

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

Minutes of Regular Meeting

Thursday, September 18, 2025 @ 5:30pm

The regular monthly meeting of the East Windsor Municipal Utilities Authority was held on Thursday, September 18, 2025 at the Administration Building located on 7 Wiltshire Drive and called to order by Chairperson Moore at 5:30pm

The following Members were present:

Linda Moore  
Lewis Meixler  
Matt Kohut  
Marc Platizky  
Steve Kurs

Present: Richard Brand, Executive Director  
Megan Thompson, CFO  
Julie Palmer, Administrative Assistant/Board Secretary  
Brian T. Dougherty, PE, French & Parrello  
Digesh Patel, Mercadien  
Jack Hammel, Mercadien

Present via Zoom: Matthew J. Krantz, Esq. Tyler, Aversano & Krantz. P.C

Absent: Marc Lippman

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, Trenton Times, and Trentonian on Tuesday September 9, 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, September 12, 2025. 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 is anyone from the public who 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 #2025-41 Annual Audit Report, Marc Platizky made the motion, seconded by Steve Kurs and unanimously carried. The auditors recommendations were to a) outsource the payroll functions, b) have a labor attorney review the personnel manual and c) to ensure we have Board approval for anything over the bid threshold.

Chairperson Moore asked for approval of Resolution #2025-42 Increasing the Bid Threshold and Appointing Qualified Purchasing Agent, Lew Meixler made the motion, seconded by Matt Kohut and unanimously carried.

Chairperson Moore asked for approval of Resolution #2025-43 Professional Brokerage Services, Lew Meixler made the motion, seconded by Marc Platizky and unanimously carried.

Chairperson Moore asked for approval of Resolution #2025-44 2026 Authority Budget Resolution Fiscal Year 2025 – 2026, Steve Kurs made the motion, seconded by Marc Platizky and unanimously carried.

Chairperson Moore asked for an update on the Administration, Maintenance and Water treatment plant. Mr. Brand stated the technical review was completed and within 30 days to complete the final review at which point an Environmental Decision Document will be issued.

Chairperson Moore asked for general discussion from Board Members and Mr. Brand requested that the November Board meeting be rescheduled for November 12<sup>th</sup>.

Chairperson Moore asked for approval of the payment of bills for September 2025. Marc Platizky made the motion, seconded by Lew Meixler and unanimously carried.

Chairperson Moore asked for approval of the Operating report from August 2025. Matt Kohut made the motion, seconded by Lew Meixler and unanimously carried.

Chairperson Moore requested a motion to approve the Development report for August 2025, Steve Kurs made the motion, seconded by Marc Platizky and unanimously carried.

Chairperson Moore requested a motion to approve the Finance Officer's report for August 2025, Steve Kurs made the motion, seconded by Lew Meixler and unanimously carried.

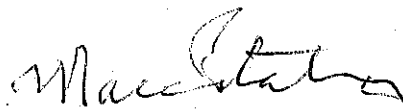
Chairperson Moore requested a motion to approve the Attorney's report for August - September, 2025, Matt Kohut made the motion, seconded by Marc Platizky and unanimously carried.

Chairperson Moore requested a motion to approve the Engineer's report for August 2025, Matt Kohut made the motion, seconded by Lew Meixler and unanimously carried.

The minutes from the August 21, 2025 meeting were approved on a motion made by Matt Kohut, seconded by Lew Meixler and unanimously carried.

Having nothing further to discuss Chairperson Moore adjourned the meeting.

Respectfully submitted,



---

Marc Platizky, Secretary

**EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY**

**COUNTY OF MERCER**

**STATE OF NEW JERSEY**

**RESOLUTION NO. 2025-41**

**ANNUAL AUDIT REPORT**

**WHEREAS**, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts, and financial transactions; and,

**WHEREAS**, the Annual Report of Audit for the fiscal year ended November 30, 2024, has been filed by a Registered Municipal Accountant with the Secretary pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and,

**WHEREAS**, N.J.S.A. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and,

**WHEREAS**, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, at a minimum, the sections of the annual audit containing the auditor's findings, comments, and commendations, and,

