

**Present:** Mr. Bender, Mr. Marino, Mr. Schwaiger, Mr. Fratterelli, Mr. Penna, Mr. Schauer, Mrs. Mahoney, Mr. Fiore, Mr. Spratt

**Regret:** Councilman O'Reilly

**Absent:**

**Public in Attendance:** Mrs. Denise Nevico, Comptroller, Mrs. Beth DiOrio, QPA  
Mr. Wayne Roorda, Mr. Josh Keubler, Mr. Dan Suarez, Mr. Joseph Paparo, Ms. Leanne Pines

### **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 2026/2027 which schedule was posted on the Authority Bulletin board and filed with the Township Clerk on February 20, 2026."

### **Public Portion**

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

Ms. Pines came before the board with concerns of the AI data center and using all the town's water. I would like to see where everyone here stands on this issue and what is being done to protect our water access. Mr. Schauer stated as far as I know that's been shot down. Mr. Marino stated they did a first reading last Wednesday to band. Now, it needs to go through a second reading, publication and then they will vote again. I think the council and mayor seem to be very opposed to it especially since this is all a new thing. Mr. Bender stated I believe that meeting is on you tube. Mr. Schauer stated where you live, there's no wells that we draw from down there where that's going to be. We have no wells down there. It takes five, six years to get approval for a well. Mr. Schwaiger stated I think we are glossing over a couple things. Is your well for primary water drinking or secondary? Are you hooked up to the MUA system? Ms. Pines stated I don't know. Mr. Schauer questioned where are you located? Ms. Pines replied I am in Williamstown near the movie theater. Mrs. Mahoney stated you said you just had a well drilled. Mr. Schauer stated there's no service down there. Mr. Schwaiger stated you must have pulled a permit from the Department of Environmental Protection. Ms. Pines stated yes, the company that did the well drilling got the permit. Mr. Schwaiger stated the Department of Environmental Protection tracks and monitors all wells that are put online in our aquifer. They will never let a specific town increase beyond the use that would suck the aquifer dry. Furthermore, which is something that is not being captured in any of these meetings at town hall, the sole source of water at the MUA is not those wells. We are tapped into other systems and to suck the aquifer dry for any development or any reason is never going to happen. We can't, it's not allowed by state regulations. Ms. Pines stated that gives me a lot of reassurance. Mr. Schwaiger stated that's what we need right? Reassurance that the MUA board cannot do anything to impose any will upon the system for the state of New Jersey. If we do, we have to go buy water and for example some waters purchased from the Delaware River by American Water and it's pumped to locations such as ours and everything else, and even as back up. So, we already have plans in place that nobody's capturing them. The water isn't coming from all those blue wells. It comes from a whole system of redundancy. I hope that helps you.

A motion was made by Mr. Marino and seconded by Mr. Bender 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. Bender to adopt the minutes of the Regular Meeting of March 18, 2026. The motion passed on a roll call vote with Mr. Schwaiger abstaining.

A motion was made by Mr. Schwaiger and seconded by Mr. Bender to adopt the minutes of the Special Meeting of April 2, 2026. The motion passed unanimously on a roll call vote.

### **Engineer's Report**

Mr. Marino moved Resolution No. 57-26 – Resolution approving Form B application for Flagship Car Wash. Mr. Schwaiger seconded the motion, which passed unanimously on a roll call vote.

Mr. Fratterelli moved Resolution No. 58-26 – Resolution approving Form B application for Scotland Run Golf Club. Mr. Schwaiger seconded the motion, which passed unanimously on a roll call vote.

Mr. Schauer questioned if they will be tying in off of Fries Mill Road. Mr. Spratt responded yes.

Mr. Marino moved Resolution No. 59-26 – Resolution approving Form D application for Whitehall Gardens Phases 2B, 3, 4 & 5. Mr. Schwaiger seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino questioned if this is the last of the phases? Mr. Spratt responded they have two more to go.

Mr. Spratt wanted to update the board on the Smithfield project. It has been resurrected and coming back to light. The original Form A application on this was in January or February of 2000. It has gone through multiple evolutions and as it stands now it's 356 houses, about half of which would be age restricted, and a clubhouse. They reserved some property across the street from Fazio's for future commercial. This is the biggest development we have had in a long time. They will have to build their own pump station, and the GCUA for a small contribution, has allowed them to find tie into their force main, which in the long run is probably best for both the Authority and the GCUA and certainly for them. We've told them when they came in for the Form A application that's going to be a private owned pumpstation. Eventually, they accepted. They have inquired about the Authority owning a portion of the force main, because in the county and state right of ways, they do not allow pipes that are owned by private entities. That is something we have to work out, it's about 40 feet at the end of Rex Ave. The way we've discussed it, if we agreed to accept that, we would have to have both the developers agreement as well as the homeowners association documents that any repairs that would have to be made would be reimbursed by their HOA. Realistically, the chances of anything occurring with the part that the authority would own, I think are very slim. Most likely if there's going to be leaks that occur, it will be at a fitting and fittings GCUA owns.

