

Present: Mr. Marino, Mr. Schauer, Mr. Bender, Mr. Neri, Mrs. Mahoney, Mr. Cossabone, Mr. Fiore, Mr. Spratt, Councilman O'Reilly

Regret: Mr. Schwaiger

Absent: Mr. Simone

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

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. Schauer and seconded by Mr. Marino to open the meeting to the public. The motion passed unanimously.

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

Mr. Marino moved Resolution No. 136-25 – Resolution of the Monroe Municipal Utilities Authority establishing Water and Sewer Connection Fee rates and changing the Gallons Per Day Calculation. Mr. Schauer seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino moved Resolution No. 142-25 – 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. Schauer seconded the motion, which passed unanimously.

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 November 19, 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. Schauer and seconded by Mr. Marino to come out of Closed Session. The motion passed unanimously.

Approval of Minutes

A motion was made by Mr. Marino and seconded by Mr. Schauer to adopt the minutes of the Regular Meeting of November 19, 2025. The motion passed unanimously on a roll call vote.

A motion was made by Mr. Marino and seconded by Mr. Schauer to adopt the minutes of the Closed Session Meeting of August 20, 2025. The motion passed on a roll call vote with Mr. Bender abstaining.

A motion was made by Mr. Schauer and seconded by Mr. Marino to adopt the minutes of the Closed Session Meeting of November 19, 2025. The motion passed unanimously on a roll call vote.

Engineer's Report

Mr. Schauer moved Resolution No. 143-25 – Resolution for Form A approval for Blue Cork Winery project (water only). Mr. Marino seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino questioned what was going on over there. Mr. Cossabone replied, they went through a rebuild of their septic system and in that they found that their water was not for business use. There is already a service with a meter pit ran on the property that was done in 2019. No permits have been paid yet so far. They are going to connect to that one-inch pit for now. Then when they expand, they are going to have to do more.

Councilman O'Reilly questioned if there is sewer available. Mr. Spratt replied they are outside of the sewer area.

Mr. Schauer moved Resolution No. 144-25 - Resolution approving Form B application for Duffy Subdivision project (sanitary sewer only). Mr. Marino seconded the motion, which passed unanimously on a roll call vote.

Mr. Schauer moved Resolution No. 145-25 - Resolution authorizing the Executive Director to sign any of the forms stipulated on said resolution and other related documents to be sent to the NJDEP for the Duffy Subdivision project. Mr. Marino seconded the motion, which passed unanimously on a roll call vote.

Mr. Schauer moved Resolution No. 146-25 - Resolution authorizing the Engineer to submit plans to the NJDEP for the Duffy Subdivision project. Mr. Marino seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino moved Resolution No. 147-25 - Resolution approving Form D application for Whitehall Gardens - Phases 1 & 2a project. Mr. Schauer seconded the motion, which passed unanimously on a roll call vote.

Mr. Schauer moved Resolution No. 148-25 - Resolution of the Monroe Municipal Utilities Authority authorizing a reduction in Performance Guarantees and/or Cash Surety for Onsite Water in Sections 1 & 2 in the Morgan Landing project.

On-Site Water - Sections 1 & 2 75% \$666,303.00 to \$166,575.75

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

Mr. Bender moved Resolution No. 149-25 - Resolution of the Monroe Municipal Utilities Authority authorizing a reduction in Performance Guarantees and/or Cash Surety for Onsite Sewer in Sections 1 & 2 in the Morgan Landing project.

On-Site Sewer - Sections 1 & 2 75% \$367,881.60 to \$91,970.40

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

NJIB Project Report

Mr. Spratt updated the board on the NJIB Project. The tank is progressing, all the scaffolding is up and they are getting work done. There is no way it's getting painted by the end of this month but they are moving along.

