

Lower Township MUA

2900 Bayshore Road • Villas, New Jersey 08251

Telephone (609) 886-7146

www.LTMUA.org



October 7, 2026

AGENDA

- Call to Order
- Determination of Quorum
- Sunshine Law
- Pledge of Allegiance and Moment of Silence
- Comments or Questions from the Public on Agenda Items

SPECIAL PRESENTATION / PUBLIC PARTICIPATION

RATE HEARING – Proposed Changes to the LTMUA Rate Schedules

1. **Resolution No. 141-2025** Approving Revisions to the LTMUA Rate Schedules for FY 2026-2027

CONSENT AGENDA

2. Approval of Minutes: September 2, 2026 Regular Minutes
3. Approval of Bills
 - a. **Resolution No. 142-2026 \$49,993.17** Operating Account (Authorizes payment of operating expenses up to \$50,000)
 - b. **Resolution No. 143-2026 \$530,152.06** Excess Operating Account (Authorizes payment of operating expenses in excess of \$50,000)
4. **Resolution No. 144-2026** Authorizing Transfer from the Sturdy Capital Improvement Fund Account to Sturdy Operating Account. For Payment of **Sewer** Capital items in the amount of **\$486,097.50**
5. **Resolution No. 145-2026** Authorizing Transfer from the Sturdy Capital Improvement Fund Account to Sturdy Operating Account. For Payment of **Water** Capital items in the amount of **\$262,765.34**
6. **Resolution No. 146-2026** Customer Change Resolution Approving Reductions to Accounts

REGULAR AGENDA

7. **Resolution No. 147-2026**– Approving a Final Multi-Residential Water & Sewer Application by Garry Gilbert for 225 Breakwater Road (B: 422, Lots 2.02 & 2.03)
8. **Resolution No. 148-2026**– Approving a Final Commercial Sewer Application by Sun Communities, Inc. for 491 US Route 9 (303 Space Campground)
9. **Resolution No. 149-2026**– Approving a Final Commercial-Residential Water & Sewer Application by Oleg Pismenny for 705 Bayshore Road (B: 59, Lots 25 & 26)
10. **Resolution No. 150-2026**– Ratifying the Late Introduction and Submission of the 2026 Budget
11. **Resolution No. 151-2026**– Introduction to the Authority's 2027 Budget
12. **Resolution No. 152-2026**– Approving Compensation Adjustments for Employees Not Covered Under Bargaining Unit
13. **Resolution No. 153-2026**– Authorizing a Settlement of Property Claim
14. **Resolution No. 154-2026**– Creating a Connection Waiver and Connection Fee Payment Policy for the Public Works Water Main Extension Project

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15. Resolution No. 155-2026— Authorizing Participation in the Commodity Resale System

16. Administrative Reports

- Solicitor
- Engineer
- Financial Report
- Executive Director

17. Call to the Public

18. Board Comments

**LOWER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
CAPE MAY COUNTY, NEW JERSEY**

RESOLUTION NO. 141-2026

**ADOPTING SCHEDULE OF RATES AND CHARGES FOR THE WATER AND SEWER
SYSTEMS OF THE LOWER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY**

WHEREAS, the Lower Township Municipal Utilities Authority (“LTMUA” or “Authority”) is a local sewer and water utilities authority, duly formed, organized and existing in accordance with the County and Local Utilities Authority Law, N.J.S.A. 40:14B-1, *et. seq.*, and the ordinances of the Township of Lower; and

WHEREAS, the Authority owns and operates a “water system,” as that term is defined at N.J.S.A. 40:14B-3, within the Townships of Lower and Middle in Cape May County; and

WHEREAS, the Authority owns and operates a “sewerage system,” as that term is defined at N.J.S.A. 40:14B-3, within the Township of Lower in Cape May County; and

WHEREAS, the County and Local Utilities Authority Law, at N.J.S.A. 40:14B-21, indicates that every municipal authority is “authorized to charge and collect rents, rates, fees or other charges (in [the] act sometimes referred to as ‘water charges’) for direct or indirect connection with, or the use, products or services of, the water system, or for the sale of water or water supply services, water supply facilities or products;” and

WHEREAS, the provisions of N.J.S.A. 40:14B-21 further provide that in addition to water services charges every municipal authority also is authorized to impose a separate charge in the nature of a connection fee or tapping fee in respect of each connection of any property with the water system; and

WHEREAS, the County and Local Utilities Authority Law, at N.J.S.A. 40:14B-22, indicates that every municipal authority is “authorized to charge and collect rents, rates, fees or other charges (in [the] act sometimes referred to as ‘sewer service charges’) for direct or indirect connection with, or the use or services of, the sewer system;” and

WHEREAS, the provisions of N.J.S.A. 40:14B-21 further provide that in addition to sewer service charges, every municipal authority is also authorized to impose a separate charge in the nature of a connection fee or tapping fee in respect of each connection of any property with the sewerage system; and

WHEREAS, in accordance with the provisions of N.J.S.A. 40:14B-23, the Authority proposed a schedule of water charges and sewer service charges and, as required by N.J.S.A. 40:14B-23, the Authority mailed notice of the proposed charges to the Clerks of Lower Township, Middle Township, and the City of Cape May and published a Notice of Public Hearing in two newspapers of general circulation in the area serviced by the Authority -namely, the Press of Atlantic City and the Cape May County Herald- all of which occurred more than twenty (20) days prior to the date of the public hearing; and

WHEREAS, in accordance with the provisions of N.J.S.A. 40:14B-23, the Authority conducted a rate hearing on October 7, 2026, at 5:00 p.m. at the Lower Township Municipal Utilities Authority offices located at 2900 Bayshore Road., Villas, NJ 08251; and

WHEREAS, upon consideration of the evidence presented at the public hearing, the Authority Members have determined that the “FY2026-2027 Rate Schedule (Sewer & Water),” annexed hereto as Exhibit “A” should be adopted;

