THE JACKSON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Open Meeting Minutes
May 28, 2026, 5:30PM

The Public Meeting of May 28, 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 Vann, Vice-Chairman	Present
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.	Present
Consulting Engineer – Pamela Hilla, PE	Present
Court Reporter – Kelly Wenzel	Present

AUTHORITY STAFF

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

Present from the public were Christopher Gotz, Michael Janusz, and Susan Philbrook.

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.

2026 Maple Glen Mobile Home Park (MGMHP) Rate Hearing – Chairman Porter called the Annual Rate Hearing to order. The minutes of the rate hearing are transcribed under separate cover.

APPROVAL OF MGMHP 2026 RATES:

2026-077 Resolution of the Jackson Township Municipal Utilities Authority Adopting the **2026 Maple Glen Mobile Home Park Rate Schedule**.

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

APPROVAL OF MINUTES:

Approval of the Minutes of the Open Session Meeting of April 23, 2026:

Moved:	Commissioner	Egan
Second:	Commissioner	Vann
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 (Administrative)**

   Attached is the resolution to adopt the revisions to the JTMUA By-Laws for your review.

   This was discussed with the Administrative Committee who are offering their recommendation to the Board.

2. **JTMUA Mission Statement (Administrative)**

   Attached is the resolution to adopt the revisions to the JTMUA Mission Statement for your review.

   This was discussed with the Administrative Committee who are offering their recommendation to the Board.

3. **OMNIA Co-op (Administrative)**

   Attached is the resolution to authorize participation in the OMNIA Co-op for your review.

This was discussed with the Administrative Committee who are offering their recommendation to the Board.

4. OCUA Settlement Agreement (Administrative)

Attached is the resolution to accept the Settlement Agreement with the Ocean County Utilities Authority (OCUA) for your review.

This was discussed with the Administrative Committee who are offering their recommendation to the Board.

5. Consumer Confidence Report (CCR) Rule Update (Executive)

Per attached Fact Sheet from the U.S. Environmental Protection Agency (EPA) and the New Jersey Department of Environmental Protection (NJDEP) will implement, beginning in 2027, all Community Water Systems (CWS) serving 10,000 or more people must distribute a CCR report to each customer twice a year on July 1st and December 31st. The First report must be delivered by July 1st and include an annual summary of previous calendar year. The Second report must be delivered by December 31st and include an annual summary of previous calendar year. If applicable, the report must include a 6-month update for CWSs that had violations, action level exceedances, or received results from the Unregulated Contaminant Monitoring Rule (UCMR). CWSs serving less than 10,000 people must provide a CCR to their customers annually by July 1st.

6. Drought Status Update – (Executive)

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 05/17/2026 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.

PUBLIC RELATIONS COMMITTEE REPORT

1. Jackson Day (Public Relations)

Correspondence was received from the Township of Jackson that Jackson Day is Sunday, August 23, 2026, this year with a rain date of Sunday, August 30, 2026. We have started the preparations to submit necessary paperwork and choose giveaways. This will be discussed with the Public Relations Committee.

PRINCIPAL ENGINEER'S REPORT

1. Ocean County is constructing a roundabout at the intersection of North Hope Chapel Road and New Central Avenue. This project, along with a storm pipe replacement, conflicts with our existing 12-inch water main. Because time is of the essence, we have engaged Keily Civil LLC—our emergency and service contractor to relocate the mains at a cost of $177,967.00 (excluding the cost of uniform police officers). Work is anticipated to begin during the first week of June.

2. We would like to congratulate Nick Specht on passing his Professional Engineer (PE) exam!

CONSULTING ENGINEER'S REPORT

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

The Applicant, **Butterfly Corner LLC**, is proposing to construct a two-story office building on the corner of Butterfly Road and East Veterans Highway totaling 18,600 square-feet gross floor area. The Applicant is applying for Preliminary Sewer and Water Approval at this time. The Applicant is proposing to provide sewer service to the site via a six (6) inch PVC lateral connected to a proposed eight (8) inch PVC sewer main extension. The proposed sewer main will connect to an existing manhole at the intersection of Royal Grove Drive and Grand Boulevard, travel up Grand Boulevard until it turns into Butterfly Road (after crossing East Veterans Highway), and ultimately terminated at a manhole proposed along the property's frontage. The Applicant is proposing to provide water service by connecting a four (4) inch DIP fire and four (4) inch DIP domestic service to the existing main in Butterfly Road. Recommending Preliminary Water Approval per our office's May 22, 2026, letter to Mr. Terrence Roman, Executive Director.

