

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY  
Minutes of Regular Meeting  
Thursday, February 21, 2025@5:30 P.M.

The regular monthly meeting of the East Windsor Municipal Utilities Authority was held on Thursday, February 21, 2025 at the Administration Building on Wiltshire Drive and called to order by Chairperson Moore at 5:30 p.m.

The following Members were present via zoom:

Linda L. Moore  
Steven Kurs  
Lewis Meixler  
Matt Kohut

The following Members were present via zoom:

Marc Platizky  
Marc Lippman

Absent:

Also present:

Richard Brand, Executive Director  
Megan Thompson, CFO  
Susan Pretz, Board Secretary  
David Klemm, Mott Mac Donald  
Matthew Krantz, Esq., Tyler, Aversano & Krantz

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 February 11, 2025. 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, February 14, 2025. 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 public portion of the meeting.

Chairperson Moore said before we start the reorganization of the MUA, we are going to have the 2025 Water and Sewer Rate Hearing. At the conclusion Chairperson Moore asked for a motion to approve the 2025 Water and Sewer rate increase, Resolution 2025-17. Mr. Kurs made the motion, seconded by Mr. Meixler and unanimously carried.

Chairperson Moore turned the meeting over to Mr. Brand to begin the reorganization portion of the meeting. Mr. Brand declared the nominations open for chairperson.

Mr. Lippman nominated Linda Moore for Chairperson. A motion to approve and adopt the appointment of chairperson was made by Mr. Platizky, seconded by Mr. Kurs. and carried with the following vote:

AYES: Mr. Lippman, Mr. Platizky, Mr. Kurs, Mr. Meixler, Mr. Kohut and Ms. Moore.  
NOES: None ABSENT: None

Linda Moore was declared Chairperson of the Authority for a Term to run until a successor is appointed at the annual reorganization meeting of the Authority to be held in February 2026.

Mr. Brand then turned the meeting back over to Chairperson Moore to continue the nomination of Board members and the reorganization.

Chairperson Moore declared the nominations open for Vice Chairperson. Mr. Platizky nominated Marc Lippman for Vice Chairperson. A motion to approve and adopt the appointment of Vice Chairperson was made by Mr. Kurs, seconded by Mr. Meixler. and carried with the following vote:

AYES: Mr. Lippman, Mr. Meixler, Mr. Platizky, Mr. Kurs, Mr. Kohut and Ms. Moore.  
NOES: None ABSTAIN: None

Marc Lippman was declared Vice Chairperson of the Authority for a Term to run until a successor is appointed at the annual reorganization meeting of the Authority to be held in February 2026.

Chairperson Moore declared the nominations open for Secretary of the Authority. Mr. Kurs nominated Mr. Platizky for Secretary. A motion to approve and adopt the appointment of Secretary was made by Mr. Lippman, seconded by Mr. Kurs. and carried with the following vote:

AYES: Mr. Lippman, Mr. Platizky, Mr. Kurs, Mr. Meixler, Mr. Kohut and Ms. Moore.  
NOES: None ABSENT: None

Marc Platizky was declared Secretary of the Authority for a Term to run until a successor is appointed at the annual reorganization meeting of the Authority to be held in February 2026.

Chairperson Moore declared the nominations open for Treasurer of the Authority. Mr. Lippman nominated Mr. Kurs for Treasurer. A motion to approve and adopt the appointment of Treasurer was made by Mr. Platizky, seconded by Mr. Meixler. and carried with the following vote:

AYES: Mr. Lippman, Mr. Platizky, Mr. Kurs, Mr. Meixler, Mr. Kohut and Ms. Moore.  
NOES: None ABSENT: None

Mr. Kurs was declared Treasurer for a Term to run until a successor is appointed at the annual reorganization meeting of the Authority to be held in February 2026.

Chairperson Moore declared the nominations open for Assistant Secretary/Treasurer of the Authority. Mr. Kurs nominated Mr. Meixler for Assistant Secretary/Treasurer, A motion to approve and adopt the appointment of Assistant Secretary/Treasurer was made by Mr. Platizky, seconded by Mr. Lippman. and carried with the following vote:

AYES: Mr. Lippman, Mr. Platizky, Mr. Kurs, Mr. Meixler, Mr. Kohut and Ms. Moore.  
NOES: None ABSENT: None

Mr. Meixler was declared Assistant Secretary/Treasurer of the Authority for a Term to run until a successor is appointed at the annual reorganization meeting of the Authority to be held in February 2026.

