

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY
Minutes of Regular Meeting
Thursday, March 19, 2026 @ 5:30pm

The regular monthly meeting of the East Windsor Municipal Utilities Authority was held on Thursday, March 19, 2026 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
Marc Platizky
Lewis Meixler
Matt Kohut
Steve Kurs

Present: Richard Brand, Executive Director
Robert Noel, Operations Manager
Megan Thompson, CFO
Julie Palmer, Administrative Assistant/Board Secretary
Matthew J. Krantz, Esq., Tyler, Aversano & Krantz. P.C
Brian T. Dougherty, PE, French & Parrello

Absent : Marc Lippman

Chairperson Moore requested that the Public Notice be read. The secretary read the statement stating that pursuant to the Open Public Meeting Act, adequate notice of this meeting has been provided by the adoption of the annual meeting schedule on February 19, 2026, which was published in the official newspapers and filed with the East Windsor municipal clerk. Notice of this meeting was posted at the East Windsor Municipal Utilities Authority website. Adequate notice of the time, place and date of this meeting has been provided in accordance with the Open Public Meetings Act. 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 Mr. Brand to present recommendations for the professional services bids.

Resolution 2026-7, Consulting Engineer – Mr. Brand recommended French & Parrello, Matt Kohut made the motion, seconded by Steve Kurs and unanimously carried.

Resolution 2026-8, Conflict Engineer – Mr. Brand recommended Kleinfelder, Matt Kohut made the motion, seconded by Steve Kurs and unanimously carried.

Resolution 2026-9, Auditing Services – Mr. Brand recommended The Mercadien Group, Steve Kurs made the motion, seconded by Marc Platizky and unanimously carried.

Resolution 2026-10, Legal Counsel – Mr. Brand recommended Tyler, Aversano & Krantz, Matt Kohut made the motion, seconded by Marc Platizky and unanimously carried.

Resolution 2026-11, Labor Attorney – Mr. Brand recommended Hatfield Schwartz Law Group, Steve Kurs made the motion, seconded by Marc Platizky and unanimously carried.

Resolution 2026-12, Conflict Attorney – Mr. Brand recommended Hatfield Schwartz Law Group, Matt Kohut made the motion, seconded by Lew Meixler and unanimously carried.

Resolution 2026-13, Bonding Attorney – Mr. Brand recommended McManimon Scotland & Baumann, Steve Kurs made the motion, seconded by Marc Platizky and unanimously carried.

Resolution 2026-27, Special Project Engineers Pool – Mr. Brand recommended T & M Associates, On-Board Engineering, PS & S, Kleinfelder, Keystone Engineering Group, Buchart Horn Inc., Morehouse Engineering, Inc., CME Associates, CSA Central Inc./R3M Engineering Inc., H2M Associates Inc., Remington & Vernick Engineering Group, Lew Meixler made the motion, seconded by Marc Platizky and unanimously carried.

Chairperson Moore requested a motion to approve the Katsifis Realty, LLC and Katsifis Family, LLC Capacity Allocation and Developers Agreement Resolution # 2026-23. Lew Meixler made the motion, seconded by Steve Kurs and unanimously carried.

Chairperson Moore requested a motion to approve Accepting A Bid And Awarding Contracts To Various Vendors For The Provision Of HDPE Pipe, Ductile Iron Fittings & Flanges, and Appurtenances – Resolution 2026-25. Matt Kohut made the motion, seconded by Steve Kurs and unanimously carried.

Chairperson Moore requested a motion to approve Appointing Brown & Brown as Brokers of Record for Employee Benefits – Resolution 2026-26. Lew Meixler made the motion, seconded by Steve Kurs and unanimously carried.

Chairperson Moore asked for an update on the Administration, Maintenance and Water treatment plant. Mr. Brand reported that the 30-day public comment wait period was over and the Environmental Decision Document (EDD) should be issued by the DEP soon. Which will allow the project to go out for public bidding.

Chairperson Moore asked for general discussion from Board Members. Hearing no one, Chairperson Moore closed the public portion of the meeting.

Chairperson Moore asked for approval of the payment of bills for March 2026. Steve Kurs made the motion, seconded by Marc Platizky and unanimously carried.

Chairperson Moore asked for approval of the Operating report from February 2025. Marc Platizky made the motion, seconded by Matt Kohut and unanimously carried.