**WHEREAS**, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and,

**WHEREAS**, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board, and

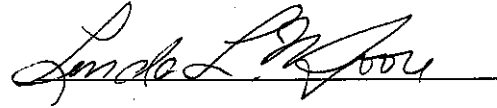
**WHEREAS**, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of N.J.S.A. 52:27BB-52, to wit:

N.J.S.A. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

**NOW, THEREFORE, BE IT RESOLVED**, that the governing body of the East Windsor Municipal Utilities Authority, County of Mercer, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

**I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION  
PASSED AT THE MEETING HELD ON September 18, 2025.**

Dated: 9/18/2025

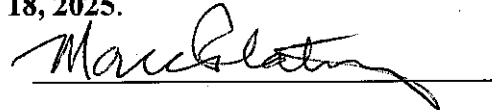
A handwritten signature in cursive script, appearing to read "Linda L. Moore", written over a horizontal line.

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 **September 18, 2025**.

Dated: 9/18/2025

A handwritten signature in cursive script, appearing to read "Marc Platizky", written over a horizontal line.

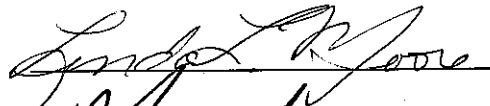
Marc Platizky, Secretary

**EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY**  
**COUNTY OF MERCER** **STATE OF NEW JERSEY**  
**LOCAL AUTHORITIES GROUP AFFIDAVIT FORM**  
**PRESCRIBED BY THE NEW JERSEY LOCAL FINANCE BOARD**  
**AUDIT REVIEW CERTIFICATE**

We, the members of the governing body of the East Windsor Municipal Utilities Authority, being of full age and being duly sworn according to law, upon our oath depose and say:

1. We are duly appointed members of the East Windsor Municipal Utilities Authority.
2. We certify, pursuant to N.J.S.A. 40A:5A-17, that we have each reviewed the annual audit report for the fiscal year ended November 30, 2024, and specifically the sections of the audit report entitled "**General Comments**," "**Schedule of Findings and Questioned Costs**," and "**Recommendations**."

Linda Moore



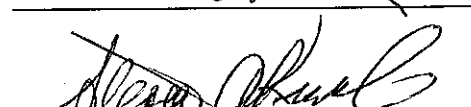
Marc Lippman



Marc Platizky



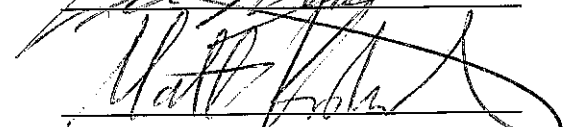
Steven Kurs



Lewis Meixler



Matthew Kohut (Alternate)



Sworn to and subscribed before me this 30<sup>th</sup> day of September, 2025



Notary Public of New Jersey

JULIE G. PALMER  
Notary Public, State of New Jersey  
Comm. # 50233143  
My Commission Expires 5/7/2030

**EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY**

**COUNTY OF MERCER**

**STATE OF NEW JERSEY**

**RESOLUTION NO. 2025-42**

**INCREASING THE BID THRESHOLD AND APPOINTING QUALIFIED  
PURCHASING AGENT**

**WHEREAS**, the recent changes to the Local Public Contracts Law gave local contracting units the ability to increase their bid threshold up to \$53,000; and

**WHEREAS**, N.J.S.A. 40A:11-3 provides limits on the bid threshold when a Qualified Purchasing Agent (QPA) is appointed and grants the authorization to negotiate and award such contracts below the bid threshold; and

**WHEREAS**, N.J.A.C. 5:34-5 et seq. establishes the criteria for qualifying as a QPA; and

**WHEREAS**, Megan P. Thompson possesses the designation of QPA as issued by the Director of the Division of Local Government Services, in accordance with N.J.A.C. 5:34-5, et seq.; and

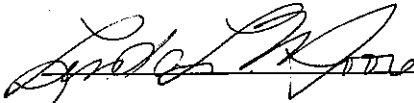
**WHEREAS**, the East Windsor Municipal Utilities Authority desires to take advantage of the increased bid threshold.

