THE JACKSON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Open Meeting Minutes
February 26, 2026, 5:30PM

The Public Meeting of February 26, 2026, was called to order by Chairman Todd Porter. The meeting is being held in-person, including public participation, but for the record, this meeting is also being conducted by telephonic conference.

PLEDGE OF ALLEGIANCE: Chairman Todd Porter led the Commissioners in the Pledge of Allegiance.

The Open Public Meetings Act notice was read into the record by Heather Famelio, Executive Assistant. It was noted that for the record that this Public Meeting is being held in-person but was also advertised as being held via teleconference on the Authority's website. The meeting is being recorded. If any remote participant is disconnected, please dial back in. For any public participating remotely, you will be muted until the Chairman opens this meeting for any public comment. All participants will be asked to identify themselves.

ROLL CALL:

THE BOARD OF COMMISSIONERS

Karen Bressi, Secretary	Present
Richard Egan, Treasurer	Present
Todd Porter, Chairman	Present
Josh Van, Vice-Chairman	
Lewis Wildman, Assistant Secretary/Treasurer	Present
Chavie Heller, Alternate II	Present
Gregory Stafford-Smith, Alternate I	Present

OTHER ATTENDEES:

PROFESSIONALS

Attorney – Michael J. McKenna, Esq.	Excused
Consulting Engineer – Pamela Hilla, PE	Present

AUTHORITY STAFF

Terrence Roman, Executive Director	Present
James Diaz, Assistant Executive Director/Dir. of Finance	Present
Earl Quijano, Principal Engineer	Present
Heather Famelio, Executive Assistant	Present

Present from the public were Michael Janusz, Erin Moriarity, Nick Specht, Clara Glory, and Trace Dittenhofer.

OPENING STATEMENT:

As Executive Assistant, I publicly announce that in compliance with the provisions of the "Open Public Meetings Act" adequate notice of this Public Meeting has been advertised in the manner prescribed by law.

This statement shall be entered into the Minutes of this meeting.

APPROVAL OF MINUTES:

Approval of the Minutes of the Open Session Meeting of January 22, 2026:

Moved:	Commissioner	Egan
Second:	Commissioner	Bressi
Vote:	Unanimous	
Abstain:	None	

QUESTIONS/COMMENTS/WRITTEN CORRESPONDENCE FROM THE PUBLIC:

At this time, Chairman Todd Porter stated that there were no public comments or written correspondence but will leave the meeting open for the balance of the meeting.

Please hold off on any questions or comments until recognized and you will be asked to state your name.

Chairman Todd Porter left the public session open until the voting session.

REPORTS:

EXECUTIVE DIRECTOR'S REPORT

1. JTMUA By-Laws

The JTMUA By-Laws are still being reviewed by the Executive Staff and Authority Attorney.

2. Drought Status Update

The Authority receives regular notifications from the New Jersey Department of Environmental Protection (NJDEP) informing us of the current drought status. The NJDEP released a notification on 2/19/2026 that indicated a Statewide Drought Warning is still in effect.

The Authority will continue to monitor the drought status and will continue to follow the State guidelines.

ADMINISTRATIVE AND PUBLIC RELATIONS COMMITTEE REPORT

There weren't any **Administrative & Public Relations Committee** meetings items to report on this evening.

PRINCIPAL ENGINEER'S REPORT

1. Granting a Cash Maintenance Bond Release for Jackson Woods Sewer Force Main Directional Drill and Jackson Woods Water Directional Drill, Block 4101, Lot 20.01.

The Developer Jackson Development Company has requested a cash maintenance bond release for the Sewer and Water Directional Drill for the above-mentioned project.

The Authority's staff is recommending the release of sewer cash maintenance bond Check No. 1489, in the amount of $13,170.84 and water cash maintenance bond Check No. 1472, in the amount of $12,458.88.

The Cash Maintenance Bond Release was discussed at the Engineering Committee Meeting and is being recommended for approval this evening.

.

CONSULTING ENGINEER'S REPORT

On behalf of Remington and Vernick Engineers, Mrs. Pamela Hilla reported on the following developer approval this evening:

Jackson Development Company, LLC has requested a Performance Guarantee reduction for the Water and Sanitary Sewer System, known as **Jackson Woods Southeast**, Phase 1, Block 4101, Lot 20.02. Our office has reviewed the project files and conducted a site inspection of the bonded improvements, which have been substantially completed, except for the items on the attached punch list. Please also note that this project was granted a reduction in the Performance Guarantee on January 26, 2023 (Resolution 2023-07) from the original amount of $3,484,083.77 to $2,756,233.43. Recommending sewer and water Performance Bond Reduction from the reduced amount of $2,756,233.43 to $1,045,225.13 per our office's February 12, 2026, letter to Mr. Terrence Roman, Executive Director.