Chairperson Moore requested a motion to approve the Development report for March 2026. Steve Kurs made the motion, seconded by Matt Kohut and unanimously carried.

Chairperson Moore requested a motion to approve the Finance Officer's report for March 2026. Marc Platizky made the motion, seconded by Steve Kurs and unanimously carried.


Chairperson Moore requested a motion to approve the Attorney's report for February - March 2026. Marc Platizky made the motion, seconded by Matt Kohut and unanimously carried.

Chairperson Moore requested a motion to approve the Engineer's report for March 2026. Lew Meixler made the motion, seconded by Steve Kurs and unanimously carried.

The minutes from the February 19, 2026 meeting were approved on a motion made by Steve Kurs, 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. 2026-7

**AWARDING CONTRACT FOR PROFESSIONAL SERVICES – CONSULTING
ENGINEER**

WHEREAS, the East Windsor Municipal Utilities Authority (“Authority”) desires to award a professional services contract for Engineering services for 2026; and

WHEREAS, the Authority is awarding this contract under a Fair and Open Process, pursuant to N.J.S.A. 19:44A-20 et seq.; and

WHEREAS, in accordance with the legal requirements for the Fair and Open Process, the proposal for these services was posted on the Authority’s web site and in the official designated newspaper of the Authority on December 16, 2025; and

WHEREAS, proposals received were opened and publicly read at 11:00 a.m. on Thursday, January 22, 2026 at the Authority offices, and

WHEREAS, four (4) proposals for these services were received, and the Authority has determined, price and other factors considered, that it is in the best interest of the Authority to award a contract for Engineering services to French & Parrello Associates, 1800 Route 34, Suite 10, Wall Township, NJ, for 2026; and

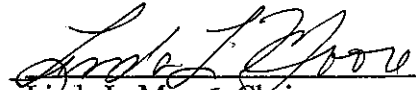
WHEREAS, the Local Public Contract Law, N.J.S.A. 40A11-1 et seq. authorizes the award of this contract without public bidding on the basis that the services are to be performed by persons who are recognized as licensed and regulated professionals and are specifically exempted under N.J.S.A. 40A:1 1-5, 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

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 were in full compliance with the Fair and Open Process for awarding such contracts, as set forth in N.J.S.A. 19:44A-20.5.
2. French & Parrello Associates is hereby appointed as Engineer until a successor is appointed at the annual reorganization meeting of the Authority to be held in February 2027.
3. French & Parrello Associates is 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 professional service agreement with French & Parrello Associates for Engineering services for the Authority.
5. Notice of this contract award will be published as required by law.

Dated: 3/19/2026


Linda L. 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 March 19, 2026.


Marc Platizky, Secretary

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

COUNTY OF MERCER

STATE OF NEW JERSEY

RESOLUTION NO. 2026-8

AWARDING CONTRACT FOR PROFESSIONAL SERVICES – CONFLICT ENGINEER

WHEREAS, the East Windsor Municipal Utilities Authority (“Authority”) desires to award a professional services contract for conflict Engineering services for 2026; and

WHEREAS, the Authority is awarding this contract under a Fair and Open Process, pursuant to N.J.S.A. 19:44A-20 et seq.; and

WHEREAS, in accordance with the legal requirements for the Fair and Open Process, the proposal for these services was posted on the Authority’s web site and in the official designated newspaper of the Authority on December 16, 2025; and

WHEREAS, proposals received were opened and publicly read at 11:00 a.m. on Thursday, January 22, 2026 at the Authority offices, and

WHEREAS, four (4) proposals for these services were received, and the Authority has determined, price and other factors considered, that it is in the best interest of the Authority to award a contract for Conflict Engineering services to Kleinfelder, 150 College Road, West, Princeton, NJ, for 2026; and

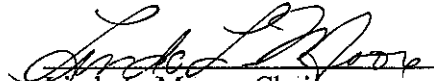
WHEREAS, the Local Public Contract Law, N.J.S.A. 40A11-1 et seq. authorizes the award of this contract without public bidding on the basis that the services are to be performed by persons who are recognized as licensed and regulated professionals and are specifically exempted under N.J.S.A. 40A:1 1-5; 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

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

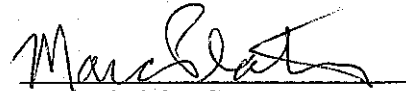
1. The Authority hereby specifically determines that the procedures followed in connection with the award of this contract were in full compliance with the Fair and Open Process for awarding such contracts, as set forth in N.J.S.A. 19:44A-20.5.
2. Kleinfelder is hereby appointed as Conflict Engineer until a successor is appointed at the annual reorganization meeting of the Authority to be held in February 2027.
3. Kleinfelder is 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 professional service agreement with Kleinfelder for Conflict Engineering services for the Authority.
5. Notice of this contract award will be published as required by law.