**NOW, THEREFORE, BE IT RESOLVED**, that the East Windsor Municipal Utilities Authority hereby increases its bid threshold to \$53,000;

**BE IT FURTHER RESOLVED**, that the East Windsor Municipal Utilities Authority hereby appoints Megan P. Thompson as the QPA to exercise the duties of a purchasing agent pursuant to N.J.S.A. 40A:11-2(30), with specific relevance to the authority, responsibility, and accountability of the purchasing activity of the contracting unit; and

**BE IT FURTHER RESOLVED**, that in accordance with N.J.A.C. 5:34-5.2, that the Authority is hereby authorized and directed to forward a certified copy of this resolution and a copy of Megan P. Thompson's certification to the Division of Local Government Services.

Dated: 9/18/2025

  
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 **September 18, 2025**.

Dated: 9/18/2025

A handwritten signature in black ink, appearing to read "Marc Platizky", is written over a horizontal line.

Marc Platizky, Secretary

**EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY**

**COUNTY OF MERCER**

**STATE OF NEW JERSEY**

**RESOLUTION NO. 2025-43**

**PROFESSIONAL BROKERAGE SERVICES**

**WHEREAS**, the East Windsor Municipal Utilities Authority (EWMUA) has determined that there is a need for professional brokerage services in order to sell 145 shares of Sun Life common stock; and

**WHEREAS**, N.J.S.A. 40A:11-1, et seq. permits the governing body to award a professional services contract without publicly advertising for bids on the basis that the services are to be performed by persons who are recognized as licensed and regulated professionals and are specifically exempt under N.J.S.A. 40A:11-5; and

**WHEREAS**, the EWMUA has received a proposal from Arthur N. Hornak, Investment Program Manager and Financial Advisor, at Cetera Investment Services, LLC; and

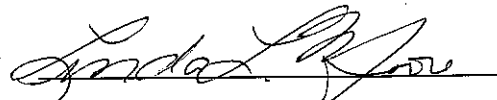
**WHEREAS**, Arthur N. Hornak is a qualified and licensed broker with over 38 years of financial industry experience; and

**WHEREAS**, the Chief Financial Officer of the East Windsor Municipal Utilities Authority has determined and certified in writing that the value of these professional services may not exceed \$200.00; and

**WHEREAS**, the anticipated term of this contract is not to exceed six months (September 1, 2025 to February 28, 2026).

**NOW, THEREFORE, BE IT RESOLVED**, by the EWMUA Board of Commissioners that the EWMUA hereby approves and authorizes a professional services agreement with Cetera Investment Services, LLC in connection with the sale of Sun Life common stock shares. The Chairperson and Secretary are hereby authorized and directed to sign any necessary documents and EWMUA staff is authorized and directed to undertake any and all actions necessary to effectuate the terms and intent hereof.

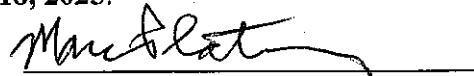
Dated: 9/18/2025

  
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 **September 18, 2025**.

Dated: **9/18/2025**

A handwritten signature in black ink, appearing to read "Marc Platizky", is written over a horizontal line.

Marc Platizky, Secretary

**2026 AUTHORITY BUDGET RESOLUTION**  
**EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY**  
**FISCAL YEAR: DECEMBER 1, 2025 to NOVEMBER 30, 2026**

**Resolution 2025-44**

WHEREAS, the Annual Budget for East Windsor Municipal Utilities Authority for the fiscal year beginning December 1, 2025 and ending November 30, 2026 has been presented before the governing body of the East Windsor Municipal Utilities Authority at its open public meeting of September 18, 2025; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$10,874,428.00, Total Appropriations including any Accumulated Deficit, if any, of \$9,841,961.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$28,448,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$723,000.00; and

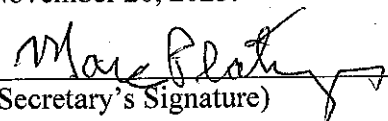
WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the East Windsor Municipal Utilities Authority, at an open public meeting held on September 19, 2024 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the) East Windsor Municipal Utilities Authority for the fiscal year beginning December 1, 2025 and ending November 30, 2026, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the East Windsor Municipal Utilities Authority will consider the Annual Budget and Capital Budget/Program for Adoption on November 20, 2025.

  
(Secretary's Signature)

9/18/25  
(Date)

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