of the Authority to the contractor detailing the reason for a performance guarantee due to the wrong water service lateral sizes being installed.
- November 22, 2023 GTS Consultants received As-Built submission package #5.

- December 11, 2023 GTS Consultants issued As-Built review #5.
- February 6, 2024 the Authority Attorney (Chris Dasti) issued a review letter of the submitted HOA By-Laws requesting modifications.
- February 12, 2024 the Authority Attorney issued an email review of the draft HOA By-Laws requesting an additional change.
- February 22, 2024 the Authority Attorney issued a letter approving the submitted and filed HOA By-Laws.
- February 28, 2024 the Authority Attorney (Dasti) issued a review of the performance bond documents.
- March 15, 2024 GTS Consultants received easement submission package #1.
- March 20, 2024 GTS Consultants issued easement review #1.
- June 6, 2024 GTS Consultants issued a punch list letter detailing the construction items remaining on the project.
- July 2, 2024 GTS Consultants received easement submission package #2.
- July 8, 2024 GTS Consultants issued easement review #2.
- August 6, 2024 GTS Consultants issued easement review #3.
- October 28, 2024 GTS Consultants issued punch list letter #1 detailing the construction items remaining on the project.
- November 15, 2024 GTS Consultants received a submission package for a physical connection permit application to the NJDEP.
- November 27, 2024 GTS Consultants issued a review of the physical connection permit application submission package.
- December 5, 2024 GTS Consultants received shop drawing submission package #12.
- December 5, 2024 GTS Consultants received submission package #2 for a physical connection permit application to the NJDEP.
- December 13, 2024 GTS Consultants issued shop drawing review #12.
- December 16, 2024 GTS Consultants issued review #2 of the physical connection permit application submission package.
- February 24, 2025 GTS Consultants received a submission package for the easement between the NH Rt 70 74 and the Budleman projects.
- February 28, 2025 GTS Consultants issued a review of the easement documents.
- March 14, 2025 GTS Consultants issued a review of the easement metes and bounds description that is going through the Township property.
- March 31, 2025 GTS Consultants issued easement review #6 for the project.

#### **10. Chestnut Gardens – Project Status**

##### **Developer: Albert Greens, LLC (Mordechai Eichorn)**

- December 23, 2021 the Authority received a request from the applicant's representative to reduce the performance guarantees for the project.
- January 5, 2022 GTS Consultants issued a punch list letter detailing the construction items remaining on the project.
- January 28, 2022 the Authority issued a letter detailing the amounts the performance guarantees may be reduced.
- February 1, 2022 the Authority reduced the performance guarantees in the amounts as listed in the Authority's letter dated January 28, 2022.
- March 2, 2022 GTS Consultants received As-Built submission package #1.
- March 14, 2022 GTS Consultants issued As-Built review #1.
- May 19, 2022 the Authority received a request from the applicant's representative to reduce the performance guarantees for the project.
- May 19, 2022 GTS Consultants received As-Built submission package #2.
- June 3, 2022 the Authority issued a letter detailing the amounts the performance guarantees may be reduced.
- June 8, 2022 the Authority reduced the performance guarantees in the amounts as listed in the Authority's letter dated June 3, 2022.
- June 9, 2022 the Authority Attorney issued a review of the performance bond rider.
- June 14, 2022 GTS Consultants issued As-Built review #2.
- March 6, 2023 GTS Consultants received As-Built submission package #3.
- March 9, 2023 GTS Consultants issued As-Built review #3.
- September 6, 2023 GTS Consultants received As-Built submission package #4.
- September 14, 2023 GTS Consultants issued As-Built review #4.
- September 20, 2023 GTS Consultants received As-Built submission package #5.
- September 25, 2023 GTS Consultants issued As-Built review #5.
- December 6, October 18, September 27, 2023 GTS Consultants received As-Built submission packages #6.
- December 21, 2023 GTS Consultants issued As-Built Review #6.



