



Board of Commissioners
Senator Robert Singer, Chairman
Meir Lichtenstein, Vice Chairman
Yocheved Miller, Treasurer
Anne Fish, Assistant Secretary
Mayor Raymond Coles, Commissioner
Samuel Flancbaum, Alt. Commissioner
Chana Eisen, Alt. Commissioner

THE LAKEWOOD TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Regular Meeting Minutes

April 14, 2026

- I. Senator Singer opened the meeting at 10:00 A.M. in the conference room of the Lakewood Township Municipal Utilities Authority, 390 New Hampshire Avenue, Lakewood, NJ 08701
- II. It was announced that in accordance with Chapter 231, Public Law, adequate notice of this meeting was given and that a notice of this scheduled meeting was filed with the Township Clerk and posted in the Municipal Building in a place accessible to the public and by means of public notices in the Asbury Park Press on February 6, 2026 and the Lakewood Shopper on March 26, 2026.
- III. **Salute to the Flag**
- IV. **Roll Call of Commissioners**

On roll call the following Commissioners were present Mrs. Fish, Mrs. Miller, Committeeman Lichtenstein, Mr. S. Flancbaum, Mrs. Eisen and Senator Singer. The following professionals and key personnel were present: Gerwin Bauer, Auditor, Mr. Adam Pfeffer, Esq, Authority General Counsel, Mr. Justin Flancbaum, Executive Director, Mr. Donald Sondak, Chief Financial Officer/Human Resources Director, Mr. Colin Farrell, CEng MIEI Director of Engineering, Mr. Adam Ponsi, P.E., Mr. Bob Farina, Director of Operations, and Mr. Harry Robbins, Operations Manager.

V. Minutes

Motion to approve the minutes of the Regular Monthly Meeting held on March 11, 2026, was made by Committeeman Lichtenstein and seconded by Mrs. Fish. 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. Resolution approving the iBank Reimbursement for Airport Road and Beacon Hill Tank Painting and Maintenance

Mr. Sondak began by saying we have a resolution to declare our official intent to reimburse our expenditures through debt obligations in connection with the New Jersey Infrastructure Bank (iBank).

The single project for both Airport Road and Beacon Hill Tank Painting & Maintenance is currently estimated not to exceed \$4 million. By securing short term funding we will be reimbursed for our construction expenses until construction is complete, at which time we will work to secure long-term funding through the iBank.

LAKEWOOD TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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- Resolution 26-28 Approving iBank Reimbursement for Airport Road and Beacon Hill Tank Painting and Maintenance

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

Senator Singer asked Mr. Robbins to tell the board what happens when you don’t keep up with the tanks? Mr. Robbins said the water quality drops and the maintenance on the tanks increase. Mrs. Miller asked how often this is supposed to be done. Mr. J. Flancbaum said the potential is 25 years, but you want to get to it before the end of the lifespan. Airport Road Tank is going on 17 years, and Beacon Hill Tank is longer. Internal inspections are done every 5 years; they get drained and inspected. Senator Singer added in saying we extend the life of the tanks by doing this because the last thing we want is a problem with the tank.

2. Motion to Approve the Operating List

The Operating Expense List in your Board Packets is \$1,319,885.94. There are no unexpected items to discuss. The list does include the first of 4 OCUA payments of \$272,936.92 for 2024 and 2025 overage charges and a \$76,219.00 second and final NJUA JIF payment. The list also includes \$184,811.80 of Construction Costs. I recommend that the board approve the Operating Expense List of \$1,319,885.94, with noted abstentions.

Motion made by Mrs. Fish and seconded by Committeeman Lichtenstein. 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. Joe Parker Road 16 Unit Duplexes (Owner/Developer: Oak St. Invest, LLC – Simon Soloff & Jacob Lipschitz)

The following are the site-specific terms for the Developer’s Agreement for the Joe Parker Road 16 Unit Duplexes project:

- The Developer agrees to pay \$38,500.00 as a fair share contribution towards an analysis for 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. 26-29** Authorizing the Execution of a Developers Agreement Joe Parker Road 16 Unit Duplexes

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

2. Plaza Mexico Restaurant Expansion (Owner: First Venture, LLC – Tyler Walengewicz / Developer: Plaza Mexico)

At this time the Authority may accept the terms of the Developer’s Agreement for the Plaza Mexico Restaurant Expansion. There are no site-specific terms for this agreement.

