THE JACKSON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Open Meeting Minutes
June 25, 2026, 5:30PM

The Public Meeting of June 25, 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

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 and Erin Moriarity.

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 Maple Glen Rate Hearing of May 28, 2026:

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

Approval of the Minutes of the Open Session Meeting of May 28, 2026:

Moved:	Commissioner	Wildman
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.

Mr. Earl Quijano, Principal Engineer, acknowledged his retirement with his last day being June 30, 2026, and offered his thanks and appreciation to the Board members, past and present and all staff for the support and having the confidence in him to manage all of the various engineering projects in the town regarding water and sewer over his last 21 years with the Authority.

REPORTS:

EXECUTIVE DIRECTOR'S REPORT

1. Sewer Service Agreement with Mordechai Eichorn (Executive)

Attached is the resolution to authorize the execution of amendment No. 1 to the Sewer Service Agreement with Mordechai Eichorn.

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

2. 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 06/17/2026 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)**

   Giveaways were approved, have been purchased, and received. We are in the process of filling out the necessary paperwork to send to the Township of Jackson which was sent to the Township this past week.

PRINCIPAL ENGINEER'S REPORT

1. **Authorizing Award of the 2026 Water System Master Plan and Facility Condition Assessments, Contract, No. CT-26207 To Colliers Engineering & Design, in an amount not to exceed $214,300.00.**

   The Authority is in need of professional engineering services to update the Water Master Plan that Includes the standard recommendations on Source Development, Hydraulic Modeling, Water Treatment, Water Storage and Transmission as well as recommended system improvements.

   Three (3) proposals were solicited from engineering firms appointed as special project engineers and two (2) were received and opened on May 19, 2026, at 2:30pm.

   The Authority's staff has reviewed the proposals relative to Contract No. CT-26207 and found the proposal from Collier's Engineering & Design, in an amount not to exceed $214,300.00 to be fair and reasonable.

   The proposal was discussed at the Engineering Committee meeting and are recommending approval at this meeting.

2. **922 Hyson Road House Of Worship, Block 1204, Lot 34, Authorizing the execution of a Sewer Service Agreement.**

   The Developer of 922 Hyson Road House of Worship wishes to execute a sewer service agreement because the sewer cleanout is not in compliance with the Authority's Rules and Regulations, as cleanouts are not permitted in a paved area, including but not limited to driveways, driveway aprons, and sidewalks.

   If executed by the Authority, the Authority will accept the cleanout in its current location. If repair of the cleanout should be required in the future, the Owner shall be responsible for repairing and restoring the driveway apron, at no cost to the Authority, all infrastructures on and along the driveway apron for the operation, removal, repair, replacement, relocation and/or maintenance of any and all water lines, pipes, mains, facilities, related utilities and/or appurtenances.

   The proposal was discussed at the Engineering Committee meeting and are recommending approval at this meeting.

CONSULTING ENGINEER'S REPORT

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

Clayton Companies has requested a **Performance Guarantee** release for the **Flaum County Line Road** sewer extension improvements. Our office has reviewed the project files and conducted a site inspection of the bonded improvements and finds all items to be satisfactory. Providing the Authority has no outstanding

administrative concerns we would recommend that the current Performance Guarantee in the amount of $461,924.10 be released contingent upon the following:

- Payment of all outstanding inspection, engineering, and legal fees.

Since this project was deemed substantially complete over two (2) years ago, we recommend that a Maintenance Bond not be required. Recommending a performance guarantee release per our office's June 19, 2026, letter to Mr. Terrence Roman, Executive Director.

The Applicant, **BMH Property 2 LLC**, is proposing to construct a commercial and residential development near the corner of **Bennetts Mills Road and Butterfly Road**. 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 proposed sewer main extension alongside Bennetts Mills Road. The proposed sewer main will connect to an existing manhole in Bennetts Mills Road near the intersection of Lakeview Drive. The Applicant is proposing to provide water service to the site via a proposed on-site water main extension that will connect to the existing main in Bennetts Mills Road at three (3) locations along the property's frontage. Recommending Preliminary Sewer and Water Approval per our office's June 19, 2026, letter to Mr. Terrence Roman, Executive Director.

The Applicant, **MWNJ 7, L.L.C**., 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)** by 46.55 acres to serve three (3) proposed developments consisting of two hundred forty-two (242) three bedroom townhome/apartment units, thirty-six (36) two-bedroom apartments, two (2) pool houses, one (1) community center, five (5) schools, and one (1) building with office and retail space in Jackson Township, Ocean County. The proposed project consists of a total of nine (9) lots that are all currently outside the sewer service area. As calculated in accordance with N.J.A.C. 7:14A-23.3, the proposed project will generate a total projected wastewater flow of 220,442 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 Farmingdale Road Development Project, on Lots 29, 30, 32-34, 36 on Block 1101, Lot 24.02 on Block 1102, Lot 18 on Block 1201, Lot 10 on Block 1202 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 referenced site per our office's June 19, 2026, letter to Mr. Terrence Roman, Executive Director.