The Applicant, **1154 East Veterans Highway Holdings LLC**, is proposing to construct a three-story, 40,670 square-foot gross-floor area office building on East Veterans Highway near South Hope Chapel Road. The Applicant is applying for Tentative Sewer and Water Approval at this time. This project was granted Preliminary Approval at the Authority's September 25, 2025, meeting via Resolution 2025-138. The Applicant is proposing to provide sanitary sewer to the site via a six (6) inch PVC lateral connected to a proposed eight (8) inch PVC sewer main in East Veterans Highway. The proposed main will connect to an existing manhole west of the property along East Veterans Highway before terminating at a manhole proposed along the property's frontage. The Applicant is proposing to provide water service to the site by connecting a six (6) inch DIP fire service (for on-site hydrants) and six (6) inch DIP water service (for both fire and domestic service to the building) to the existing twelve (12) inch main in East Veterans Highway. Recommending Tentative Sewer and Water Approval per our office's May 22, 2026, letter to Mr. Terrence Roman, Executive Director.

The Applicant, **MWNJ 9, L.L.C.** for **Harmony Breeze Road**, is proposing an amendment that would expand the sewer service area of the Ocean County Utilities Authority Northern Wastewater Pollution Control Facility (OCUA Northern WPCF) (New Jersey Pollutant Discharge Elimination System (NJPDES) permit # NJ0028142) by 28.41 acres to serve a housing development with sixteen (16) two-bedroom apartments, five (5) three-bedroom apartments, eighty-three (83) five-bedroom single family homes, one (1) 5,000 square-foot community center, and one (1) 2,500 square-foot pool house in Jackson Township, Ocean County. The proposed project consists of two lots which portions of both are already included in the approved sewer service area. As calculated in accordance with N.J.A.C. 7:14A-23.3, the project will generate a projected wastewater flow of 63,960 gallons per day (gpd). In accordance with N.J.A.C. 7:15-3.3(b), site specific amendments are limited to proposed alternations to the eligible SSA needed to address a specific project or activity. N.J.A.C. 7:15-3.5(j)2 requires that site specific amendments proposing to add 100 or more acres or generating 20,000 gpd or more of wastewater flow shall include a proposed modification to the wastewater treatment capacity analysis prepared in accordance with N.J.A.C. 7:15-4.5(b) to include the proposed project or activity. Our office recommends revision to the approved sewer service area to include the above referenced site. Please note that this letter does not indicate official approval of the Harmony Breezy Road Project, on Lots 34, 35, 36, and 40 on Block 13601 in Jackson Township, Ocean County, or the Amendment to the Master Plan. Should the project be granted approval of the Amendment to the Master Plan, the Applicant may need to provide supporting documentation from all other Authorities prior to approval by respective Authorities. Recommending a revision to the approved sewer service area to include the referenced site per our office's May 22, 2026, letter to Mr. Terrence Roman, Executive Director.

The Applicant, **Khal Nachlas Avos**, 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 and Tentative Sewer and Water Approval at this time. This project was granted Preliminary Water Approval at the Authority's February 26, 2026, meeting via Resolution 2026-036. The Applicant proposes to service the house of worship and mikvah with a private septic system.

Additionally, the Applicant proposes to construct a dry SDR-35 PVC sanitary sewer main in Whitesville Road between its intersections with Blinky Court and Calendula Court. The Applicant proposes to provide water service by installing an on-site eight (8) inch main extension from the existing twelve (12) inch DIP water main in Whitesville Road. Recommending Preliminary Sewer Approval and acknowledging Applicant's decision to use septic per our office's May 22, 2026, letter to Mr. Terrence Roman, Executive Director.

The Applicant, **Six Flags Great Adventure**, is proposing to construct a boardwalk area for access to rides and miscellaneous buildings. The Applicant is applying for Preliminary, Tentative, and Final Sewer and Water Approval at this time. The Applicant is proposing to relocate/abandon as needed the existing water and sewer facilities on-site to accommodate the new construction. The Applicant's primary place of business is located at 1 Six Flags Boulevard, Jackson, New Jersey 08572. The Applicant is represented by Richard Maloney, P.E., of Colliers Engineering & Design. The Applicant's attorney is not known at this time. Recommending Preliminary, Tentative, and Final Sewer and Water Acknowledgment per our office's May 22, 2026, letter to Mr. Terrence Roman, Executive Director.

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

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

   The Cash Management Report, for month ended April 30, 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 May 2026**

   The May 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 May 2026.