- January 30, 2024 GTS Consultants received As-Built submission package #7.
- February 5, 2024 GTS Consultants issued As-Built review #7.
- March 15, 2024 GTS Consultants issued a punch list letter detailing the construction items remaining on the project.
- April 1, 2024 the Authority received a request from the Applicant to release the performance guarantees for the project.
- April 1, 2024 GTS Consultants issued a punch list letter indicating all construction items for the project have been addressed.
- May 2, 2024 the Authority issued a letter detailing the conditions for the performance guarantees to be released.
- May 7, 2024 the Authority released the performance guarantees for the project conditioned on the Authority's letter dated May 2, 2024.
- May 14, 2024 GTS Consultants received As-Built submission package #8.
- May 17, 2024 GTS Consultants issued As-Built review #8.
- May 23, 2024 the Authority received a maintenance bond submission package.
- May 24, 2024 the Authority Engineer issued a letter reviewing the maintenance bonds.
- May 28, 2024 the Authority Attorney issued a letter reviewing the maintenance bonds.
- June 8, 2024 Grant Engineering issued a review of the easement documents.
- July 10, 2024 GTS Consultants issued an informal review of an As-Built submission package via email.
- August 23, 2024 the Authority Attorney issued a review of the easement documents.
- August 23, 2024 the Authority Attorney created and provided the document necessary to vacate the existing easement.
- August 26, 2024 GTS Consultants received As-Built submission package #9.
- September 20, 2024 GTS Consultants issued As-Built review #9 with an informal email review.
- November 4, 2024 GTS Consultants issued an informal emailed review of the As-Built drawings.
- December 12, 2024 GTS Consultants received an emailed As-Built submission package in response to the November 4, 2024 informal review.
- December 30, 2024 GTS Consultants issued an informal review of the As-Built drawings.
- January 30, 2025 GTS Consultants received an emailed As-Built submission package.
- February 7, 2025 GTS Consultants issued an informal review of the As-Built drawings.
- February 28, 2025 GTS Consultants issued As-Built review #9.
- April 28, 2025 GTS Grant Engineering issued maintenance guarantee review #1.

#### **11. Ocean Park Village Homes Pinehurst Drive – Project Status**

**Developer: East County Line Holding, LLC (Mark Schron) & GC: Abe Auerbach (Regency Development)**

- March 19, 2024 GTS Consultants received an initial submission package for a proposed 2 building 16 unit apartment project.
- April 3, 2024 GTS Consultants issued review #1.
- May 7, 2024 the Authority authorized the Executive Director to endorse applications for the Ocean Park Village Homes Pinehurst Drive project. OCUA approval is required due to the proposed development generating over 2,000 gpd of sanitary sewer flow.
- June 5 & 13, 2024 GTS Consultants received submission package #2.
- June 19, 2024 GTS Consultants issued review #2.
- June 2024 a Developer's Agreement was drafted. The following are the site specific terms for the Developer's Agreement for the Ocean Park Village Homes Pinehurst Drive project:
  - The Developer agrees to pay \$3,000.00 as a fair share contribution towards a study for improvements to the Authority's existing sanitary sewer system in order to increase the system's capacity for the benefit of the development.
- July 9, 2024 the Authority accepted the terms of the Developer's Agreement as described in Schedule 'B'.
- August 5, 2024 GTS Consultants received shop drawing submission package #1.
- August 6, 2024 the Authority received submission package #3.
- August 7, 2024 GTS Consultants issued shop drawing review #1.
- August 8, 2024 GTS Consultants received shop drawing submission package #2.
- August 9, 2024 GTS Consultants issued review #3.
- August 14, 2024 GTS Consultants issued shop drawing review #2.
- October 29 & 11, 2024 GTS Consultants received submission package #4.
- October 31, 2024 GTS Consultants issued review #4.
- November 8, 2024 GTS Consultants received submission package #5.
- November 19, 2024 GTS Consultants issued review #5.
- January 3, 2025, December 24 & 2, 2024 GTS Consultants received submission package #6.

- January 9, 2025, GTS Consultants issued review #6.
- March 7, 2025 OCUA issued their approval of the application.
- March 17, 2025 GTS Consultants received shop drawing submission package #3.
- March 26, 2025 GTS Consultants issued shop drawing review #3.
- April 22, 2025 GTS Consultants received shop drawing submission package #4.
- April 23, 2025 GTS Consultants issued shop drawing review #4.

#### **12. Tipico Cheese Products Addition – Project Status**

**Developer: Tipico Cheese Products, Inc (Anthony Castellano)**

- March 12, 2025 the Authority received an application for a proposed addition to the Tipico Cheese Products complex.
- April 28, 2025 Grant Engineering issued application review #1.