The Applicant, **454 Harmony LLC**, is proposing to construct school and dormitory buildings along Harmony Road at the above block and lots. 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 proposed sewer main extension that will connect to an existing manhole in North County Line Road. The Applicant is proposing to provide water service to the site via a proposed water main extension that will connect to the existing main in Harmony Road north of the site. Recommending Preliminary Sewer and Water Approval per our office's June 19, 2026, letter to Mr. Terrence Roman, Executive Director.

The Applicant, **Khal Hampshire Hills LLC,** is proposing to construct a two (2) story house of worship along Picadilly drive totaling 19,676 square-feet gross floor area. The Applicant is applying for Final Sewer and an extension to Final Water Approval at this time. This project was granted Preliminary and Tentative Water Approval at the Authority's May 23, 2024, meeting via Resolution 2024-086, Final Water Approval at the Authority's September 26, 2024, meeting via Resolution 2024-136, WQMP Amendment Approval at the Authority's April 24, 2025, meeting via Resolution 2025-064, and Preliminary and Tentative Sewer Approval at the Authority's December 18, 2025, meeting via Resolution 2025-202. The Applicant is proposing to

provide sewer to the site by connecting a proposed on-site sewer lateral and off-site sewer main extension to an existing manhole in Piccadilly Drive. The Applicant proposes to provide water service to the site by connecting a four (4) inch domestic and six (6) inch fire water service to the existing 12" main in Piccadilly Drive. Recommending Final Sewer Approval and a two (2) year extension to the current Final Water Approval per our office's June 19, 2026, letter to Mr. Terrence Roman, Executive Director.

The Applicant, **141 N County Line LLC** , is proposing to construct an addition to an existing warehouse building that will consist of a 2,141 square-foot ground floor extension as well as 16,158 square-feet of office space encompassing two stories above the warehouse. The Applicant is applying for Final Sewer and Water Approval at this time. This project received Preliminary and Tentative Approval at the Authority's December 18, 2025, meeting via Resolution #2025-203. The Applicant is proposing to abandon the existing septic system on-site and connect to the existing sewer main in North County Line Road via a proposed gravity lateral. The Applicant is proposing to connect a new two (2) inch domestic and six (6) inch fire service to the existing main in North County Line Road. Recommending Final Sewer and Water Approval per our office's June 19, 2026, letter to Mr. Terrence Roman, Executive Director.

The Applicant, **1980 Swarthmore LLC**, is proposing to construct a three-story office building totaling 14,979 square-feet in total gross floor area along South Hope Chapel Road, near its intersection with Garden Street. The Applicant is applying for Preliminary and Tentative Sewer and Water Approval at this time. The Applicant is proposing to provide sewer service via a four (4) inch PVC lateral connected to an eight (8) inch PVC sewer main extension. The sewer main extension will cross over South Hope Chapel Road before connecting to an existing manhole on the commercial property across the street. The Applicant also proposes to replace the existing three (3) inch force main with a new four (4) inch C900 PVC force main that will connect to the existing pump station on Delta Avenue, travel down Delta Avenue and onto South Hope Chapel Road, and continue down South Hope Chapel (crossing East Veterans Highway) until connecting to an existing four (4) inch force main near 10 North Hope Chapel Road. The Applicant is proposing to provide water service by connecting an eight (8) inch water main to the existing twelve (12) inch main in South Hope Chapel Road. Recommending Preliminary and Tentative Sewer and Water Approval per our office's June 19, 2026, letter to Mr. Terrence Roman, Executive Director.

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

1. Cash Management Report for Month Ending May 2026

The Cash Management Report, for month ended May 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 June 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 June 2026.

3. Closeout of the 2025 Water Meter Change Out Program

The Authority is requesting to authorize the Closeout of the 2025 Water Meter Change Out Program of contract CT-25211 with Lenegan Heating & Plumbing LLC, awarded in an amount of $263,343.50, with a final contract amount of $249,909.00, resulting in a decreased amount of $13,434.50. Lenegan Heating & Plumbing LLC has indicated that all contract work has been completed and has submitted the required closeout documents. This month's resolution will be to authorize the closeout of the contract, release of the performance bond and accept the two-year maintenance bond in the amount of $124,954.50.

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

4. Water/Sewer Emergency Repairs and Service Work

The Authority authorized award of a one (1) year extension (11/1/2025 to 10/31/2026) for its water/sewer emergency repairs and services to Kiely Civil, LLC via Resolution No. 2025-147 on September 25, 2025, in an amount not to exceed $489,639.71. It has been determined that unforeseen additional water/sewer repairs and services were necessary during 2026 causing the existing contract to end on 06/30/2026 and new contract to be awarded July 1, 2026, that was advertised to bid on 05/07/2026 and opened on 05/28/2026 and 1 bid was received by Kiely Civil, LLC in an amount not to exceed $695,967.00 and awarded for 18 months (07/01/2026 to 12/31/2027), Contract No. CT-26092.

