

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY
Minutes of Regular Meeting
Thursday, October 17, 2024 @5:30 P.M.

The regular monthly meeting of the East Windsor Municipal Utilities Authority was held on Thursday, October 17, 2024 at the Administration Building on Wiltshire Drive and called to order by Chairperson Moore at 5:30 p.m.

The following Members were present:

Linda Moore
Steve Kurs
Matthew Kohut

The following Members present via zoom:

Marc Platizky
Marc Lippman

Absent: Lewis Meixler

Also present:

Richard Brand, Executive Director
Megan Thompson, CFO
James Aversano, Esq., Tyler, Aversano & Krantz. P.C.

Also present via zoom:

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 8, 2024. 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 11, 2024. Chairperson Moore then asked the Secretary 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 tonight's agenda. Hearing no one, Chairperson Moore closed the open public portion of the meeting.

Chairperson Moore asked for approval of resolution #2024-28 Signatories for Provident and Fulton Bank. Mr. Kurs made the motion, seconded by Mr. Kohut and unanimously carried.

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

COUNTY OF MERCER

STATE OF NEW JERSEY

RESOLUTION NO. 2024-28

AUTHORIZATION OF SIGNATORY FOR PROVIDENT BANK AND FULTON BANK

WHEREAS, the East Windsor Municipal Utilities Authority ("Authority") is a Municipal Utilities Authority and

WHEREAS, the Authority as the owner of the public water and sewer system infrastructure shall have authorized signatory (s) for Provident Bank and Fulton Bank and

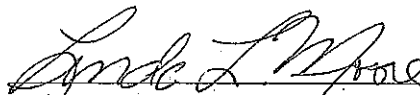
WHEREAS, the East Windsor Municipal Utilities Authority is determined that is necessary and appropriate grant authority to certain person (s) described hereunder to become signatory (s) and

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

1. The Authority hereby authorizes and directs its CFO; Ronald Ghrist and Megan Thompson, Executive Director; Richard Brand, Chairperson; Linda Moore, Board Members; Steve Kurs, Mark Lippman, Marc Platizky, Lewis Meixler and Matthew Kohut to be signatory (s) for Provident Bank and Fulton bank

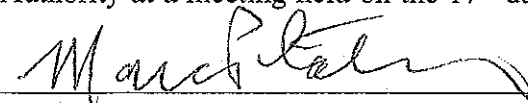
BE IT FURTHER RESOLVED that authorization from the East Windsor MUA Board for Authorization of Signatory take effective immediately.

Dated: 10/17/2024


Linda Moore, Chairperson

CERTIFICATION

I, Marc Platizky, Secretary of the East Windsor Municipal Utilities Authority, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the East Windsor Municipal Utilities Authority at a meeting held on the 17th day of October 2024.


Marc Platizky, Secretary

Chairperson Moore asked for approval of resolution #2024-29 the Capacity Allocation agreement for Aurobindo. Mr. Lippman made the motion, seconded by Mr. Platizky and unanimously carried.

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

COUNTY OF MERCER

STATE OF NEW JERSEY

RESOLUTION FOR APPROVAL OF A CAPACITY ALLOCATION AGREEMENT AND DEVELOPER'S ON-TRACT AND OFF-TRACT AGREEMENT WITH AUROBINDO PHARMA, USA

RESOLUTION # 2024-29

WITNESSETH

WHEREAS, the Developer is the owner of one parcel of land consisting of 59.56 acres located within the Township of East Windsor ("Township") more particularly described as Block 4, Lot 2 (hereinafter referred to as the ("Property")) as depicted on the Township Tax Map and more specifically located on a rectangular parcel of land surrounded by three roads, Windsor Center Drive, Princeton-Hightstown Road (County Route 571) and Old Trenton Road (County Route 535); and

WHEREAS, the Developer desires to construct certain water and sanitary sewer facilities on the Property to provide sanitary sewer and water service to that development known as "Aurobindo Pharma USA, Building 2" (the "Development") consisting of a warehouse building with a footprint of 567,000 square feet and a useable area of 170,100 square feet, more particularly described on plans entitled "Proposed Water and Sewer Systems For Aurobindo Pharma USA, Inc. Building - 2 East Windsor Plant, Lot 2 Block 4, Township of East Windsor, Mercer County, New Jersey" prepared by MEH