Executive Director's Report

Mr. Schauer moved Resolution No. 150-25 - Resolution authorizing the MMUA to designate a Public Agency Compliance Officer in accordance with NJAC 17:27-3.2, as per the New Jersey Department of Treasury Division of Contract Compliance & Equal Opportunity in Public Contracts. Mr. Marino seconded the motion, which passed unanimously on a roll call vote.

Mrs. Mahoney updated the board on a couple of items.

- Procurement Cards: Our Purchasing Agent Mrs. DiOrio and Comptroller Mrs. Nevico are having a meeting tomorrow with the bank.
- Odor Control: I will let Mr. Cossabone give an update on that.
- GPS Tracking: We are currently developing our Personnel Procedures on that. We will have more to bring forward in the future, and Mr. Cossabone has been inquiring about pricing.

Councilman O'Reilly questioned if anyone has spoke with Mr. Calvello regarding the GPS Tracker. Mr. Cossabone stated I have not, I have spoke with two other towns.

Superintendent's Report

Mr. Marino moved Resolution No. 137-25 – Resolution approving Snap-On as a supplier for garage and Fleet Maintenance Equipment through Sourcewell Contract #121223-SNP for the period covering December 18, 2025, through February 12, 2028, in an amount not to exceed \$17,500.00 per year. Mr. Schauer seconded the motion, which passed unanimously on a roll call vote.

Mr. Bender moved Resolution No. 138-25 – Resolution approving Herc Rentals as a supplier for rental equipment through Sourcewell Contract #040924-HRC for the period covering December 18, 2025, through June 11, 2028, in an amount not to exceed \$17,500.00. Mr. Schauer seconded the motion, which passed unanimously on a roll call vote.

Mr. Schauer moved Resolution No. 139-25 – Resolution approving Cintas as a supplier for uniform rental, floor mats, mops, towels, and related services through Omnia Partners Contract #222886 for the period covering December 18, 2025, through July 13, 2027, in an amount not to exceed \$17,500.00. Mr. Bender seconded the motion, which passed unanimously on a roll call vote.

Mr. Schauer moved Resolution No. 140-25 – Resolution approving the purchase of rock salt from Morton Salt, Inc. using New Jersey State Contract #20-FLEET-01519 for the period covering December 18, 2025, through June 30, 2026, in the amount of \$5,000.00. Mr. Marino seconded the motion, which passed unanimously on a roll call vote.

Mr. Schauer questioned if this is for bulk or bag. Mr. Cossabone replied bulk.

Councilman O'Reilly suggested speaking with Mr. Calvello to see if there's a possible shared service for rock salt for an opportunity for cost savings.

Mr. Marino moved Resolution No. 141-25 – Resolution of the Monroe Municipal Utilities Authority requesting board approval to go out to bid for the Redevelopment of Well #6. Mr. Schauer seconded the motion, which passed unanimously on a roll call vote.

Mr. Cossabone stated in regard to the odor control, I am back and forth with emails. They're asking for the pump stations that feed the chamber in 909 and 901 pressures, drawings of the chamber. I am working on getting all that. You can't determine pressures; it's gravity main there. So, I'm thinking we might have to put a flow meter in there for a month or so to get some varying flows throughout the days and nights to properly start sizing the two options that we're discussing. We have had no complaints this time of year.

Chairman

Mr. Neri wished everyone a Merry Christmas and Happy New Year. It's been a busy year and everybody on the board, as well as employees and management, great job.

Mr. Marino wished everyone a Merry Christmas and Happy New Year. I would say the same thing as Mr. Neri. It was my first year here and when you get in here and you see how the operation happens and what you all are doing, it's amazing, a lot of hard work. I would like to thank everyone for all their hard work.

Mr. Bender stated I would echo because I was here before and came back and it's a totally different dynamic.

Liason's Report

Councilman O'Reilly had nothing to report.

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

Solicitor's Report

Mr. Fiore wished everyone a Merry Christmas and Happy New Year.

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

Respectfully submitted by: Katie Seeley
Katie Seeley

Approved at the meeting on February 18, 2026

Attest by Yvonne Mahony
Assistant Secretary