

JACKSON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
OPEN MINUTES
January 28, 2021
5:30 PM

The Public Meeting of January 28, 2021 was called to order by William Allmann, Chairman. For the record, this meeting is also being conducted by telephonic conference due to the COVID-19 issue.

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. It was noted that for the record that this Public Meeting was advertised as being held via teleconference on the Authority’s website. The meeting is being recorded. If any participant is disconnected, please dial back in. For any public participation, you will be muted until the Chairman opens this meeting for any public comment. All participants will be asked to identify themselves. Any public comments submitted through electronic mail or written letter format forty-eight (48) hours prior to the start of this remote public meeting, shall be read aloud from the beginning of the remote public portion of the meeting.

ROLL CALL OF THE BOARD OF COMMISSIONERS:

William Allmann, Chairman	Present
Carol Blake, Vice-Chairwoman	Present (via telephonic conference)
Clara Glory, Treasurer	Present (via telephonic conference)
Todd Porter, Assistant Secretary/Treasurer	Present (via telephonic conference)
Vicki Rickabaugh, Secretary	Present (via telephonic conference)
Lewis Wildman, Alternate	Present (via telephonic conference)

PROFESSIONALS:

Attorney – William T. Hierung, Esq.	Present (via telephonic conference)
Consulting Engineer – Alan Dittenhofer, PE	Present (via telephonic conference)

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

This evening is Commissioner Rickabaugh’s last official meeting of the Jackson MUA and Mrs. Rickabaugh wanted to thank Mr. David Harpell, Executive Director, and Mr. James Diaz, Assistant Executive Director/Director of Finance for their leadership and great achievements within this Authority. I have been on this Board for the past fifteen years and within this time the Authority has received the reputation of being one of the best in this State. It has been an honor to have been part of this team. In fact, it’s been a privilege to be able to serve the Jackson Township residents in many different capacities both volunteer and elective for almost fifty (50) years. Congratulations to Mrs. Longo on your new position with the Authority and I wish you all the best. I wish you all a happy and healthy new year with warm regards, Vicki

Rickabaugh. Chairman thanked Commissioner Rickabaugh for her years of service with the Authority. The staff thanked Commissioner Rickabaugh as well and wished her well.

Approval of the Transcript of the 2021 Rate Hearing of November 19, 2020

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

Approval of the Minutes of the Open Session Public Meeting of December 17, 2020

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

QUESTIONS/COMMENTS/WRITTEN CORRESPONDENCE FROM THE PUBLIC:

Present via teleconference from the Public were Mrs. MaryAnn Vinciguerra and Mr. Tony Vinciguerra. In addition, there was one written correspondence from Jackson Resident, Patrick Cathrall, who was not present via teleconference, which was read aloud for the record by Joan Haltigan as follows:

“I am a resident from Pine Street, off of Perrineville Road. I have been researching the new Jackson Parke development as it is set to be built basically across the street from me. Forgive me in advance as I don’t know much about public planning and the MUA’s plans/operations but I plan to set in on the 1/28th meeting (Jackson Parke Tentative Approvals) According to the MUA preliminary approval, I noticed that there is to be a pump station at the south location pumped directly to the north location and then directed to the pump station at Six Flags for sewer. There is also water service to be extended from the water main at West Veterans Highway via Thompsons Bridge Road. This section of Perrineville Road to my understanding is within the Ocean County Sewer Service Area but is not served by public water (According to arecgis.com > Ocean County Wastewater Management Plan). My 2-part question is this: Will this new water line be able to be accessed by current residents, in existing dwellings (Transitioning from well to public water). Will this new sewer line be able to be accessed by current residents in existing dwellings (Transitioning from septic to sewer).”

Mr. Harpell responded to Mr. Cathrall’s email prior to this evening’s meeting stating that the preliminary plan is for a water main to go past Pine Street on Perrineville Road but not to extend up Pine Street. Mr. Harpell explained to Mr. Cathrall that he may be able to connect to water if he wishes since he is on the corner. It was further explained that residential connections are not mandatory unless the potable well fails. In addition, Mr. Harpell wrote that at this point, there are no plans to run gravity sewers on Perrineville Road so I would plan on septic for the foreseeable future.

At this time there were no other comments from the public and Chairman Allmann will leave the meeting open for the balance of the meeting.