Chairperson Moore asked for approval to table the nominations for professional consultants until the next board meeting on March 20, 2025. A motion was made by Mr. Kohut seconded by Mr. Platizky and unanimously carried.

Chairperson Moore requested a motion to approve the **Public Agency Compliance Officer** (PACO) to Mr. Brand resolution #2025-09. Mr. Kurs made the motion, seconded by Mr. Meixler and unanimously carried.

Chairperson Moore requested a motion to approve the **Depositories**-Provident Bank, Fulton Bank and Bank of New York Resolution #2025-10. Mr. Lippman made the motion, seconded by Mr. Platizky and unanimously carried.

Chairperson Moore requested a motion to approve the **Official Newspaper** to Trenton Times and Cranbury Press-Windsor Hights Herald Resolution #2025-11. Mr. Platizky made the motion, seconded by Mr. Meixler and unanimously carried.

Chairperson Moore requested a motion to approve the **Annual Meeting dates**, Resolution #2025-12. Mr. Kurs made the motion, seconded by Mr. Meixler and unanimously carried.

Chairperson Moore requested a motion to approve the **Insurance Agents of Record** to Rue Insurance Resolution #2025-13. A motion was made by Mr. Kohut seconded by Mr. Meixler and unanimously carried.

Chairperson Moore requested a motion to approve the February 20, 2025 Payment of the Bills. Mr. Kurs made the motion, seconded by Mr. Meixler and unanimously carried.

Chairperson Moore requested a motion to approve resolution 2025-14 Awarding contract for installation of a New Natural Gas Main to the new facilities on Millstone Rd. Mr. Meixler made the motion, seconded by Mr. Kurs and unanimously carried.

Chairperson Moore requested a motion to approve resolution #2025-15, Late Adoption of 2025 Budget. Mr. Kurs made the motion, seconded by Mr. Kohut and unanimously carried.

Chairperson Moore requested a motion to approve resolution #2025-16, the 2025 Annual Budget. Mr. Kurs made the motion, seconded by Mr. Meixler and unanimously carried.

Chairperson Moore requested a motion to approve resolution 2025-18, Approval of Capacity Allocation Agreement and Developers On-Tract and Off-Tract Agreement with Hovione, LLC. Mr. Kohut made the motion, seconded by Mr. Meixler and unanimously carried.

Chairperson asked for an update if any on the new administration building and water treatment plant. Mr. Brand stated that things are moving along. We are waiting for the DEP approvals hopefully by May 2025.

Mr. Brand said he had a meeting with AECOM, engineer doing the remediation by the New Admin. building. We are going to put in a monitoring well as a line of defense to protect the new wells.

Chairperson Moore requested a motion to accept the Operating Report for January 2025. Mr. Kurs made the motion, seconded by Mr. Lippman and unanimously carried.

Chairperson Moore asked for a motion to approve the Development Report for February 2025 and Mr. Kohut made the motion, seconded by Mr. Meixler and unanimously carried.

Chairperson Moore asked for a motion to approve the Finance Officers Report for January 2025. Mr. Kurs made the motion, seconded by Mr. Platizky and unanimously carried.

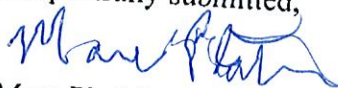
Chairperson Moore asked for a motion to approve the Attorney's Report for January-February 2025. Mr. Meixler made the motion, seconded by Mr. Kurs and unanimously carried.

Chairperson Moore asked for a motion to approve the Engineer's Report for January 2026. Mr. Kohut made the motion, seconded by Mr. Kurs and unanimously carried.

Chairperson Moore asked for approval of the January 16, 2025 Minutes. Mr. Kohut made the motion seconded by Mr. Meixler and unanimously carried.

Having nothing further to discuss Chairperson Moore adjourned the meeting and asked for roll call to go into Closed Session

Respectfully submitted,



Marc Platizky, Secretary

**EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY**  
**COUNTY OF MERCER,**

**STATE OF NEW JERSEY**

**Resolution #2025-09**

**Resolution Appointing Affirmative Action Officer (PACO)**

WHEREAS, the East Windsor Municipal Utilities Authority (Authority) is a local government unit of the State of New Jersey; and

WHEREAS, all local government units are required to implement the Affirmative Action Rules, N.J.A.C. 17:27 et seq., promulgated pursuant to P.L. 1975, C, 127: and

WHEREAS, pursuant to the Affirmative Action rules, each unit is to designate a person to serve as a public Compliance Officer (PACO); and

WHEREAS, the Authority desires to comply with the said mandate with the appointment of Richard Brand, as the Authority PACO officer.

