

Present: Mr. Bender, Mr. Marino, Mr. Schwaiger, Mr. Fratterelli, Mr. Penna, Mr. Schauer, Mrs. Mahoney, Mr. Fiore, Mr. Spratt, Councilman O'Reilly

Regret:

Absent:

Public in Attendance: Mrs. Denise Nevico, Comptroller, Mrs. Beth DiOrio, QPA
Mr. Wayne Roorda, Mr. Josh Keubler

Salute to the flag

Mrs. Rutter 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.

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

**Fiscal 2026/2027 Water/Sewer Budget and Water/Sewer Capital Budget
Adoption of 2026/2027 Water/Sewer Budget and Capital Budget**

Mr. Bender moved Resolution No. 63-26 – Resolution adopting the 2026-2027 Water/Sewer Budget and Water/Sewer Capital Budget. Mr. Marino seconded the motion, which passed unanimously on a roll call vote.

Approval of Minutes

A motion was made by Mr. Schwaiger and seconded by Mr. Marino to adopt the minutes of the Regular Meeting of April 15, 2026. The motion passed unanimously on a roll call vote

A motion was made by Mr. Marino and seconded by Mr. Bender to adopt the minutes of the Closed Meeting of April 15, 2026. The motion passed unanimously on a roll call vote.

A motion was made by Mr. Bender and seconded by Mr. Fratterelli to adopt the minutes of the Special Meeting of May 5, 2026. The motion passed unanimously on a roll call vote.

A motion was made by Mr. Bender and seconded by Mr. Marino to adopt the minutes of the Closed Special Meeting of May 5, 2026. The motion passed unanimously on a roll call vote.

Engineer's Report

Mr. Marino moved Resolution No. 72-26 – Resolution approving Form C application for Flagship Car Wash. Mr. Fratterelli seconded the motion, which passed unanimously on a roll call vote.

Mr. Bender moved Resolution No. 73-26 – Resolution approving Form D application for The Greens Sections 1 & 2. Mr. Marino seconded the motion, which passed unanimously on a roll call vote.

Mr. Bender moved Resolution No. 74-26 – Resolution approving Form D application for The Reserves at Twelve Oaks. Mr. Marino seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino moved Resolution No. 75-26 – Resolution approving Form D application for Blue Cork Winery, Inc. Mr. Bender seconded the motion, which passed unanimously on a roll call vote.

Mr. Bender moved Resolution No. 76-26 – Resolution approving Form D application for Summerfields West Phase II. Mr. Marino seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino moved Resolution No. 77-26 – Resolution approving Form B application for Smithfield Estates Project. Mr. Bender seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino moved Resolution No. 78-26 – 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 Smithfield Estates Project. Mr. Bender seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino moved Resolution No. 79-26 – Resolution authorizing the Engineer to submit plans to the NJDEP for Smithfield Estates Project. Mr. Bender seconded the motion, which passed unanimously on a roll call vote.

Mr. Bender asked Mr. Spratt to explain these resolutions. Mr. Spratt said that this is a residential subdivision across the street from Fazio's off Glassboro Cross Keys Road, with access off 322. It will include water main expansions along both 322 and Glassboro Cross Keys Road. There will also be a pump station. The pump station and force main will be privately owned. The authority will accept ownership of the system within the public right away. That includes 40-foot section of the main force on Pitman Downer Road. Part of that will be owned by the GCUA and we will take from there just to the right of the line and the balance of the main force will be owned by their HOA. There is a total of 347 homes being built. Some of them are going to be 55 and over and others are going to be standard single-family homes. Mr. Schauer said I guess we should of gave that to the construction committee to discuss the ownership. The only reason the Authority needs to own 40 feet is because they won't allow them there for any maintenance or repairs, they must take care of it. Is that right Mr. Spratt?

Mr. Spratt stated that is correct. That is in the developer's agreement that if anything occurs there the authority will be responsible for all expenses that occurred and reimbursed by the HOA. This is a good rule because if you have any underground utility work being done and they call for a mark out, they are going to call the authority. They are not going to call any private entity. That could result in big problems.

Mr. Schauer said correct me if I am wrong, didn't they originally want to give us an easement and give it to us to maintain?

Mr. Spratt answered yes, they wanted to give us a force main, but we said no thanks.

Mr. O'Reilly asked what happens when the HOA dissolves? Did I hear you say we are going to do the maintenance on the force main and we will get reimbursed?

Mr. Spratt replied no, only the section within the Piman Downer Road Its about 40 feet.