Dated: 3/19/2026


Linda L. 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 March 19, 2026.


Marc Platizky, Secretary

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

COUNTY OF MERCER

STATE OF NEW JERSEY

RESOLUTION. 2026-9

AWARDING CONTRACT FOR PROFESSIONAL AUDITING SERVICES

WHEREAS, the East Windsor Municipal Utilities Authority ("Authority") has a need for professional auditing services pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, such professional services can only be provided by licensed professionals; and

WHEREAS, the Authority requested, received, and opened sealed proposals on January 22, 2026 at 11:00 am prevailing time for **Auditor**, the receipt of which proposal was dually advertised on December 16, 2025, in accordance with the law and in such case made and provided; and

WHEREAS, the Authority has determined that the firm of The Mercadien Group satisfies the requirements to be considered for professional auditing services; and

WHEREAS, the Chief Financial Officer has determined and certified in writing that the value of the contract will exceed \$17,500.00; and

WHEREAS, certification of the availability of funds has been provided by the Chief Financial Officer.

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

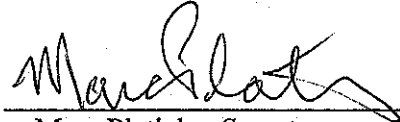
1. The Mercadien Group is hereby awarded a contract to provide professional auditing services for an amount not to exceed \$23,500.00 for the period of February 19, 2026 to February 18, 2027.
2. The Chairperson, Secretary, Executive Director, and Chief Financial Officer are hereby authorized to sign the contract for the aforesaid professional services.
3. This contract is awarded without competitive bidding as "Professional Services" in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(A)(i), as it is for services performed by persons authorized by law to practice a recognized profession.
4. It is hereby directed that notice of the award of a contract be published once in the official designated newspaper of the Authority within ten (10) days of the date hereof.

Dated: 3/19/2026


Linda L. 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 March 19, 2026.



Marc Platizky, Secretary

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

COUNTY OF MERCER

STATE OF NEW JERSEY

RESOLUTION NO. 2026-10

AWARDING CONTRACT FOR PROFESSIONAL SERVICES – LEGAL COUNSEL

WHEREAS, the East Windsor Municipal Utilities Authority (Authority) desires to award a professional services contract for General Counsel Legal services for 2026; and

WHEREAS, the Authority is awarding this contract under a Fair and Open Process, pursuant to N.J.S.A. 19:44A-20 et seq.; and

WHEREAS, in accordance with the legal requirements for the Fair and Open Process, the proposal for these services was posted on the Authority's web site and in the official designated newspapers of the Authority on December 16, 2025; and

WHEREAS, proposals received in response to the web site notification were opened and publicly read at 11:00 a.m. on Thursday, January 22, 2026 at the Authority offices, and

WHEREAS, one (1) proposal for these services were received, and the Authority has determined, price and other factors considered, that it is in the best interest of the Authority to award a contract for General Counsel legal services to Tyler, Aversano & Krantz, 1 AAA Drive, Suite 204, Robbinsville, NJ 08691 for 2026; 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 persons who are recognized as licensed and regulated professionals and are specifically exempted under N.J.S.A. 40A:11-5, and

WHEREAS, the hourly blended rate charge is \$200.00 per hour for routine legal services; and

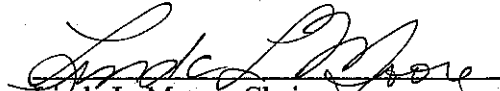
WHEREAS, adequate funds are available in an amount sufficient to defray the expenditure of money as evidenced by the Financial Officer's Certification, and

NOW, THEREFORE, BE IT RESOLVED, by the East Windsor Municipal Utilities Authority, County 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 were in full compliance with the Fair and Open Process for awarding such contracts, as set forth in N.J.S.A. 19:44A-20.5.
2. Tyler, Aversano & Krantz is hereby appointed as the General Counsel for the Authority until a successor is appointed at the annual reorganization meeting of the Authority to be held in February 2027.