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

1. The Authority hereby appoints **Richard Brand**, to act as liaison to the Affirmative Action Office of the New Jersey Department of the Treasury as Public Agency Compliance Officer for **2025** until a successor is elected at the annual reorganization meeting of the Authority to be held in **February 2026**.
2. This Resolution shall take effect immediately

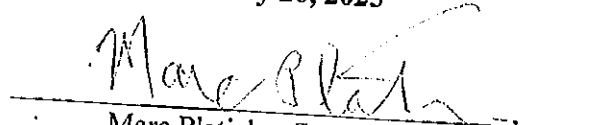
Dated: 02/20/2025

  
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 **February 20, 2025**

Dated: 2/20/2025

  
Marc Platizky, Secretary

**EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY**  
**COUNTY OF MERCER**

**STATE OF NEW JERSEY**

**RESOLUTION NO. 2025-10**

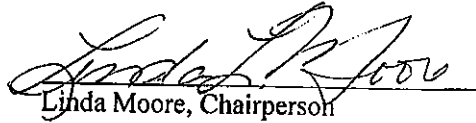
**Resolution Designating Official Depositories for the Authority**

**BE IT RESOLVED**, by the East Windsor Municipal Utilities Authority ("Authority") that the following financial institutions be and are hereby designated as the Authority's official depositories for 2025, until the reorganization meeting in February 2026:

Bank of New York  
Fulton Bank  
Provident Bank

**BE IT FURTHER RESOLVED**, that the Resolution will take effect immediately.

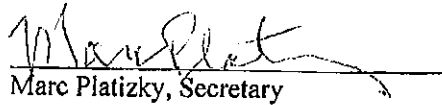
Dated: 2/20/2025

  
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 on **February 20, 2025**.

Dated: 2/20/2025

  
Marc Platizky, Secretary

**EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY**

**COUNTY OF MERCER,**

**STATE OF NEW JERSEY**

**Resolution #2025-11**

**Resolution Appointing the Official Newspaper for the East Windsor Municipal Utilities Authority**

BE IT RESOLVED, by the East Windsor Municipal Utilities Authority, that the Trenton Times and the Cranbury Press Windsor-Hights Herald, hereby are, appointed as the official newspapers for 2025, until the reorganization meeting on February 2026, and

1. This resolution shall take effect immediately,

Dated: 2/20/2025

  
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 the resolution adopted by the East Windsor Municipal Utilities Authority at a meeting held on February 20, 2025.

Dated: 2/20/2025

  
Marc Platizky, Secretary

# **EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY**

**County of Mercer**

**State of New Jersey**

## **Notice of Annual Meetings for 2025**

### **Resolution #2025-12**

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

1. In compliance with the Open Public Meetings Act, P.L. 1979, c.231 (C10:4-6 et seq.), this notice shall serve as the Annual Meeting Notice of the **2025 Regular Meetings** of the Board of the East Windsor Municipal Utilities Authority pursuant to N.J.S.A. 10:4-18 until the **2026 Annual Meeting Notice** is revised by resolution of the Board and published in accordance with law, the meetings set forth below shall be conducted remotely and with limited in-person attendance.
2. During the year **2025/2026** the Regular Meetings of the East Windsor Municipal Utilities Authority Board will be held at **5:30 p.m.**, in the Administration Building at 7 Wiltshire Drive, in accordance with the dates listed below:

February 20, 2025 (reorganization)

March 20, 2025

April 17, 2025

May 13, 2025

June 18, 2025

July 17, 2025

August 21, 2025

September 18, 2025

October 16, 2025

November 20, 2025

December 18, 2025

January 15, 2026

February 19, 2026 (reorganization)

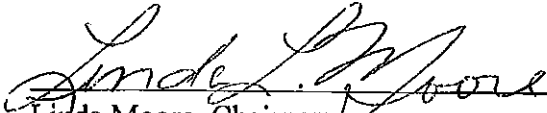
Members of the public will be able to access and provide public comment at the meetings via computer, tablet or smartphone or telephonically by calling the telephone number and access code that will be posted on the MUA's website [www.Eastwindsormua.com](http://www.Eastwindsormua.com) prior to each meeting.

