

**JACKSON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
OPEN MINUTES
March 28, 2019
5:30 PM**

The Public Meeting of March 28, 2019 was called to order by William Allmann, Chairman

PLEDGE OF ALLEGIANCE – Chairman Allmann led the Commissioners in the Pledge of Allegiance

The Open Public Meetings Act notice was read into the record by Joan Haltigan, Executive Assistant.

ROLL CALL OF THE BOARD OF COMMISSIONERS:

William Allmann, Chairman	Present
Carol Blake, Secretary	Present
Geneva Clayton, Asst. Secretary/Treasurer	Present
Clara Glory, Treasurer	Present
Vicki Rickabaugh, Vice-Chairwoman	Present
Todd Porter, Alternate	Present

PROFESSIONALS:

Attorney – Michael McKenna, Esq.	Present
Consulting Engineer – Alan Dittenhofer, PE	Present

AUTHORITY STAFF:

David Harpell, Executive Director	Present
James Diaz, Asst. Executive Director/Director of Finance	Present
Earl Quijano, Principal Engineer	Present
Joan Haltigan, Executive Assistant	Present

QUESTIONS/COMMENTS FROM THE PUBLIC: At this time, Chairman Allmann closed the public portion of the meeting, noting he would reopen if needed.

Approval of the Minutes of the Open Session Public Meeting of February 28, 2019

Moved:	Commissioner Blake
Second:	Commissioner Glory
Vote:	Unanimous
Abstain:	Commissioner Clayton

REPORTS:

EXECUTIVE DIRECTOR’S REPORT:

Mr. Harpell reviewed the following items from the Executive Director’s report:

RESOLUTION AUTHORIZING A NEW COLLECTIVE BARGAINING AGREEMENT WITH THE TRANSPORT WORKERS UNION OF AMERICA, LOCAL 220, FOR THE PERIOD OF JANUARY 1, 2018 THROUGH DECEMBER 31, 2021 -
The Authority and the Transport Workers Union (TWU) have agreed in principal to the

Memorandum of Agreement (MOA) dated February 27, 2019. It was noted that nothing has changed since last month with the exception of the State of Emergency language with a travel ban. The Authority is requesting approval this evening to authorize the agreement with TWU. The Finance and Personnel Committees have reviewed and are recommending approval this evening.

PINELANDS INFRASTRUCTURE TRUST FUND – The Authority received a letter from the Pinelands Commission whereby they are offering low interest loan and grant money with 10% in matching funds for infrastructure projects in the Pinelands Regional Grown Areas. The Authority was approached by a Developer who would like us to partner with them on one of their projects. Chairman Allmann noted that partnering with this Developer would allow the Authority to extend a gravity sewer in Manchester Township and interconnect the public water systems. It was also noted that the Authority only constructs water/sewer infrastructure and does not provide for residential or mixed use developments and all debt service would be paid by the Developer. Chairman Allmann stated this is for discussion only and will continue future discussions in more detail. No action will be taken this evening.

RESOLUTION CONSENTING TO THE ASSIGNMENT OF WATER AND SEWER CONNECTION FEE WAIVERS FROM JACKSON DEVELOPMENT COMPANY, LLC, TO THE GARDENS AT JACKSON TWENTY-ONE – Jackson Development Company, LLC has the right to assign connection fee waivers to a third-party who obtains an interest in the project and they have elected to assign 26 water and sewer connection fee waivers to The Gardens at Jackson Twenty-One, LLC. The resolution on the agenda this evening is requesting authorization to acknowledge and accept the agreement between the parties. The Engineering Committee has reviewed and is recommending approval this evening.

ENGINEERING COMMITTEE REPORT:

Mr. Quijano reviewed the following item from the Engineering report. There are no action items to report.

