

**MANCHESTER UTILITIES AUTHORITY
MONTHLY MEETING NOVEMBER 10, 2025
CONDUCTED REMOTELY VIA ZOOM CONFERENCING
7:30 P.M.**

TIME: 7:35PM

• MEETING CALLED TO ORDER – OPEN PUBLIC MEETING NOTICE READ

STATEMENT OF PUBLIC NOTICE-TAKE NOTICE that adequate notice of this meeting has been provided in accordance with N.J.S.A. 10:4-8 and N.J.S.A. 10:4-10 as follows: A notice of the meeting was prominently posted on the bulletin board at the Haledon Municipal Building, located at 510 Belmont Avenue, Haledon, NJ on February 12, 2025. A copy of the Annual Meeting Notice was advertised on February 16, 2025 in the North Jersey Herald News and The Record.

A LINK AND A TELEPHONE NUMBER TO JOIN THE MEETING VIRUTALLY CAN BE ACCESSED ON THE MUA WEBSITE AT WWW.MUAWATER.NET. ELECTRONIC PROVISIONS HAVE BEEN ESTABLISHED FOR THE PUBLIC TO PARTICIPATE DURING THE PUBLIC COMMENT PORTION OF THE MEETING.

Formal Action will be taken.

Proper notice having been given, the Secretary is directed to include this statement in the minutes of this meeting.

• FLAG SALUTE

• ROLL CALL ATTENDANCE

Present: D'Ambrosio, Chowdhury, Flach, Muzibul, McKenney- (Present - difficulty with audio)

Absent: Smith

Other notable attendees: Casey Cordes, Attorney
 Jerry Mitchell, Engineer
 Robert De Block, Licensed Operator
 Robert Mc Ninch, Auditor

ELECTION OF OFFICER

Motion to nominate and elect Geraldine Flach-Sybesma as Treasurer and Certifying Finance Officer of the Authority by Chowdhury seconded by Muzibul

YES: D'Ambrosio, Chowdhury, Flach, Muzibul, McKenny

ABSTAIN: -0-

NO: -0-

• REPORTS AND DISCUSSION

CHAIRMAN

Victor D'Ambrosio spoke on the following:

Welcomed newly appointed Commissioner McKenney and thanked him for volunteering his service.

Recovery is still ongoing from the PVWC water main break. Analysis is underway for installing emergency interconnections and improving communications.

Two major projects are also progressing: Heights Tank Project and the Holland Christian Homes Water Main Extension Project.

A project to replace the water meters is on the horizon.

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The professionals will provide updates on the following matters: Interconnections; NJDEP Settlement Agreement; Reimbursement options for PVWC water main break costs; Interlocal Service Agreement with the Borough of Haledon; and Projects.

ENGINEER

Jerry Mitchell submitted a report which is on file and discussed the following items:

Action Items: Recommend approval of the water connection application for new laundromat service at the existing property at 431 Haledon Avenue, Haledon.

Recommend approval of Brave Industrial Paint LLC, Payment Application No. 003 for payment and submission to NJDEP for reimbursement.

Recommend advertising for internship position for Summer 2026.

Capital Improvements: The Heights Tank Improvements Project construction is nearing completion in early to mid-November so it can be restored to service.

The Holland Christian Home Water Main Extension Project Contractor has requested a time extension change order to complete the work in Squaw Brook Road and Grahame Avenue due to County and local restrictions that no paving can occur between mid-November and April 1st.

Arcadis is developing a priority list of improvements to be made post-PVWC water main break with estimated costs and timelines for the projects, as an update to the MUA's Capital Improvement Plan.

Facilities: Arcadis is proceeding with the preparation of the bid documents for the Meter Replacement Project for submission to the NJ I-Bank and the development of the loan application. The acoustic leak detection program has started. Arcadis is coordinating two water main leak repairs with Garcia and the MUA.

Non-Revenue Water: The annual rolling average for NRW ending in September is 7%.

ATTORNEY

Casey Cordes submitted a report which is on file and discussed the following items:

Welcomed newly appointed Commissioner McKenney and offered to answer any questions that he may have.

Litigation: Complaint filed against customer for theft of services.

Contracts: No response has been received from the Borough of Haledon regarding the Interlocal Service Agreement.

A draft Notice of Insurance Claim has been prepared or costs incurred due to PVWC water main break.

NJDEP: Draft Settlement Agreement was received and reviewed. Discussion to be held in Executive Session.

AUDITOR

Robert McNinch discussed the following:

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Digital Handout regarding the 2026 proposed Budget reviewed and discussed. The focus is reallocating certain line items and building in an appropriate contingency with a potential three (3) or four percent (4%) rate increase.

LICENSED OPERATOR

Robert De Block discussed the following items:

Disinfectant By-Products: Quarterly sampling is scheduled for November. NJDEP will be manually adjusting our reporting results as they were collected outside of the standard sampling period due to the Boil Water Advisory issued for the PVWC water main break. Results and the LRAA for the four sample locations were below the MCL. The NJDEP has not yet applied the results to Third Quarter 2025.

NJDEP Communications: Notice of Violations discussed. During the period of issuance, the MUA was without water or under the Boil Water Advisory as part of the PVWC water main break no samples were collected and this was discussed with NJDEP in advance of the end of the monitoring period.

The Facility Out of Service Form, as requested by NJDEP, was submitted on September 8, 2025. The form has been resubmitted in order to remove the violations from the record.

Heights Tank Upgrade: DES has been working with the MUA Engineer on plans for startup. DES staff will be onsite for sample collection prior to returning the tank to service.

Reservoir Point Zone: The work has been completed, and the new controls and alarm system are operating as intended.