Mr. Spratt stated their connection is a little bizarre. It's pretty involved but should we agree to that, there has to be a lot of coordination because there is no way to keep that line active with what they propose to do as far as making the connection. They don't have approval yet, but we are working on it. The other issues, regarding the water distribution system, they have to run a 16" main along Glassboro Crosskeys Road, tie into where the end of the one from the Greens and when they get to a certain point, they're going to have to loop the system, which means running a 12" line down Clayton Road to the authority facility where the two million gallon storage tank is. Their plans showed the correct connection and initially we had as built information. That's where that stands today.

Mr. Schauer stated, this has been going on since 2000, have the plans been updated? Mr. Spratt responded, the latest ones are dated last Thursday or Friday.

Mr. Marino stated planning board extensions, they are still able to get. Mr. Fiore stated they've been extending it on a regular basis. Now, they only have preliminaries from the planning board. They're in a redevelopment zone, for the redevelopment plan which is one of the missing pieces of art, we're supposed to go back to the planning board and have the revised plans reviewed has not been done. Mr. Marino questioned if they have to do that before they come here. Mr. Fiore stated they were supposed to go before the redevelopment committee before preliminary and they got basically a waiver, temporary waivers to go for preliminary, probably for financial reasons for whatever reasons they had in house. They jumped the process. Mr. Marino questioned do we have to review this at all? Mr. Fiore stated, lets go back to the redevelopment plan, which allows for 359 units which is well beyond what that zone would allow, requires them to follow the process. Mr. Marino questioned but can we send them back, those are incomplete not just with Mr. Spratt. Mr. Fiore stated no because it's out of our jurisdiction. One of the things we talked about earlier was that 40 foot pipe, and you said the county regulations don't allow them, that's quite unusual though isn't it? That type of private extension would occur, that they would allow a developer to tie into the county force main. Mr. Spratt stated it has been done, there's a couple others that the Authority

owns. We just had a meeting with them a couple years ago that we weren't going to allow anymore and then the first application comes in.

Mr. Fiore questioned what is the GCUA's issue with it, is it an engineering standpoint? Mr. Spratt stated yes, absolutely an engineering standpoint but realistically that is the only county on force main in their entire system that has municipal pump stations pumping into it. All the other force mains in the county are owned by the GCUA. So, it would affect this Authority more than it would the county authority, but its remote enough from the other pump stations and the report they did shows it's not going to affect anything.

Mr. Schwaiger questioned if the Form A is still valid. Mr. Spratt stated that whole process went on for years and ultimately, the original developer's agreement was rendered null and void and the books were closed on this about 3 years ago. They came back in 2023 with another Form A application.

Mr. Schwaiger stated so the problem is there's 40 feet of pipe from their property to the GCUA's property and who will own that pipe. Mr. Spratt stated they would like the MUA to own that pipe. Mr. Schwaiger stated how do we collect fees for sewer because it sounds like they're bypassing us and tapping right into that GCUA. Mr. Spratt stated no, the gravity system within the development will be owned by the Authority, there is no bypassing the connection fees. The conveyance system within the development will still be owned by the MUA so the connection fees are totally valid. Mr. Schwaiger stated but that 40-foot pipe that goes from a private pump station to a county public utility, they want the MUA to take ownership of that? Mr. Spratt stated correct, the Gloucester County Engineering Department would not permit any private pipes within their right of ways. Mr. Schwaiger stated but they are allowing them to tap into their main. Mr. Roorda stated the UA is not the county per se. Mr. Schwaiger stated so you're talking about the right of way that the county owns, the 25 or 20 foot right away, the county owns, the separate hand here for the County Planning Commission, all that stuff, they don't want that fight. Gloucester County MUA is saying well, we can't do that because the county is, so we're squeezed, so they want the MUA to take control of that 40 feet of pipe. Mr. Spratt stated they have a written agreement with the GCUA already and it stipulates which portion they are going to own. The fitting they're proposing has valves along both lengths. The length that goes towards their force main, GCUA will own it up to the valve, just past the valve where the connection is. So they're asking that this Authority take a portion from the fitting to the right of way. Mr. Schwaiger stated you're ok with that. Mr. Spratt stated I'm ok with that subject if Mr. Fiore has language, he's comfortable with, that any maintenance or repairs will be on them. Honestly, I really think that if anything ever happened, 90 times out of 100, it would be GCUA that's out there.

