

**LACEY MUNICIPAL UTILITIES AUTHORITY  
REGULAR MEETING  
SEPTEMBER 4, 2024**

Pledge of Allegiance

**ROLL CALL**

The Regular Meeting of the Lacey Municipal Utilities Authority was held on Wednesday, September 4, 2024, and was called to order at 6:00 p.m. by James Knoeller, Chairman. Other members present were Michael Masciale, Ralph Lanuto, Alan Baker, Karen MacArthur and Jeff Nilon. Also present were Brian Waldron, auditor; Alan and Trace Dittenhofer, engineers; Chris Dasti, Esq., attorney; Deborah Kramer, office manager and Troy Burton, executive director.

**“SUNSHINE  
LAW”  
STATEMENT**

Mr. Knoeller read the following statement.

Notice of this meeting was adequately provided pursuant to Public Law 1975, Chapter 231.

Such Notice was posted at both the Lacey Township Municipal Building and at the Office of the Lacey Municipal Utilities Authority, Forked River, New Jersey.

Such Notice was forwarded to the following newspapers:

- a. Asbury Park Press
- b. Atlantic City Press

Such Notice was also forwarded to the Lacey Township Clerk for posting and filing.

**APPROVAL  
OF MINUTES**

**Regular Meeting of August 7, 2024** - A motion was made by Mr. Masciale and seconded by Mr. Lanuto to approve the minutes of the Regular Meeting of August 7, 2024. Roll call vote: Masciale-Yes; Lanuto-Yes; Nilon-Yes; MacArthur-Yes; Knoeller-Yes. Motion passed.

**EXECUTIVE  
DIRECTOR’S  
REPORT**

**Cash Balance Report - Period Ending July 31, 2024** - Mr. Burton summarized the cash balances for period ending July 31, 2024 as follows: Total cash balance for the unrestricted accounts were \$10,374,346.63, with earnings of \$63,777.12. Total cash balance for the restricted accounts held by the trustee were \$903,299.67, with earnings of \$5,477.15. Current period interest on the restricted and unrestricted accounts was \$69,254.27. Year-to-date earnings on all interest bearing accounts were \$444,420.72.

**Resolution 2024-42 – Purchase of Electricity Supply Services** - On recommendation by the executive director, a motion was made by Ms. MacArthur and seconded by Mr. Masciale to adopt *Resolution 2024-42, Resolution of the Lacey Municipal Utilities Authority, County of Ocean, State of New Jersey, Authorizing the Purchase of Electricity*

*Supply Services for Public Use on an Online Auction Website.* Roll call vote: MacArthur-Yes; Masciale-Yes; Nilon-Yes; Lanuto-Yes; Knoeller-Yes. Motion passed.

## **BUSINESS REPORT**

The business report was submitted for review.

## **ENGINEER'S REPORT**

**Resolution 2024-48 – Performance Guarantee Release – Sea Breeze at Lacey** - On recommendation by the engineer, a motion was made by Mr. Masciale and seconded by Mr. Lanuto to adopt *Resolution 2024-48, Resolution of the Lacey Municipal Utilities Authority, County of Ocean, State of New Jersey, Performance Guarantee Release, Sewer and Water, Sea Breeze at Lacey – Pump Station and Section 2, Various Lots and Blocks.* Roll call vote: Masciale-Yes; Lanuto-Yes; Nilon-Yes; MacArthur-Yes; Knoeller-Yes. Motion passed.

**Resolution 2024-43 – Preliminary Sewer and Water Approval – 101 North Main Street/QuickChek** – Mr. Knoeller stated he understands the applicant is responsible for granting an easement in a configuration to be determined by and agreeable to the Authority for access to the Authority's water main which exists on site. Trace Dittenhofer stated the applicant is responsible for filing this easement prior to construction. Mr. Knoeller stressed that final approval will not be issued until the Authority has a recorded easement. On recommendation by the engineer, a motion was made by Ms. MacArthur and seconded by Mr. Masciale to adopt *Resolution 2024-43, Resolution of the Lacey Municipal Utilities Authority, County of Ocean, State of New Jersey, Preliminary Sewer and Water Approval, 101 North Main Street – QuickChek, Block 284, Lot 1.01.* Roll call vote: MacArthur-Yes; Masciale-Yes; Nilon-Yes; Lanuto-Yes; Knoeller-Yes. Motion passed.

**Resolution 2024-47 – Preliminary Sewer and Water Approval – West Tenth, LLC – Peaksail Point** - On recommendation by the engineer, a motion was made by Mr. Lanuto and seconded by Ms. MacArthur to adopt *Resolution 2024-47, Resolution of the Lacey Municipal Utilities Authority, County of Ocean, State of New Jersey, Preliminary Sewer and Water Approval, West Tenth, LLC – Peaksail Point, Block 837, Lot 18.* Roll call vote: Lanuto-Yes; MacArthur-Yes; Nilon-Yes; Masciale-Yes; Knoeller-Yes. Motion passed.

**Resolution 2024-46 – Amended Final Sewer and Water Approval – The Lofts at Lacey – M & T at Lacey, LLC** - On recommendation by the engineer, a motion was made by Mr. Lanuto and seconded by Mr. Masciale to adopt *Resolution 2024-46, Resolution of the Lacey Municipal Utilities Authority, County of Ocean, State of New Jersey, Final Sewer and Water Approval, The Lofts at Lacey - M&T at Lacey, LLC, Various Blocks and Lots.* Roll call vote: Lanuto-Yes; Masciale-Yes; Nilon-Yes; MacArthur-Yes; Knoeller-Yes. Motion passed.