Mr. O'Reilly said his only concern is to plan with the HOA. Before you know it, you have 350 residents banging on your door.

Mr. Spratt replied that's always a possibility but if that's the case the town is going to own it by 20 paces.

Mr. Fiore said they cannot legally dissolve it. There will be liens on the properties. Hopefully they will be informed when they buy the property.

Mr. Schwaiger says we are entering into an agreement with the developer and HOA. Who's writing the agreement?

Mr. Spratt answered we write the developers agreement.

Mr. Schwaiger wants to know who writes the terms and conditions? What we need is to include language to protect the MUA in case something like a dissolution of the HOA. We need to understand in the language what the expectations are of the life cycle cost of this pipe. It should be clear to the HOA what they are purchasing as well. So, if we have an expectation that they are going to maintain it, we should explain to them what the expectations of the annual cost of maintenance if any. It should be laid out in a contract, as opposed to you entering into an agreement. Litigation wise, we need to wire tight this.

Mr. Fiore suggests we should not approve these resolutions tonight till that is taken care of. You cannot do it contingent upon me making an agreement. The amount of agreement. We are talking about a separate agreement between us and the developers.

Mr. Schwaiger stated there is the developer's agreement and there's the legal liability and the cost of us entering a partnership, and the terms and conditions with this HOA. That is addressed in your agreement, but on the terms and conditions sufficient for this board to protect us. I do not think that has been given sufficient consideration at this moment. How do we get what we need?

Mr. Fiore says if you approve of this, then you're going to have to negotiate any type of requirement agreement.

Mr. Bender asked, what is the potential liability?

Mr. Fiore replied the potential liability is that we don't know what the amount of the repairs would be. Most importantly, you have 357 homes, they are going to be responsible for a system they are not aware of. It's in the developer's agreement but I don't know if it's as expansive as Mr. Schwaiger is suggesting we need to.

Mr. Roorda adds Mr. Schwaiger we get another crack at it when the developers put together their master D doc and their HOA doc. Mr. Fiore would review that.

Mr. Schauer stated that it is written in the agreement.

Mr. Schwaiger is asking our attorney to make sure it is taken care of.

Mr. Fratterli asked Mr. Fiore how he feels about what's in the agreement?

Mr. Fiore answered that is a general developer's agreement which covers the areas we are talking about. HOA Documents. But those HOA documents are not on file yet. They do not go on file till they are to be developed. It will probably be a general boiler plate HOA agreement. Once the documents are provided, we need to review that very carefully and make sure it touches on the points Mr. Schwaiger is bringing up. And secondly, the master deed as Mr. Roorda has mentioned. One of the things that's not required by New Jersey Law is that you're not required to give information to the buyer about what you're buying into. They do not have to divulge that to you within the contract. I can tell you probably 9 out of 10 people do not read the HOA agreements.

Mr. Schwaiger says so what happens in 10 years when they come here, and we are all gone, whoever is here will be protected.

Mr. Fratterelli asks how does a developer proceed; do we make a contract before he proceeds?

Mr. Fiore answered well he doesn't proceed if you don't sign off on these tonight.

Mr. Schwaiger states if you think it covers what I'm asking, then that's fine.

Mr. Fiore says I am as comfortable as I have been over the past 30 years.

Mr. Schwaiger says well, it sounds like this is a unique situation where we have 40 feet of a pipe. Is there a history of this being done where we are in the right way and is it ok on paper?

Mr. Fiore replies it is unusual. You don't want a privately owned pipe going under the county highway.

Mr. Schwaiger wants to know if that developer's agreement matches the atypical nature of what we have going on.

Mr. Fiore replies yes. Mr. Schwaiger says I'm satisfied, thank you.

NJIB Project Report

Mr. Roorda started by saying with the tank painting, I am sure many of you have driven by on Grandview Ave, we are at about 95% in terms of painting. So, scaffolding must come down, and then there will be some button up stuff at the bottom. They have disinfected the bowl. They tried to introduce a problem with the access hatch, hopefully it will be resolved tomorrow. We can get that thing filled back up and run our testing and get it back in service.

Mr. Marino asked about schedule? Mr. Roorda replied that he is still working with TRC, our subcontractor, on what's valid and not valid because we obviously are way past our contract completion date. Hopefully by the next meeting we are the point we are buttoning up and doing site cleanup. Mr. Schwaiger asked if he thinks we will go over performance schedule? Mr. Roorda replied more then likely. I just need to figure out what's fair.