Engineering LLC., Cedar Grove, New Jersey, dated March 25, 2024, with latest revisions dated September 25, 2024;

WHEREAS, said plans have been approved by the Authority, ("Approved Plans and Specifications"); and

WHEREAS, the Planning Board of the Township ("Approving Board" or "Board") granted Preliminary and Final Site Plan Approval With Bulk Variances on February 28, 2022, memorialized by Resolution dated July 11, 2022, for the subject Development; and

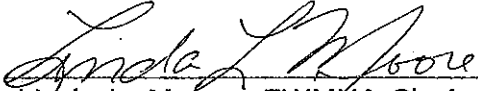
WHEREAS, the Developer and the Authority desire to enter into an agreement setting forth the rights, duties and obligations of the parties in connection with the construction of the water and sanitary sewer utility improvements related to said Development, including off-tract improvement obligations of the Developer.

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

1. The EWMUA hereby approves the Capacity Allocation Agreement and Developer's On-tract and Off-tract Agreement with Aurobindo Pharma, USA, and
2. The EWMUA directs the EWMUA Chairperson and Secretary to execute the Capacity Allocation Agreement and Developer's On-tract and Off-tract Agreement with Aurobindo Pharma, USA, and

3. The EWMUA further directs that a certified copy of this resolution be delivered to The New Jersey Department of Environmental Protection as evidence of its approval of the Development, and
4. The EWMUA further directs that the Executive Director shall take all necessary steps to expedite the directions specified in this resolution, as appropriate, and
5. This resolution shall take effect immediately.

Dated: 10/17/2024


Linda L. Moore, EWMUA Chairperson

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 17, 2024.


Marc Platizky, EWMUA Secretary

Mr. Brand stated that Resolution 2024-30, Capacity Allocation agreement for Hovione, was being tabled this month.

Chairperson Moore asked for approval of resolution #2024-31 the use of NJDEP/NJIB grants and low interest funding for projects. Mr. Kurs made the motion, seconded by Mr. Lippman and unanimously carried

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

COUNTY OF MERCER

STATE OF NEW JERSEY

RESOLUTION NO. 2024-31

RESOLUTION OF EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY, COUNTY OF MERCER, STATE OF NEW JERSEY, AUTHORIZING AN APPLICATION OF A GRANT AND/OR LOW-INTEREST LOAN FROM THE NEW JERSEY INFRASTRUCTURE FINANCING PROGRAM FOR THE CONSTRUCTION OF THE ADMINISTRATION BUILDING, GARAGE AND WATER TREATMENT PLANT

WHEREAS, East Windsor Municipal Utilities Authority intends to file an application with the New Jersey Department of Environmental Protection and the New Jersey Infrastructure Bank for the Construction of the New Administration Building, Garage and Water Treatment Plant project; and

WHEREAS, it is the desire of the East Windsor Municipal Utilities Authority to designate the Executive Director as the authorized representative to represent East Windsor Municipal Utilities Authority with regard to the application; and

NOW, THEREFORE BE IT RESOLVED, by the East Windsor Municipal Utilities Authority, County of Mercer, State of New Jersey, as follows:

1. That the East Windsor Municipal Utilities Authority does hereby designate and authorize Richard Brand, Executive Director, to act as the authorized representative to represent the East Windsor Municipal Utilities Authority in all matters relating to the project undertaken pursuant to the aforementioned New Jersey Infrastructure Loan to be executed with the New Jersey Department of Environmental Protection and the New Jersey Infrastructure Trust.
2. That the authorized representative may be contacted at the office of the East Windsor Municipal Utilities Authority, located at 7 Wiltshire Drive.
3. That a certified copy of this Resolution shall be forwarded by the East Windsor Municipal Utilities Authority to the New Jersey Department of Environmental Protection and the New Jersey Infrastructure Trust.

Dated: 10/17/2024


Linda Moore, Chairperson

CERTIFICATION

I, Marc Platizky, the Secretary of the East Windsor Municipal Utilities Authority, do hereby certify that the foregoing is a true copy of a Resolution adopted by the Authority at its regular meeting held on the 17th day of October, 2024.



