

Present: Mr. Penna, Mr. Schauer, Mr. Marino, Mr. Rossi, Mr. Fiore, Mr. Spratt, Mrs. DiOrio, Mr. Keubler, Councilman O'Reilly

Regret: Mr. Schwaiger, Mr. Fratterelli, Mr. Bender

Public Attendance: Mr. Ben Garback, Comptroller, Mr. Wayne Roorda, Mr. Fooder

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. Penna to open the meeting to the public. The motion passed unanimously.

Mr. Fooder attended the meeting to talk about an ordinance that he proposed to town council at the last meeting regarding commercial property use of processed water. The ordinance says basically that any new application going to the planning board, where it's a commercial application more than 200,000 square feet should have an ordinance. That ordinance will state that their complete and total process water usage is required for them to drill a well into the PRM. Not to draw it from the public utility or Kirkwood Cohansey. This would only be for processing water, not potable water. The facility would still need global water, fire hydrants, all of those. This is strictly regarding process water. It applies to any facility where in the conglomerate, because it could be multiple buildings, but if they go over 200,000 square feet you must have a PRM well. When I made that proposal, council suggested that I come down to the MUA meeting and make sure they know what you're asking. Mr. Schauer asked Mr. Spratt if they could get permits to draw water like that? Mr. Spratt replied we have been looking into that for the authority recently. It's controlled by the state. We are located completely in critical water supply area number 2 designated by the United States Geological Survey. Mr. Roorda has been in touch with the Dep within the last week about that very issue. They are not inclined to issue any permits at all in that area. The only one that would be permissible is the Piney Point Aquifer. We have 2 wells there already. We did a test on the third well. We get more water out of a garden hose than we get out of that. It sounds like a good idea but if you could mandate it. Mr. Spratt continued to state that about 20 years ago we had four different permits for developers who had individual permits, or they were denied. As a result of that, there are two things, we have a connection to Glassboro, which is an outside supply. Two, an annual master permit, where we can project what is going to be our new use each year as well as what we already have. This is based on how these developers are progressing. As opposed to the old way, we got an individual permit. For example, Smithfield has 346 houses. You can only look for all 346 of them; the day they need them approved. You're not going to build 346 houses; the master permit allows us to project that. Before that occurred, we had two applications for wells, and they sat on them for five years and didn't issue any permits until we made that agreement. We are looking for the possibility of connecting an outside source. We spoke in a meeting last week. They serve both Gloucester Township and Winslow Township. Their nearest connection is less than half a mile right over Berlin Cross Keys Rd. That is a possibility we are looking into because next year we must renew our allocation permit and we don't want any issues whatsoever.

Mr. Schauer asked as far as new wells for anyone? Mr. Spratt answered if they are small wells for irrigation purposes. Shallow and local.

Mr. Marino says what I think Mr. Fooder is asking is can we create a policy where they need DEP approval. It is trying to shrink the amount of Form A. Mr. Roorda answered that is the initial application. That's just feasibility. Mr. Marino asked Mr. Fiore if that is a policy thing for us? Mr. Fiore answered "We are venturing into an area that we don't even have jurisdiction around.

Mr. Fooder says this is just information I am sharing. If we could financially produce the ordinance, do we have contingent on all property that is DEP approval. If we are successful in writing the ordinance and dealing with a commercial property of that size, that reduces the demand on your allocation program. They are taking process water direct, rather than taking from your system. They are still going to have potable water; they are still going to have fire protection water. The only thing

that is carved out is the process control. It's processed controlled water because you don't know what it's going to be. It could be a factory. That protects the township residents, from somebody pulling so much water from the distribution system. We might end up with a whole other deal if the MUA turns around and says we can't give you a letter for that amount of water. I think if you guys have no objections, write an ordinance that requires a commercial facility of that size to go to the PRM. That is a better way to protect the interests of the town.