3. Tyler, Aversano & Krantz, is 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 professional services agreement with Tyler, Aversano & Krantz, for General Counsel legal services for the Authority.
5. Notice of this contract award will be published as required by law.

Dated: 3/19/2026


Linda L. 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 March 19, 2026.


Marc Platizky, Secretary

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

COUNTY OF MERCER

STATE OF NEW JERSEY

RESOLUTION NO. 2026-11

AWARDING CONTRACT FOR PROFESSIONAL SERVICES – LABOR ATTORNEY

WHEREAS, the East Windsor Municipal Utilities Authority (Authority) desires to award a professional services contract for Labor Attorney services for 2026; and

WHEREAS, the Authority is awarding this contract under a Fair and Open Process, pursuant to N.J.S.A. 19:44A-20 et seq.; and

WHEREAS, in accordance with the legal requirements for the Fair and Open Process, the proposal for these services was posted on the Authority's web site and in the official designated newspaper of the Authority on December 16, 2025; and

WHEREAS, proposals received in response to the web site notification were opened and publicly read at 11:00 a.m. on Thursday, January 22, 2026 at the Authority offices; and

WHEREAS, two (2) proposals for these services were received, and the Authority has determined, price and other factors considered, that it is in the best interest of the Authority to award a contract for Labor Attorney services to Hatfield Schwartz Law Group LLC, 240 Cedar Knolls Road, Suite 303, Cedar Kolls, NJ 07068, for 2026; 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 persons who are recognized as licensed and regulated professionals and are specifically exempted under N.J.S.A. 40A:1 1-5; and

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

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 were in full compliance with the Fair and Open Process for awarding such contracts, as set forth in N.J.S.A. 19:44A-20.5.
2. The Law Firm of Hatfield Schwartz Law Group LLC is hereby appointed as Labor Attorney until a successor is appointed at the annual reorganization meeting of the Authority to be held in February 2027.
3. Hatfield Schwartz Law Group LLC is 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 professional service agreement with Hatfield Schwartz Law Group LLC for Labor Attorney services for the Authority.
5. Notice of this contract award will be published as required by law.

Dated: 3/19/2026


Linda L. 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 March 19, 2026.


Marc Platizky, Secretary

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

COUNTY OF MERCER

STATE OF NEW JERSEY

RESOLUTION NO. 2026-12

AWARDING CONTRACT FOR PROFESSIONAL SERVICES – CONFLICT ATTORNEY

WHEREAS, the East Windsor Municipal Utilities Authority (Authority) desires to award a professional services contract for Conflict Attorney's services for 2026; and

WHEREAS, the Authority is awarding this contract under a Fair and Open Process, pursuant to N.J.S.A. 19:44A-20 et seq.; and

WHEREAS, in accordance with the legal requirements for the Fair and Open Process, the proposal for these services was posted on the Authority's web site and in the official designated newspaper of the Authority on December 16, 2025; and

WHEREAS, proposals received in response to the web site notification were opened and publicly read at 11:00 a.m. on Thursday, January 22, 2026 at the Authority offices; and

WHEREAS, three (3) proposals for these services were received. The Authority has determined, price and other factors considered, that it is in the best interest of the Authority to award a contract for Conflict Attorney Legal services to Hatfield Schwartz Law Group LLC, 240 Cedar Knolls Road, Suite 303, Cedar Knolls, NJ 07068, for 2026; and

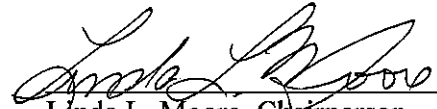
WHEREAS, the Local Public Contract Law, N.J.S.A. 40A11-1 et seq. authorizes the award of this contract without public bidding on the basis that the services are to be performed by persons who are recognized as licensed and regulated professionals and are specifically exempted under N.J.S.A. 40A:1 1-5; and

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

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 were in full compliance with the Fair and Open Process for awarding such contracts, as set forth in N.J.S.A. 19:44A-20.5.
2. That the Law Firm of Hatfield Schwartz Law Group LLC is hereby appointed as Conflict Attorney until a successor is appointed at the annual reorganization meeting of the Authority to be held in February 2027.
3. Hatfield Schwartz Law Group LLC is 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 professional service agreement with Hatfield Schwartz Law Group LLC for Conflict Attorney services for the Authority.
5. Notice of this contract award will be published as required by law.