Mr. Schauer asked what is the plan for the next tower? Mr. Roorda replied that he just submitted the specifications today. Hopefully the review is not as intensive as it was previously. I'm anticipating a month's turn around to say yes, go ahead and authorized to advertise. I would like to advertise an award in July. Hopefully, we will get a different outfit, this outfit got the job done but wasn't exactly the fastest. It worked for the contract, but these guys were small.

Mr. Schwaiger asked how long do you think it will take them to paint the other well?

Mr. Roorda says hopefully less because you don't have the walls. It's just the bowl itself.

Mr. Schwaiger asked if he thinks it will be done before the winter? Mr. Roorda replied he hopes so.

Mr. Marino asked if this is going to be re advertised? Mr. Roorda answered this is a new specification for Corkery. Its custom tailored to Corkery specifically. Mr. Marino asked, so is it going out for an open bid? Mr. Roorda replied yes.

Mr. Roorda wanted to talk about the water main on Sicklerville Road. We had a slight hiccup. There was gentleman that was concerned about Japanese Maples at 302 Sicklerville Rd. When the guys went out there today, they found roots about 1 inch in diameter or less. So, there should be no concern. The trees are just inside the property line, but the roots and root mass extend into the right way. If we wanted to entertain the option of going into the street we couldn't. We found that there are duck banks up and down the side there, probably 10 feet by 40 feet. And they weren't even marked out. Mr. Schauer asked how they are doing schedule wise? Mr. Roorda answered probably a little behind with the weather. We were hoping to flip flop to night work. The police department preferred that when we close the intersection at Radix that we do that at night. It's just a matter of when that's going to happen. Potentially Tuesday or Wednesday.

Mr. Schwaiger thanked Mr. Roorda for a great update. Very Informative.

Executive Director's Report

Mr. Marino moved Resolution No. 65-26 – Resolution of the Monroe Municipal Utilities Authority authorizing Capital Budget transfers and amendment of the Capital Budget. Mr. Bender seconded the motion, which passed unanimously on a roll call vote.

This resolution is attributed solely to the Riviera Drive emergency sewer repair project.

Mr. Marino moved Resolution No. 67-26 – Resolution of the Monroe Municipal Utilities Authority requesting Board approval to purchase a Blue Diamond Brush Cutter Mini Stid Steer under Sourcewell in the amount of \$51,821.67. Mr. Bender seconded the motion, which passed unanimously on a roll call vote.

Mrs. Mahoney stated after reviewing some of our capital needs from Mr. Keubler the smaller skid steer is needed. We ran into some problems where our other skid steer does not fit. The fire house was one of them and down the Lakes was another. Mr. Bender asked if this was the piece of equipment that went missing? Mrs. Mahoney said no we have never had one of these. Mr. Bender asked what piece went missing? Mrs. Mahoney replied it was the brush hog. Mr. Marino asked if there was ever a claim filed for it? Mrs. Mahoney said It was brought to my attention recently, apparently it has been missing for quite a while. I have notified all staff. Mr. Marino asked to get a make and model of that and when it was bought and go from there. Mr. Schauer asked how old do you think this was? Mr. Keibler replied maybe 8 years?

Mr. Fiore suggests we contact the police department and file a report because the insurance company is going to want a report.

Mr. Marino asked, we originally had pickup trucks on here? Are we not needing pickup trucks? Mrs. Mahoney answered that she elected to pull the trucks for now. I have some questions about that; I want to look at the specs. I do feel it is needed but I wanted to pull it from this agenda.

Mr. Marino said that last year he asked Mr. Cossabone for a list of what trucks we have. Mr. Schauer stated I have that, Mrs. Mahoney gave me that and who is assigned to what truck.

Mr. Marino asked how much do you need this skid steer and how many skid steers do we have? Mr. Keubler replied this will be a stand on, a dingo basically. Mr. Marino says we do not have a dingo? Mr. Keubler says no. Mr. Marino stated you need a dingo.

Mr. Marino moved Resolution No. 68-26 – Resolution of the Monroe Municipal Utilities Authority amending Article VII of the By-Laws of the Monroe Municipal Utilities Authority. Mr. Bender seconded the motion, which passed unanimously on a roll call vote.

Mr. Bender moved Resolution No. 69-26 – Resolution of the Monroe Municipal Utilities Authority requesting Board approval to go out for bid for Calcium Hypochlorite (Accu-Tabs). Mr. Marino seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino moved Resolution No. 70-26 – Resolution of the Monroe Municipal Utilities Authority requesting Board approval to go out for bid for Heating Oil. Mr. Bender seconded the motion, which passed unanimously on a roll call vote.

