

**Monroe Municipal Utilities Authority
Regular Meeting**

**October 15, 2025
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Present: Mr. Marino, Mr. Schwaiger, Mr. Neri, Mrs. Mahoney, Mr. Cossabone, Mr. Fiore (via phone), Mr. Spratt, Mr. Roorda, Councilman O'Reilly

Regret: Mr. Schauer

Absent: Mr. Simone

Public in Attendance: Mrs. Denise Nevico, Comptroller, Mrs. Beth DiOrio, QPA, Mr. Fooder, Mr. Thurston

Salute to the flag

Mrs. Seeley read the Opening Statement, "Pursuant to the Open Public Meetings Act, I hereby announce that adequate notice of this meeting, as required by said act has been provided by adopting a schedule of regular meetings for the year 2025/2026 which schedule was posted on the Authority Bulletin board and filed with the Township Clerk on February 28, 2025."

Public Portion

A motion was made by Mr. Marino and seconded by Mr. Schwaiger to open the meeting to the public. The motion passed unanimously.

Mr. Fooder the Vice Chairman from the Environmental Commission came before the board to make them aware he reviewed a freshwater wetlands compliance report. Apparently, there's a contaminated area and one of your facilities is within 200 feet. I just wanted to make sure everyone that is part of the town is aware. It is down on Malaga Road, an area that has fence on it adjacent to the high-tension lines. I don't know if you have wells in the area but the tank is there. They are going to do a remediation project within 200 feet of your property.

Mr. Thurston from Kimberly West Development came before the board regarding the terrible odor from the sewer pumping station. He expressed his concerns and stated something has to be done. Mr. Cossabone stated he just had conversations today with a vapor tech. The issue we are having is it seems to be ramped up when our tomato factory is packing. We are looking into our options down at our open-air tank. We budgeted \$100,000.00 this year in capital projects to combat the odor and odor control at our equalization tank. Mr. Marino requested Mr. Cossabone to keep in touch with Mr. Thurston. Mr. Cossabone stated he will. Mr. Schwaiger stated the board is asking Mr. Cossabone to look into increasing the frequency of the chemicals and communicating with the customers in Kimberly West to see how the smell is.

A motion was made by Mr. Marino and seconded by Mr. Schwaiger to close the meeting to the public. The motion passed unanimously.

Approval of Minutes

A motion was made by Mr. Marino and seconded by Mr. Schwaiger to adopt the minutes of the Regular Meeting of September 17, 2025. The motion passed unanimously on a roll call vote.

Engineer's Report

Mr. Marino moved Resolution No. 123-25 – Resolution for Form D approval for Holly Oak Estates – Phases 2 & 3. Mr. Schwaiger seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino moved Resolution No. 124-25 - Resolution of the Monroe Municipal Utilities Authority authorizing a reduction in Performance Guarantees and/or Cash Surety for Sections 1 & 2 Offsite Sanitary Sewer in the Morgan Landing Project.

Onsite Sewer Sections 1 & 2 50% \$367,881.60 to \$183,940.80

Mr. Schwaiger seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino questioned if everything was good. Mr. Spratt stated wouldn't offer it any other way.

NJIB Project Report

Mr. Roorda stated the contractor is out and working on the Knights of Columbus tank. They have been on site almost every day. Their schedule has them finishing by the end of the year with their contract ending January 30th. We are bound to run into some bad weather. They are starting from the inside then out. The steel is onsite and the blasting should be starting soon.

Executive Director's Report

Mr. Marino moved Resolution No. 116-25 - Resolution of the Monroe Municipal Utilities Authority authorizing membership in the Union County Cooperative Purchasing Organization. Mr. Schwaiger seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino moved Resolution No. 120-25 – Resolution of the Monroe Municipal Utilities Authority authorizing to enter into the New Jersey Cooperative Purchasing Alliance Cooperative Pricing Agreement with Bergen County. Mr. Schwaiger seconded the motion, which passed unanimously on a roll call vote.