Dated: 3/19/2026


Linda L. 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 March 19, 2026.


Marc Platizky, Secretary

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

COUNTY OF MERCER

STATE OF NEW JERSEY

RESOLUTION NO. 2026-13

AWARDING CONTRACT FOR PROFESSIONAL SERVICES – BONDING ATTORNEY

WHEREAS, the East Windsor Municipal Utilities Authority (Authority) desires to award a professional services contract for Bonding Attorney's services for 2026; and

WHEREAS, the Authority is awarding this contract under a Fair and Open Process, pursuant to N.J.S.A. 19:44A-20 et seq.; and

WHEREAS, in accordance with the legal requirements for the Fair and Open Process, the proposal for these services was posted on the Authority's web site and in the official designated newspaper of the Authority on December 16, 2025; and

WHEREAS, proposals received in response to the web site notification were opened and publicly read at 11:00 a.m. on Thursday, January 22, 2026 at the Authority offices, and

WHEREAS, four (4) proposals for these services were received. The Authority has determined, price and other factors considered, that it is in the best interest of the Authority to award a contract for Bonding Attorney Legal services to McManimon Scotland & Baumann 75 Livingston Ave, Second Floor, Roseland, NJ 07068, for 2026; and

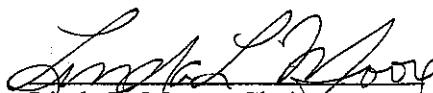
WHEREAS, the Local Public Contract Law, N.J.S.A. 40A11-1 et seq. authorizes the award of this contract without public bidding on the basis that the services are to be performed by persons who are recognized as licensed and regulated professionals and are specifically exempted under N.J.S.A. 40A:11-5;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

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

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

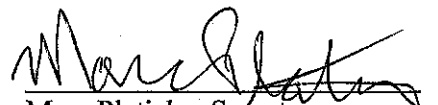
1. The Authority hereby specifically determines that the procedures followed in connection with the award of this contract were in full compliance with the Fair and Open Process for awarding such contracts, as set forth in N.J.S.A. 19:44A-20.5.
2. The Law Firm of McManimon Scotland & Baumann is hereby appointed as Bonding Attorney until a successor is appointed at the annual reorganization meeting of the Authority to be held in February 2027.
3. McManimon Scotland & Baumann is 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 professional service agreement with McManimon Scotland & Baumann for Bonding Attorney services for the Authority.
5. Notice of this contract award will be published as required by law.

Dated: 3/19/2026


Linda L. 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 March 19, 2026.


Marc Platizky, Secretary

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

RESOLUTION FOR APPROVAL OF A CAPACITY ALLOCATION AGREEMENT AND
DEVELOPER'S ON-TRACT AND OFF-TRACT AGREEMENT WITH KFRT, LLC

RESOLUTION # 2026-23

W I T N E S S E T H

WHEREAS, the Developer is the owner of three parcels of land within the Township of East Windsor ("Township") more particularly described as Block 57, Lots 9,10, and 11 (hereinafter referred to as the "Property") as depicted on the Township Tax Map and more specifically located at 359 NJ Route 130, East Windsor, New Jersey in the Highway Commercial zone district; and

WHEREAS, the Property is currently improved with three buildings, which include the Americana Restaurant and Bar ("Americana") on Lot 11, a medical office/retail building ("Medical Office") on Lot 9, and a commercial retail/office building ("Existing Building D") also on Lot 9; and