WESTERN WATER MAIN EXTENSION, CONTRACT CT-16095 – The contractor is ready to begin the final trench restoration next week. The County of Ocean (County) would like to enter into an Interlocal Service Agreement (Agreement) whereas the Authority would repair certain specific locations on West Commodore Blvd and the County would reimburse the Authority for anything over and above our contract. If there is no objection, the Authority would like to proceed once we get the confirmation from the County that they will reimburse us for the additional work. Chairman Allmann advised the Board that the entire road would not be paved, just approximately seven (7) feet above our trench. The County is planning to pave West Commodore Boulevard, from Cedar Swamp to 571, in the fall and the additional paving would improve the road until this larger project is completed. It was noted that the County Engineer will come out with staff and measure up certain locations and will bill them accordingly. If there is no objection from the Board this evening, the additional paving could begin and the Authority would memorialize the Agreement in April. It was noted the Township of Jackson has a similar request for further discussion.

Mr. Quijano gave an update on the Six Flags Great Adventure Water Treatment Plant (WTP) noting the Authority hit a milestone today. Three filter vessels have been set as well as the generator in the building. In the next few weeks, will begin building the roof on the WTP. The contractor is ahead of schedule and looking at completion by October 2019. It was noted, overall this has been a very cooperative project with Six Flags Great Adventure.

CONSULTING ENGINEER'S REPORT:

On behalf of Remington & Vernick Engineers, Mr. Alan Dittenhofer reported on the following developer projects this evening:

RESOLUTION GRANTING FINAL SEWER AND WATER APPROVAL TO VALLEY RIDGE ESTATES, BLOCK 7001, LOTS 18 AND 33, ON THE TAX MAP OF THE TOWNSHIP OF JACKSON - The applicant, Valley Ridge Estates, LLC, is proposing to construct a ten (10) residential lot major subdivision at the west side of Valley Road and the south side of Bethel Church Road. The applicant proposes to connect to the existing water main located in Valley Road and extend a water main in the proposed road to service the units. The applicant also proposes to connect to the existing sewer main located on Valley Road and extend a sewer main in the proposed road to service the units. We recommended this approval in our March 18, 2019 letter to the Board.

RESOLUTION GRANTING TENTATIVE SEWER AND WATER APPROVAL TO CONGREGATION RACHMISTRIVKA SCHOOL, BLOCK 2.04, LOTS 2.05, 2.06, 22 AND 34, IN THE TOWNSHIP OF LAKEWOOD - The applicant, Congregation Rachmistrivka, Inc., is proposing to construct a school on the Southeast corner of Delaware Trail and West County Line Road. The project location has been served as a residential sewer and water account by the Authority since 1997 as per an agreement executed on October 20, 1988 between the Authority and Lakewood that allows the Authority to service the project area. The applicant proposes to connect to the sanitary sewer and connect to a 2" copper service to the existing main in Delaware Trail. We recommended this approval in our March 18, 2019 letter to the Board.

RESOLUTION GRANTING PRELIMINARY SEWER AND WATER APPROVAL TO DENTON HOLDINGS MAJOR SUBDIVISION, BLOCK 20701, LOT 36, ON THE TAX MAP OF THE TOWNSHIP OF JACKSON - The applicant, Denton Holdings, LLC, is proposing to construct a seventy-two (72) lot major subdivision on Grawtown Road, west of Whitesville Road. The applicant proposes to install a gravity sewer system to the proposed Pinerock Walk Regional Pump station to be built by others on Whitesville Road. The applicant proposes to provide water service to the subdivision by extending the existing water main in Grawtown Road to the project site and looping the water main through the site to the water main proposed by others in the Pinerock Walk Major Subdivision. This application depends on construction by other developers in the area. We recommended this approval in our March 18, 2019 letter to the Board. Chairman Allmann stated that this pump station will become regional when other developers come on board.

RESOLUTION GRANTING PRELIMINARY SEWER AND WATER APPROVAL TO VATH STREET MAJOR SUBDIVISION, BLOCK 23103, LOT 17, ON THE TAX MAP OF THE TOWNSHIP OF JACKSON - The applicant, MP Realty Partners, LLC, is proposing to construct a three (3) lot residential subdivision on Vath Street, north of Ridge Avenue. The project is very distant from any Authority facilities and individual septic and wells will be acceptable. We recommended this approval in our March 18, 2019 letter to the Board.