3. Formal action may be taken at any of the above-listed meetings. Portions of all meetings may be held in executive session to the extent allowed by law.



4. This Resolution shall take effect immediately.

Dated: 02/20/2025

  
Linda Moore, Chairperson

I, Marc Platizky, Secretary of the East Windsor Municipal Utilities Authority, do hereby certify that the foregoing is a true and correct copy of the resolution adopted by the East Windsor Municipal Utilities Authority at a meeting on **February 20, 2025**

Dated: 02/20/2025

  
Marc Platizky, Secretary

**EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY**

**COUNTY OF MERCER,**

**STATE OF NEW JERSEY**

**RESOLUTION APPROVING RISK MANAGEMENT CONSULTANT'S AGREEMENT**

**RESOLUTION NO. 2025-13**

***RISK MANAGEMENT CONSULTANT'S AGREEMENT***

***THIS AGREEMENT*** entered into this 1st day of January, 2025, between the East Windsor Municipal Utilities Authority (hereinafter referred to as AUTHORITY) and Chas E. Rue & Son, Inc. t/a Rue Insurance (hereinafter referred to as the CONSULTANT).

***WHEREAS***, the CONSULTANT has offered to the AUTHORITY professional risk management consulting services as required in the bylaws of the New Jersey Utility Municipal Joint Insurance Fund, and;

***WHEREAS***, the AUTHORITY desires these professional services pursuant to the resolution adopted by the governing body of the AUTHORITY at a meeting held on **February 20, 2025** and;

***NOW, THEREFORE***, the parties in consideration of the mutual promises and covenants set forth herein, agree as follows:

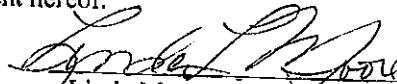
1. For and in consideration of the amount stated hereinafter, the CONSULTANT shall:
  - a) Assist the AUTHORITY in identifying its insurable Property & Casualty exposures and to recommend professional methods to reduce, assume or transfer the risk or loss.
  - b) Assist the AUTHORITY in understanding the various coverages available from the New Jersey Utility Authority Joint Insurance Fund and the Municipal Excess Liability Joint Insurance Fund.
  - c) Review with the AUTHORITY any additional coverages that the CONSULTANT feels should be carried but are not available from the FUND and subject to the AUTHORITY's authorization, place such coverages outside the FUND.
  - d) Assist the AUTHORITY in the preparation of applications, statements of values, and similar documents requested by the FUND, it being understood that this Agreement does not include any appraisal work by the CONSULTANT.
  - e) Review Certificates of Insurance from contractors, vendors and professionals when requested by the AUTHORITY.
  - f) Review the AUTHORITY's assessment as prepared by the FUND and assist the AUTHORITY in the preparation of its annual insurance budget.
  - g) Review the loss and engineering reports and generally assist the safety committee in its loss containment objectives. Also, attend no less than one (1) authority safety committee meeting per annum to promote the safety objectives and goals of the AUTHORITY and the FUND.
  - h) Assist where needed in the settlement of claims, with the understanding that the scope of the CONSULTANT's involvement does not include the work normally done by a public adjuster.

- i) Perform any other risk management related services required by the FUND's bylaws.
2. In exchange for the above services, the CONSULTANT shall be compensated in the following manner:
  - a) The CONSULTANT shall be paid by the AUTHORITY a fee as compensation for services rendered, an amount equal to six percent (6%) of the AUTHORITY's annual assessment as promulgated by the FUNDS. Said fee shall be paid to the CONSULTANT within thirty (30) days of payment of the AUTHORITY's assessment.
  - b) For any insurance coverages authorized by the AUTHORITY to be placed outside the FUND, the CONSULTANT shall receive as compensation the normal brokerage commissions paid by the insurance company. The premiums for said policies shall not be added to the FUND's assessment in computing the fee outlined in 2 (a).
  - c) If the AUTHORITY shall require of the CONSULTANT extra services other than those outlined above, the CONSULTANT shall be paid by the AUTHORITY a fee at the rate of   0   per hour, in addition to actual expenses incurred.
3. The term of this Agreement shall be one (1) year. However, this Agreement may be terminated by either party at any time by mailing to the other written notice, certified mail return receipt, calling for termination at not less than thirty (30) days thereafter. In the event of termination of this Agreement, the CONSULTANT's fees outlined in 2 (a) above shall be prorated to date of termination.