• **CORRESPONDENCE**

1. North Haledon Planning Board/296-304 Squaw Brook Road, North Haledon
2. North Haledon Planning Board/25 Dietrich Lane, North Haledon
3. NJDEP/Heights Tank Rehabilitation/Interim Construction Inspection
4. NJDEP/Notice of Non-Compliance #6348

• **COMMITTEE REPORTS AND DISCUSSION**

OPERATIONS COMMITTEE-Next meeting scheduled for December 3, 2025

• **OLD BUSINESS**

1. Water Connection Application/987 Belmont Avenue, Haledon- Escrow received and under review.
2. Water Connection Application/431 Haledon Avenue, Haledon-Engineer Recommends Approval-Discussed under Engineer Report.

• **NEW BUSINESS**

1. Advertise for Spring Semester/Summer Semester Intern-To Discuss Further by Operations Committee

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• **PUBLIC COMMENT**

Motion made Flach seconded by Chowdhury to open public hearing.

YES: D'Ambrosio, Chowdhury, Flach, Muzibul, McKenney

ABSTAIN: -0-

NO: -0-

No Public Present

Motion made by Chowdhury seconded by Muzibul to close public hearing.

YES: D'Ambrosio, Chowdhury, Flach, Muzibul, McKenney

ABSTAIN: -0-

NO: -0-

RESOLUTIONS TO BE PASSED BY CONSENT

2025-51 AUTHORIZATION TO APPROVE FOR PAYMENT THE WATER OPERATING BILLS AS SET FORTH IN THE WATER OPERATING BILLS LIST DATED NOVEMBER 10, 2025

2025-52 AUTHORIZATION TO APPROVE FOR PAYMENT THE CAPITAL IMPROVEMENTS BILLS AS SET FORTH IN THE CAPITAL IMPROVEMENTS BILLS LIST DATED NOVEMBER 10, 2025

2025-53 AUTHORIZATION TO APPROVE PAYMENT APPLICATION NO. 002 FOR THE CONTRACT FOR THE FOLLOWING PROJECT: MANCHESTER UTILITIES AUTHORITY HEIGHTS TANK REHABILITATION, PROJECT NO. 1603001-001

2025-54 AUTHORIZATION TO APPROVE PAYMENT APPLICATION NO. 003 FOR THE CONTRACT FOR THE FOLLOWING PROJECT: MANCHESTER UTILITIES AUTHORITY HEIGHTS TANK REHABILITATION, PROJECT NO. 1603001-001

2025-55 AUTHORIZATION TO APPROVE CONTRACT CHANGE ORDER MODIFICATION NO. CO-001 FOR THE CONTRACT FOR THE FOLLOWING PROJECT: MANCHESTER UTILITIES AUTHORITY HEIGHTS TANK REHABILITATION, PROJECT NO. 1603001-001

2025-56 AUTHORIZATION TO APPROVE WATER SERVICE CONNECTION APPLICATION FOR 431 HALEDON AVENUE, HALEDON SUBJECT TO CONDITIONS

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Motion by Flach seconded by Chowdhury to pass the Resolutions by Consent.

YES: D'Ambrosio, Chowdhury, Flach, Muzibul, McKenney

ABSTAIN: -0-

NO: -0

• EXECUTIVE SESSION FOR CERTAIN SPECIFIED PURPOSES: LITIGATION AND/OR CLAIMS, CONTRACT NEGOTIATIONS, PERSONNEL, OTHER

WHEREAS, the MUA is a public body subject to the requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq.; and

WHEREAS, the Open Public Meetings Act requires a Resolution of this MUA in the event the MUA determines it has a need and is permitted by law to exclude the public from an executive session;

NOW, THEREFORE, BE IT RESOLVED by the MUA that the public be excluded from its meeting for the purpose of discussing matters covered under N.J.S.A. 10:4-12B, set forth as follows:

- A. PERSONEL-Potential Communications Position
- B. LEGAL- NJDEP Settlement Agreement
- C. CONTRACT NEGOTIATIONS- Insurance Claim for PVWC Water Main Break Costs

IT IS FURTHER RESOLVED, that the public shall not be admitted to the portion of the meeting at which time the foregoing matters will be discussed, and it is not known when or if the matters to be discussed in closed session can be disclosed to the public; and

IT IS FURTHER RESOLVED, that at the conclusion of Executive Session, formal action may be taken.

IT IS FURTHER RESOLVED, that the within shall take effect immediately upon passage and publication as provided by law.

TIME: 8:57PM

Motion by Flach seconded by Chowdhury to go into executive session as indicated above.

YES: D'Ambrosio, Chowdhury, Flach, Muzibul, McKenney

ABSTAIN: -0-

NO: -0-

TIME: 9:26PM

Motion by Flach seconded by Muzibul to reconvene the regular meeting.

YES: D'Ambrosio, Chowdhury, Flach, Muzibul, McKenney

ABSTAIN: -0-

NO: -0-

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Motion by Chowdhury seconded by Flach to pass Resolution 2025-57 entitled “**APPROVAL OF AND AUTHORIZATION TO EXECUTE THE SETTLEMENT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION**”

YES: D’Ambrosio, Chowdhury, Flach, Muzibul, McKenney

ABSTAIN: -0-

NO: -0-

TIME: 9:28PM

• MEETING ADJOURNED

Motion by Flach seconded by Chowdhury to adjourn meeting.

YES: D’Ambrosio, Chowdhury, Flach, Muzibul, McKenney

ABSTAIN: -0-

NO: -0-

Respectfully Submitted,
Denise Wahad, Recording Secretary