REPORTS:

EXECUTIVE DIRECTOR’S REPORT:

Mr. Harpell discussed the following from the Executive Director's report:

SUPPLEMENTAL BOND RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$6,400,000 WATER AND SEWER REVENUE BONDS, SERIES 2021A OF THE JACKSON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY THROUGH THE NEW JERSEY INFRASTRUCTURE BANK FINANCING PROGRAM

SUPPLEMENTAL BOND RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$15,750,000 WATER AND SEWER REVENUE BONDS, SERIES 2021B OF THE JACKSON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY THROUGH THE NEW JERSEY INFRASTRUCTURE BANK FINANCING PROGRAM

The Authority is close to closing on New Jersey Infrastructure Bank loans. As previously discussed, the loans are 75% interest free and Six Flags Great Adventure is paying 52% of the debt service for the water treatment plant replacement project. The closing should occur in May 2021 and the process is to start this month. The resolutions on the agenda this evening are to authorize the loans and the exhibits will have to be adopted in February. It was noted, that these are not-to-exceed figures for the loans and we expect the principal amounts on the loans to be lower than we are approving this evening. When the loans do close, the Authority will provide the final loan amounts and interest rates. This has been reviewed with the Finance Committee and is recommending approval this evening.

2021-2022 PUBLIC MEETING SCHEDULE – The Board was provided with a draft 2021-2022 Public Meeting Schedule for review. If there are no recommended changes from the Board, the Authority will present for approval at the February 4, 2021 Reorganization Meeting.

2021 PROFESSIONAL SUMMARY – The Board was provided with a draft 2021 Professional Summary for consideration at the February 4, 2021 Reorganization Meeting. It was noted that the current professionals have been very responsive and appear to be cost-effective options for 2021.

ENGINEERING COMMITTEE REPORT:

Mr. Quijano reported the following from the Engineering report:

RESOLUTION AUTHORIZING AWARD OF THE WELL NO. 13 REHABILITATION, CONTRACT NO. CT-20219, TO A.C. SCHULTES, INC., IN AN AMOUNT NOT TO EXCEED \$138,300.00 – In November 2020, it was reported that Well No. 13 broke down. The well was inspected by A.C. Schultes and the initial findings were that the shaft or column piping may have broken. The Authority advertised and solicited bids for the Well No. 13 Rehabilitation, Contract No. CT-20219 on December 21, 2020. One (1) bid was received and publicly opened on January 13, 2021. The Authority's Legal Counsel and the Authority's staff have reviewed the bid and are recommending award of the contract to A.C. Schultes, Inc., as the lowest responsive and responsible bidder, in an amount not to exceed \$138,300.00. This has been reviewed with the Engineering Committee and is recommending approval this evening.

RESOLUTION AUTHORIZING AWARD OF THE CRYSTAL BROOK PUMP STATION REPLACEMENT, CONTRACT NO. CT-20217, TO B & H CONTRACTING, INC., IN AN AMOUNT NOT TO EXCEED \$867,600.00 - The Crystal Brook Pump Station is in need of replacement. The Authority advertised and solicited bids on October 29, 2020. Six (6) bids were received and publically opened on January 7, 2021, in an amount ranging

from \$867,600.00 to \$1,793,500.00. The Authority's Legal Counsel, Special Projects Engineer T&M Associates and the Authority's staff reviewed the bids and are recommending award of the contract to B & H Contracting, Inc., as the lowest responsive and responsible bidder, in an amount not to exceed \$867,600.00. The Engineering Committee has reviewed and is recommending approval this evening.

CONSULTING ENGINEER'S REPORT:

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

RESOLUTION GRANTING AMENDED TENTATIVE SEWER APPROVAL TO ADVENTURE CROSSING, BLOCK 3001, LOTS 1, 2, 3 AND 4, ON THE TAX MAP OF THE TOWNSHIP OF JACKSON – The applicant, Cardinale & Jackson Crossing 2, is proposing to construct a commercial, recreational, and hotel facility consisting of fifteen (15) separate structures comprising a total of 329,875 S.F. on the south side of Ocean County Route 537. The applicant is proposing to amend the tentative approval originally granted February 6, 2020, via Resolution 2020-035 by relocating the on-site pump station to Lot 1. The applicant is applying for amended tentative sewer approval at this time. Sewer service will be provided by the construction of a gravity sewer system flowing to a proposed pump station and force main. The proposed force main shall then connect to the existing 16-inch force main servicing the Six Flags Great Adventure Site. This approval was recommended in our January 22, 2021 letter to the Board.

