



**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**

**July 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. Miller, Mr. S. Flancbaum, Committeeman Lichtenstein and Senator Singer.  
The following professionals and key personnel were present: Gerwin Bauer, Auditor, Mr. Justin Flancbaum, Executive Director, Mr. Donald Sondak, Chief Financial Officer/Human Resources Director, Mr. Colin Farrell, CEng MIEI Director of Engineering, Mr. Adam Ponsi, P.E., and Mr. Bob Farina, Director of Operations.

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

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## V. Minutes

**Motion** to approve the minutes of the Regular Monthly Meeting held on June 10, 2025, was made by Mr. S. Flancbaum and seconded by Committeeman Lichtenstein. On **roll call**, all seated members voted “**Yes.**” **Motion carried.**

## VI. Chief Financial Officer Report

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

### 1. Motion to Approve the Operating List

The Operating Expense List in your Board Packets is \$1,142,796.71. There are no unexpected items to discuss. The list includes \$447,432.49 of Construction Costs of which \$239,524.24 is for Well # repair and \$131,725.72 is for the GAC buildings project which is iBank funded. In addition, the Operating Expense List is hereby amended for three invoices from Levin Shea Pfeffer and Goldman in the amounts of \$4,720.00, \$1,681.50 and \$1,150.50 for legal services rendered. These additional invoices bring the Operating Expense List amended total to \$1,150,348.71. I recommend that the board approve the Operating Expense List as amended to \$1,150,348.71, with noted abstentions.

Senator Singer asked for the update of the OCUA bill. Mr. J. Flancbaum responded, saying we have met with them since our board meeting last month. They indicated they're working with us on the metering issue. And at some point we'll come up with a number, that is a comfortable number to pay.

**Motion** made by Committeeman Lichtenstein and seconded by Mr. S. Flancbaum. On **roll call**, all 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. Ridge Avenue School #8 (**Owner/Developer: Yeshiva Meor Hatalmud of Lakewood, Inc – Rabbi Noach Witty & GC: Regency Development – Abe Auerbach**)

Mr. Ponsi reported at this time the Authority may authorize the Executive Director to endorse applications for the Ridge Avenue School #8 project. OCUA and NJDEP TWA approval are required due to the proposed development generating over 8,000 gpd of sanitary sewer flow.

- **Resolution No. 25-56** Authorizing the Executive Director to Endorse Applications for Ridge Avenue School No. 8

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

### 2. Meter Replacement 2023

Mr. Farrell reported that on June 26, 2025 the Authority received one (1) bid for the for the Meter Replacement 2023 project. The bid received was \$3,800,887.00 for the base bid and \$1,670,557.00 for the alternate for a total bid of \$5,471,444.00. The lowest apparent bidder is:

- Core & Main \$5,471,444.00

At this time the Authority may award the contract to the lowest qualified bidder Core & Main for the Meter Replacement 2023 project conditioned on approval from the I-Bank, the review and recommendations of the Authority Attorney and Remington & Vernick Engineers in the amount of \$5,471,444.00 which includes both the base bid and the alternate.

- **Resolution No. 25-57** Awarding Contract for Meter Replacement 2023

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

### 3. OCUA Billing Issue and I/I Study

Mr. Farrell reported that on June 27, 2025 the Authority received a proposal from French & Parrello Associates (FPA) to perform an I/I study of the Authority’s sanitary sewer system in the lump sum amount of \$147,400.00.

At this time the Authority may award a professional services contract to French & Parrello Associates to perform an I/I study of the Authority’s sanitary sewer system in the lump sum amount of \$147,400.00.

Senator Singer added, we are very concerned about the billing process, hundreds of thousands of dollars each quarter is at stake. It's costly for us, but it’s something we have to do.

Mr. J. Flancbaum included we're going to do the whole system while we are doing it.