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

1. The preamble to this Resolution shall be incorporated herein as if fully restated. The Authority is hereby authorized and directed to incorporate the Risk Management Agreement Dated **January 1, 2025**.
2. The Authority Chairperson and Secretary are hereby authorized and directed to sign any documents necessary, and the Authority staff and professionals are authorized and directed to undertake any and all actions necessary, to effectuate the terms and intent hereof.


Dated: 02/20/2025

  
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 20<sup>th</sup> day of **February, 2025**.

Dated: 02/20/2025

  
Marc Platizky, Secretary

**ATTEST:**

**CONSULTANT:**

\_\_\_\_\_

\_\_\_\_\_

**EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY**

**COUNTY OF MERCER,**

**STATE OF NEW JERSEY**

**Resolution No. 2025-14**

**Resolution Awarding Contract for Installation of a New Natural Gas Main to the New Facilities on Millstone Road**

WHEREAS, the East Windsor Municipal Utilities Authority (Authority) had awarded a professional services contract for Architecture services for the design and construction of a maintenance and administration building ("facilities") on Millstone Road, East Windsor Twp.; and

WHEREAS, these "Facilities" require natural gas for the operation of heating, hot water and natural gas generators that supply heat and emergency power to the buildings; and

WHEREAS, Public Service Electric and Gas ("PSE&G") is the sole supplier of natural gas in the area; and

WHEREAS, the Authority received a quote from "PSE&G not to exceed \$176,044.28 to furnish and install a 6" gas main from Old Trenton Road, along Millstone Road to each of the facilities; and

WHEREAS, a recapture agreement between PSE&G and EWMUA will be in effect for anyone connecting to this line in the future; and

WHEREAS, adequate funds are available in an amount sufficient to defray the expenditure of money as evidenced by the Financial Officer's Certification, and

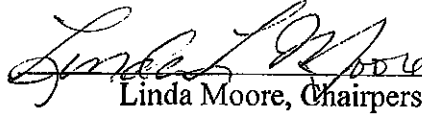
WHEREAS, the Local Public Contract Law, N.J.S.A. 40A11-1 et seq. authorizes the award of this contract without public bidding on the basis that the services are to be performed by a sole provider and are specifically exempted under N.J.S.A. 40A:11-5; and

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

1. The Authority hereby specifically determines that the procedures followed in connection with the award of this contract is in full compliance with and awarding such contracts, as set forth in Local Public Contract Law, N.J.S.A. 40A11-1 et seq.
2. PSE&G is hereby approved to furnish and install a 6" gas line to each of the 3 buildings located at the new facility on Millstone Road.

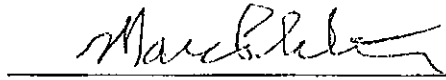
3. PSE&G contractors are required to comply with the Affirmative Action requirements of N.J.A.C. 17:27.
4. The chairperson of the Authority is hereby authorized to execute a service agreement and any other agreement with PSE&G for the construction of this 6" gas main and service lines to each (3) buildings.

Dated: 2/20/25

  
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 February 20, 2025.

  
Marc Platizky, Secretary



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**EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY**

**COUNTY OF MERCER**

**STATE OF NEW JERSEY**

**RESOLUTION NO. 2025-15**

**LATE ADOPTION OF 2025 BUDGET**

**WHEREAS**, the Annual Budget for East Windsor Municipal Utilities Authority ("MUA" or "Authority") for the fiscal year beginning December 1, 2024 and ending November 30, 2025 was introduced before the governing body at its open public meeting on September 19, 2024; and

**WHEREAS**, the operating revenue service charges in the introduced budget were calculated based on rate changes and additional time was needed in order for the governing body to approve the rate changes; and

**WHEREAS**, the governing body has approved the rate changes at its open public meeting on February 20, 2025.

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

1. The late adoption of the FY 2025 Annual Budget was necessary given the time and procedures needed to approve the rate changes.
2. A certified copy of this resolution shall be forwarded with the adopted budget to the Director of the Division of Local Government Services.