RESOLUTION GRANTING TENTATIVE SEWER AND WATER APPROVAL TO JACKSON PARKE NORTH MAJOR SUBDIVISION ON-SITE, BLOCK 10401, LOTS 5.01 AND 5.04, BLOCK 17802, LOT 57.01, LOT 11404, LOTS 52 AND 69, ON THE TAX MAP OF THE TOWNSHIP OF JACKSON – The applicant, EL at Jackson, LLC, is proposing to construct a 540 unit subdivision along Perrineville Road comprised of 204 single family dwellings, 36 three-bedroom townhouses, 42 two-bedroom stacked townhouses, 42 three-bedroom stacked townhouses, and 216 apartment units. The applicant is applying for Tentative On-Site Sewer and Water Approval at this time. The applicant is proposing to provide sewer service to the site by installing approximately 15,600 LF of force main and an on-site pump station as well as replacing the existing pump station at the Six Flags Great Adventure. The applicant is also proposing the installation of approximately 33,500 LF of water main, which will be looped to connect to an existing water main at West Veterans Highway and Thompson Bridge Road, and will connect to the recently constructed Perrineville Road Water Treatment Plant via Perrineville Road. This approval for the on-site water and sewer systems was recommended in our January 22, 2021 letter to the Board.

RESOLUTION GRANTING TENTATIVE SEWER AND WATER APPROVAL TO JACKSON PARKE NORTH MAJOR SUBDIVISION OFF-SITE, BLOCK 10401, LOTS 5.01 AND 5.04, BLOCK 17802, LOT 57.01, LOT 11404, LOTS 52 AND 69, ON THE TAX MAP OF THE TOWNSHIP OF JACKSON – The applicant, EL at Jackson, LLC, is proposing to construct a 540 unit subdivision along Perrineville Road comprised of 204 single family dwellings, 36 three-bedroom townhouses, 42 two-bedroom stacked townhouses, 42 three-bedroom stacked townhouses, and 216 apartment units. The applicant is proposing to provide sewer service to the site by installing approximately 15,600 LF of force main and an on-site pump station as well as replacing the existing pump station at the Six Flags Great Adventure. The applicant received preliminary approval for this project on September 26, 2019, via Resolution 20169-126. The applicant is applying for Tentative Sewer and Water Approval at this time. The applicant is also proposing the installation of approximately 33,500 LF of water main, which will

be looped to connect to an existing water main at West Veterans Highway and Thompson Bridge Road, and will connect to the recently constructed Perrineville Road Water Treatment Plant via Perrineville Road. This approval for the off-site water and sewer systems was recommended in our January 22, 2021 letter to the Board.

RESOLUTION GRANTING TENTATIVE SEWER AND WATER APPROVAL TO JACKSON PARKE NORTH MAJOR SUBDIVISION PUMP STATION, BLOCK 10401, LOTS 5.01 AND 5.04, BLOCK 17802, LOT 57.01, LOT 11404, LOTS 52 AND 69, ON THE TAX MAP OF THE TOWNSHIP OF JACKSON – The applicant, EL of Jackson, LLC, is proposing to construct a 540 unit subdivision along Perrineville Road comprised of 204 single family dwellings, 36 three-bedroom townhouses, 42 two-bedroom stacked townhouses, 42 three-bedroom stacked townhouses, and 216 apartment units.. The applicant is proposing to provide sewer service to the site by installing approximately 15,600 LF of force main and an on-site pump station as well as replacing the existing pump station at the Six Flags Great Adventure. The applicant received preliminary approval for this project on September 26, 2019 via Resolution 2019-126. The applicant is applying for Tentative Pump Station Sewer and Water Approval at this time The applicant is also proposing the installation of approximately 33,500 LF of water main, which will be looped to connect to an existing water main at West Veterans Highway and Thompson Bridge Road, and will connect to the recently constructed Perrineville Road Water Treatment Plant via Perrineville Road. This approval for the Jackson Parke North Pump Station was recommended in our January 22, 2021 letter to the Board.

