

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

Minutes of Regular Meeting

Thursday, September 17, 2026 @ 5:30pm

The regular monthly meeting of the East Windsor Municipal Utilities Authority was held on Thursday, September 17, 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

Present via Zoom:

Marc Lippman

Present:

Richard Brand, Executive Director
Robert Noel, Operations Manager
Julie Palmer, Administrative Assistant/Board Secretary
Megan Thompson, CFO
Matt Krantz, Esq., Tyler, Aversano & Krantz. P.C
Brian T. Dougherty, PE, French & Parrello
Digesh Patel, Mercadien
Jack Hammel, Mercadien
East Windsor Deli

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. Hearing no one, Chairperson Moore closed the public portion of the meeting.

Digesh Patel of Mercadien presented the Auditor's findings to the Board. Mr. Patel reported that there were no material findings or internal control deficiencies to report. He noted that the Authority's net position increased by approximately \$1.5 million, which was primarily attributed to the rate adjustments implemented during the year.

Mr. Patel stated that the Auditors' recommendations to the Board included formalizing a policy regarding the conversion of vacation hours to ensure compliance with updated public laws and implementing direct monitoring of federal government websites to independently verify tax payments made by a third-party processor.

Chairperson Moore asked for approval of Resolution 2026-47 Authorizing the Trade-in of Surplus Personal Property No Longer Needed for Public Use to Offset the Purchase Price of a New Purchase Pursuant to N.J.S.A. 40A:11-36(7). Matt Kohut made the motion, seconded by Marc Platizky and unanimously carried.

Chairperson Moore asked for approval of Resolution 2026-48 Awarding A Contract For The Purchase And Delivery Of Proprietary Sensus Meter Parts. Marc Platizky made the motion, seconded by Lew Meixler and unanimously carried.

Chairperson Moore asked for approval of Resolution 2026-49 2027 Authority Budget. Lew Meixler made the motion, seconded by Marc Lippman and unanimously carried.

Chairperson Moore asked for approval of Resolution 2026-50 Authorizing Release of Performance Guarantee Escrow and Acceptance of Infrastructure for 219 WMR LLC. Lew Meixler made the motion, seconded by Matt Kohut and unanimously carried.

Chairperson Moore asked for approval of Resolution 2026-52 Amending the Rules and Regulations of the East Windsor Municipal Utilities Authority with Respect to Significant Indirect Users. Matt Kohut made the motion, seconded by Lew Meixler and unanimously carried.

Chairperson Moore asked for approval of Resolution 2026-53 Annual Audit Report. Lew Meixler made the motion, seconded by Matt Kohut and unanimously carried.

Chairperson Moore asked for an update on the Administration, Maintenance and Water treatment plant. Mr. Brand reported pre-construction meeting was held with the DEP and the contractor that afternoon and the project has a 16-month completion mandate; staff anticipate a 14-month delivery.

Chairperson Moore opened the general discussion portion of the meeting and asked Marc Platizky to report on the security workshop presented by FEMA that he attended. Mr. Platizky recommended that staff and Board members take advantage of free federal training opportunities available through FEMA. Ms. Moore inquired about the planning of the employee appreciation barbecue. Mr. Brand stated that the event will be held in October.

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

Chairperson Moore asked for approval of the Operating report from August 2026. Matt Kohut made the motion, seconded by Marc Lippman and unanimously carried.

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

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

Chairperson Moore requested a motion to approve the Attorney's report for August - September 2026. Lew Meixler made the motion, seconded by Marc Platizky and unanimously carried.

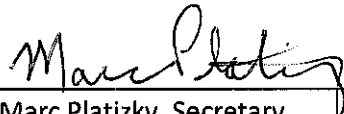
Chairperson Moore requested a motion to approve the Engineer's report for September 2026. Matt Kohut made the motion, seconded by Lew Meixler and unanimously carried.

The minutes from the August 20, 2026 meeting were approved on a motion made by Lew Mexiler, seconded by Marc Platizky and unanimously carried.

Mr. Kern Desai, owner of the East Windsor Deli, inquired about the possibility of municipal water and sewer service being made available to his business location. Mr. Brand confirmed that the Authority plans to extend a water main and provide a service tap at the property line. He further explained that any connection to the EWMUA sewer line would be at the property owner's expense.