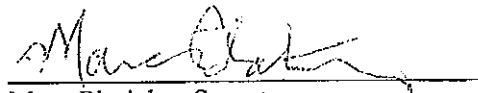
Dated: 2/20/2025

  
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 February 20, 2025.

Dated: 2/20/2025

  
Marc Platizky, Secretary

**EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY**

**COUNTY OF MERCER**

**STATE OF NEW JERSEY**

**RESOLUTION NO. 2025-16**

**2025 BUDGET ADOPTION**

**FISCAL YEAR: DECEMBER 1, 2024 TO NOVEMBER 30, 2025**

**WHEREAS**, the Annual Water and Sewer Budget and Capital Budget/Program for the East Windsor Municipal Utilities Authority for the fiscal year beginning December 01, 2024 and ending November 30, 2025 has been presented for adoption before the governing body of the East Windsor Municipal Utilities Authority at its open public meeting of February 20, 2025; and

**WHEREAS**, the Annual Water and Sewer Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and


**WHEREAS**, the Annual Water and Sewer Budget presented for adoption reflects Total Revenues of \$9,890,791.00, Total Appropriations, including any Accumulated Deficit, if any, of \$8,711,483.00, and Total Unrestricted Net Position utilized of \$0.00; and

**WHEREAS**, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$43,674,000.00 and Total Unrestricted Net Position Utilized of \$309,000.00; and

**NOW, THEREFORE BE IT RESOLVED**, by the governing body of the East Windsor Municipal Utilities Authority, at an open public meeting held on February 20, 2025 that the Annual Water and Sewer Budget and Capital Budget/Program of the East Windsor Municipal Utilities Authority for the fiscal year beginning December 1, 2024 and ending November 30, 2025, is hereby adopted and shall constitute appropriations for the purposes stated; and

**BE IT FURTHER RESOLVED**, that the Annual Water and Sewer Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

Dated: 2/20/25

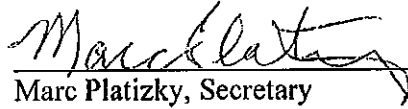
  
Linda Moore, Chairperson



Governing Body Recorded Vote				
Member	Aye	Nay	Abstain	Absent
Linda Moore	X			
Marc Lippman	X			
Marc Platizky	X			
Steven Kurs	X			
Lewis Meixler	X			
Matthew Kohut (Alternate)	X			
Vacant (Alternate)				

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 February 20, 2025.

  
 Marc Platizky, Secretary

**EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY**

**COUNTY OF MERCER**

**STATE OF NEW JERSEY**

**RESOLUTION NO. 2025-17**

**Resolution Amending Schedule for Water and Sewer Fees**

**WHEREAS**, the East Windsor Municipal Utilities Authority ("Authority") has adopted Rules and Regulations to provide for water and sewer service and establish rate and fee schedules ("Rules and Regulations") pursuant to N.J.S.A. 40:14B-1, *et seq.*; and

**WHEREAS**, the Authority desires to review said Rules and Regulations by amending the schedule for water and sewer fees; and

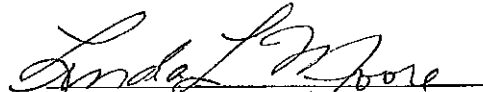
**WHEREAS**, public notice as required by N.J.S.A. 40:14B-23 has been provided; and

**WHEREAS**, on February 20, 2025, the Authority conducted a public hearing on the foregoing water and sewer fees, and it is of the opinion that the proposed revision of the fees set forth in Schedule A should be adopted.

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

1. Schedules I and II of the Authority's Rules and Regulations establishing said water and sewer fees are hereby amended as set forth on Schedule A attached hereto and made a part hereof.
2. The water and sewer fees hereby adopted and set forth on Schedule A attached hereto and made a part hereof shall take effect on March 1, 2025. Said fees have been approved by the adoption of this Resolution by a majority of the members of the Authority and the signatures of the Chairperson and Secretary of the Authority hereon, which shall serve as conclusive evidence of the fact that this Resolution was reviewed and approved by a majority of the members of said Authority.
3. Except as otherwise provided herein, the Rules and Regulations of the Authority as from time-to-time amended shall remain unchanged and in full force and effect.

Dated: 2/20/2025

  
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 on **February 20, 2025**.