NOW, THEREFORE, BE IT RESOLVED, by the Members of the Lower Township Municipal Utilities Authority, in the County of Cape May and State of New Jersey, as follows:

- 1) All of the statements of the Preamble are repeated and are incorporated herein and made a part hereof by this reference thereto.
- 2) The “FY2026-2027 Rate Schedule (Sewer & Water),” annexed hereto as Exhibit “A” is adopted.
- 3) To the extent that any provision of Resolution 125-2024 (pertaining to water charges for customers with connections in Middle Township), adopted November 6, 2024, is inconsistent with any provision of the FY2026-2027 Rate Schedule (Sewer & Water) then the provision of Resolution 125-2024 shall prevail as to customers with connections in Middle Township; otherwise the provisions of FY2026-2027 Rate Schedule (Sewer & Water) which are not inconsistent with Resolution 125-2024 shall apply to all Authority customers, including those with connections in Middle Township.
- 4) Except for Resolution 125-2024 (pertaining to rates for customers with connections in Middle Township), any and all prior water rate and sewer rate Resolutions are rescinded.

RESOLUTION NO. 141-2026

		RIDGWAY	STEERE	HENDERSON	RECHNER	PRINCE
MOTION			X			
SECOND					X	
AYES		X	X	X	X	
NAY						
ABSENT						X
ABSTAIN						

I hereby certify that the foregoing is a true and exact copy of a resolution introduced and adopted by the Lower Township Municipal Utilities Authority at a meeting held on October 7, 2026.



 Melissa Jasinski, Board Secretary

**PROPOSED FY2027 RATE CHANGES
TO BE EFFECTIVE DECEMBER 1, 2026**

SECTION II: SEWER SERVICE CHARGES – YEARLY RATE

		2024	2025	2026	2027		
					3.0%	Δ	5.0% Δ
1	Single Family Dwelling	\$320.00	\$328.00	\$344.40	\$354.73	\$10.33	\$361.62
2	Boarding House 0 to 4 Rental Rooms	\$400.00	\$410.00	\$430.50	\$443.42	\$12.92	\$452.03
	Each Additional Room Thereafter	\$80.00	\$82.00	\$86.10	\$88.68	\$2.58	\$90.41
3	Apartment House Residential per unit	\$320.00	\$328.00	\$344.40	\$354.73	\$10.33	\$361.62
4	Apartment House Commercial per unit	\$320.00	\$328.00	\$344.40	\$354.73	\$10.33	\$361.62
5	Laundromat First Washer	\$400.00	\$410.00	\$430.50	\$443.42	\$12.92	\$452.03
	Each Additional Washer Thereafter	\$240.00	\$246.00	\$258.30	\$266.05	\$7.75	\$271.22
6	Motel First Unit	\$320.00	\$328.00	\$344.40	\$354.73	\$10.33	\$361.62
	Each Additional Unit Thereafter	\$160.00	\$164.00	\$172.20	\$177.37	\$5.17	\$180.81
7	Store less than 4,000 SF	\$400.00	\$410.00	\$430.50	\$443.42	\$12.92	\$452.03
8	Store more than 4,000 SF	\$2,000.00	\$2,050.00	\$2,152.50	\$2,217.08	\$64.58	\$2,260.13
9	Convenience Store more than 4,000 SF	\$2,500.00	\$2,562.50	\$2,690.63	\$2,771.34	\$80.72	\$2,825.16
10	Supermarket more than 4,000 SF	\$4,000.00	\$4,100.00	\$4,305.00	\$4,434.15	\$129.15	\$4,520.25
11	Fish Market	\$1,118.00	\$1,145.95	\$1,203.25	\$1,239.34	\$36.10	\$1,263.41
12	Garage Sales of Gasoline & Products (no repairs)	\$320.00	\$328.00	\$344.40	\$354.73	\$10.33	\$361.62
13	Garage Sales of Gasoline & Products (repairs)	\$640.00	\$656.00	\$688.80	\$709.46	\$20.66	\$723.24
14	Office (0 to 2 fixtures)	\$320.00	\$328.00	\$344.40	\$354.73	\$10.33	\$361.62
	Each Additional Fixture Thereafter	\$80.00	\$82.00	\$86.10	\$88.68	\$2.58	\$90.41
15	Restaurant (0 to 10 seats)	\$640.00	\$656.00	\$688.80	\$709.46	\$20.66	\$723.24
	Each Additional Seat Thereafter	\$32.00	\$32.80	\$34.44	\$35.47	\$1.03	\$36.16
16	Marina (0 to 2 Fixtures)	\$1,280.00	\$1,312.00	\$1,377.60	\$1,418.93	\$41.33	\$1,446.48
	Each Additional Fixture Thereafter	\$240.00	\$246.00	\$258.30	\$266.05	\$7.75	\$271.22
17	Car Wash First Bay	\$960.00	\$984.00	\$1,033.20	\$1,064.20	\$31.00	\$1,084.86
	Each Additional Bay Thereafter	\$240.00	\$246.00	\$258.30	\$266.05	\$7.75	\$271.22
18	Fire Station (0 to 2 Fixtures)	\$320.00	\$328.00	\$344.40	\$354.73	\$10.33	\$361.62
	Each Additional Fixture Thereafter	\$80.00	\$82.00	\$86.10	\$88.68	\$2.58	\$90.41
19	Church	\$320.00	\$328.00	\$344.40	\$354.73	\$10.33	\$361.62
20	School (0 to 35 pupils)	\$640.00	\$656.00	\$688.80	\$709.46	\$20.66	\$723.24
	Each Additional Pupil Thereafter	\$16.00	\$16.40	\$17.22	\$17.74	\$0.52	\$18.08
21	Barber Shop	\$320.00	\$328.00	\$344.40	\$354.73	\$10.33	\$361.62
22	Beauty Shop	\$640.00	\$656.00	\$688.80	\$709.46	\$20.66	\$723.24
23	Gym / Health Club (0 to 4 fixtures)	\$1,000.00	\$1,025.00	\$1,076.25	\$1,108.54	\$32.29	\$1,130.06
	More than 4 fixtures	\$1,350.00	\$1,383.75	\$1,452.94	\$1,496.53	\$43.59	\$1,525.58
24	Rescue Squad Building (0 to 2 fixtures)	\$320.00	\$328.00	\$344.40	\$354.73	\$10.33	\$361.62
	Each Additional Fixture Thereafter	\$80.00	\$82.00	\$86.10	\$88.68	\$2.58	\$90.41