Chairperson Moore asked for approval of resolution #2024-32, High Tech Associates-Easement on Mercer Street. Mr. Platizky made the motion, seconded by Mr. Kurs and unanimously carried.

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

COUNTY OF MERCER

STATE OF NEW JERSEY

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF UTILITY EASEMENT FOR
THE MERCER STREET / AIRPORT ROAD WATER/SEWER MAIN EXTENSION**

RESOLUTION NO. 2024 - 32

WHEREAS, the East Windsor Municipal Utilities Authority ("Authority") wishes to undertake a capital improvement project involving the installation of a water/sewer interceptor main from Mercer Street (Rt.33) and Airport Road north towards Hightstown; and

WHEREAS, the Authority has been offered utility easements over the following properties in order to facilitate the water/sewer interceptor extension: Block 53.03, Lots 97 and 98 as shown on the East Windsor Township Tax Map and also known as Hi-Tech Associates; and

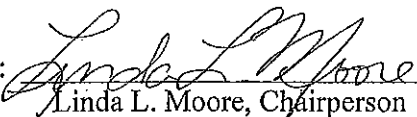
WHEREAS, the Authority wishes to authorize the acceptance of said utility easements.

NOW, THEREFORE, BE IT RESOLVED by the East Windsor Municipal Utilities Authority, in the County of Mercer, State of New Jersey, as follows:

1. The Authority is hereby authorized to accept utility easements over the following properties in order to facilitate the water/sewer interceptor Capital Project: Block 53.03, Lots 97 and 98 as shown on the East Windsor Township Tax Map and also known as Hi Tech Associates.
2. The form and content of said utility easements has been reviewed and approved by the Authority attorney. Said easements shall be recorded in the Office of the Mercer County Clerk.
3. This Resolution shall take effect immediately upon its adoption.
- 4.

Dated: 10/17/2024

**EAST WINDSOR MUNICIPAL
UTILITIES AUTHORITY**

By: 
Linda L. Moore, Chairperson

CERTIFICATION

I, Marc Platizky, the Secretary of the East Windsor Municipal Utilities Authority, do hereby certify that the foregoing is a true copy of a Resolution adopted by the Authority at its regular meeting held on the 17th day of October, 2024.


Marc Platizky, Secretary

Chairperson Moore asked Mr. Brand to update the Board an update if any on the Administration and Maintenance buildings. Mr. Brand stated that OSC reviewed the documents and sent their bullet remarks over to Spiezle Architect. Spiezle is working on the bullet issues and will have them back to the OSC by Monday of next week.

Chairperson Moore requested a motion to approve the October 17, 2024 Payment of the Bills. Mr. Kurs made the motion, seconded by Mr. Lippman and unanimously carried.

Chairperson Moore requested a motion to accept the Operating Report for September 2024. Mr. Platizky made the motion, seconded by Mr. Lippman and unanimously carried.

Chairperson Moore asked for a motion to approve the Development Report for September-October 2024. Mr. Kurs made the motion seconded by Mr. Platizky and unanimously carried.

Chairperson Moore asked for a motion to approve the Finance Officers Report for September 2024. Mr. Kohut made the motion, seconded by Mr. Kurs and unanimously carried.

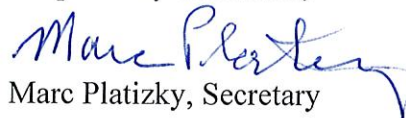
Chairperson Moore asked for a motion to approve the Attorney's Report for September-October 2024. Mr. Kurs asked can they also include the hours on the attorney report along with the fees. All agreed going forward. Mr. Kurs made the motion to approve, seconded by Mr. Kohut and unanimously carried.

Chairperson Moore asked for a motion to approve the Engineer's Report for September 2024. Mr. Kohut made the motion, seconded by Mr. Platizky and unanimously carried.

Chairperson Moore asked for approval of the Regular Minutes from September 19, 2024. Mr. Kohut made the motion seconded by Mr. Kurs and unanimously carried.

Having nothing further to discuss, Chairperson Moore adjourned the public board meeting and asked for a motion to go into closed session. Mr. Kurs made the motion, seconded by Mr. Platizky and unanimously carried.

Respectfully submitted,


Marc Platizky, Secretary