WHEREAS, the Developer desires to construct both on-tract and off-tract water and sanitary sewer facilities on the Property to provide sanitary sewer and water service to that development known as "Americana Place" (the "Development") consisting of the (1) demolition of Existing Building D; (2) construction of a 2,448 s.f. expansion to the Medical Office to provide additional medical/general office space to accommodate a prospective tenant; (3) construction of a five-story, 83,190 s.f. 104 guest room Hotel building with

banquet facilities ("Hotel"); (4) construction of a 2,225 s.f. freestanding Cafe with drive thru window service ("Cafe") consisting of twenty-six (26) interior seats and thirty-two (32) outdoor seats, all of which are more particularly described on plans entitled "Americana Place Amended Preliminary and Final Site Plan 359, 369 & 375 US Route 130, East Windsor, New Jersey, Block 57, Lots 9, 10, & 11 – Township of East Windsor, Block 7 Lots 40.02 & 41 – Borough of Hightstown, with latest revisions dated January 20, 2026 ("Site Plan"); and

WHEREAS, the Planning Board of the Township ("Approving Board" or "Board") granted Preliminary and Final Site Plan Approval With Bulk Variances on September 23, 2024, memorialized by Resolution dated December 16, 2024, for the subject Development; and

WHEREAS, the Developer desires to construct the Development in two (2) phases, wherein the first phase consists of the demolition of Existing Building D and the construction of the Medical Office addition and the Cafe ("Phase I"), and the second phase consists of the construction of the Hotel ("Phase II"); and

WHEREAS, the Authority, and its consulting engineers, have reviewed the Site Plan and the following additional submissions by the Developer:

- (a) Sixteen (16) Architectural Sheets prepared by KSD Architects LLC dated February 12, 2024;

- (b) Three (3) Structural Sheets prepared by KSD Architects LLC dated March 27, 2023, with last revisions dated February 13, 2024;
- (c) Four (4) Mechanical, Electrical and Plumbing Sheets dated February 6, 2024; and
- (d) Memorandum by CDM Smith Inc. dated March 3, 2025.

The Site Plan and submissions set forth in (a) through (d) above are collectively referenced as the "Water and Sewer Plans and Specifications"; and

WHEREAS, said Water and Sewer Plans and Specifications have been approved by the Authority as to Phase I of the Development only; and

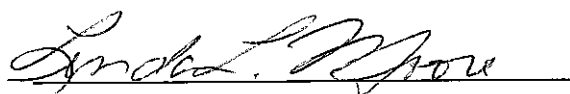
WHEREAS, Developer shall complete the design of Phase II of the Development and shall resubmit the Water and Sewer Plans and Specifications, with or without amendments ("Phase II Water and Sewer Plans and Specifications"), as set forth herein, for review and approval by the Authority as to Phase II of the 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.

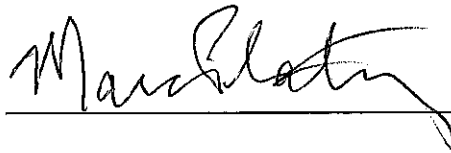
NOW, THEREFORE, BE IT RESOLVED BY THE EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY as follows:

1. The EWMUA hereby approves the Capacity Allocation Agreement and Developer's On-tract and Off-tract Agreement with KFRT, 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 KFRT, 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.



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 March 19, 2026.

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

Marc Platizky. EWMUA Secretary

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

COUNTY OF MERCER

STATE OF NEW JERSEY

RESOLUTION NO. 2026-25

**ACCEPTING A BID AND AWARDING CONTRACTS TO VARIOUS VENDORS FOR THE
PROVISION OF HDPE PIPE, DUCTILE IRON FITTINGS & FLANGES, AND
APPURTENANCES**

WHEREAS, the East Windsor Municipal Utilities Authority went to public notification to accept bids for HDPE Pipe, Ductile Iron Fittings and Flanges, and Appurtenances on February 13, 2026; and

WHEREAS, in accordance with a properly advertised Notice to Bidders, three (3) bidders submitted bids for HDPE Pipe, Ductile Iron Fittings and Flanges, and Appurtenances which were received on February 27, 2026; and

WHEREAS, after review of the bids submitted, it is the recommendation of the Executive Director that the following vendors be awarded contracts for HDPE Pipe, Ductile Iron Fittings and Flanges, and Appurtenances from March 19, 2026 to September 19, 2026 for their respective bid line items:

- 1) Core & Main, 5 Wheeling Road, Dayton, NJ 08810 was the lowest bidder for bid line-items 2.04 and 3.01 per attached spreadsheet.
- 2) Ferguson Waterworks, 507 Oak Glen Road, Howell, NJ 07731 was the lowest bidder for bid line-items 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, and 3.02 per attached spreadsheet.
- 3) Raritan Group Inc., 301 Meadow Road, Edison, NJ 08817, was the lowest bidder for bid line-items 2.01, 2.02, and 2.03 per attached spreadsheet.