PROPOSED FY2027 RATE CHANGES

TO BE EFFECTIVE DECEMBER 1, 2026

25	Light Industry (under 20 employees) 0 to 2 fixtures	\$320.00	\$328.00	\$344.40	\$354.73	\$10.33	\$361.62	\$17.22
	Each Additional Fixture Thereafter	\$80.00	\$82.00	\$86.10	\$88.68	\$2.58	\$90.41	\$4.31
26	Light Industry (20 and over employees)	\$1,280.00	\$1,312.00	\$1,377.60	\$1,418.93	\$41.33	\$1,446.48	\$68.88
	Each additional employee over 20	\$32.00	\$32.80	\$34.44	\$35.47	\$1.03	\$36.16	\$1.72
27	Assembly Halls, Lodges (0 to 2 fixtures)	\$320.00	\$328.00	\$344.40	\$354.73	\$10.33	\$361.62	\$17.22
	Each Additional Fixture Thereafter	\$80.00	\$82.00	\$86.10	\$88.68	\$2.58	\$90.41	\$4.31
28	RV & Travel Trailer sites: 0 to 3 sites	\$640.00	\$656.00	\$688.80	\$709.46	\$20.66	\$723.24	\$34.44
	Each additional site	\$80.00	\$82.00	\$86.10	\$88.68	\$2.58	\$90.41	\$4.31
29	Coast Guard Base (0 to 2 fixtures)	\$320.00	\$328.00	\$344.40	\$354.73	\$10.33	\$361.62	\$17.22
	Each Additional Fixture Thereafter	\$80.00	\$82.00	\$86.10	\$88.68	\$2.58	\$90.41	\$4.31
30	Swimming Pool (0 to 2 fixtures)	\$320.00	\$328.00	\$344.40	\$354.73	\$10.33	\$361.62	\$17.22
	Each Additional Fixture Thereafter	\$80.00	\$82.00	\$86.10	\$88.68	\$2.58	\$90.41	\$4.31
31	Seafood Processing Facility per 1,000 gallons	\$3.69	\$3.78	\$3.97	\$4.09	\$0.12	\$4.17	\$0.20
32	Airport Industrial Park per 1,000 gallons	\$3.69	\$3.78	\$3.97	\$4.09	\$0.12	\$4.17	\$0.20
33	DRBA Ferry Terminal per 1,000 gallons	\$3.69	\$3.78	\$3.97	\$4.09	\$0.12	\$4.17	\$0.20
34	Convalescent Home per 1,000 gallons	\$3.69	\$3.78	\$3.97	\$4.09	\$0.12	\$4.17	\$0.20

SECTION I: RATE SCHEDULE OF QUARTERLY WATER SERVICE RATES AND CHARGES

		2024			2025			2026		
		Allowance -								
		Gallons								
<u>Residential</u>	5/8 inch meter	10,000			\$62.48	\$64.04	\$65.96	\$67.94	\$1.98	\$69.26
	3/4 inch meter	10,000			\$66.06	\$67.71	\$69.74	\$71.84	\$2.09	\$73.23
	1 inch meter	20,000			\$157.36	\$161.29	\$166.13	\$171.12	\$4.98	\$174.44
<u>Commercial</u>	5/8 inch meter	10,000			\$62.48	\$64.04	\$65.96	\$67.94	\$1.98	\$69.26
	3/4 inch meter	10,000			\$66.06	\$67.71	\$69.74	\$71.84	\$2.09	\$73.23
	1 inch meter	20,000			\$157.36	\$161.29	\$166.13	\$171.12	\$4.98	\$174.44
	1-1/2 Inch meter	40,000			\$216.21	\$221.62	\$228.26	\$235.11	\$6.85	\$239.68
	2 inch meter	50,000			\$272.69	\$279.51	\$287.89	\$296.53	\$8.64	\$302.29
	3 inch meter	80,000			\$430.05	\$440.80	\$454.03	\$467.65	\$13.62	\$476.73
	4 inch meter	120,000			\$629.42	\$645.16	\$664.51	\$684.45	\$19.94	\$697.74
	6 inch meter	250,000			\$1,236.02	\$1,266.92	\$1,304.93	\$1,344.08	\$39.15	\$1,370.17
	8 inch meter	337,500			\$1,666.06	\$1,707.71	\$1,758.94	\$1,811.71	\$52.77	\$1,846.89
1	Excess usage	>10,000, 20,000<			\$3.61	\$3.70	\$3.81	\$3.93	\$0.11	\$4.00
2	Excess usage	>20,000			\$3.97	\$4.07	\$4.19	\$4.32	\$0.13	\$4.40

**PROPOSED FY2027 RATE CHANGES
TO BE EFFECTIVE DECEMBER 1, 2026**

3	Annual Charge per Fire Hydrant (Public)	\$41.50	\$42.54	\$43.81	\$45.13	\$1.31	\$46.00	\$2.19
4	Annual Charge per Fire Hydrant (Private)	\$41.50	\$42.54	\$43.81	\$45.13	\$1.31	\$46.00	\$2.19
5	Annual Charge Per Fire Service Line (Sprinkler System)							
	a 2-inch or less diameter	\$140.00	\$143.50	\$147.81	\$152.24	\$4.43	\$155.20	\$7.39
	b 4-inch diameter	\$280.00	\$287.00	\$295.61	\$304.48	\$8.87	\$310.39	\$14.78
	c 6-inch diameter	\$420.00	\$430.50	\$443.42	\$456.72	\$13.30	\$465.59	\$22.17
	d 8-inch diameter	\$560.00	\$574.00	\$591.22	\$608.96	\$17.74	\$620.78	\$29.56
	e 10-inch diameter	\$700.00	\$717.50	\$739.03	\$761.20	\$22.17	\$775.98	\$36.95