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 NO. 2026-47

**AUTHORIZING THE TRADE-IN OF SURPLUS PERSONAL PROPERTY NO LONGER NEEDED FOR
PUBLIC USE TO OFFSET THE PURCHASE PRICE OF A NEW PURCHASE PURSUANT TO N.J.S.A.
40A:11-36(7)**

WHEREAS, the East Windsor Municipal Utilities Authority (Authority) owns certain personal property as detailed in Schedule A, attached hereto and made a part thereof, which is no longer needed for public use; and

WHEREAS, the Executive Director has advised the Governing Body that said property is obsolete and has reached the end of its useful life; and

WHEREAS, the New Jersey Local Public Contracts Law, specifically N.J.S.A. 40A:11-36(7) provides that a contracting agent may, by resolution of the governing body, include the sale of personal property no longer needed for public use as part of specifications to offset the price of a new purchase; and

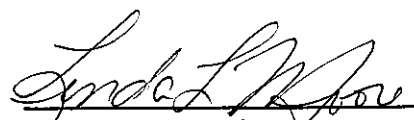
WHEREAS, the Authority is currently in the process of procuring replacement Sensus MXUs and the Executive Director has recommended that utilizing the trade-in provision of the statute will maximize value and effectively lower the net acquisition cost of the replacement assets; and

WHEREAS, in accordance with DLGS requirements, the serial numbers for the surplus property are explicitly identified below.

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

1. Authorization to Trade-in: The Governing Body hereby authorizes the disposal of the surplus personal property listed in Schedule A via vendor trade-in to offset the purchase price of the new replacement assets.
2. Bid/Contract Specifications: The Contracting Agent is hereby directed to include the trade-in option and terms within the official bid specifications or contract procurement documents for the new replacement assets.
3. Condition of sale: The surplus personal property shall be traded in an "as-is, where-is" condition, without expressed or implied warranties.

Dated: September 17, 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 September 17, 2026.


Marc Platizky, Secretary

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

COUNTY OF MERCER

STATE OF NEW JERSEY

RESOLUTION NO. 2026-48

AWARDING A CONTRACT FOR THE PURCHASE AND DELIVERY OF PROPRIETARY SENSUS METER PARTS

WHEREAS, bids for the purchase and delivery of proprietary Sensus meter parts have been solicited by the Authority in conformance with the provisions of New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq.; and

WHEREAS, on September 15, 2026, one (1) bid was received in response to the bid solicitation from Core & Main, LP; and

WHEREAS, upon review and evaluation of the bids received, and in consideration of the existing infrastructure, it is the recommendation of the Executive Director that Core & Main, LP be accepted as the lowest, responsible, responsive bidder complying with the terms and specifications and be awarded the contract for the provision of proprietary Sensus meter parts for twenty-four (24) months from September 17, 2026 through September 16, 2028.

WHEREAS, funds in an amount not to exceed \$180,000.00 in Year 1 have been certified by the Chief Financial Officer to be available in the following account: 01-301-6802; and

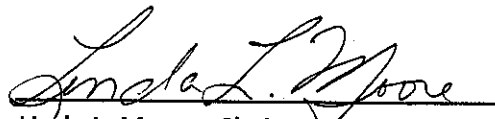
WHEREAS, funds in an amount not to exceed \$180,000.00 in Year 2 have been certified by the Chief Financial Officer to be available, upon adoption of the FY 2027 budget, in the following account: 01-301-6802.

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

1. The Authority accepts the recommendation of the Executive Director and hereby awards a twenty-four (24) consecutive month contract to Core & Main, LP, having its principal offices located at 5 Wheeling Road, Dayton, NJ 08810, in accordance with their bid proposal as submitted on September 15, 2026.
2. The contract and agreement with Core & Main, LP shall be an **open-ended contract** with funds being encumbered contingent upon the availability of funds, in an amount not to exceed \$180,000.00 in year one and not to exceed \$180,000.00 in year two. No minimum or maximum quantities are implied or guaranteed.