WHEREAS, funds in an amount not to exceed \$130,384.85 for the purchase of HDPE Pipe, Ductile Iron Fittings and Flanges, and Appurtenances have been certified by the Chief Finance Officer to be available in the following account number: 01-301-6804. The contracts shall be awarded from March 19, 2026 to September 19, 2026.

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

1. The preamble to this Resolution shall be incorporated herein as if fully restated.

2. The contracts be awarded to Core & Main, Ferguson Waterworks, and Raritan Group Inc. for their respective bid line items from March 19, 2026 to September 19, 2026. The products and unit prices to be included in the contracts are as set forth on the bid tabulation attached hereto and made a part hereof.
3. The Purchasing Agent is hereby authorized to execute purchase orders on an as-needed basis in an amount not to exceed \$130,384.85 in FY 2026.
4. 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 actions necessary, to effectuate the terms and intent hereof.

Dated: 3/19/2026


Linda L. 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 March 19, 2026.


Marc Platizky, Secretary

2026 HDPE Pipe, Ductile Iron Fittings & Flanges, Appurtenances Bid Results

Item	Quantity	Description	Core & Main			Ferguson			Raritan		
			Price per Each	Extended Price	Price per Each	Extended Price	Price per Each	Extended Price	Price per Each	Extended Price	
1.01	500 linear feet	24" pipe (*)	\$ 113.15	\$ 56,575.00	\$ 8,499.43	\$ 4,249.71	No Bid	No Bid	No Bid	No Bid	
1.02	350 linear feet	30" pipe (**)	\$ 185.39	\$ 64,886.50	\$ 5,318.09	\$ 1,812.63	No Bid	No Bid	No Bid	No Bid	
1.03	2	30" X 24" reducer DR11 DIPS (**)	\$ 3,304.12	\$ 6,608.24	\$ 2,109.01	\$ 4,218.02	No Bid	No Bid	No Bid	No Bid	
1.04	2	16" 4000 SDR 11 DIPS Flange Adapter (*)	\$ 274.36	\$ 548.72	\$ 256.69	\$ 513.38	No Bid	No Bid	No Bid	No Bid	
1.05	2	16" DIPS Back Up Ring (*)	\$ 256.84	\$ 513.68	\$ 188.76	\$ 377.52	No Bid	No Bid	No Bid	No Bid	
1.06	4	24" HDPE MI Adaptor DR11 w/stiffner (*)	\$ 2,678.75	\$ 10,715.00	\$ 2,747.94	\$ 10,991.76	No Bid	No Bid	No Bid	No Bid	
2.01	2	16" X 10" Flanged 90 C110 USA (*)	\$ 4,765.00	\$ 9,530.00	\$ 4,816.01	\$ 9,632.02	\$ 4,619.44	\$ 9,238.88	\$ 4,619.44	\$ 9,238.88	
2.02	2	16" X 10" Flanged Long Radius 90 C110 USA (*)	\$ 6,730.00	\$ 13,460.00	\$ 6,801.28	\$ 13,602.56	\$ 6,523.68	\$ 13,047.36	\$ 6,523.68	\$ 13,047.36	
2.03	2	16" X 10" Flanged Reducer C110 USA (*)	\$ 1,715.00	\$ 3,430.00	\$ 1,731.92	\$ 3,463.84	\$ 1,661.23	\$ 3,322.46	\$ 1,661.23	\$ 3,322.46	
2.04	2	10" Blind Flange DI USA (*)	\$ 330.00	\$ 660.00	\$ 337.61	\$ 675.22	\$ 337.86	\$ 675.72	\$ 337.86	\$ 675.72	
3.01	1	16" full face gasket (*)	\$ 12.00	\$ 12.00	\$ 34.38	\$ 34.38	\$ 21.50	\$ 21.50	\$ 21.50	\$ 21.50	
3.02	16	7/8" x 4" hex head bolts, nuts and washers (*)	\$ 8.00	\$ 128.00	\$ 7.00	\$ 112.00	\$ 10.50	\$ 168.00	\$ 10.50	\$ 168.00	