SECTION III: BULK WATER SALES

1	September 16th to May 14th per 1,000 gallons	\$6.25	\$6.41	\$6.60	\$6.80	\$0.20	\$6.93	\$0.33
2	May 15th to September 15th per 1,000 gallons	\$7.81	\$8.01	\$8.25	\$8.49	\$0.25	\$8.66	\$0.41
3	Delivery charge per 1,000 gallons	\$1.60	\$1.64	\$1.69	\$1.74	\$0.05	\$1.77	\$0.08
		\$150.00	\$153.75	\$158.36	\$163.11	\$4.75	\$166.28	\$7.92

SECTION IV: BULK WATER SALES TANK TRUCKLOAD

SECTION V: EMERGENCY BULK PURCHASES

1	September 16th to May 14th per 1,000 gallons	\$3.97	\$4.07	\$4.19	\$4.32	\$0.13	\$4.40	\$0.21
2	May 15th to September 15th per 1,000 gallons	\$6.25	\$6.41	\$6.60	\$6.80	\$0.20	\$6.93	\$0.33

SECTION II OPERATIONAL – LTMUA CONTRACTOR CHARGES

1	Repairer/Equipment Operator	\$50.00	\$55.00	\$57.00	\$58.71	\$1.71	\$59.85	\$2.85
2	Backhoe	\$75.00	\$80.00	\$82.00	\$84.46	\$2.46	\$86.10	\$4.10
3	Dump Truck (2 CY or less)	\$30.00	\$35.00	\$36.00	\$37.08	\$1.08	\$37.80	\$1.80
4	Dump Truck (more than 2 CY)	\$60.00	\$65.00	\$67.00	\$69.01	\$2.01	\$70.35	\$3.35
5	Sewer Rodding Machine	\$25.00	\$30.00	\$31.00	\$31.93	\$0.93	\$32.55	\$1.55
7a	Dump truck, combination machine & 2 employees	\$300.00	\$310.00	\$319.00	\$328.57	\$9.57	\$334.95	\$15.95
7b	Dump truck, combination machine & 2 employees Outside of regular business hours	\$450.00	\$475.00	\$489.00	\$503.67	\$14.67	\$513.45	\$24.45

	<i>Annual Increase</i>	<i>Quarterly Increase</i>	<i>Monthly Increase</i>
<i>Single Family W & S</i>	\$20.52	\$5.13	\$1.71

**LOWER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
RESOLUTION NO. 142-2026**

OPERATING ACCOUNT REQUISITION

BE IT RESOLVED, by the LOWER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY, that in accordance with SECTION 605 of the GENERAL BOND RESOLUTION, the sum of **\$49,993.17** and hereby is for the purpose of reimbursing the REVOLVING FUND for OPERATING EXPENSES for the payment scheduled. These payments include those not represented by an asterisk on the attached check list.

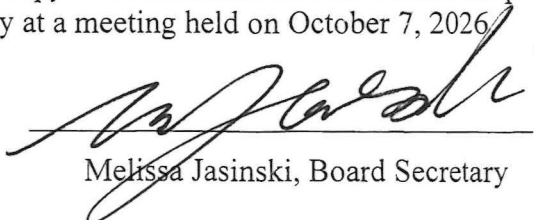
BE IT FURTHER RESOLVED, that the LOWER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY hereby certifies that each of the attached payments are necessary for the operation, maintenance or repair of the system or else was for a refund of revenue and that vendors comply with P.L. 2004, c.57.

The LOWER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY hereby certifies that this requisition is in accordance with Section 605 and Section 606 of the GENERAL BOND RESOLUTION; that obligations in the stated amounts have been incurred by the Authority and that each item thereof was properly incurred in operating, maintaining or repairing the system and has not been paid; that there has not been filed with or served upon the Authority notice any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the monies payable under such requisition to any of the persons, firms or corporations named in such requisition, or if any such lien, attachment or claim has been filed or served upon the Authority, that such lien, attachment or claim has been released or discharged and such payments are for Operating Expenses and that the total amount thereof will not be in excess of the unencumbered balance of the Annual Budget.

RESOLUTION NO. 142-2026

		RIDGWAY	STEERE	HENDERSON	RECHNER	PRINCE
MOTION				X		
SECOND					X	
AYES		X	X	X	X	
NAY						
ABSENT						X
ABSTAIN						

I hereby certify that the foregoing is a true and exact copy of a resolution introduced and adopted by the Lower Township Municipal Utilities Authority at a meeting held on October 7, 2026.


Melissa Jasinski, Board Secretary

**LOWER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
RESOLUTION NO. 143-2026**

**REQUISITIONING REIMBURSEMENT OF OPERATING EXPENSES
IN EXCESS OF \$50,000.00**

WHEREAS, Section 605 of the General Bond Resolution provided for Operating Expenses in the amount of \$50,000.00 and;

WHEREAS, the Authority has bills totaling in excess of \$50,000.00 to be paid, and the Authority wishes to authorize the payment of these bills at this time, contingent upon the receipt of the reimbursement of Operating Expenses requested by the Resolution previously adopted at this meeting.

NOW, THEREFORE, BE IT RESOLVED, by the LOWER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY that in accordance with Section 605 of the General Bond Resolution, the sum of **\$530,152.06** is hereby requisitioned from TD Bank, the Trustee, for the payments scheduled and attached.