RESOLUTION GRANTING PRELIMINARY, TENTATIVE AND FINAL SEWER AND WATER APPROVAL TO SIX FLAGS GREAT ADVENTURE FOR THE HURRICANE HARBOR NEW POOL AREA, BLOCK 3101, LOT 11, ON THE TAX MAP OF THE TOWNSHIP OF JACKSON - The applicant, Six Flags Great Adventure, is proposing to construct a new pool area within their existing Hurricane Harbor Site. The applicant is

applying for water and sewer service at this time. The applicant proposes to relocate a 1-1/2" copper water service and install 112 LF of 4" PVC gravity sewer lateral. We recommended this approval in our March 18, 2019 letter to the Board.

RESOLUTION GRANTING PRELIMINARY SEWER AND WATER APPROVAL TO SUNNYBROOK ESTATES, BLOCK 11501, LOT 7.01, ON THE TAX MAP OF THE TOWNSHIP OF JACKSON

– This is an old approval, but the developer decided to resurrect the project. The applicant, Pushkin Estates, LLC, is proposing to construct a sixteen (16) lot subdivision on the east side of Freehold Road on Pushkin Lane. The applicant is applying for preliminary utility services at this time. The applicant proposes to service the proposed lots with individual septic systems and potable water wells. In the original approval, the Authority had requested they install dry water mains across the frontage of their property which they did not proceed with and they asked that the dry water main requirement be waived for the current application. The applicant was informed that the Authority will still require dry water mains as water is proposed within 5 years. Alternatively, a developers agreement could be executed indicating that they would have to reimburse the Authority when the water main is completed in front of their property. We recommended this approval in our March 18, 2019 letter to the Board.

PUBLIC RELATIONS COMMITTEE REPORT:

None

ADMINISTRATIVE COMMITTEE REPORT:

None

ASSISTANT EXECUTIVE DIRECTOR/DIRECTOR OF FINANCE REPORT:

Mr. Diaz reviewed the following from the Assistant Executive Director/Director of Finance report.

FINANCE COMMITTEE REPORT:

RESOLUTION ACCEPTING CASH MANAGEMENT REPORT FOR MONTH ENDING FEBRUARY 28, 2019 - The February Cash Management Report has been reviewed by the Finance Committee and is being recommended for approval this month.

RESOLUTION AUTHORIZING PAYMENT OF VOUCHERS, DEPOSIT REFUNDS AND PAYROLL FOR MARCH 2019 - The March Bill List was presented this month for approval totaling \$1,271,742.63. The Finance Committee has reviewed and is recommending approval this evening.

RESOLUTION AUTHORIZING AWARD OF THE 2019 FORD F-350 PICKUP TRUCK ACQUISITION, CONTRACT NO. CT-19051, PURSUANT TO STATE CONTRACT T-2101, TO CHAS. S. WINNER, INC., IN AN AMOUNT NOT TO EXCEED \$29,169.00 – The resolution being presented for approval this evening is to purchase a 2019 Ford F-350 Super Cab 8' Pickup Body, 4WD, under JTMUA Contract No. CT-19051, pursuant to State Contract No. T-2101, from Chas. S. Winner, Inc., in an amount not to exceed \$29,169.00 to be

used in the Maintenance Department. The Finance Committee has reviewed and is recommending approval this evening.

RESOLUTION AUTHORIZING AWARD OF THE 2019 FORD F-150 PICKUP TRUCK ACQUISITION, CONTRACT NO. CT-19052, PURSUANT TO STATE CONTRACT 17-FLEET-00212, TO CHAS. S. WINNER, INC., IN AN AMOUNT NOT TO EXCEED \$25,345.00 - The resolution being presented for approval this evening is to purchase a 2019 Ford F-150 Extended Cab Pickup Truck, 4WD, under JTMUA Contract No. CT-19052, pursuant to State Contract No. 17-FLEET-00212, from Chas. S. Winner, Inc., in an amount not to exceed \$25,345.00 to be used in the Operations Department. The Finance Committee has reviewed and is recommending approval this evening

RESOLUTION AUTHORIZING THE TRANSFER AND RESTRICTION OF AUTHORITY FUNDS – There is a resolution on the agenda this evening to transfer \$650,000.00 from the BNY Mellon General Fund account to the Parke Bank Capital Reserve account. The transfer is in accordance with the 1996 Bond Covenants and will be used to support the Authority’s capital initiatives including 2019. The Finance Committee has reviewed and is recommending approval this evening.