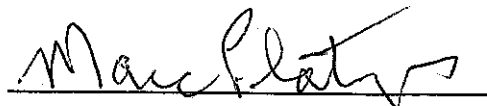
3. The contract for the purchase and delivery of proprietary Sensus meter parts shall be in effect for twenty-four (24) months. **The term of the contract will be from September 17, 2026 through September 16, 2028.**
4. The prices for the contract are in accordance with the attached Schedule A, which is made a part hereof.
5. The Purchasing Agent is hereby authorized to execute a purchase order in an amount not to exceed \$180,000.00 in FY 2026 and \$180,000.00 in FY 2027.
6. 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: 9/17/2026


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 September 17, 2026.


Marc Platizky, Secretary

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

COUNTY OF MERCER

STATE OF NEW JERSEY

RESOLUTION NO. 2026-49

2027 AUTHORITY BUDGET RESOLUTION – INTRODUCTION

FISCAL YEAR: DECEMBER 1, 2026 – NOVEMBER 30, 2027

WHEREAS, the Annual Budget for East Windsor Municipal Utilities Authority for the fiscal year beginning December 1, 2026 and ending November 30, 2027 has been presented before the governing body of the East Windsor Municipal Utilities Authority at its open public meeting of September 17, 2026; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$10,671,800.00, Total Appropriations including any Accumulated Deficit, if any, of \$10,062,261.00, 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 \$29,613,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$553,000.00; 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.

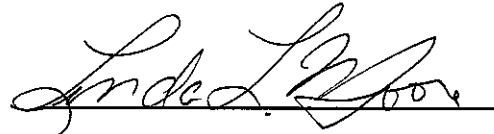
NOW, THEREFORE BE IT RESOLVED, by the governing body of the East Windsor Municipal Utilities Authority, at an open public meeting held on September 17, 2026 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the East Windsor Municipal Utilities Authority for the fiscal year beginning December 1, 2026 and ending November 30, 2027, 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 19, 2026.

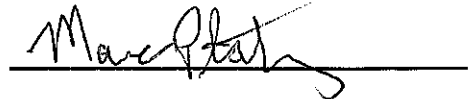
Dated: **9/17/2026**



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 **September 17, 2026**.



Marc Platizky, Secretary

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

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

COUNTY OF MERCER

STATE OF NEW JERSEY

RESOLUTION NO. 2026-50

**AUTHORIZING THE RELEASE OF PERFORMANCE GUARANATEES AND ESCROW FOR THE 219
WMR LLC DEVELOPMENT LOCATED AT 219 WYCKOFF MILLS RD**

WHEREAS, the Developer is the owner of one parcel of land consisting of 8.346 acres of vacant land located in the I-O, industrial-office, zoning district within the Township of East Windsor more particularly described as Block 12.01, Lot 1.01 (hereinafter referred to as the "Property") and more specifically located along Wyckoff Mills Road and is bounded by Old Cranbury Station Road to the west, Route 133 bypass to the North and Hightstown to the South.

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 performance guarantee and escrow, 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 24" interceptor installed by the 219 WMR LLC is accepted by the Authority.
2. 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.
3. The specific amounts to be released at this time are the following.
 - Escrow - \$7,288.68
 - Water Performance Guarantee
 - Cash - \$9,303.29
 - Performance Bond # CIC1950104 - \$83,721.60
 - Sewer Performance Guarantee

- Cash - \$2,444.10
- Performance Bond # CIC1950105 - \$21,996.90
- Interceptor Performance Guarantee
 - Cash - \$86,226.42
 - Performance Bond # CIC1962887 - \$775,986.48

4. This resolution shall take effect immediately.

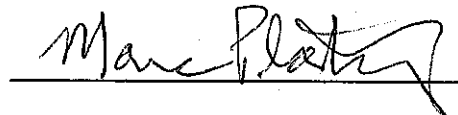
Dated: **9/17/2026**


Linda Moore, Chairperson

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Dated: **9/17/2026**


Marc Platizky, Secretary

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

COUNTY OF MERCER

STATE OF NEW JERSEY

RESOLUTION NO. 2026-52

RESOLUTION AMENDING THE RULES AND REGULATIONS OF THE EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY WITH RESPECT TO SIGNIFICANT INDIRECT USERS