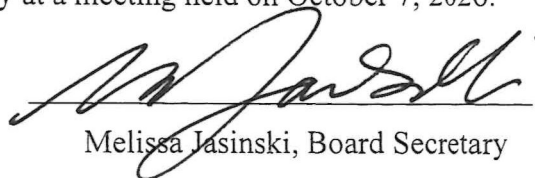
BE IT FURTHER RESOLVED, that the LOWER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY hereby certifies that each of the attached payments are necessary for the operation, maintenance, or repair of the System applicable or else was for a refund of revenue and that vendors comply with P.L. 2004, c.57.

The LOWER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY hereby certifies that this requisition is in accordance with Section 605 and Section 606 of the General Bond Resolution.

RESOLUTION NO. 143-2026

	RIDGWAY	STEERE	HENDERSON	RECHNER	PRINCE
MOTION			X		
SECOND				X	
AYES	X	X	X	X	
NAY					
ABSENT					X
ABSTAIN					

I hereby certify that the foregoing is a true and exact copy of a resolution introduced and adopted by the Lower Township Municipal Utilities Authority at a meeting held on October 7, 2026.


Melissa Jasinski, Board Secretary

**LOWER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
RESOLUTION NO. 144-2026**

**AUTHORIZING TRANSFER FROM STURDY SAVINGS CAPITAL IMPROVEMENT
FUND ACCOUNT TO STURDY SAVINGS OPERATING ACCOUNT FOR PAYMENT**

BE IT RESOLVED, by the Lower Township Municipal Utilities Authority that authorization is hereby given to transfer funds from the Sturdy Capital Improvement Fund account to Sturdy Operating account to pay the following **Sewer** Capital Improvement items:

CAPITAL SEWER ITEMS

Pump Station Rehabilitation- B&H Contracting, Inc.- Diamond Beach	\$68,858.00
Poplarwood/Diamond Beach- Polistina & Associates, LLC- Construction Management	\$13,094.50
Airport Pump Station Generator- Polistina & Associates, LLC- Engineering	\$385.00
Poplarwood Pump Station Rehabilitation- Level 1 Construction, Inc.- Pay Certificate No. 3	\$403,760.00
Total	\$486,097.50

RESOLUTION NO. 144-2026

		RIDGWAY	STEERE	HENDERSON	RECHNER	PRINCE
MOTION				X		
SECOND					X	
AYES		X	X	X	X	
NAY						
ABSENT						X
ABSTAIN						

I hereby certify that the foregoing is a true and exact copy of a resolution introduced and adopted by the Lower Township Municipal Utilities Authority at a meeting held on October 7, 2026.


Melissa Jasinski, Board Secretary

**LOWER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
RESOLUTION NO. 145-2026**

**AUTHORIZING TRANSFER FROM STURDY SAVINGS CAPITAL IMPROVEMENT
FUND ACCOUNT TO STURDY SAVINGS OPERATING ACCOUNT FOR PAYMENT**

BE IT RESOLVED, by the Lower Township Municipal Utilities Authority that authorization is hereby given to transfer funds from the Sturdy Capital Improvement Fund account to Sturdy Operating account to pay the following **Water** Capital Improvement items:

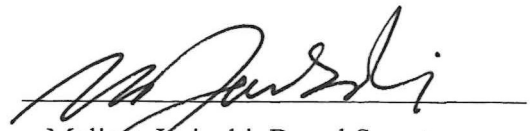
CAPITAL WATER ITEMS

SCADA Upgrades to Water System- Complete Control Services, Inc.	\$68,658.74
North Cape May Watermain Replacement- P&A Construction, Inc.- Pay Certificate No. 10	\$164,726.36
Well # 2 Examintation- Polistina & Associates, LLC- Engineering	\$350.00
North Cape May Watermain Replacement- DeBlasio & Associates- Engineering	\$24,465.24
NCM WM Replacement Project-Phase II- DeBlasio & Associates- Engineering	\$4,255.00
Landing Watermain Improvements- DeBlasio & Associates- Engineering	\$310.00
Total	\$262,765.34

RESOLUTION NO. 145-2026

	RIDGWAY	STEERE	HENDERSON	RECHNER	PRINCE
MOTION			X		
SECOND				X	
AYES	X	X	X	X	
NAY					
ABSENT					X
ABSTAIN					

I hereby certify that the foregoing is a true and exact copy of a resolution introduced and adopted by the Lower Township Municipal Utilities Authority at a meeting held on October 7, 2026.


Melissa Jasinski, Board Secretary

Lower Township MUA

2900 Bayshore Road • Villas, New Jersey 08251

Telephone (609) 886-7146 • Fax (609) 886-4487

www.LTMUA.org



BILL LIST CERTIFICATION

We, the Members of the Lower Township Municipal Utilities Authority hereby certify that we have each reviewed the Bill List presented for payment on October 7, 2026.