RESOLUTION GRANTING TENTATIVE SEWER AND WATER APPROVAL TO ADVENTURE CROSSING PHASE 2, BLOCK 3001, LOTS 5, 6, 19 AND 20, ON THE TAX MAP OF THE TOWNSHIP OF JACKSON – The applicant, Cardinale & Jackson Crossing 2, is proposing to construct two (2) warehouses and one recreation building adjacent to Interstate Highway Route 195 and Anderson Road. The applicant proposes to install an 8-inch polyvinyl chloride (PVC) sanitary sewer main and to utilize the existing sanitary sewer mains to service the on-site. The applicant also proposes to install an 8-inch polyvinyl chloride (PVC) water main and utilize the existing water mains to service the on-site. The applicant received preliminary approval for this project on July 23, 2020 via Resolution 2020-087. The applicant is applying for tentative sewer and water approval at this time. This approval was recommended in our January 22, 2021 letter to the Board.

RESOLUTION GRANTING PRELIMINARY SEWER AND WATER APPROVAL TO ROYALE PROPERTY MANAGEMENT SUBDIVISION, BLOCK 14101, LOT 18, ON THE TAX MAP OF THE TOWNSHIP OF JACKSON – The applicant, Royale Property Management, is proposing to construct a seven (7) lot residential subdivision on the East side of Brewers Bridge Road and north of New Central Avenue. The applicant is applying for preliminary sewer and water approval at this time. The applicant is proposing to install a sanitary sewer and a water main extension down the entire length of the proposed road. The sanitary sewer and water main extensions will connect to existing sanitary sewer and water mains on Brewers Bridge Road. This approval was recommended in our January 22, 2021 letter to the Board.

RESOLUTION GRANTING TENTATIVE SEWER AND WATER APPROVAL TO RG2 ASSOCIATES MAJOR SUBDIVISION ON-SITE, BLOCK 19403, LOTS 2, 6, 7, 10, 12, 19, 20 AND 30, ON THE TAX MAP OF THE TOWNSHIP OF JACKSON – The applicant, RG2 Associates, LLC, is proposing to construct 217 single family and multi-family dwelling units adjacent to the intersection of East Veterans Highway (Ocean County Route 527 and 528) and Grawtown Road. The applicant received preliminary sewer and water approval via Resolution 2020-057 on April 23, 2020. The applicant is applying for tentative sewer and

water approval at this time. The applicant is proposing to install a 12” water main and a 4” force main off-site as well as an 8” water main, fire hydrants, and 8” sewer main on-site. The applicant proposes to service the site with the construction of two (2) pump stations, where one (1) will serve the Authority’s system as a regional pump station. This approval does not include any of the pump stations. This approval was recommended in our January 22, 2021 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 THE CASH MANAGEMENT REPORT FOR MONTH ENDING NOVEMBER 30, 2020 - The November Cash Management Report has been reviewed by the Finance Committee and is being recommended for approval this evening. The average rates remain stable at 1.67%.

RESOLUTION ACCEPTING THE CASH MANAGEMENT REPORT FOR MONTH ENDING DECEMBER 31, 2020 - The December Cash Management Report has been reviewed by the Finance Committee and is being recommended for approval this evening. The average rates remain stable at 1.67%.

RESOLUTION RATIFYING THE SUPPLEMENTAL PAYMENT OF VOUCHERS, DEPOSIT REFUNDS AND PAYROLL FOR DECEMBER 2020 – The December Supplemental Bill List was presented this month for approval totaling \$157,682.41. The Finance Committee has reviewed and is recommending approval this evening.

RESOLUTION AUTHORIZING PAYMENT OF VOUCHERS, DEPOSIT REFUNDS AND PAYROLL FOR JANUARY 2021 - The January Bill List was presented this month for approval totaling \$1,145,570.27. The Finance Committee has reviewed and is recommending approval this evening.

PERSONNEL COMMITTEE REPORT:

There is one (1) promotion the agenda this evening as follows:

RESOLUTION AUTHORIZING THE PROMOTION OF CHRISTOPHER GOTZ TO THE CIVIL SERVICE TITLE OF GEOGRAPHIC INFORMATION SYSTEMS SPECIALIST 2 - Mr. Christopher Gotz has held the Civil Service Commission title of Geographic Information Systems Specialist 3 since November 21, 2016. Mr. Gotz has acquired the requisite education and experience to qualify for a promotion to Geographic Information Systems Specialist 2, effective February 1, 2021, and has been recommended by

his Supervisor. This has been reviewed with the Personnel Committee and is recommending approval this evening.

