

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY
Minutes of Regular Meeting
Thursday, June 18, 2026 @ 5:30pm

The regular monthly meeting of the East Windsor Municipal Utilities Authority was held on Thursday, June 18, 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
Matt Kohut
Lew Meixler
Steve Kurs

Present: Richard Brand, Executive Director
Robert Noel, Operations Manager
Julie Palmer, Administrative Assistant/Board Secretary
Matt Krantz, Esq., Tyler, Aversano & Krantz. P.C
Brian T. Dougherty, PE, French & Parrello
Susan Anderson, East Windsor NJ
Sergio Verdesco, Regional Council of Carpenters
Olga Vidrenko, East Windsor, NJ
Nancy King, East Windsor, NJ
Nick Zanghi, East Windsor, NJ

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 Winsor 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. Sergio Verdesco, representing the Eastern Atlantic States Regional Council of Carpenters, inquired about the Maintenance Building project and the potential use of a Project Labor Agreement (PLA). He stated that utilizing local union labor can help control project costs while providing economic benefits to local workers and the community. Chairperson Moore expressed concerns regarding the recent email campaign that disrupted EWMUA operations.

Susan Anderson asked about the source of the water supply needed for QTS's proposed expansion. Mr. Brand explained that QTS has just received Planning Board approval and, therefore, has met briefly with the EWMUA only to discuss its future water demands of 900 gallons per day. Ms. Anderson also inquired about the Authority's proposed new wells and their potential impact on water rates. Chairperson Moore responded that the EWMUA currently maintains some of the lowest water rates in the State.

Olga Vidento asked questions regarding QTS's capacity allocation agreement. Mr. Brand explained that the existing agreement is between QTS and the Township. When Ms. Vidento asked how she could obtain a copy of the agreement, Mr. Krantz advised her to submit an OPRA request. Ms. Vidento also inquired how the EWMUA would ensure that QTS does not utilize unpermitted wells. Mr. Brand responded that oversight and enforcement of well permits are the responsibility of the New Jersey Department of Environmental Protection (NJDEP), not the EWMUA.

Chairperson Moore asked for approval of Resolution 2026-35 Authorization to Enter into the County of Bergen's New Jersey Cooperative Purchasing Alliance Cooperative Pricing Agreement. Steve Kurs made the motion, seconded by Marc Platizky and unanimously carried.

Chairperson Moore asked for approval of Resolution 2026-36 Authorization to become a Member of the Somerset County Cooperative Pricing System, #2-SOCCP. Marc Platizky made the motion, seconded by Steve Kurs and unanimously carried.

Chairperson Moore asked for approval of Resolution 2026-37 Authorizing the Sale or Disposal of Surplus Equipment and Property. Matt Kohut made the motion, seconded by Lew Meixler and unanimously carried.

Chairperson Moore asked for approval of Resolution 2026-38 Authorizing the Release of Performance Guarantees and Escrow for the Hovione Development Located at 89 Twin Rivers Drive. Matt Kohut made the motion, seconded by Lew Meixler and unanimously carried.

Chairperson Moore asked for approval of Resolution 2026-39 Authorizing the Release of Performance Guarantees and Escrow for Aurobindo Pharma, USA Development Located at 203A Windsor Center Drive. Lew Meixler made the motion, seconded by Steve Kurs and unanimously carried.

Chairperson Moore asked for approval of Resolution 2026-40 Amending the Rules and Regulations of the East Windsor Municipal Utilities Authority with Respect to Charges for EWMUA Personnel and Equipment, Costs for Temporary Water Service, Establishing Fees for Laboratory Analyses and Fee Schedule. Marc Platizky made the motion, seconded by Lew Meixler and unanimously carried.

Chairperson Moore asked for an update on the Administration, Maintenance and Water treatment plant. Mr. Brand reported that the contract for the project was awarded to A.C. Schultz, and over the next several weeks, A.C. Schultz will be mobilizing to the site to perform a stress test, which is a requirement of the DEP. Mr. Brand also reported that the Authority appears to be a strong candidate for funding through the BRIC Grant Program.