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

5. Well 15/Hyson WTP Generator Repairs

Ratifying the following awards for generator repairs:
CT-26223 – Well 15 Generator Repair in the amount of $8,806.95 for repairing coolant leaks, add isolation valves and replace the block heater.
CT-26224 – Hyson Water Treatment Plant Generator Repair in the amount of $7,765.65 for replacing the block heater, thermostat and leaking hoses with minor fluids and filter changes.

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

EXECUTIVE ASSISTANT/HUMAN RESOURCES MANAGER – PERSONNEL REPORT

There were no action items to report for Personnel this evening.

CONSENT RESOLUTIONS:

2026 - 092 Resolution of the Jackson Township Municipal Utilities Authority Granting an **Irrevocable Letter of Credit Releases for Sewer to County Line Road Sewer Extension**, Block 2101, Lots 13 and 14 (F/K/A Block 145.01, Lot 44), on the Tax Map of the Township of Jackson.

2026 - 093 Resolution of the Jackson Township Municipal Utilities Authority Granting Preliminary Sewer and Water Approval to **Bennetts Mills Road Commercial-Residential**, Block 12301, Lots 12, 13 and 14, on the Tax Map of the Township of Jackson.

2026 - 094 Resolution of the Jackson Township Municipal Utilities Authority Consenting to the Proposed **Ocean County Water Quality Management Plan Amendments** for a Portion of Block 1101, Lots 29, 30, 32, 33, 34, 36; Block 1102, Lot 24.02; Block 1201, Lot 18; and Block 1202, Lot 10, on the Tax Map of the Township of Jackson.

2026 - 095 Resolution of the Jackson Township Municipal Utilities Authority Granting Preliminary Sewer and Water Approval to **454 & 464 Harmony Road School**, Block 4801, Lots 14 and 15, on the Tax Map of the Township of Jackson.

2026 - 096 Resolution of the Jackson Township Municipal Utilities Authority Granting Final Sewer Approval and a Two (2) Year Extension for Final Water Approval to **Khal Hampshire Hills Synagogue**, Block 5202, Lot 1, on the Tax Map of the Township of Jackson.

2026 - 097 Resolution of the Jackson Township Municipal Utilities Authority Granting Final Sewer and Water Approval to **141 North County Line Road Office/Warehouse**, Block 8401, Lot 5, on the Tax Map of the Township of Jackson..

2026 - 098 Resolution of the Jackson Township Municipal Utilities Authority Granting Preliminary and Tentative Sewer and Water Approval to **30 South Hope Chapel Road Office,** Block 20901, Lots 15, on the Tax Map of the Township of Jackson.

2026 - 099 Resolution of the Jackson Township Municipal Utilities Authority **Accepting the Cash Management Report for Month Ending May 2026**.

Moved: Commissioner Egan
Second: Commissioner Bressi
Vote: Unanimous
Abstain: Commissioner Vann – Recused from Resolutions 2026-096 & 2026-097 due to professional interest.

RESOLUTIONS OFFERED:

2026 - 100 Resolution of the Jackson Township Municipal Utilities Authority Authorizing the Execution of a Sewer Service Agreement for **922 Hyson Road House of Worship**, Block 1204, Lot 34, on the Tax Map of the Township of Jackson.

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

2026 - 101 Resolution of the Jackson Township Municipal Utilities Authority Authorizing Award of the **2026 Water System Master Plan and Facility Condition Assessments**, Contract No. CT-26207, Through a Fair and Open Process, to Colliers Engineering & Design, in an Amount Not to Exceed $214,300.00.

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

2026 - 102 Resolution of the Jackson Township Municipal Utilities Authority Authorizing the **Payment of Vouchers, Deposit Refunds and Payroll for June 2026**.

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

2026 - 103 Resolution of the Jackson Township Municipal Utilities Authority Authorizing the Award of **Water/Sewer Emergency Repairs and Service Work, Contract No. CT-26092 to Kiely Civil, LLC**, in an Amount Not to Exceed $695,967.00 for a Term of Eighteen (18) Months.

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

2026 - 104 Resolution of the Jackson Township Municipal Utilities Authority Ratifying Award of **Well 15 Generator Repair, Contract No. CT-26223, and Award of Hyson Water Treatment Plant Generator Repair, Contract No. CT-26224 Pursuant to Educational Services Commission of New Jersey, Contract No. ESCNJ 65MCESCCPO 22/23-46 to Foley, Incorporated,** in an Amount Not to Exceed $16,572.60.

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

2026 - 105 Resolution of the Jackson Township Municipal Utilities Authority Authorizing the **Release of the Performance Bond and the Closeout of the 2025 Water Meter Change Out Program, Contract No. CT-25211**, With Lenegan Heating & Plumbing, LLC.

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

2026 - 106 Resolution of the Jackson Township Municipal Utilities Authority Authorizing **the Execution of Amendment No. 1 to the Sewer Service Agreement with Mordechai Eichorn**.

Moved: Commissioner Egan
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:

Mr. James Diaz thanked Earl Quijano for his years of service with the Authority and spoke about working alongside him for the last 21 years.

NEXT MEETING DATES:

Public Meeting – July 23, 2026, at 5:30pm.

ADJOURNMENT:

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