PERSONNEL COMMITTEE REPORT:

There were no further action items for Personnel.

CONSENT RESOLUTIONS:

- 2019-045 Resolution Accepting the Cash Management for Month Ending February 28, 2019
- 2019-046 Resolution Granting Preliminary, Tentative and Final Sewer and Water Approval to Six Flags Great Adventure for the Hurricane Harbor New Pool Area, Block 3101, Lot 11, on the Tax Map of the Township of Jackson
- 2019-047 Resolution Granting Preliminary Sewer and Water Approval to Vath Street Major Subdivision, Block 23103, Lot 17, on the Tax Map of Township of Jackson
- 2019-048 Resolution Granting Preliminary Sewer and Water Approval to Denton Holdings Major Subdivision, Block 20701, Lot 36, on the Tax Map of the Township of Jackson
- 2019-049 Resolution Granting Preliminary Sewer and Water Approval to Sunnybrook Estates, Block 11501, Lot 7.01, on the Tax Map of the Township of Jackson
- 2019-050 Resolution Granting Final Sewer and Water Approval to Valley Ridge Estates, Block 7001, Lots 18 and 33, on the Tax Map of the Township of Jackson
- 2019-051 Resolution Granting Tentative Sewer and Water Approval to Congregation Rachmistrivka School, Block 2.04, Lots 2.05, 2.06, 22 and 34, in the Township of Lakewood

Moved: Commissioner Rickabaugh
Second: Commissioner Blake

Vote: Unanimous
Abstain: Chairman Allmann abstained on Resolution 2019-050 and Commissioner Glory abstained on Resolution 2019-049

RESOLUTIONS OFFERED:

2019-052 Resolution Authorizing Payment of Vouchers, Deposit Refunds and Payroll for March 2019

Moved: Commissioner Clayton
Second: Commissioner Rickabaugh
Vote: Unanimous
Abstain: Commissioner Rickabaugh abstained on check #25490

2019-053 Resolution Consenting to the Assignment of Water and Sewer Connection Fee Waivers from Jackson Development Company, LLC, to The Gardens at Jackson Twenty-One

Moved: Commissioner Blake
Second: Commissioner Clayton
Vote: Unanimous
Abstain: Commissioner Glory

2019-054 Resolution Authorizing Award of the 2019 Ford F-350 Pickup Truck Acquisition, Contract No. CT-19051, Pursuant to State Contract T-2101, to Chas. S. Winner Inc., in an Amount Not to Exceed \$29,169.00

Moved: Commissioner Glory
Second: Commissioner Blake
Vote: Unanimous
Abstain: None

2019-055 Resolution Authorizing Award of the 2019 Ford F-150 Pickup Truck Acquisition, Contract No. CT-19052, Pursuant to State Contract 17-Fleet-00212, to Chas. S. Winner Inc., in an Amount Not to Exceed \$25,345.00

Moved: Commissioner Rickabaugh
Second: Commissioner Blake
Vote: Unanimous
Abstain: None

2019-056 Resolution Authorizing the Transfer and Restriction of Authority Funds

Moved: Commissioner Clayton
Second: Commissioner Blake
Vote: Unanimous
Abstain: None

2019-057 Resolution Authorizing a New Collective Bargaining Agreement with the Transport Workers Union of America, Local 220, for the Period of January 1, 2018 through December 31, 2021

Moved: Commissioner Clayton
Second: Commissioner Blake
Vote: Unanimous
Abstain: None

There was no closed session.

Chairman Allmann noted that the next Public Meeting will take place April 25, 2019 at 5:30 PM.

OTHER MATTERS:

With no further matters to discuss, Commissioner Rickabaugh made a motion to adjourn. Commissioner Blake seconded the motion and it was passed unanimously. Chairman Allmann declared the March 28, 2019 Public Meeting adjourned.

End of Minutes