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 June 2026. Steve Kurs made the motion, seconded by Marc Platizky and unanimously carried.

Chairperson Moore asked for approval of the Operating report from May 2026. Matt Kohut made the motion, seconded by Lew Meixler and unanimously carried.

Chairperson Moore requested a motion to approve the Development report for June 2026. 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 June 2026. Marc Platizky made the motion, seconded by Matt Kohut and unanimously carried.

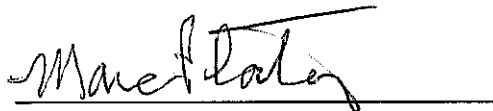
Chairperson Moore requested a motion to approve the Attorney's report for May - June 2026. Steve Kurs made the motion, seconded by Marc Platizky and unanimously carried.

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

The minutes from the May 21, 2026 meeting were approved on a motion made by Steve Kurs, seconded by Matt Kohut 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,

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. 2026-35

**AUTHORIZATION TO ENTER INTO THE COUNTY OF BERGEN'S NEW JERSEY COOPERATIVE
PURCHASING ALLIANCE COOPERATIVE PRICING AGREEMENT**

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, the County of Bergen, hereinafter referred to as the "Lead Agency" has offered voluntary participation in the New Jersey Cooperative Purchasing Alliance # CK04- a Cooperative Pricing System for the purchase of goods and services; and

WHEREAS, on June 18, 2026 the governing body of the East Windsor Municipal Utilities Authority, County of Mercer, State of New Jersey duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services.

NOW, THEREFORE BE IT RESOLVED, as follows:

1. This Resolution shall be known and may be cited as the Cooperative Pricing Resolution of the East Windsor Municipal Utilities Authority.
2. Pursuant to the provisions of N.J.S.A. 40A:11-11(5), the Authority Chairperson is hereby authorized to enter into a Cooperative Pricing Agreement with the Lead Agency.
3. The Lead Agency shall be responsible for complying with the provisions of the *Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.)* and all other provisions of the revised statutes of the State of New Jersey.
4. This resolution shall take effect immediately upon passage.

Dated: 6/18/2026


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 June 18, 2026.



Marc Platizky, Secretary

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

COUNTY OF MERCER

STATE OF NEW JERSEY

RESOLUTION NO. 2026-36

**AUTHORIZATION TO BECOME A MEMBER OF THE SOMERSET COUNTY COOPERATIVE
PRICING SYSTEM, #2-SOCCP**

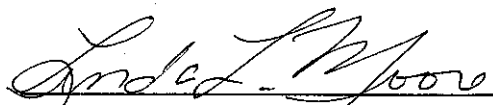
WHEREAS, the East Windsor Municipal Utilities Authority desires to become a member of the Somerset County Cooperative Pricing System, #2-SOCCP, effective June 18, 2026; and

WHEREAS, such membership shall be for the period ending December 31, 2028 and each renewal, thereafter of the system, unless elects to formally withdraw from the system.

NOW, THEREFORE BE IT RESOLVED, as follows:

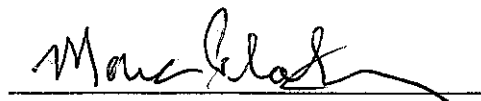
1. pursuant to the provisions of N.J.S.A. 40A:11-11(5), the Authority Chairperson and Secretary are hereby authorized to execute the Cooperative Pricing System Agreement for such membership.
2. This resolution shall take effect immediately upon passage.

Dated: 6/18/2026


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 June 18, 2026.