A Ferguson: Based on (5) 100 linear feet quantities, totaling 500 linear feet
 B Ferguson: Based on (3.5) 100 linear feet quantities, totaling 350 linear feet
 C Raritan bid 1/8" thickness

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

COUNTY OF MERCER

STATE OF NEW JERSEY

RESOLUTION NO. 2026-26

APPOINTING BROWN & BROWN AS BROKER OF RECORD FOR EMPLOYEE BENEFITS

WHEREAS, the East Windsor Municipal Utilities Authority ("Authority") desires to ensure the effective management of its employee benefits programs, including medical and prescription offerings; and

WHEREAS, Brown & Brown has demonstrated expertise and experience in providing brokerage services for public entities in the State of New Jersey; and

WHEREAS, the Authority has determined that appointing Brown & Brown as Broker of Record will serve the best interests of the Authority and its employees.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the East Windsor Municipal Utilities Authority, County of Mercer, State of New Jersey, that Brown & Brown is hereby appointed as the Broker of Record for the Authority's employee benefits program effective immediately; and

BE IT FURTHER RESOLVED, that Brown & Brown shall be authorized to act on behalf of the Authority in all matters relating to the procurement, renewal, and servicing of employee benefit insurance policies, including but not limited to, negotiations with carriers, plan design consultation, and compliance support; and

BE IT FURTHER RESOLVED, that a certified copy of this resolution shall be forwarded to Brown & Brown and any relevant insurance carriers to acknowledge this appointment.

Dated: 3/19/2026


Linda L. 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 March 19, 2026.


Marc Platizky, Secretary

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

COUNTY OF MERCER

STATE OF NEW JERSEY

Resolution #2026-27

Resolution Awarding Contract for Professional Services-Special Project Engineer

WHEREAS, the East Windsor Municipal Utilities Authority (Authority) desires to award a professional services contract for Engineering services for 2026 and

WHEREAS, the Authority is awarding this contract under a Fair and Open Process, pursuant to N.J.S.A. 19:44A-20 et seq.; and

WHEREAS, in accordance with the legal requirements for the Fair and Open Process, the proposal for these services was posted on the Authority's web site and in the official designated daily newspaper of the Authority on December 16, 2025; and

WHEREAS, proposals received in response to the web site notification were opened and publicly read at 11:00 a.m. on Thursday, January 22, 2026 at the Authority offices, and

WHEREAS, ten (10) proposals for these services were received. The Authority has evaluated the submitted proposals and recommended the establishment of a qualified pool of firms to ensure the best needs of the Authority are met; 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 persons who are recognized as licensed and regulated professionals and are specifically exempted under N.J.S.A. 40A:11-5, 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

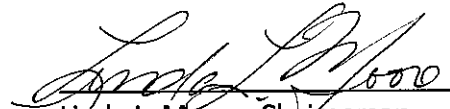
NOW, THEREFORE, BE IT RESOLVED, by the East Windsor Municipal Utilities Authority, County of Mercer, State of New Jersey, as follows:

1. The following engineering firms are hereby appointed to the "Special Projects Engineering Pool" for the term of March 19, 2026 through February, 2027;

T & M Associates
On-Board Engineering
PS & S
Kleinfelder
Keystone Engineering Group
Buchart Horn Inc.
Morehouse Engineering, Inc.
CME Associates
CSA Central Inc./R3M Engineering Inc.
H2M Associates Inc.
Remington & Vernick Engineering

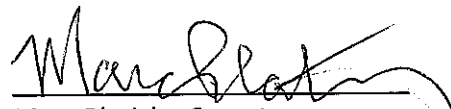
2. The Authority hereby specifically determines that the procedures followed in connection with the award of this contract were in full compliance with the Fair and Open Process for awarding such contracts, as set forth in N.J.S.A. 19:44A-20.5.
3. The Executive Director is hereby authorized to execute professional service agreements with each of the firms listed above.
4. Specific tasks or "Task Orders" shall be assigned to firms within the pool based on expertise, availability, and the specific requirements of each project.
5. Services shall be compensated based on the hourly rate schedules submitted in the firms' respective proposals, provided that no work shall commence until a specific purchase order is issued and funds are certified.

Dated: 3/19/2026


Linda L. 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 March 19, 2026.


Marc Platizky, Secretary