Mr. Fiore asked Mr. Spratt if this goes toward our allocations? Is it not potable water? Mr. Spratt replied It's not, our allocation is for drinking water only. Mr. Fooder continued that it reduces the demand the MUA has for their water allocation permit. Suddenly, you've got this gigantic drain and that makes it an allocation. Mr. Fiore replied that that would have to be reviewed through Form A. It is not even going to be feasible at the Form A level. Mr. Fooder says that he came here to advise the MUA and get your opinion on what we are thinking. Mr. O'Reilly commented that the township can write an ordinance all day long, but at the end of the day, the MUA will still get notified and looped in to see what is and what is not feasible. Everything commercial, residential crosses this office. Mr. Spratt answered it's more than a rubber stamp. There are two critical areas in the state. They were established by federal agency 30 years ago. There was only limited number of wells permitted after that. Some aquifers were just flat running out of water. Mr. Fooder said the whole deal with the DEP was that there was so much development in the state, the salt mine in the Delaware River moved upstream. Previously, it was around Delaware Memorial Bridge. Then it came to the Commodore Barry Bridge. Then the state said everyone must stop pumping. That's when New Jersey American came in, built the TRICAD plan. They went to the state and said we will process Delaware River Water and supply the deficit. This doesn't mean you can't have wells in the PRM. Mr. Fooder asked Mr. Spratt if we have PRM wells in the system? Mr. Spratt answered we have two ASR wells. Mr. Fooder replied, "You're pumping it back in as fast as you're pulling it out. So basically, there is no other well that could be affected if that development drilled a well because the PRM is separate from the Kirkwood Cohanscey. Mr. Roorda asked Mr. Fooder if he knew of any other provider proposing this? Mr. Fooder answered No, I think we should be the first. Just so everybody is ok with what I am saying to you, I am a T4 operator. I am a licensed W4 operator. I am a certified public works manager. I am a certified municipal construction operator. I'm reasonably confident that I'm qualified to be proposing what I'm proposing. Mr. O'Reilly replied that we talked about it at the council meeting. Keep digging on this for a little bit and when you have an update bring it back. Mr. Schauer says that it does sound like a good idea, and I appreciate you coming in.

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

Approval of Minutes

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

A motion was made by Mr. Penna and seconded by Mr. Schauer to adopt the minutes of the Closed Meeting of July 15, 2026. The motion passed on a roll call vote with Mr. Marino abstaining.

Engineer's Report

Mr. Marino moved Resolution No. 111-26 – Resolution approving Form D application for Williamstown Fire House. Mr. Penna seconded the motion, which passed unanimously on a roll call vote.

Mr. Penna moved Resolution No. 112-26 – Resolution of the Monroe Municipal Utilities Authority authorizing a reduction in Performance Guarantees and/or Cash Surety for Sanitary Sewer in Section 2 and Water in section 3 of the Grandview Mews Project. Mr. Marino seconded the motion, which passed unanimously on a roll call vote.

Mr. Penna moved Resolution No. 119-26 – Resolution approving Form C application for water and sanitary sewer for the Heritage Dairy Store Project. Mr. Marino seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino asked Mr. Spratt if this would go to a pump station? Mr. Spratt answered it will flow to the Deschler Farms Pump Station. It will tie in by gravity to the back side of the Blaze Mill. Mr. Marion asked if that is one of our pumpstations that we maintain? Mr. Spratt says Yes and it is a big pump station.

Projects Report

Mr. Roorda updated that the Sicklerville Road project has restarted. They should be wrapping up next week. Mr. Roorda found out that Alexa has been further delayed. So, not our fault. They had an issue with electric getting out there to do the intersections. Once that is done Alexa can finish concrete and paving. Mr. Marino asked who is doing the paving? Mr. Roorda answered that South State is doing it for Alexa. Mr. Marino asked Mr. Roorda had any date when that paving will be complete? Mr. Roorda answered they are supposed to be out there on September 15th. They will be doing it at night. Mr. Marino said Thank you, there has been a lot of people questioning it.

Mr. Roorda updated on the Knights of Columbus tank had its final inspection with the DEP. We are going to have our subconsultant to do a final walk through just to make sure everything is buttoned up. We received authorization to advertise for the Corkery Tank. It will be posted on the MUA website. The opening will be September 23rd. We must have a bid in for a minimum of 30 days. Unfortunately, the 23rd puts us a week after the regular meeting in September. I would like to ask for a special meeting for September 24th. We just need to adopt a resolution for the contract. Hopefully we will get a good bid. I will give it to Mr. Fiore and hopefully he will have a good turnaround. After that, I must give authorization to award from the state, I feel confident the state will not say no. We hope to proceed early to mid-October. I have the job to take five months. Depending on the winter, maybe three months. Mr. Marino said that is a good schedule, but you're trying to get it done before winter? Mr. Roorda said he is anticipating having at least the inside done. Mr. Marino asked if it could be posted publicly. Residents have been commenting about the dirty tank.

Executive Director's Report

Mr. Marino moved Resolution No. 103-26 – Resolution awarding Xylem Water Solutions, Inc. for the purchase of a replacement pump (2) for Pump Station 909 Melva Lane in the amount of \$212,532.05. Mr. Penna seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino moved Resolution No. 104-26 – Resolution of the Monroe Municipal Utilities Authority, New Jersey authorizing the sale of surplus personal property no longer needed for public use through the Govdeals Online Auction Platform. Mr. Penna seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino moved Resolution No. 105-26 – Resolution of the Monroe Utilities Authority authorizing the execution of an employment agreement. Mr. Penna seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino moved Resolution No. 106-26 – Resolution appointing Assistant Secretary. Mr. Penna seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino moved Resolution No. 107-26 – Resolution Appointing Financial Director. Mr. Penna seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino moved Resolution No. 108-26 – Resolution to Appoint Mr. Greg Rossi as Authorized Signator of the Monroe Municipal Utilities Authority. Mr. Penna seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino moved Resolution No. 109-26 – Resolution authorizing the MMUA to designate a Public Agency Compliance Officer in accordance with N.J.A.C. 17:27-3.2, as per the New Jersey Department of the Treasury Division of Contract Compliance & Equal Opportunity in Public Contracts. Mr. Penna seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino moved Resolution No. 110-26 – Resolution of the Monroe Municipal Authority appointing a Fund Commissioner to the New Jersey Utilities Joint Insurance Fund. Mr. Penna seconded the motion, which passed unanimously on a roll call vote.

