

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

Minutes of Regular Meeting

Thursday October 15, 2020 @ 5:00pm

The regular monthly meeting of the East Windsor Municipal Utilities Authority was held on Thursday October 15, 2020 at the Administration Building located on 7 Wiltshire Drive and called to order by Chairperson Moore at 5:00pm

The following Members were present via conference call:

Linda Moore
Steve Kurs
Len Millner
Marc Lippman
Bill Lawler
Mike Shifman

The Following member(s) were present at the Administration Building:

Marc Platizky

Also present: Ronald Ghrist, Finance Officer
Richard Brand, Executive Director
Jim Mackie, Assistant Operations Manager
Susan Pretz, Board Secretary

Also present via conference call:

Ryan Scerbo Esq., DeCotiis, Fitzpatrick, Cole & Giblin, LLP
David Klemm, Mott Mac Donald

Chairperson Moore requested that the Public Notice be read. The secretary read the statement stating that the agenda for this meeting was e-mailed to the Cranbury Press-Windsor Hights Herald and Trenton Times on Tuesday October 6, 2020. An agenda was posted on the official bulletin board of the Authority and delivered to the Township Clerk for posting on the bulletin board at the East Windsor Township Municipal Complex on Friday October 9, 2020. Chairperson Moore then asked for a roll call after which she asked if any member had any objection to holding this meeting as advertised. No one objected.

Chairperson Moore asked if there was anyone present that would like to speak on any issue not on today's agenda. Hearing no one Chairperson Moore closed the public portion of the meeting.

Chairperson Moore asked for approval of Resolution #2020-37, Update Rules and Regulations- Plans Details. Mr. Millner requested dates to be added to the resolution. Mr Brand made the nescessary date changes. Mr. Millner made the motion, seconded by Mr. Lippman and unanimously carried.

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

COUNTY OF MERCER

STATE OF NEW JERSEY

**RESOLUTION AUTHORIZING REVISING THE RULES AND REGULATIONS SPECIFICALLY
CONSTRUCTION SPECIFICATIONS DETAILED DRAWINGS
RESOLUTION NO. 2020-37**

WHEREAS, the East Windsor Municipal Utilities Authority (“Authority”) has determined through its long term planning and Asset Management Plan that our Specifications need to reflect the changes with the material and technology for the proper installation; and

WHEREAS, the East Windsor Municipal Utilities Authority (“Authority”) has determined the updated detailed drawings reflect the necessary changes in the Uniform Plumbing Code (UPC), International Association of Plumbing and Mechanical Officials (IAPMO) and ANSI/AWWA standards; and

WHEREAS, the East Windsor Municipal Utilities Authority (“Authority”) has determined that this Standard is intended to provide for the orderly design, permitting and construction of water and wastewater projects within the Authority Service Area; and

WHEREAS, Each Project will be required to meet the material quality, design, and construction standards required by the Authority to ensure that water and wastewater facilities will allow cost-effective maintenance by the Authority and assure uninterrupted service to all water and wastewater customers in newly developed areas of the Authority.; and

WHEREAS, the Executive Director has updated the Specifications to include the proper installation method based on American Water Works Association (AWWA) standards, Plastic Pipe Institute (PPI), the Municipal Advisory Board (MAB), 2019 Uniform Plumbing Code (UPC) ANSI/AWWA Standards; and

WHEREAS, the adoption of these Specifications will allow for a proper installation and require all contractors to perform at a high level; and

NOW THEREFORE, BE IT RESOLVED by the East Windsor Municipal Utilities Authority as follows:

1. By the adoption of these specifications, known specifically as “Construction Specifications Detailed Drawings” East Windsor Municipal Utilities Authority will require certified mechanics to install the water mains in accordance with the above mention standards.

NOW, THEREFORE, BE IT RESOLVED by the East Windsor Municipal Utilities Authority (“MUA” or “Authority”) as follows:

1. The revised specifications will take effect immediately and a copy will be given to our Authority Engineers for all future projects
2. The Authority Chairperson and Secretary are hereby authorized and directed to sign any necessary documents, and the Authority staff and professionals are authorized and directed to undertake any and all action's necessary, to effectuate the terms and intent hereof.

Dated: 10/15/2020

Linda Moore, Chairperson

CERTIFICATION

The undersigned, Secretary of the East Windsor Municipal Utilities Authority, do hereby certify that the foregoing Resolution was considered and adopted by said Authority at its regular meeting held on this October 15, 2020.

Marc Platizky, Secretary

Chairperson Moore asked for approval of Resolution 2020-38, Approving Two Year Extension of the Capacity Allocation Agreement/Developers On-Track Off-Track, with 269 Wycoff Mills Rd. Mr. Kurs made the motion seconded by Mr. Platizky and unanimously carried.