Mr. Fratterelli stated you said there is a slim chance of anything going wrong, is it set up that if something does go wrong, we can isolate it? Mr. Spratt stated if the Authority was to agree to this agreement, yes, it would be set up.

### **NJIB Project Report**

Mr. Roorda stated things are moving at the tank, I'm sure when you pass by you can hear the noise. The guys are out there seven days a week. Their goal is still to be done by Memorial Day. We just had a call with them this morning, things are progressing. They're still banking on being done by May 8<sup>th</sup> weather permitting.

### **Executive Director's Report**

Mr. Marino moved Resolution No. 27A-26 – Resolution of the Monroe Municipal Utilities Authority amending the FY 2026 adopted Operating Budget. Mr. Bender seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino moved Resolution No. 32A-26 – Resolution of the Monroe Municipal Utilities Authority amending the FY 2026 adopted Operating Budget. Mr. Bender seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino moved Resolution No. 41A-26 – Resolution of the Monroe Municipal Utilities Authority amending the Capital Budget appropriating \$65,000.00 for the Lead Service Line Replacement. Mr. Bender seconded the motion, which passed unanimously on a roll call vote.

Mr. Bender moved Resolution No. 54-26 – Resolution authorizing the purchase of a GPS Tracking System under New Jersey State Contract #M4014 in the amount of \$33,570.00. Mr. Schwaiger seconded the motion, which passed unanimously on a roll call vote.

Mr. Schauer questioned if this includes the monitors and all that for remote access? Mrs. Mahoney stated yes. Mr. Schwaiger questioned do you know how much the renewal will be in three years? Mrs. Mahoney stated, I can get that for you.

Mr. Marino questioned what vehicles are we monitoring, are we doing equipment or just trucks? Mrs. Mahoney stated right now the intent was for the entire fleet. I wasn't intending on putting actual cameras in every single vehicle.

Mr. Marino moved Resolution No. 55-26 – Resolution awarding and confirming Emergency Contract under New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-6 resulting from an emergency condition and awarded to Pioneer Pipe. Mr. Schwaiger seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino moved Resolution No. 56-26 – Resolution amending Section 21 of the Rules, Regulations and Rate of the Monroe Municipal Utilities Authority. Mr. Schwaiger seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino moved Resolution No. 61-26 – Introduction of the FY 2027 Authority Operating and Capital Budgets. Mr. Schwaiger seconded the motion, which passed unanimously on a roll call vote.

Mrs. Mahoney stated I did email all the board and Mr. Fiore was aware too, my recommendation to cancel the contract for breach of contract for Phoenix Advisors. I do want to say we had a long relationship with them, but what came to light was very disturbing. I did have a conversation with one of the members from there that was very apologetic. Could not apologize more and he did let me know that the reason he went to the meeting in question was that he was told that authority members were going to be there. So, he thought everything was above board and he was going to an approved meeting. He certainly said you could talk to the board; he would do whatever it takes, he was very upset. I do defer to the board that, do we want to consider not canceling the contract with that information. Mr. Fiore recommended having Phoenix Advisors come to a Closed Session Meeting to explain themselves on what happened. Mr. Schauer stated I agree with that.

### **Superintendent's Report**

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

### **Board Discussion**

Mr. Schwaiger stated the Personnel Committee and Mrs. Mahoney met a couple weeks ago to discuss, prepare and advertise for the replacement of Mrs. Mahoney and the Comptroller. Those jobs went out last week. We had some hits on them. We have 4 candidates right now for Mrs. Mahoney's position and one for the Comptroller. I think the concurrence of a board we should probably think about the interview process and develop some questions and all of that.

Mr. Schwaiger questioned who is responsible for reaching out to the applicants to let them know their application was received and there is interest in interviewing them? Mrs. Mahoney stated our Human Resource is the contact person.

Solicitor's Report

Mr. Bender moved Resolution No. 60-26 – 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. Marino seconded the motion, which passed unanimously on a roll call vote.

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

Mr. Schauer requested a motion to change the bylaws. Mr. Bender made a motion and Mr. Marino seconded the motion. The motion passed unanimously.

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 May 20, 2026

Attest by Wendy Mahoney  
Assistant Secretary