Superintendent's Report

Mr. Marino moved Resolution No. 117-25 – Resolution approving a Service Agreement with Foley Power Systems for generators located on Melva Lane and Aberdeen Road through Educational Services Commission of New Jersey Co-Op ESCNJ 22/23-46 for the period covering October 16, 2025, through June 29, 2026, in the amount of \$17,500.00. Mr. Schwaiger seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino moved Resolution No. 118-25 – Resolution approving the purchase of Water Testing Materials and Equipment from Hach Company using New Jersey State Contract #T0983 in the amount of \$25,000.00 per year through August 31, 2026. Mr. Schwaiger seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino moved Resolution No. 121-25 – Resolution of the Monroe Municipal Utilities Authority authorizing the purchase of a 2025 Chevrolet Silverado from Pellegrino for \$65,500.00 through the Bergen County Cooperative Purchasing Alliance of New Jersey #24-43. Mr. Schwaiger seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino questioned how we are doing with the fleet now. Mr. Cossabone replied it's getting there because of these two. At the end of our fiscal year, we will look into it again but this should be good for the near future. These are replacing two very old vans. Mr. Marino requested a list of what we have and what we are looking at in the next few years. Mr. Cossabone replied absolutely.

Mr. Schwaiger stated the Bergen County Cooperative that we just approved, did it work out for us? Mr. Cossabone stated, I know the sticker on the last truck was \$74,000.00, so we got them for \$65,000.00. Mr. Schwaiger stated you saved \$9,000.00 from going through them.

Mr. Marino moved Resolution No. 122-25 – Resolution of the Monroe Municipal Utilities Authority requesting board approval to go out for bid for Well #7 (1) Vessel Carbon Fill. Mr. Schwaiger seconded the motion, which passed unanimously on a roll call vote.

Mr. Schwaiger questioned if this is just treatment. Mr. Cossabone responded yes. Mr. Neri questioned how often this is done. Mr. Cossabone responded this well is approaching three years.

Chairman

Mr. Neri questioned with one tower being down, are there any hiccups with water issues or anything? Mr. Cossabone responded no, our storage is obviously down. We are not going to run the well because the treatment is inside.

Liason's Report

Councilman O'Reilly had nothing to report.

A motion was made by Mr. Marino and seconded by Mr. Schwaiger to approve the Treasurer's Report. The motion passed unanimously on a roll call vote.

A motion was made by Mr. Marino and seconded by Mr. Schwaiger for approval of the Bills. The motion was passed unanimously on a roll call vote.

Solicitor's Report

Mr. Fiore had nothing to report.

Mr. Marino moved Resolution No. 125-25 - Resolution authorizing Closed Executive Session of the Monroe Municipal Utilities Authority to discuss matters falling under attorney-client privilege pursuant to N.J.S.A 10:4-12b(7). Mr. Schwaiger seconded the motion which passed unanimously on a roll call vote.

Mrs. Seeley read the Closed Session Opening Statement "The Monroe Municipal Utilities Authority shall hold a closed meeting from which the public shall be excluded on October 15, 2025, during the Monroe Municipal Utilities Authority meeting. The general nature of the subject to be discussed at said closed meeting shall be related to N.J.S.A. 10:4-12b(7), Attorney-Client Privilege, to the extent that confidentiality is required in order for the attorney to exercise his/her ethical duties as a lawyer. The minutes of said closed meeting shall be made available for disclosure to the public consistent with N.J.S.A. 10:4-13, when the items which are subject of the closed session discussion are resolved and a reason for confidentiality no longer exists.

A motion was made by Mr. Marino and seconded by Mr. Schwaiger to come out of Closed Session.

A motion was made by Mr. Marino and seconded by Mr. Schwaiger to adjourn the meeting. The motion was passed unanimously.

Respectfully submitted by: Katie Seeley
Katie Seeley

Approved at the meeting on November 19, 2025

Attest by Ywendy Mahony
Assistant Secretary