- **Resolution No. 26-30** Authorizing the Execution of a Developers Agreement Plaza Mexico Restaurant Expansion

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

3. Solar Duplexes and Community Building (**Owner/Developer: Solar Ave, LLC – Josh Schmuckler**)

The following are the site specific terms for the Developer’s Agreement for the Solar Duplexes and Community Building project:

- A condition for approval for the development is a water main loop to the Budleman Development located to the north and northeast of the Developer’s project.
- To connect to the Budleman Development would require an additional offsite water main extension east of the Applicant’s project.
- Since this application was submitted, the Authority has since received a new residential subdivision application for a development to the east of this project which proposes to construct the water main loop to the Budleman Development.
- To ensure the water main loop is constructed, the Developer agrees to post a performance guarantee for the construction of the offsite water main loop to the Budleman Development. The Developer will have the obligation to construct the offsite water main loop 24 months after the first meter is installed at the development unless the proposed development to the east of the project has posted a performance guarantee to construct the offsite water main loop.
- If a performance guarantee to construct the offsite water main loop is posted by the Applicant for the proposed development to the east of this project, the performance guarantee for the offsite water main loop posted by the Developer shall be released

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

Senator Singer instructed Mr. Ponsi to make sure the bond is posted for this project. We cannot have a water quality issue; this is high priority.

- **Resolution 26-31** Authorizing the Execution of a Developers Agreement for Solar Duplexes and Community Building

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

4. New Hampshire Avenue Retail (**Owner/Developer: Red Porch Holding, LLC – Sharon Dachs**)

Due to the Applicant changing the plan design the agreement approved at the March meeting must be replaced. The following are the site-specific terms for the Developer’s Agreement for the New Hampshire Retail project:

The Developer is proposing to connect the water services for the development into a water main that is to be constructed by others. If the water main to be constructed by others is not constructed, if the plan was approved by the Authority the Developer may post a performance guarantee for that water main extension and construct it as part of this application.

The Developer acknowledges that the Authority cannot approve water system improvements for this project if the water main is not constructed and the plans for that water main are not approved.

The Developer acknowledges that without approved plans for the water main extension completed by others, that the Developer will be responsible for either revising the plans for this development to connect to the water main within New Hampshire Avenue or the

Developer will need to submit plans for a proposed water main extension that will need to be reviewed and approved by the Authority.

At this time the Authority may accept the terms of the Developer's Agreement as described in Schedule 'B'. This agreement replaces the agreement that was approved on March 11, 2026.

Senator Singer asked why are we doing this so early on? Why are we involved in this? They should be dealing with the other developers. I get concerned when things like this happen because if there's an issue it becomes well, we really didn't mean that. Senator Singer asked Mr. Pfeffer if he's ok with this. Mr. Pfeffer replied that he doesn't have any issues with it. They are fully bonded and while they are using different developers, it is my understanding that both projects are using the same contractor to do the work so that there shouldn't be an issue.

- **Resolution No. 26-32** Authorizing the Execution of a Developers Agreement for New Hampshire Avenue Retail

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

5. Meter Replacement 2023

The Authority received change order request #1 from Remington Vernick for construction observation and contract management services in the cost not to exceed amount of \$22,950.00.

At this time the Authority may award change order #1 for Remington Vernick for construction observation and contract management services in the cost not to exceed amount of \$22,950.00.

Senator Singer asked if this was in the original? Mr. Farrell said it was, but Remington and Vernick needed to help the contractor with contract management and coordination of the project. Senator Singer added that it's a very involved project since we are going into people's homes, they have a lot of questions, then they get the letter and question if it's real. We are dealing with a large population of seniors; it's a tough issue-a difficult project. Replacing the meters requires us to go into people's homes and understandably, we are getting a lot of phone calls.