At this time, Mr. Tony Vinciguerra, present from the public via teleconference, requested the set of plans pertaining to Resolution 2021-009 on the agenda this evening for the location of the proposed pump station on Lot 1. Mr. Vinciguerra will submit an OPRA Request for this information.

CONSENT RESOLUTIONS:

- 2020-001 Resolution Accepting the Cash Management Report for Month Ending November 30, 2020
- 2021-002 Resolution Accepting the Cash Management Report for Month Ending December 31, 2020
- 2021-003 Resolution Granting Preliminary Sewer and Water Approval to Royale Property Management Subdivision, Block 14101, Lot 18, on the Tax Map of the Township of Jackson
- 2021-004 Resolution Granting Tentative Sewer and Water Approval to RG2 Associates Major Subdivision On-Site, Block 19403, Lots 2, 6, 7, 10, 12, 19, 20 and 30, on the Tax Map of the Township of Jackson
- 2021-005 Resolution Granting Tentative Sewer and Water Approval to Jackson Parke North Major Subdivision On-Site, Block 10401, Lots 5.01 and 5.04, Block 17802, Lot 57.01, Lot 11404, Lots 52 and 69, on the Tax Map of the Township of Jackson
- 2021-006 Resolution Granting Tentative Sewer and Water Approval to Jackson Parke North Major Subdivision Off-Site, Block 10401, Lots 5.01 and 5.04, Block 17802, Lot 57.01, Lot 11404, Lots 52 and 69, on the Tax Map of the Township of Jackson
- 2021-007 Resolution Granting Tentative Sewer and Water Approval to Jackson Parke North Major Subdivision Pump Station, Block 10401, Lots 5.01 and 5.04, Block 17802, Lot 57.01, Lot 11404, Lots 52 and 69, on the Tax Map of the Township of Jackson
- 2021-008 Resolution Granting Tentative Sewer and Water Approval to Adventure Crossing Phase 2, Block 3001, Lots 5, 6, 19 and 20, on the Tax Map of the Township of Jackson
- 2021-009 Resolution Granting Amended Tentative Sewer Approval to Adventure Crossing, Block 3001, Lots 1, 2, 3 and 4, on the Tax Map of the Township of Jackson

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

RESOLUTIONS OFFERED:

2021-009 Resolution Ratifying the Supplemental Payment of Vouchers, Deposit Refunds and Payroll for December 2020

Moved: Commissioner Glory
Second: Commissioner Blake
Vote: Unanimous
Abstain: Commissioner Rickabaugh abstained on Check #27431

2021-011 Resolution Authorizing the Payment of Vouchers, Deposit Refunds and Payroll for January 2021

Moved: Commissioner Glory
Second: Commissioner Blake
Vote: Unanimous
Abstain: Commissioner Rickabaugh abstained on Checks #27503 and #27516 and Commissioner Glory abstained on Checks #27497, ~~#27512 and #-#21-00081 and #27512~~

2021-012 Supplemental Bond Resolution Authorizing the Issuance of Not to Exceed \$6,400,000 Water and Sewer Revenue Bonds, Series 2021A of the Jackson Township Municipal Utilities Authority through the New Jersey Infrastructure Bank Financing Program

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

2021-013 Supplemental Bond Resolution Authorizing the Issuance of Not to Exceed \$15,750,000 Water and Sewer Revenue Bonds, Series 2021B of the Jackson Township Municipal Utilities Authority through the New Jersey Infrastructure Bank Financing Program

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

2021-014 Resolution Authorizing Award of the Crystal Brook Pump Station Replacement, Contract No. CT-20217, to B & H Contracting, Inc., in an Amount Not to Exceed \$867,600.00

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

2021-015 Resolution Authorizing Award of the Well No. 13 Rehabilitation, Contract No. CT-20219, to A.C. Schultes, Inc., in an Amount Not to Exceed \$138,300.00

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

2021-016 Resolution Authorizing the Promotion of Christopher Gotz to the Civil Service Title of Geographic Information Systems Specialist 2

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

There was no closed session.

Chairman Allmann noted that the next Public Meeting, which is the annual reorganization meeting, will take place February 4, 2021 at 5:30 PM. The next regular scheduled Public Meeting will be held on February 25, 2021 at 5:30 PM.

OTHER MATTERS:

With no further matters to discuss, Commissioner Glory made a motion to adjourn. Commissioner Blake seconded the motion and it was passed unanimously. Chairman Allmann declared the January 28, 2021 Public Meeting adjourned.

End of Minutes