Dated: 2/20/2025

  
Marc Platizky, Secretary

## Schedule A: 2025 Schedule of Rates

### **Schedule I Water Service**

Effective March 1, 2025

1. Quarterly Minimum Service Charge for Domestic Meters and Metered Fire Service

<u>Meter Size</u>	<u>Quarterly Minimum Charge</u>
5/8"	\$ 23.07
3/4"	\$ 23.07
1"	\$ 45.50
1 1/2"	\$ 81.39
2"	\$ 125.23
3"	\$ 241.87
4"	\$ 373.25
6"	\$ 738.30
8"	\$ 1,176.15

2. Rate for Water Usage: In addition to the quarterly minimum service charge, each customer shall be charged a rate of **\$3.31** per 1,000 gallons of usage.
3. Required Minimum Payment: The quarterly minimum service charge shall be paid regardless of usage.
4. Multi-units: The quarterly minimum service charge for multi-unit residential dwellings serviced through a single water meter shall be determined by the product of the number of units times the quarterly minimum service charge for 5/8' meter as established in this rate schedule. In addition, the rate for water usage set forth in Section 2 here of shall be applicable to multi-unit residential dwellings.

**\*\*Commercial Accounts**: For every (1) Washing Machine, it will equal 1/2 of Meter Unit.

5. Public Fire Service: For each public fire hydrant, the cost per quarter is \$0.00.

6. Quarterly Demand Charge for Private Fire Service

<u>Size of Fire Service Line</u>	<u>Quarterly Demand Charge</u>
2"	\$ 28.97
4"	\$ 140.61
6"	\$ 408.24
8"	\$ 869.68
10"	\$ 1,564.02

For each private fire hydrant not connected to a metered service, the cost per quarter is **\$352.87**.

Fire service lines shall be installed with an approved detector check valve and a proper size by-pass meter. Any water not used for fire protection and registered on the by-pass meter will be charged according to meter size established in the rate schedule.

**Schedule II**  
**Sewer Service**  
Effective March 1, 2025

1. Residential Properties

All residential properties, including single family dwellings, each unit in a multi-family dwelling, condominiums, townhouses, apartments, and mobile homes shall pay a quarterly service charge, consisting of a fixed minimum charge for up to **23,000 gallons** per quarter, **plus an additional charge per 1,000 in excess of 23,000 gallons** per quarter as set forth in the following chart:

Quarterly Minimum  
\$93.96

Excess Gallonage Charge  
\$9.56 per thousand gallons

2. Non-Residential Properties

All non-residential properties, including but not limited to, office buildings; mercantile establishments; automatic or self-service laundries; public, private or parochial schools; churches; restaurants; hotels; motels; movie theaters; supermarkets; and all other types of commercial institutional or industrial properties shall pay a sewer service charge, based upon consumption, consisting of a fixed minimum charge for up to **13,000 gallons** per quarter, **plus an additional charge per 1,000 in excess of 13,000 gallons** per quarter as set forth in the following chart:

Quarterly Minimum  
\$93.96

Excess Gallonage Charge  
\$14.53 per thousand gallons

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 HOVIONE, LLC

**RESOLUTION # 2025-18**

**W I T N E S S E T H**

**WHEREAS**, the project includes the expansion of an existing building on Block 20.06, Lots 5 & 6 (hereinafter referred to as the "Property") and more specifically known as 89 Twin Rivers Dr and Hovione LLC. The existing site is currently developed and consists of an existing 1 story building, a residential dwelling, and a parking lot. The proposed development consists of renovations to the existing 1 story building, demolition of the existing residential dwelling, and site work outside of the 1 story building. Twin Rivers Drive runs along the north side of the site. Milford Road runs along the west side of the site.

**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 "Hovione LLC Twin Rivers Facility" (the "Development") consisting of a renovations to an existing one-story warehouse by construction of a partial second floor and third floor in the northeast quadrant of the structure and to be used as a pharmaceutical manufacturing facility, which more particularly described on plans entitled "Hovione, LLC Twin Rivers Facility Amended Preliminary/Final Major Site

Plan" prepared by Mainstay Engineering Group, Inc., Blue Bell, Pennsylvania, dated September 11, 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 May 22, 2023, memorialized by Resolution dated August 7, 2023, 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 Hovione, LLC, 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 Hovione, LLC, 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: 2/20/2025

  
Linda L. Moore, 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 February 20 2025.

  
Marc Platizky, EWMUA Secretary