James P. Ridgway

Bryan Steere

Karen Rechner

Jacqueline Henderson

Stephen Prince

Absent

PREPAY AND EFT ITEMS: October 7, 2026 Meeting		
NJ Solutions JHIF Active & Retired Medical	\$88,839.76	EFT
Delta Dental	\$2,774.33	EFT
Enterprise	\$8,250.18	EFT
Google Workspace- September	\$385.00	EFT
Google Workspace- October	\$385.00	EFT
EZPASS	\$200.00	EFT
NJ DEP Air Quality Permitting Program- Preconstruction Permit	\$3,485.00	EFT
NJ DEP Air Quality Permitting Program- Well #6	\$1,090.00	EFT
NJ DEP Air Quality Permitting Program- Well #8	\$1,090.00	EFT
Comcast- Dedicated Ethernet Charges	\$2,711.69	EFT
Stephen R. Blankenship- Contractual Reimbursement (Replacement Check)	\$2,677.48	ck# 48633
Bench Stength Partners- 2025 Fee- AT&T Scott Avenue & AT&T Shunpike (Replacement Check)	\$44,001.32	ck# 48634
Atlantic City Electric	\$59,106.85	ck# 48635
Comcast Internet Services	\$908.18	ck# 48636
NJWEA Mini Workshop	\$34.00	ck# 48637
Mobile Dredging & Video Pipe	\$5,800.00	ck# 48638
DeBlasio & Associates- Replacement of Operating Sturdy 48607)	\$87,839.46	ck# 48639
Total of the Pre Pay Items	\$309,578.25	
CAPITAL SEWER ITEMS		
Pump Station Rehabilitation- B&H Contracting, Inc.- Diamond Beach	\$68,858.00	
Poplarwood/Diamond Beach- Polistina & Associates, LLC- Construction Management	\$13,094.50	
Airport Pump Station Generator- Polistina & Associates, LLC- Engineering	\$385.00	
Poplarwood Pump Station Rehabilitation- Level 1 Construction, Inc.- Pay Certificate No. 3	\$403,760.00	
Total	\$486,097.50	
CAPITAL WATER ITEMS		
SCADA Upgrades to Water System- Complete Control Services, Inc.	\$68,658.74	
North Cape May Watermain Replacement- P&A Construction, Inc.- Pay Certificate No. 10	\$164,726.36	
Well # 2 Examintation- Polistina & Associates, LLC- Engineering	\$350.00	
North Cape May Watermain Replacement- DeBlasio & Associates- Engineering	\$24,465.24	
NCM WM Replacement Project-Phase II- DeBlasio & Associates- Engineering	\$4,255.00	
Landing Watermain Improvements- DeBlasio & Associates- Engineering	\$310.00	
Total	\$262,765.34	
Total of the Bill List	\$1,019,429.82	
AQUA MATRIX, LLC- Utility Consulting Services	\$9,855.00	
JCI Jones Chemicals, /Inc.- Sodium Hypochlorite	\$17,361.54	
Perna Finnigan, Inc.- 903 N. Parkway	\$19,288.49	
Sherwood Logan & Associates- Pump Heads for Wells	\$3,024.24	
Keen Compressed Gas Company- Cylinder Rentals/Leases	\$463.90	
OPERATING ACCOUNT	\$49,993.17	
EXCESS OPERATION ACCOUNT	\$530,152.06	
Total of Bill List and Pre Paid	\$1,329,008.07	
Total of all Resolutions	\$1,329,008.07	

October 2026 Bill List Capital Expenses

	A	B	C	D	E	F
1	Account	Description	PO #	Vendor Name	Item Description	Amount
2						
3	05-60-100-203	SCADA Upgrades	26-00485	Complete Control Services, Inc.	SCADA Upgrades to Water System	\$68,658.74
4	05-55-100-204	Pump Station Rehabilitation	26-00657	B&H Contracting, Inc.	Diamond Beach Pump Station	\$68,858.00
5	05-60-100-802	North Cape May Water Main Replacement	26-00638	P&A Construction, Inc.	Pay Certificate No. 10	\$164,726.36
6	05-55-100-204	Poplarwood/Diamond Beach	26-00682	Polistina & Associates, LLC	Construction Management	\$13,094.50
7	05-55-100-205	Airport Pump Station Generator	26-00681	Polistina & Associates, LLC	Engineering	\$385.00
8	05-60-200-300	Well #2 Examination	26-00680	Polistina & Associates, LLC	Engineering	\$350.00
9	05-60-100-803	North Cape May Water Main Replacement	26-00677	DeBlasio & Associates	Construction Management	\$24,465.24
10	05-60-100-810	NCM WM Replacement - Phase II	26-00678	DeBlasio & Associates	Engineering	\$4,255.00
11	05-60-200-400	Landing Watermain Improvements	26-00679	DeBlasio & Associates	Engineering	\$310.00
12	05-55-100-204	Poplarwood Pump Station Rehab.	26-00656	Level 1 Construction, Inc.	Pay Certificate No. 3	\$403,760.00

P.O. Type: All
Range: First to Last
Format: Condensed
Vendors: All
Rcvd Batch Id Range: First to Last
Include Non-Budgeted: Y
Prior Year Only: N
Open: N
Paid: N
Void: N
Rcvd: Y
Held: Y
Aprv: N
Bid: Y
State: Y
Other: Y
Exempt: Y

Vendor #	Name							
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type	
AQU03	AQUA MATRIX, LLC							
26-00676	10/03/26	Utility Consulting Services	Open	9,855.00	0.00			
ARM01	ARMBRUSTER, CATHRYN							
26-00687	10/04/26	Reimbursement of Medicare Pt B	Open	1,217.40	0.00			
ATP01	ASPIRE TECHNOLOGY PARTNERS LLC							
26-00655	09/29/26	Camera System	Open	6,651.84	0.00			
BHC01	B&H CONTRACTING, INC.							
26-00657	09/29/26	Pay Certificate #3	Open	60,858.00	0.00			
BSP01	BENCH STRENGTH PARTNERS, INC.							
26-00637	09/22/26	2026 BSP Fee - T-Mobile Lease	Open	32,703.46	0.00			
BWC02	BLANEY, WEINBERG & CURIO, P.C.							
26-00639	09/22/26	Legal Services	Open	1,088.00	0.00			
CCS01	COMPLETE CONTROL SERVICES, INC.							
26-00485	07/06/26	SCADA Upgrades to Water System	Open	68,658.74	0.00			
CLA01	CLARK, KATHLEEN							
26-00689	10/04/26	Reimbursement of Medicare Pt B	Open	596.16	0.00			
CMC02	CMC FLEET MAINTENANCE							
26-00663	09/30/26	August 2026 Fuel Usage	Open	6,889.43	0.00			
COM06	COMCAST							
26-00650	09/29/26	Internet Service 2900 Bayshore	Open	390.98	0.00			
26-00651	09/29/26	Internet - 101 Fishing Creek	Open	497.20	0.00			
26-00715	10/06/26	Internet - 497 Seashore Road	Open	507.20	0.00			
				1,395.38				
COM08	COMTEC CLOUD SERVICES, LLC							
26-00662	09/30/26	Monthly Phone Charges	Open	1,259.25	0.00			
CON03	ATLANTIC CITY ELECTRIC							
26-00714	10/06/26	Electric Accounts	Open	31,799.05	0.00			
COU04	SHIRLEY COUGHLIN							
26-00690	10/04/26	Reimbursement of Medicare Pt B	Open	457.83	0.00			
DEB02	DEBLASIO & ASSOCIATES							
26-00677	10/03/26	NCM Water Main Replacement	Open	24,465.24	0.00	C2023002	C	
26-00678	10/03/26	NCM WM Replacement - Phase II	Open	4,255.00	0.00	C2025002	C	