Marc Platizky, Secretary

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

STATE OF NEW JERSEY

RESOLUTION NO. 2026-37

AUTHORIZING THE SALE OR DISPOSAL OF SURPLUS EQUIPMENT AND PROPERTY

WHEREAS, the East Windsor Municipal Utilities Authority (the "Authority") has determined that the personal property described on Exhibit A attached hereto and incorporated herein is no longer needed for public use; and

WHEREAS, the Authority believes that it would be advantageous to dispose of ten (10) of these items and to utilize the online auction services of Muncibid located at <https://muncibid.com> to publicly sell two (2) of these items; and

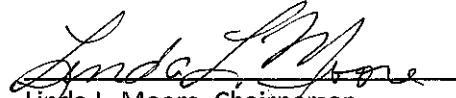
WHEREAS, N.J.S.A. 40A: 12-3 and 40A:12-13.1 permit the Authority to dispose of surplus property no longer needed and to authorize such action by Resolution of the Authority; and

WHEREAS, the sales are being conducted pursuant to N.J.S.A. 40A:11-36 and the guidance set forth in the Division of Local Government Services' Local Finance Notice 2019-15; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the East Windsor Municipal Utilities Authority, County of Mercer, State of New Jersey, that the Authority is hereby authorized to dispose of the ten (10) items indicated on Exhibit A, and sell on Muncibid the two (2) items indicated on Exhibit A.

BE IT FURTHER RESOLVED, that the terms and conditions of the agreement entered into between Muncibid and the East Windsor Municipal Utilities Authority are available on <https://muncibid.com> and in the Administrative Offices of the Authority.

Dated: June 18, 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 June 18, 2026.


Marc Platizky, Secretary

EXHIBIT A: EQUIPMENT LIST

Items for disposal:

1	Brother Laser Fax Model 2840 Serial No. U63274L5J173653
2	IBM Wheel writer 30 Series II
3	Sharp Electronic Calculator Serial No. 0D019801
4	Cannon MP27D11 Calculator Serial No. 20010045
5	AVAYA Phones Model 9508 (9)
6	AVAYA Phone Model 1416 (1)
7	Dell (PowerEdge T430); Windows Server 2012 R2 STD (2 CPU/2VMS) Serial No. 02524-001-765-719 X20-46773
8	Dell (PowerEdge T430); Windows Server 2012 R2 STD (2 CPU/2VMS) Serial No. 02524-001-765-719 X20-46773
9	HPE ProLiant ML30 Gen9; iLO; Serial No. 2M281802BY
10	Lenovo Think Station E31 Model No. CTO Serial No. MJYYVVL

Items for public auction:

1	Trimble GeoExplorer Series Part Number 50950-20 Serial No. 4516E00371 Minimum bid: \$50
2	Verifier Digital Locator Model No. MPL-H7LE Serial No. 1039007 Minimum bid: \$50

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

COUNTY OF MERCER

STATE OF NEW JERSEY

RESOLUTION NO. 2026-38

**AUTHORIZING THE RELEASE OF PERFORMANCE GUARANATEES AND ESCROW FOR THE
HOVIONE DEVELOPMENT LOCATED AT 89 TWIN RIVERS DRIVE**

WHEREAS, the Developer is the tenant and developer of the parcel of land described as Block 20.06, Lot 6.01 (formerly Lots 5 and 6) on the Township Tax Map and more commonly known as 89 Twin Rivers Drive (hereinafter referred to as the "Property"). The Property previously consisted of a one (1) story pharmaceutical manufacturing building and parking lot on the former Lot 6 and a residential dwelling on the former Lot 5. Twin Rivers Drive runs along the north side of the Property. Milford Road runs along the west side of the Property.

WHEREAS, the Developer has requested a complete release of its performance guarantee and escrow, inclusive of interest; and

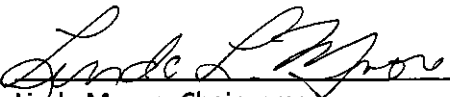
WHEREAS, the Developer has satisfactorily completed the site improvements, as required; and

WHEREAS, the East Windsor Municipal Utilities Authority desires to release the aforementioned cash performance guarantee subject, which shall be more fully described hereinafter.