#### **13. 400 Route 70 New Office Building – Project Status**

**Developer: Chestnut 70 Realty, LLC (Elieze Friedman) & GC: Nexgen Builders (Jake Jacobovitch)**

- June 23, 2023 & July 13, 2023 GTS Consultants received an initial commercial/industrial submission package for a proposed new office building at 400 Route 70.
- August 2, 2023 GTS Consultants issued conceptual and technical review #1.
- November 3, 2023 GTS Consultants received conceptual and technical submission package #2.
- November 16, 2023 GTS Consultants issued conceptual and technical review #2.
- December 5, 2023 the Authority granted conceptual and technical approval for the 400 Route 70 New Office Building Development conditioned on the GTS Consultants letter dated November 16, 2023.
- June 10, May 16, April 18 & February 29, 2024 GTS Consultants received conceptual and technical submission package #3.
- June 14, 2024 GTS Consultants issued conceptual and technical review #3.
- June 2024 a Developer's Agreement was drafted. There are no site specific terms to the Developer's Agreement.
- July 9, 2024 the Authority accepted the terms of the Developer's Agreement.
- July 8, 2024 & June 19, 2024 GTS Consultants received conceptual and technical submission package #4.
- July 15, 2024 GTS Consultants issued conceptual and technical review #4.
- August 2, July 25 and July 16, 2024 GTS Consultants received submission package #5.
- August 8, 2024 GTS Consultants issued review #5.
- August 22, 2024 the Authority Attorney issued a review of the deed of easement.
- September 12 & 3, 2024 GTS Consultants received submission package #6.
- September 27, 2024 GTS Consultants issued review #6.
- October 1, 2024 OCUA issued their approval of the proposed development.
- October 3, 2024 GTS Consultants received submission package #7.
- October 16, 2024 GTS Consultants issued review #7.
- March 20, 2025 GTS Consultants received submission package #8.
- April 14, 2025 GTS Consultants issued review #8.

#### **14. 1930 Swarthmore Avenue Building Addition – Project Status**

**Developer: Gerard Vitillo**

- April 2, 2024 the Authority received an initial submission package for a proposed building addition at 1930 Swarthmore Avenue.
- May 16, 2024 Morgan Municipal issued commercial/industrial review #1.
- The following are the site specific terms for the Developer's Agreement for the 1930 Swarthmore Avenue Building Addition project:
  - The Developer agrees to pay \$10,000 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.
- August 6, 2024 the Authority accepted the terms of the Developer's Agreement as indicated in Schedule 'B'.
- July 22, 2024 the Authority received submission package #2.
- August 8, 2024 Morgan Municipal issued review #2.
- August 8, 2024 the Authority received submission package #3.
- August 15, 2024 Morgan Municipal issued review #3.
- April 7 and 2, 2025 GTS Consultants received shop drawing submission package #1.
- April 9, 2025 GTS Consultants issued shop drawing review #1.
- April 24, 2025 GTS Consultants received shop drawing submission package #2.
- April 28, 2025 GTS Consultants issued shop drawing review #2.



**15. Oak Street & Marlin Avenue School – Project Status**

**Developer: Yeshiva Yaaros Devash, Inc (Shabsi Brody) & GC: Builders Supreme (Nathan Neuwman)**

- May 23, 2024 GTS Consultants received an initial application for a proposed sanitary sewer extension and connection for a school at the intersection of Oak Street and Marlin Avenue.
- June 6, 2024 GTS Consultants issued conceptual and technical review #1.
- July 9, 2024 the Authority granted conceptual and technical approval for the Oak Street and Marlin Avenue School project conditioned on the GTS Consultants letter dated June 6, 2024.
- August 7, 2024 GTS Consultants received submission package #2.
- August 23, 2024 GTS Consultants issued review #2.
- September 17 & 11, 2024 GTS Consultants received submission package #3.
- September 26, 2024 GTS Consultants issued review #3.
- September 27, 2024 GTS Consultants issued an informal review via email of the TWA applications.
- September 27, 2024 GTS Consultants received submission package #4.
- September 30, 2024 GTS Consultants issued review #4.
- October 10, 2024 GTS Consultants received submission package #5.
- October 17, 2024 GTS Consultants issued review #5.
- November 5, 2024 OCUA issued their approval of the proposed development.
- February 13, 2025 the NJDEP issued a Treatment Works Approval (TWA) permit for the project.
- April 21, 2025 GTS Consultants received application submission package #6.
- April 29, 2025 GTS Consultants issued application review #6.

**16. Hilton Garden Inn Hotel Expansion – Project Status**

**Developer: Parkway Lodging Realty, LLC (Francine Tajfel)**

- May 22 & 28, 2024 GTS Consultants received an initial submission package for a proposed expansion of the Hilton Garden Inn Hotel.
- May 30, 2024 GTS Consultants issued commercial/industrial review #1.
- July 9, 2024 the Authority authorized the Executive Director to endorse applications for the Hilton Garden Inn Hotel Expansion project. OCUA approval is required due to the proposed development generating over 2,000 gpd of sanitary sewer flow.
- April 4 & March 27, 2025 GTS Consultants received application submission package #2.
- April 29, 2025 GTS Consultants issued review #2.