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
DEB02	DEBLASIO & ASSOCIATES	Continued					
26-00679	10/03/26	Landing Watermain Improvements	Open	<u>310.00</u>	0.00		
				29,030.24			
DEH01	H. A. DEHART & SON, INC.						
26-00708	10/05/26	Eyebolts w/Nuts for Truck 7	Open	52.86	0.00		
DEM01	DEMARCANONIO, CARL M						
26-00695	10/04/26	Reimbursement of Medicare Pt B	Open	918.39	0.00		
DON01	EMBS, DONALD						
26-00691	10/04/26	Reimbursement of Medicare Pt B	Open	608.70	0.00		
DRB01	DRBA						
26-00654	09/29/26	Lease Agreement	Open	284.18	0.00		
DUN01	DUNN, WILLIAM						
26-00699	10/04/26	Cell Phone Stipend	Open	111.00	0.00		
EDM01	EDMUNDS AND ASSOCIATES INC						
26-00586	08/25/26	Credit Card Terminal	Open	1,010.00	0.00		
EEL01	ELECTRIC EEL, INC.						
26-00709	10/05/26	Freight for Roto Rooter Parts	Open	105.65	0.00		
EMI01	OBERKOFER, EMILY						
26-00686	10/04/26	Reimbursement of Medicare Pt B	Open	457.83	0.00		
EVO01	EVOGOV, INC.						
26-00704	10/05/26	Website Hosting	Open	225.00	0.00		
FRA01	JANCSURA, FRANK						
26-00696	10/04/26	Reimbursement of Medicare Pt B	Open	1,217.40	0.00		
FRI01	MICHAEL FRITSCH						
26-00698	10/04/26	Cell Phone Stipend	Open	111.00	0.00		
GPN01	GPN MAC						
26-00666	10/01/26	GPN MAC Conference 2026	Open	495.00	0.00		
GSR01	GSRP PROJECT HOLDINGS I, LLC						
26-00647	09/25/26	Solar Energy	Open	3,573.21	0.00		
HER01	HERALD-NEWSPAPER SEA WAVE CORP						
26-00673	10/03/26	Legal Advertisements	Open	889.91	0.00		
HOM02	HOME DEPOT INC/GECF						
26-00326	04/30/26	Drills	Open	772.51	0.00		
HOP01	HOPP, JOHN						
26-00692	10/04/26	Reimbursement of Medicare Pt B	Open	918.39	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
HOW02	MATTHEWS, HOWARD	26-00697	10/04/26	Cell Phone Stipend	Open	111.00	0.00		
JAY01	JAYE JOHNSON	26-00693	10/04/26	Reimbursement of Medicare Pt B	Open	608.70	0.00		
JCI01	JCI JONES CHEMICALS, INC.	26-00712	10/06/26	Sodium Hypochlorite 09/10/26	Open	8,915.13	0.00		
		26-00713	10/06/26	Sodium Hypochlorite 10/02/26	Open	8,446.41	0.00		
						17,361.54			
JOH01	CHEW, JOHN	26-00688	10/04/26	Reimbursement of Medicare Pt B	Open	918.39	0.00		
JSH01	JSH INTERNATIONAL, LLC	26-00636	09/17/26	BAE	Open	4,125.00	0.00		
KEE01	KEEN COMPRESSED GAS COMPANY	26-00672	10/03/26	Cylinder Rentals/Leases	Open	463.90	0.00		
KIS01	KISBY-LEES MECHANICAL, LLC	26-00652	09/29/26	Service Call	Open	1,614.25	0.00		
LAW01	LAWSON PRODUCTS INC	26-00517	07/22/26	Plant Shop Supplies	Open	490.32	0.00		
		26-00642	09/24/26	Shop Supplies	Open	974.47	0.00		
						1,464.79			
LEV01	LEVEL-1 CONSTRUCTION INC.	26-00656	09/29/26	PAY CERTIFICATE NO. 3	Open	403,760.00	0.00	c2026002	C
LIS01	GIANGIACOMO, ELISA	26-00694	10/04/26	Reimbursement of Medicare Pt B	Open	608.70	0.00		
LOW01	LOWE'S	26-00617	08/31/26	Materials for The Landing	Open	217.14	0.00		
LSS01	TELESYSTEM	26-00664	09/30/26	Phone Accounts	Open	3,528.02	0.00		
LTC01	LT CHAMBER OF COMMERCE	26-00705	10/05/26	LTCC Membership	Open	175.00	0.00		
MELB01	JASINSKI, MELISSA	26-00701	10/04/26	Cell Phone Stipend	Open	111.00	0.00		
MGL01	MGL PRINTING SOLUTIONS LLC	26-00498	07/15/26	Water Bills & Envelopes	Open	3,072.00	0.00		
MIN01	CAPE MINING AND RECYCLING LLC	26-00706	10/05/26	Recycled Concrete	Open	268.52	0.00		