- **Resolution No. 25-58** Awarding Professional Services Contract for OCUA Billing Issue & I/I Study

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

## VIII. Attorney's Report

## IX. Executive Director’s Report

Given by Mr. J. Flancbaum, Executive Director

### 1. PFAS Litigation Update

Mr. J. Flancbaum reported to the board that the first settlement payment has been approved by the settlement administrator, and that's for the 3M portion of the litigation. We're going to get a payment of \$356,643.55, very soon, that's imminent, and then later on this year we're going to get an additional payment of just over \$800,000. Moving forward from 2026 through 2032, we're going to get an average of about \$80,000 per year, and that's just from the 3M portion of the settlement. So the total settlement is approximately \$1.78 million from 3M, that's what we're getting. We are waiting for final settlement numbers from DuPont, BASF, and Tyco lawsuits.

Senator Singer said thank you for being in the right place at the right time to Mr. J. Flancbaum. Had we not gotten on board early, we certainly would not have been as successful. I've asked Justin to open separate accounts, so we can track it. Mr. Sondak is doing that, so we can be able to see what we want to do with the additional funds once we're done.

Mrs. Miller asked What was the cost factor to us versus what we're getting back. Senator Singer answered that we spent \$16 million. We're going to get over \$2 million back. So, the cost to clean up was expensive. It's not a clean-up, it's a treatment. It's to filter out the contaminants and it's an ongoing treatment. Have we not done the suing we would have nothing.

I will tell you that we'll come back to the report. I'm looking to possibly do the build-out in the Pine Acres situation and get that done. We did a portion of it. We have all the plans.

So we'll come back to the board and report and what we want to do with the money.

## **X. Technical Operations Report**

Given by Mr. Bob Farina, Director of Operations

### **Operations Dept:**

1. As a part of our sewer relining effort, we are set to move forward with having 14 sewer manholes relined. Our manhole selection process is guided by the ones in the poorest condition and oldest to newest.

2. Our main GAC facilities are running well as the supervisors have been working out all the bugs in the systems.

**Technical Operations Dept:**

3. All SCADA and communications equipment are up and running fine.
4. Geotechnical study was completed at Well #15. This was necessary to determine the foundation design for the radio antenna tower.

**IT Dept:**

5. Access control, fire and security installation work has begun at all the new well sites 20, 21 & 22 and refurbished well site #23.

**GIS/Cyber-Security Dept:**

**GIS:**

6. Set up ArcGIS Online Collaboration with French & Parillo Associates to support the I&I study pertaining to high sewer flows to the OCUA.
7. Assisted staff with setting up and logging into the ENSuite System that will be used for lead service line and other future NJDEP submittals.

**Cyber-Security:**

8. Attended the MS-ISAC webinar regarding the new pricing structure based on decreased federal government funding.

Senator Singer asked Mr. Farina if we have any wells that have not been upgraded yet. Mr. Farina replied that all wells are as up to date as can be.

Mrs. Fish arrived at 10:08 and was seated in place of Committeeman Lichtenshein.

**Commissioner's Report**

Senator Singer reported that there were two bills passed yesterday, one he voted for and one against. The one he voted no on, would require the Authority to send a report twice monthly to our ratepayers. The one he voted for doesn't really affect us. Just like the gas cannot be turned off in cold weather, the water will not be able to be turned off in warm weather. Since we don't turn off anyway, it doesn't affect us. This bill didn't pass. Some good news, once the Governor signs it, we will no longer have to use publications for notifications of our information. There are no newspapers printed in this State anymore. This is a substantial savings to us and will be able to eliminate this cost factor from our budget next year.

**XI. MEETING OPEN TO THE PUBLIC**

**XII. MEETING CLOSED TO THE PUBLIC**

**XIII. ADJOURNMENT**

Motion was made by Mr. S. Flancbaum and seconded by Mrs. Fish. The meeting was adjourned at 10:16 AM.

Respectfully submitted,

Robyn Gray,  
Secretary, LTMUA