Mr. Bender moved Resolution No. 71-26 – Resolution of the Monroe Municipal Utilities Authority requesting Board approval to go out for bid for Diesel. Mr. Marino seconded the motion, which passed unanimously on a roll call vote.

Mrs. Mahoney states this is not on the agenda, but I wanted to give an update on the vehicles sold on Gov-Deals. There were four vehicles and a utility body. The reserve was set at \$500.00. The total revenue was \$8,900.00. Mr. Schauer wanted to thank Mrs. Di Orio for taking care of that.

Superintendent's Report

Chairman

Mr. Schauer wanted to thank the different committees that have been meeting. I know the personnel committee has been busy. The construction committee has been touched on with Smithfield. Thank you guys and hopefully we will have a decision next week.

Board Discussion

Liaison's Report

Mr. O'Reilly asked where did we ever land with the smell in Kimberly West? Wasn't there a company that was engaged and they were looking at a couple options? Mr. Keubler replied we started using bioxide again. It was not used for a while. We changed out a bunch of charcoal filters. They are supposed to kill the smell. We ordered a system for Kimberley West that we are trying to get in soon, probably next week. Mr. O'Reilly replied ok.

Mr. Schauer asked about the GPS system. Have they been installed? Mr. Keubler replied we have 16 trucks and 3 cameras done already. Mr. Marino asked how many more trucks to be completed? Mr. Keubler answered maybe 8 or 9. It is more the bigger trucks that need to be squared away. Mr. Schauer suggested we report that to the insurance company. Mr. O'Reilly stated the GPS alone should reduce your rate.

A motion was made by Mr. Bender and seconded by Mr. Marino 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.

Solicitor's Report

Mr. Fiore says that Mrs. Mahoney, Mrs. Denny and I met with labor council last Friday on pending litigation and the two other cases that are under investigation. We were hoping to get a written report for tonight that we could circulate. The labor counsel apparently got tied up in a trial. They are still ongoing on the two cases that are being investigated. I know the one is starting at the end of the month. The other case is an active litigation and is filed as pending. So, hopefully it will be successful. Mr. Bender asked are we able to terminate employee who abandoned position? Mr. Fiore replied no. Mr. Marino says he is not opposed to advertising for a zoom meeting or special meeting because these employee actions are critical for the future. Us meeting once a month is not enough. Mr. Fiore stated that he is going to ask labor council to provide a detailed report to him every month. So, that way everyone knows what's going on. Mr. Marino asked if we could get labor counsel to move along or light a fire. We are going to be making a major transition in a couple months. The message needs to be sent to them. They are hired by us to get this moving in the right direction. I hope the board agrees with me that we need to accelerate this because of the transition that is going to be taking place.

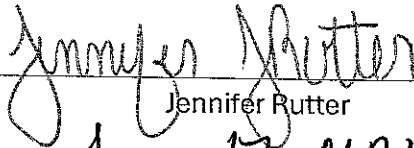
Mr. Schwaiger agreed and states that right now Mrs. Mahoney is our point person, when Mrs. Mahoney is replaced, we do not want the executive director involved in any of these personnel litigation matters to the maximum possible. In our negotiations, we must either disclose, not

disclose, or partially disclose the day-to-day operations of this place, short term and long term. And that could impact our ability to select a candidate. There is gravity in the situation that requires expediency. I do not know what the solution is. We are having second interviews next week. At that point, we will be forced to disclose. The board might not want the Executive Director to be the point of contact. Maybe Mr. Fiore should be the point of contact moving forward. Is that possible?

Mr. Fiore answered that's possible. The Executive Director is dealing with the complete everyday issues, the discipline issues, I think the point person will be me or next year somebody else should be the insulator between labor counsel, special counsel, the board and executive director. Mr. Marino added that he would like labor counsel to be here with us in a closed session. Mr. Schwaiger states we are taking all the risks. When Mrs. Mahoney retires the risks become the boards. In our professional opinion, that is going to put us at an unfair disadvantage with that position. We need labor counsel here, let's schedule for the first week in June. They need to have a full report. Mr. Fiore, you will need to digest that report beforehand so you can represent us appropriately.

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

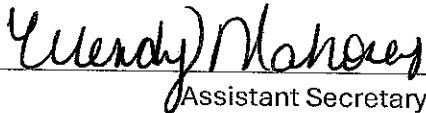
Respectfully submitted by:


Jennifer Rutter

Approved at the meeting on



Attest by


Assistant Secretary