- **Resolution No. 26-33** Awarding Change Order #1 for Meter Replacement 2023

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

6. Sanitary Sewer Extension to Old Pine Acres

At this time the Authority may Authorize Notice to Bidders for Phase 2A of the Sanitary Sewer Extension to Old Pine Acres project.

- Motion Authorizing Notice to Bidders for Phase 2A Sanitary Sewer Extension to Old Pine Acres

Committeeman Lichtenstein asked if this project would cover the entire neighborhood? Mr. J. Flancbaum said we will be doing Phase 2A and then the final phase, Phase 2B and that would cover the entire neighborhood.

Senator Singer explained these are small lots and a lot of them will be combined and changed when sewer is there. And there are a lot of failing septic systems. Mr. J. Flancbaum informed the board, in terms of capacity we went by the Lakewood Master Plan, the Smart Growth Plan. We did the best we could to factor in peak development. Committeeman Lichtenstein asked if we will be able to handle the capacity. Senator

Singer and Mr. J. Flancbaum both answered to some extent, but if it were apartment buildings, we would need to take another look. We have added hydrants over the years. The problem is septic systems are failing in the neighborhood, and they can't sustain a larger house. If they don't have sewers there's no future there and they're having problems getting approvals for some of those septic systems.

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

VIII. Attorney's Report

IX. Executive Director's Report

Given by Mr. J. Flancbaum, Executive Director

1. Shared Services Agreement with the Toms River MUA

Mr. J. Flancbaum informed the board he had one resolution for a shared services agreement with the Toms River MUA. We have been doing this for some years now for the sharing of services and equipment. It's a good thing to have on hand.

- **Resolution No. 26-34** Authorizing the Execution of a Shared Services Agreement with the Toms River MUA

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

2. Meter Project Update

Things are going well; we seem to be on schedule. We are about 20% complete and have done about 1400 meters. There have been a few hiccups and issues here and there, but it is a very involved project.

Senator Singer instructed Mr. J. Flancbaum to arrange for the people who do our grants to come and inform us as to where we stand and what's going on. We have spent a lot of money, and I want an update on them. I want an update from them, here in person. I want to know what's going on and if we aren't getting our investment back, we're not going to do this. We have tried in the past and it hasn't worked out. We are trying one more time so let's see if it works.

X. Technical Operations Report

Given by Mr. Bob Farina, Director of Operations

Operations Dept:

1. A pre-construction meeting was held on 4/8/2026 with Allied construction and our consultants regarding the Radium removal HMO project for the Shorrock Street WTP and we expect work to begin by months end.

Technical Operations Dept:

2. SCADA and communications equipment are up and running well.
3. After performing our yearly functional tests of the Brick interconnect, we discovered some equipment failures that were due to high humidity in the driveway located chamber. We are currently working on repairing and or replacing the affected equipment and the mitigation of the humidity issues.

IT Dept:

4. All UPS backup power supply replacement and upgrades for the network have been completed.
5. Door access control system installations for all the new buildings have been completed.
6. SCADA redundancy, .com to .gov transition, Windows 11 migration, and the cybersecurity audit projects are all under review and on track towards completion.
7. Backup and disaster recovery monthly checks are now part of the routine IT maintenance schedules.

GIS/Cyber-Security Dept:

GIS:

8. The processing of incoming water meter replacement data is flowing well.
9. WQAA (**Water Quality Accountability Act**) capital improvement report has been submitted.

Cyber-Security:

10. Reviewed the current telephone Out of Office messages and set a new standard for all employee telephone Out of Office messages to reduce exposure to cyber threats.
11. Part 2 of the CyberJif cybersecurity training has begun with over 16 employees that have completed it so far.

XI. Commissioner's Report

XII. MEETING OPEN TO THE PUBLIC

XIII. MEETING CLOSED TO THE PUBLIC

XIV. ADJOURNMENT

Motion was made by Mrs. Fish and seconded by Committeeman Lichtenstein. The meeting was adjourned at 10:31 A.M.

Respectfully submitted,

Robyn Gray,
Secretary, LTMUA