3. **Final Quantities Change Order (FQCO) of the 2025 Water Meter Change Out Program**

   The Authority is requesting to authorize the Final Quantities Change Order (FQCO) of contract CT-25211 with Lenegan Heating & Plumbing LLC, awarded in an amount of $263,343.50, with a final contract amount of $249,9090.00, resulting in a decreased amount of $13,434.50.

   This was discussed with the Finance Committee who are recommending approval this evening.

EXECUTIVE ASSISTANT/HUMAN RESOURCES MANAGER – PERSONNEL REPORT

1. **Promotions:**

   Authorizing the Promotion of Michael Decker to the Title of Sewer Superintendent/Water Superintendent.

2. **Authorizing Amendments to the FMLA/NJFLA Sections of the Personnel Policies and Procedures Manual and Employee Handbook:**

   The Authority was informed recently of the FMLA/NJFLA law that was passed by Governor Murphy before he left office. The main things are it changes the total time worked needed from 1 year to 3 months and the total hours needed to work from 1,000 hours to 250 hours. There are some other minor changes as well that are on the memo attached to the resolution for review.

CONSENT RESOLUTIONS:

2026 - 078 Resolution of the Jackson Township Municipal Utilities Authority Granting Preliminary Water Approval to **Butterfly Office Building**, Block 15401, Lots 31 and 32, On the Tax Map of the Township of Jackson.

2026 - 079 Resolution of the Jackson Township Municipal Utilities Authority Granting Tentative Sewer and Water Approval to **1154 East Veterans Highway Office**, Block 21301, Lot 12, On the Tax Map of the Township of Jackson.

2026 - 080 Resolution of the Jackson Township Municipal Utilities Authority Consenting to the **Proposed Ocean County Water Quality Management Plan Amendment** for a Portion of Block 902, Lots 34, 35, 39, and 40, On the Tax Map of the Township of Jackson.

2026 - 081 Resolution of the Jackson Township Municipal Utilities Authority Acknowledging the Developer's Decision to Install a Septic Sewer Disposal System and Granting Preliminary Approval for a Proposed Dry Sanitary Sewer Main to **Khal Nachlas Avos**, Block 19501, Lot 21, On the Tax Map of the Township of Jackson.

2026 - 082 Resolution of the Jackson Township Municipal Utilities Authority Acknowledging the Developer's Decision to Make Amendments to the On-Site Sewer and Water for the **Six Flags Great Adventure 2026 Boardwalk Project**, Block 3101, Lot 11.01, On the Tax Map of the Township of Jackson.

2026 - 083 Resolution of the Jackson Township Municipal Utilities Authority **Accepting the Cash Management Report for Month Ending April 2026**.

Moved: Commissioner Egan
Second: Commissioner Bressi
Vote: Unanimous
Abstain: Commissioner Vann – Resolution 2026-079

RESOLUTIONS OFFERED:

2026 - 084 Resolution of the Jackson Township Municipal Utilities Authority Authorizing the **Payment of Vouchers, Deposit Refunds and Payroll for May 2026**.

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

2026 - 085 Resolution of the Jackson Township Municipal Utilities Authority Authorizing **Final Quantities Change Order No. 1 of the 2025 Water Meter Change Out Program, Contract No. CT-25211, With Lenegan Heating & Plumbing LLC., in the Decreased Amount of <$13,434.50>**.

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

2026 - 086 Resolution of the Jackson Township Municipal Utilities Authority **Adopting Revisions of the Jackson Township Municipal Utilities Authority By-Laws and Rules of Order**.

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

2026 - 087 Resolution of the Jackson Township Municipal Utilities Authority **Adopting Revisions of the Jackson Township Municipal Utilities Authority Mission Statement**.

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

2026 - 088 Resolution of the Jackson Township Municipal Utilities Authority Authorizing **Participation in the OMNIA Partners Cooperative Purchasing System**.

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

2026 - 089 Resolution of the Jackson Township Municipal Utilities Authority **Accepting a Settlement Agreement with Ocean County Utilities Authority (OCUA)**.

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

2026 - 090 Resolution of the Jackson Township Municipal Utilities Authority Authorizing the **Promotion of Michael Decker to the Title of Sewer Superintendent/Water Superintendent**.

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

2026 - 091 Resolution of the Jackson Township Municipal Utilities Authority **Authorizing Amendments to the New Jersey Family Leave Act (FMLA) and the New Jersey Family Leave Act (NJFLA) Sections of the Personnel Policies and Procedures Manual and Employee Handbook**

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:

None.

NEXT MEETING DATES:

Public Meeting – June 25, 2026, at 5:30pm.

ADJOURNMENT:

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