Mr. Penna moved Resolution No. 113-26 – Resolution approving a Service Agreement with Foley Power Systems for generators located on Melva Lane and Aberdeen Road through Sourcewell, CO-OP #092222-CAT for the period covering August 20, 2026, through November 22, 2027, in the amount of \$18,000.00. Mr. Marino seconded the motion, which passed unanimously on a roll call vote

Mr. Marino moved Resolution No. 114-26 – Resolution of the Monroe Municipal Utilities Authority authorizing the purchase of Electricity Supply Services for public use on an online auction website. Mr. Penna seconded the motion, which passed unanimously on a roll call vote

Mrs. DiOrio commented at we can go out to bid for electricity. There is an online auction for excess electricity. We will get locked in at a certain price. You have your own electric company and then you have a secondary for excess.

Mr. Marino moved Resolution No. 115-26 – Resolution authorizing the approval of Proprietary Specifications and the award of a contract to H.A. Dehart & Son for vehicle reconfiguration and dump body installation. Mr. Penna seconded the motion, which passed unanimously on a roll call vote.

Mr. Keubler noted that this is an old jet vac and we are converting it into a dump truck. Mr. Schauer added that it is a big savings for the MUA. It was only used for jetting so I mentioned to Mr. Keubler to see what we could come up with. DeHart was the only company that would touch it. We can sell the old jet vac body. Mr. O'Reilly asked if there is value in the old unit and can you flip it back into the market. Mr. Keubler replied, yes.

Mr. Marino moved Resolution No. 116-26 – Resolution approving the purchase of operational supplies from Grainger through Source well National Cooperative Purchasing System Contract #091422-WWg in the amount of \$40,000.00 per year through November 8, 2027. Mr. Penna seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino moved Resolution No. 117-26 – Resolution of the Monroe Municipal Utilities Authority requesting Board Approval to go out for bid for Construction Materials. Mr. Penna seconded the motion, which passed unanimously on a roll call vote.

Mr. Marino asked if there was a not to exceed limit? Mrs. DiOrio answered that we will go out to bid for all the normal everyday construction material. Once we go out to bid, we will set an amount, and the Board will approve that.

Chairman

Mr. Schauer would like to thank Mr. Paparo who came back with us 6 months ago. His contract is up and we are not going to renew it. We have got all the right people in place now. Mr. Marino agreed and stated that Mr. Paparo helped us out and just wanted to make sure the place ran. He deeply cared.

Mr. Fratterelli, Mr. Spratt, Mr. Roorda and I met yesterday for a construction meeting for Smithfield. There are some matters with piping, and we got that worked out. It was a productive meeting. We touched the Blaze Mill and The Greens. Mr. Spratt says so everyone is aware regarding the Greens, they had a watermain extension along Glassboro Road - Cross Keys Rd that they have done half of it. Smithfield is to tie into the end of it but it's not there yet. They have expressed concern. Mr. Spratt stated that he has contacted the Greens more than several times on this issue. The Greens are fully occupied but they have not completed any of the road improvements. They are supposed to widen the road with an entrance/exit there. And with that they must complete the water main extension. It was upsized from what our standard is. The mechanism is in place, but we would

rather them finish the job. Mr. Fiore asked if it is possible in the future to avoid anything like this happening, that perhaps 50% of the connections are made as part of the final process? They must finish all infrastructure internally. Mr. Spratt answered this part doesn't directly benefit them. They have two sources; Smithfield won't have any.

Mr. Marino had an additional question about Violet packing and the smells. Mr. Keubler replied that we only had one complaint.

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

Solicitor Report

Mr. Fiore wanted to report on 631 Winslow Road. That is all signed, sealed and delivered. We are all done. Mrs. DiOrio said that we received the final quote and they are going to call to schedule a date to start working. It was recommended to start in September, but the Watkins want it done. Mr. Fiore said the only other thing is we will probably need to send a report to the DEP. Mr. Schauer asked what we are doing at the Watkins property? Mrs. DiOrio answered Hydroseeding. Mr. Roorda said that Mr. Fiore put in the contract that homeowner was responsible for watering.

A motion was made by Mr. Marino to go into 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. Penna seconded the motion, which passed unanimously on a roll call vote.

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

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

Respectfully submitted by: Jennifer Rutter
Jennifer Rutter
Approved at the meeting on September 16, 2026
Attest by My Rasi