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

COUNTY OF MERCER

STATE OF NEW JERSEY

**RESOLUTION APPROVING A TWO - YEAR EXTENSION OF THE CAPACITY
ALLOCATION AGREEMENT AND DEVELOPER'S ON-TRACT AND OFF-TRACT AGREEMENT
WITH 269 WMR EW3, LLC**

RESOLUTION # 2020-38

WITNESSETH

WHEREAS, 269 WMR EW3, LLC, (hereinafter the “Developer”) is the owner of a parcel of land located within the Township of East Windsor more particularly described as Block 12, Lot 2 on the Official Tax Map of the ownership of East Windsor; and

WHEREAS, the Developer has submitted to the East Windsor Municipal Utilities Authority (hereinafter “Authority” of “EWMUA”) for approval Plans and Specifications for the construction of certain water and sanitary sewer facilities to be located on and in the vicinity of Block 12, Lot 2 on the Official Tax Map of the Township of East Windsor for providing sanitary sewer and water service to that development known as "269 WMR" (the "Development"), consisting of a building with a footprint of 159,974 square feet containing 120,326 square feet of warehouse and 9,174 square feet of office and 30,474 square feet of mezzanine, more particularly described on plans on plans entitled "Preliminary and Final Major Site Plan and Minor Subdivision Plan for 269 WMR, Lot 2, Block 12, East Windsor Township, Mercer County, New Jersey" and “Pump Station, Force Main and Water Main Plans for 269 Wyckoff Mills Road" prepared by Maser Consulting, P. A., dated June 14, 2017, latest revisions dated September 10,2018, for the site plans, and dated June, 2017, with latest revisions dated September 10,2018 for the pump station, force main and water main plan, as approved by the Authority ("Approved Plans and Specifications") and any other agency with jurisdiction; and

WHEREAS, the Planning Board of the Township of East Windsor ("Approving Board" or "Board") granted amended preliminary and final site plan approval on March 12, 2018 and memorialized on April 9, 2018 for the subject property; and

WHEREAS, the Developer and the Authority entered into an agreement setting forth the rights, duties and obligations of the parties in connection with the construction of the water and sanitary sewer utility improvements related to said Development, including off-tract improvement obligations of the Developer and approved by the Authority on September 20, 2018 by Resolution # 2018-20; and

WHEREAS, the Developer is requesting a two (2) year extension of the Authority Capacity Allocation and Developers On-tract and Off-tract Agreement; and

WHEREAS, the Developer has registered with the New Jersey Department of Environmental Protection this agreement, in accordance with the Permit Extension Act of 2020 (PEA); and

NOW, THEREFORE, BE IT RESOLVED BY THE EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY as follows:

1. The EWMUA hereby approves the extension of the Capacity Allocation Agreement and Developer's On-tract and Off-tract Agreement with 269 WMR EW3, LLC, and
2. The EWMUA further directs that a certified copy of this resolution be delivered to Maser Consulting, Engineers for the developer as evidence of its approval for the extension of the Agreement for the Development and for them to file with the NJDEP the extension granted by the Authority for an addition two (2) years; and
3. The EWMUA further directs that the Executive Director shall take all necessary steps to expedite the directions specified in this resolution, as appropriate, and
4. This resolution shall take effect immediately.

Dated: October 15, 2020

Linda L. Moore, EWMUA Chairperson

CERTIFICATION

I hereby certify this to be a true and accurate copy of the Resolution adopted by the East Windsor Municipal Utilities Authority, Mercer County, New Jersey at a public meeting held on October 15, 2020.

Marc Platizky, EWMUA Secretary

Mr. Brand informed the board about the tree issue on Remington Circle. Mr. Katz who resides on Remington Circle called the MUA and explained his neighbor from 25 Remington Circle cleared 4 or 5 trees from our property which borders his. After our inspection this seems to be correct. Our attorney, Mr. Scerbo is handling the issue and sending a registered letter to 25 Remington Circle to cease and desist any further clearing from our property and that the trees will have to be replaced. Chairperson Moore asked for a motion to move forward. Mr. Millner made the motion, seconded by Mr. Kurs and unanimously carried.

Mr. Brand updated the board on the new water treatment plant. Our next step is we will have to go out to bid for pilot well and sampling well to be drilled at the site by the wastewater plant.

Mr. Brand gave a progress update for the Solar field. Mr. Brand explained that we are waiting for PSE&G to give the ok to start up should take about 3 weeks.

Chairperson Moore asked for approval of the Payment of Bills for October 15, 2020. Mr. Millner made the motion, seconded by Mr. Kurs and unanimously carried.

Chairperson Moore asked for approval of the Operating report from September 2020. Mr. Platizky made the motion, seconded by Mr. Lippman and unanimously carried.

Chairperson Moore requested a motion to approve the Development report for October 2020. Mr. Lippman made the motion, seconded by Mr. Platizky and unanimously carried.

Chairperson Moore requested a motion to approve the Finance Officers report for September 2020, Mr. Kurs made the motion, seconded by Mr. Lippman and unanimously carried.


Chairperson Moore requested a motion to approve the Attorneys report for September-October 2020, Mr. Platizky made the motion, seconded by Mr. Kurs and unanimously carried.

Chairperson Moore requested a motion to approve the Engineers report for September 2020, Mr. Platizky made the motion, seconded by Mr. Millner and unanimously carried.

The minutes from the September 17, 2020 meeting were approved on a motion made by Mr. Kurs seconded by Mr. Lippman and unanimously carried.

Having nothing further to discuss Chairperson Moore adjourned the meeting.

Respectfully submitted,


Marc Platizky, Secretary