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

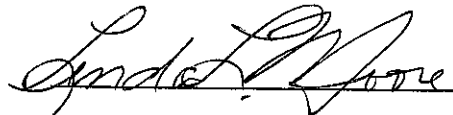
WHEREAS, the Authority reserves the right to change or amend Rules and Regulations with the approval of a majority of all members of said Authority from time to time; and

WHEREAS, the Authority has determined that it is necessary and appropriate to amend Chapter 4 of its Rules and Regulations to revise SIU surcharging and to create an SIU permit.

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

1. The creation of a SIU permit set forth in Exhibit A.
2. The revised charges for SIU surcharging set forth in Exhibit B shall become effective on September 17, 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.

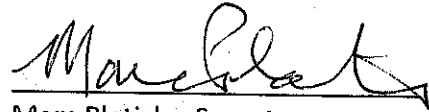
Dated: September 17, 2026



Linda L. Moore, Chairperson

CERTIFICATION

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A handwritten signature in black ink, 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

RESOLUTION NO. 2026-53

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, 2025, 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 recommendations, 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

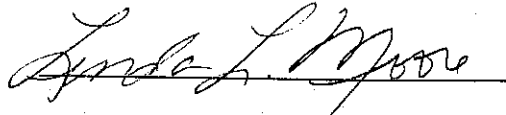
WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of N.J.S.A. 52:27BB-52, to wit:

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 17, 2026.

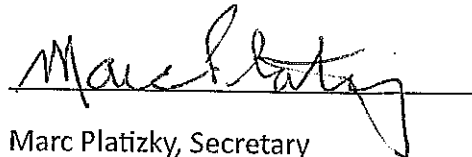
Dated: 9/17/2026

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 on **September 17, 2026**.

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

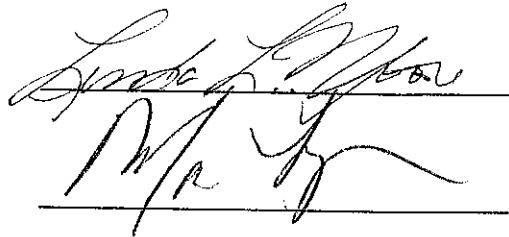
PRESCRIBED BY THE NEW JERSEY LOCAL FINANCE BOARD

AUDIT REVIEW CERTIFICATE

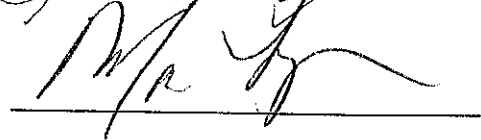
We, the members of the governing body of the East Windsor Municipal Utilities Authority, being of full age and being duly sworn according to law, upon our oath depose and say:

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, 2025, and specifically the sections of the audit report entitled "General Comments," "Schedule of Findings and Questioned Costs," and "Recommendations."

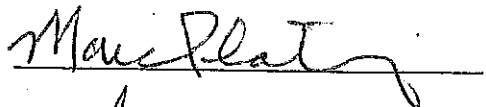
Linda L. Moore



Marc Lippman



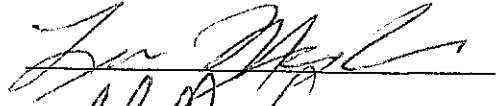
Marc Platizky



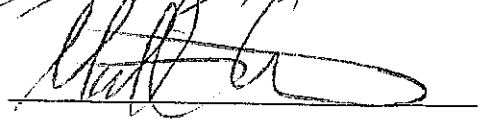
Steven Kurs



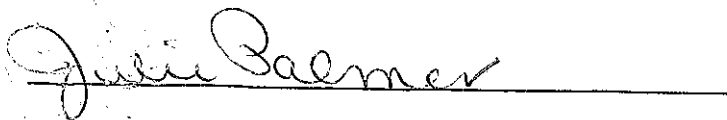
Lewis Meixler



Matthew Kohut (Alternate)



Sworn to and subscribed before me this 13th day of October, 2026



Notary Public of New Jersey

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