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

1. The request of the Developer to release the aforementioned performance guarantee and escrow is hereby approved and said performance guarantee and escrow are hereby released, as detailed below.
2. The specific amounts to be released at this time are the following.
 - Escrow - \$8,515.54
 - Water Performance Guarantee
 - Cash - \$18,500.33
 - Letter of Credit # 10232 - \$166,49.80
 - Sewer Performance Guarantee
 - Cash - \$18,901.16
 - Letter of Credit # 10233 - \$170,100.00
3. This resolution shall take effect immediately.

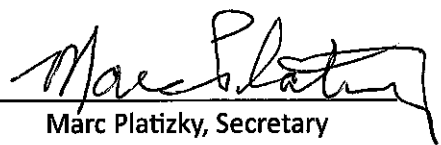
Dated: 6/18/2026


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 June 18, 2026.

Dated: 6/18/2026


Marc Platizky, Secretary

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

COUNTY OF MERCER

STATE OF NEW JERSEY

RESOLUTION NO. 2026-39

AUTHORIZING THE RELEASE OF PERFORMANCE GUARANATEES AND ESCROW FOR THE AUROBINDO PHARMA, USA DEVELOPMENT LOCATED AT 203A WINDSOR CENTER DRIVE

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

WHEREAS, the Developer has requested a complete release of its performance guarantee and escrow, inclusive of interest; and

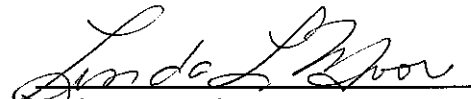
WHEREAS, the Developer has satisfactorily completed the site improvements, as required; and

WHEREAS, the East Windsor Municipal Utilities Authority desires to release the aforementioned cash performance guarantee subject, which shall be more fully described hereinafter.

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

1. The request of the Developer to release the aforementioned performance guarantee and escrow is hereby approved and said performance guarantee and escrow are hereby released, as detailed below.
2. The specific amounts to be released at this time are the following.
 - Escrow - \$2,393.68
 - Total Water and Sewer Performance Guarantee
 - Cash - \$30,897.57
 - Surety Bond 0858824 - \$278,051.40
3. This resolution shall take effect immediately.

Dated: 6/18/2026


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 June 18, 2026.

Dated: 6/18/2026


Marc Platizky, Secretary

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

COUNTY OF MERCER

STATE OF NEW JERSEY

RESOLUTION NO. 2026-40

RESOLUTION AMENDING THE RULES AND REGULATIONS OF THE EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY WITH RESPECT TO CHARGES FOR EWMUA PERSONNEL AND EQUIPMENT, COSTS FOR TEMPORARY WATER SERVICE, ESTABLISHING FEES FOR LABORATORY ANALYSES AND FEE SCHEDULE

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

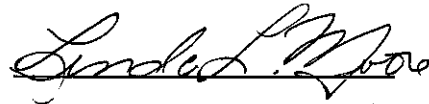
WHEREAS, Section 1, Chapter 3, Subchapter 3-7.0100 of said Rules and Regulations provides that the Authority reserves the right to change or amend from time to time, these Rules and Regulations with the approval of a majority of all members of said Authority; and

WHEREAS, the Authority has determined that it is necessary and appropriate to amend Schedule VII of its Rules and Regulations to revise the schedule of charges for Authority personnel and equipment.

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

1. Schedule VII of the Authority's Rules and Regulations, establishing charges for Authority personnel and equipment; Schedule VIII, setting forth costs for temporary water service for construction and related purposes; and Schedule IX, establishing fees for laboratory analyses and the Fee Schedule, are hereby amended as set forth in Exhibit A, attached hereto and incorporated herein by reference.
2. The revised charges for Authority personnel and equipment set forth in Exhibit A shall become effective on June 18, 2026. The adoption of this Resolution by a majority of the members of the Authority, together with the signatures of the Chairperson and Secretary affixed hereto, shall constitute conclusive evidence of such approval.
3. Except as specifically amended herein, all other provisions of the Authority's Rules and Regulations, as previously adopted and amended, shall remain in full force and effect.
4. This Resolution shall take effect immediately upon its adoption.

Dated: June 18, 2026

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

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 June 18, 2026.

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

Marc Platizky, Secretary