The Applicant, Meir Zolty (for **225 Brewer's Bridge**), is proposing to construct four (4) two-story single-family dwellings along Holden Court. The Applicant is applying for Tentative Sewer and Water Approval at this time. This project was granted Preliminary Approval at the Authority's June 27, 2024, meeting via Resolution 2024-102, which has since expired. The Applicant is proposing to provide sanitary sewer service to each dwelling via individual sanitary laterals connecting to the existing eight (8) inch PVC sanitary sewer main in Holden Court. The Applicant is proposing to provide water service by connecting individual domestic services to the existing eight (8) inch main in Holden Court. Recommending Preliminary and Tentative Sewer and Water Approval per our office's February 20, 2026, letter to Mr. Terrence Roman, Executive Director.

The Applicant, **Khal Nachlas Avos, L.L.C**., is proposing to construct a 15,204 square foot house of worship and associated 1,157 square foot mikvah on the north side of Whitesville Road adjacent to Calendula Court. The Applicant is applying for Preliminary Water Approval at this time. This project was granted Preliminary Water Approval at the Authority's September 22, 2022, meeting via Resolution 2022-132, which has since expired. The Applicant proposes to provide water service by installing an on-site main extension from the existing water main in Whitesville Road. Recommending Preliminary Water Approval per our office's February 20, 2026, letter to Mr. Terrence Roman, Executive Director.

The Applicant, David Levitan (for **Shakki Subdivision**), is proposing to construct a nine-lot residential subdivision with each lot containing a 2-1/2 story single family dwelling. The Applicant is applying for Preliminary Sewer and Water Approval at this time. The Applicant is proposing to provide sanitary sewer service to the homes through the use of a proposed force main within Sams Road that will ultimately discharge to an existing sanitary manhole on Fairway Drive. Individual force mains from each home will connect to the proposed force main in the right-of-way. The Applicant is proposing to provide water service to the homes via individual water services connected to a proposed water main extension in Sams Road. Recommending Preliminary Sewer and Water Approval per our office's February 20, 2026, letter to Mr. Terrence Roman, Executive Director.

The Applicant, Yitzchok Ziegler (for **72 Valley Road**), is proposing to construct a single-family home at the above block and lot along Valley Road. The Applicant is applying for Final Sewer and Water Approval at this time. This project was granted Preliminary and Tentative Sewer and Water Approval at the Authority's June 26, 2025, meeting via resolution 2025-103. The Applicant is proposing to provide sanitary sewer to the site with an eight (8) inch PVC sanitary main extension connected to an existing eight (8) inch PVC stub in Valley Road. The Applicant is proposing to provide water service to the site by connecting a single domestic service to the existing six (6) inch ACP water main in Valley Road. Recommending Final Sewer and Water Approval per our office's February 20, 2026, letter to Mr. Terrence Roman, Executive Director.

ASSISTANT EXECUTIVE DIRECTOR/DIRECTOR OF FINANCE'S – FINANCE REPORT

1. **Cash Management Report for Month Ending January 2026**

   The Cash Management Report, for month ended January 31, 2026, was provided to the Board and reviewed by the Finance Committee who are recommending approval.

2. **Payment of Vouchers, Deposit Refunds and Payroll for February 2026**

   The February bill list was provided to the Board and reviewed by the Finance Committee who are recommending authorizing the Payment of Vouchers, Deposit Refunds and Payroll for February 2026.

3. **FQCO/Closeout of the Uniform Service Contract**

   Resolution is to authorize the FQCO/Closeout of contract CT-23036 to American Wear for the three (3) year Uniform Service Contract, awarded in an amount of $52,322.40, with a final contract amount of $35,484.79, resulting in a decreased amount of $16,837.61.

4. **Fire Alarm Monitoring, Inspection and Testing to Pye Barker Fire & Safety D/B/A/ B Safe LLC.**

   Authorizing Award of a Twenty (20) Month and Twenty-Four (24) Month Contract for Fire Alarm Monitoring, Inspection and Testing, Contract Nos. CT-26070 Through CT-26075, to Pye Barker Fire & Safety D/B/A/ B Safe LLC, in an Amount Not to Exceed $13,218.30.