**Route 9 Water Service** – RVE investigating viability of completing interconnect with Ocean Township water system. Vaults have been fenced, a site light has been installed, and the Authority's electrician is scheduled to complete the required installations in September.

**Meter Replacement Phase 2** – Installation has begun and is anticipated to be complete by end of September.

**Water Treatment Plant #2 Replacement Generator and Diesel Tank** – Automatic transfer switch and generator have been delivered to the Authority. Construction to begin in October 2024.

**Water Treatment Plant #1 Expansion** – RVE has submitted revised water allocation permit inventory to Bureau of Water Allocation.

**Water Treatment Plant #2 Valve Replacement** – Work anticipated to commence in October 2024.

**Well #1 Decommissioning** – RVE and the Authority are currently receiving bids for the decommissioning. Bid opening to be held on September 24, 2024. Mr. Knoeller asked what will the decommissioning entail. Trace Dittenhofer explained it entails removing the pump, pipe, pump foundation, etc. Mr. Knoeller stated if the bids come in too high can the LMUA do the decommissioning. Trace Dittenhofer stated according to NJDEP Rules and Regulations it has to be completed by a licensed well driller. Mr. Knoeller stated if the bids are too high, they can be rejected and go out to a licensed well driller to obtain quotes.

**Water Tower #2 Rehabilitation** – RVE is preparing bid specifications to advertise in December 2024.

**Amended Rules and Regulations** – RVE has provided a recommended amendment to the Authority's Rules and Regulations which would require each individual user have a meter installed.

**Tower No. 1 Cleaning** – RVE soliciting quotes to clean Tower No. 1.

## ATTORNEY'S REPORT

**Resolution 2024-44 – Amending Rules and Regulation of the Lacey Municipal Utilities**- On recommendation by the attorney, a motion was made by Ms. MacArthur and seconded by Mr. Masciale to adopt *Resolution 2024-44, Resolution of the Lacey Municipal Utilities Authority, County of Ocean, State of New Jersey, Amending the Rules and Regulations of the Lacey Municipal Utilities Authority*. Roll call vote: MacArthur-Yes; Masciale-Yes; Nilon-Yes; Lanuto-Yes; Knoeller-Yes. Motion passed. Mr. Knoeller explained the amendment outlines that every apartment will be assigned a meter and an account number in apartment complexes.

## AUDITOR'S REPORT

**Accountant's Status Report – Month Ended July 31, 2024** – Mr. Waldron reported sewer and water revenues had a favorable variance for the month and year to date. Sewer and water expenses had a favorable variance for the month, and year to date. Sewer and water user charges had a favorable variance for the month.

A budget and finance committee meeting will be held on September 23<sup>rd</sup>.

Mr. Knoeller stated the Authority is on the negative side of OCUA fees. There is an issue on Channel's Point off of Fairview Lane where there are some breaks in the system and a partial separation was identified. Mr. Knoeller asked RVE to prepare bid specifications for design and repair of sewer main. He would like this issue be addressed as soon as possible.

**CORRESPONDENCE**

There was no correspondence to discuss.

**OLD  
BUSINESS**

There was no old business to discuss.

**NEW  
BUSINESS**

There was no new business to discuss.

**PUBLIC BUSINESS/  
COMMENT**

**Kevin Murin – Sea Breeze** – Mr. Murin asked if the performance guarantees will be released to Toll Brothers, as outlined in Resolution 2024-48. Mr. Knoeller stated the bonds will be released to Toll Brothers.

**PAYMENT OF  
VOUCHERS**

**WHEREAS**, the members of the Lacey Municipal Utilities Authority carefully examined all vouchers presented for payment of claims;

**NOW, THEREFORE, BE IT RESOLVED** by the Lacey Municipal Utilities Authority that:

1. Said vouchers in the sum of \$1,352,801.64 be and the same are hereby approved to be paid.
2. Said vouchers are listed on the attached computer check register.

A motion was made by Mr. Lanuto and seconded by Mr. Masciale to adopt the above resolution. Roll call vote: Lanuto-Yes; Masciale-Yes; MacArthur-Yes; Baker-Yes; Knoeller-Yes. Motion passed.

**CLOSED  
SESSION**

**RESOLUTION**

**WHEREAS**, Section 8 of the Open Public Meetings Act, Chapter 231, Public Law 1975 permits the exclusion of the public from a meeting in certain circumstances;

**WHEREAS**, this public body is of the opinion that such circumstances presently exist.

**NOW, THEREFORE, BE IT RESOLVED** by the Lacey Municipal Utilities Authority, County of Ocean and State of New Jersey as follows:

1. The public shall be excluded from discussion of action upon the hereinafter specified subject matters.

2. The general nature of this closed session concerns personnel matters.

3. It is anticipated at this time that the above-stated matters will be made public once these matters have been resolved.

4. This resolution shall take effect immediately.

A motion was made by Mr. Masciale and seconded by Ms. MacArthur to adopt the above resolution. Roll call vote: Unanimously approved.

Separate minutes were kept on the above closed session.

**REOPEN  
MEETING**

**Resolution 2024-45 – Merit Increase – Nicole Kelley** - On recommendation by the executive director, a motion was made by Mr. Masciale and seconded by Mr. Lanuto to adopt *Resolution 2024-45, Resolution of the Lacey Municipal Utilities Authority, County of Ocean, State of New Jersey, Authorizing Merit Increase for Nicole Kelley*. Roll call vote: Masciale-Yes; Lanuto-Yes; MacArthur-Yes; Baker-Yes; Knoeller-Yes. Motion passed.

**ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned at 6:30 p.m.

Respectfully submitted,

Michele Kennedy  
Executive Secretary