ASSISTANT EXECUTIVE DIRECTOR/DIRECTOR OF FINANCE'S – PERSONNEL REPORT

1. **Amendment of the Agreement with Life Insurance Company of North American (New York Life Insurance Company)**

   Resolution amending its agreement with Life Insurance Company of North America (New York Life Insurance Company) to accept the Plan Document updates for the Authority's short-term disability and long-term disability plans.

COMMENTS FROM THE PUBLIC

None.

CONSENT RESOLUTIONS:

2026 - 033 Resolution of the Jackson Township Municipal Utilities Authority Granting a **Cash Maintenance Bond Release to Jackson Woods Sewer Force Main Directional Drill and Jackson Woods Water Directional Drill**, Block 4101, Lot 20.01, on the Tax Map of the Township of Jackson.

2026 - 034 Resolution of the Jackson Township Municipal Utilities Authority Granting a **Sewer and Water Performance Bond Reduction for Jackson Woods Southeast, Phase 1**, Block 4101, Lot 20.02, on the Tax Map of the Township of Jackson.

2026 - 035 Resolution of the Jackson Township Municipal Utilities Authority Granting Preliminary and Tentative Sewer and Water Approval to **225 Brewers Bridge Road Subdivision**, Block 14101, Lot 21.01, on the Tax Map of the Township of Jackson.

2026 - 036 Resolution of the Jackson Township Municipal Utilities Authority Granting Preliminary Water Approval to **Khal Nachlas Avos,** Block 19501, Lot 21, on the Tax Map of the Township of Jackson.

2026 - 037 Resolution of the Jackson Township Municipal Utilities Authority Granting Preliminary Sewer and Water Approval to **Shakki Subdivision**, Block 20101, Lots 29 & 30, on the Tax Map of the Township of Jackson.

2026 - 038 Resolution of the Jackson Township Municipal Utilities Authority Final Sewer and Water Approval to **72 Valley Road**, Block 7001, Lot 23.02, on the Tax Map of the Township of Jackson.

2026 - 039 Resolution of the Jackson Township Municipal Utilities Authority Accepting the **Cash Management Report for Month Ending January 31, 2026**.

Moved: Commissioner Egan
Second: Commissioner Bressi
Vote: Unanimous
Abstain: Commissioner Porter – Resolution 2026-036

RESOLUTIONS OFFERED:

2026 - 040 Resolution of the Jackson Township Municipal Utilities Authority **Authorizing the Payment of Vouchers, Deposit Refunds and Payroll for February 2026.**

Moved: Commissioner Bressi
Second: Commissioner Wildman
Vote: Unanimous
Abstain: None

2026 - 041 Resolution of the Jackson Township Municipal Utilities Authority Authorizing **Final Quantities Change Order No. 1 and Closeout of the Uniform Services, Contract No. CT-23036, With American Wear**, In the Decreased Amount of <$16,837.61>.

Moved: Commissioner Egan
Second: Commissioner Bressi
Vote: Unanimous
Abstain: None

2026 - 042 Resolution of the Jackson Township Municipal Utilities Authority Authorizing Award of a **Twenty (20) Month and Twenty-Four (24) Month Contract for Fire Alarm Monitoring , Inspection and Testing, Contract Nos. CT-26070 Through CT-26075, to Pye Barker Fire & Safety D/B/A B Safe LLC,** In an Amount Not to Exceed $13,218.30.

Moved: Commissioner Egan
Second: Commissioner Bressi
Vote: Unanimous
Abstain: None

2026 - 044 Resolution of the Jackson Township Municipal Utilities Authority **Amending Its Agreement with Life Insurance Company of North American (New York Life Insurance Company) to Accept the Plan Document Updates for the Authority's Short-Term Disability and Long-Term Disability Plans**.

Moved: Commissioner Wildman
Second: Commissioner Bressi
Vote: Unanimous
Abstain: None

Resolution for Closed Session

2026- Resolution of the Jackson Township Municipal Utilities Authority Declaring a **Closed Session** Excluding the Public from Private and Confidential Matters.

Moved:
Second:
Vote:
Abstain:

OTHER MATTERS / COMMENTS FROM THE PUBLIC:

NEXT MEETING DATES:

Public Meeting – March 26, 2026, at 5:30pm.

ADJOURNMENT:

Moved: Commissioner Egan
Second: Commissioner Vann
Vote: Unanimous
Abstain: None