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
MLF01	THE MORRIS LAW FIRM, LLC						
26-00640	09/22/26	Legal Services	Open	3,867.50	0.00		
MUA06	CMCMUA - SLUDGE PROCESSING						
26-00646	09/25/26	August 2026 Sludge Processing	Open	73,337.75	0.00		
NBF01	NATIONAL BUSINESS FURNITURE						
26-00628	09/14/26	Administrative Furniture	Open	4,031.44	0.00		
NVA01	NATIONAL VISION ADMINISTRATORS						
26-00645	09/25/26	Group Vision Coverage	Open	297.95	0.00		
ONE03	ONE CALL CONCEPTS INC						
26-00668	10/03/26	Del Haven Markouts - August	Open	20.90	0.00		
26-00669	10/03/26	Del Haven Markouts - September	Open	47.50	0.00		
26-00670	10/03/26	Markouts - August 2026	Open	1,259.40	0.00		
26-00671	10/03/26	Markouts - September 2026	Open	957.90	0.00		
				2,285.70			
PAC01	P&A CONSTRUCTION, INC.						
26-00638	09/22/26	Pay Certificate #10	Open	164,726.36	0.00	C2025004	C
PEI01	PEIRCE-EAGLE EQUIPMENT						
26-00310	04/28/26	Parts for Truck 29	Open	4,093.99	0.00		
26-00653	09/29/26	Clamps/Fire Hose for VacCon	Open	336.73	0.00		
				4,430.72			
PFI01	PERNA FINNIGAN, INC						
26-00345	05/11/26	903 N. Parkway	Open	19,288.49	0.00		
PIE01	PG & S PAYROLL SERVICES, LLC						
26-00675	10/03/26	Payroll Services	Open	211.50	0.00		
PIE06	STEVEN PIERCE						
26-00700	10/04/26	Cell Phone Stipend	Open	111.00	0.00		
POL02	POLLARD WATER						
26-00659	09/30/26	Items for Hydrant Flushing	Open	598.38	0.00		
POL03	POLYDYNE INC.						
26-00711	10/06/26	Polymer Clarifloc C-9530	Open	3,450.00	0.00		
POL05	POLISTINA & ASSOCIATES, LLC						
26-00680	10/03/26	Well #2 Examination	Open	350.00	0.00		
26-00681	10/03/26	Airport PS Generator	Open	385.00	0.00		
26-00682	10/03/26	Poplarwood/DB PS CM	Open	13,094.50	0.00	C2026001	C
26-00683	10/03/26	St. John Street Subdivision	Open	875.00	0.00		
26-00684	10/03/26	Sun Outdoors Campground	Open	385.00	0.00		
26-00685	10/03/26	Shawcrest Marina Boat Wash	Open	210.00	0.00		
				15,299.50			
PRE01	THE PRESS OF ATLANTIC CITY						
26-00674	10/03/26	Publication of Legal Notices	Open	592.66	0.00		

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
REE01	REEL FIRE PROTECTION, INC.						
26-00710	10/05/26	Annual Certification	Open	991.90	0.00		
RHT01	ROMANO, HEARING, TESTA & KNORR						
26-00644	09/25/26	Accounting Assistance Services	Open	4,235.00	0.00		
RPS01	REINER PUMP SYSTEMS, INC.						
26-00635	09/17/26	Floats for Pump Stations	Open	775.00	0.00		
SBS01	XEROX BUSINESS SOLUTIONS						
26-00707	10/05/26	Printer Maintenance & Toner	Open	884.08	0.00		
SHA06	SHANNON CHEMICAL CORPORATION						
26-00658	09/29/26	Blended Poly-Orthophosphate	Open	11,169.60	0.00		
SHE02	SHERWOOD LOGAN & ASSOCIATES						
26-00563	08/05/26	Pump Heads for Wells	Open	3,024.24	0.00		
STA02	STAPLES BUSINESS CREDIT						
26-00576	08/11/26	Envelopes, Paper, Tape	Open	233.68	0.00		
TRI05	TRI-COUNTY TERMITE & PEST						
26-00648	09/25/26	Pest Control Service	Open	135.00	0.00		
VER03	VERIZON						
26-00703	10/04/26	Cell Phones & Tablets	Open	2,047.68	0.00		
VIL03	NAPA AUTO PARTS CO.						
26-00702	10/04/26	August In-Store Purchases	Open	785.93	0.00		
Total Purchase Orders:	85	Total P.O. Line Items:	0	Total List Amount:	1,019,429.82	Total Void Amount:	0.00

Totals by Year-Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
SEWER & WATER FUN	6-05	225,105.03	0.00	225,105.03	32,703.46	0.00	257,808.49
	X-05	761,621.33	0.00	761,621.33	0.00	0.00	761,621.33
Total of All Funds:		986,726.36	0.00	986,726.36	32,703.46	0.00	1,019,429.82

Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
SEWER & WATER FUN 05		986,726.36	0.00	986,726.36	32,703.46	0.00	1,019,429.82
Total Of All Funds:		<u>986,726.36</u>	<u>0.00</u>	<u>986,726.36</u>	<u>32,703.46</u>	<u>0.00</u>	<u>1,019,429.82</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
SEWER & WATER FUND	6-05	225,105.03	0.00	0.00	0.00	225,105.03
	X-05	761,621.33	0.00	0.00	0.00	761,621.33
Total Of All Funds:		<u>986,726.36</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>986,726.36</u>

**LOWER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
RESOLUTION NO. 146-2026**

CUSTOMER CHANGE

BE IT RESOLVED, by the Lower Township Municipal Utilities Authority that the Board Secretary, Melissa Jasinski, be and hereby is authorized to make the following changes and draw checks to refund overpayments if applicable.

Water

<u>Account</u>	<u>Address</u>	<u>Period</u>	<u>Reduction Amt</u>	<u>Explanation</u>
15934-0	313 Ridge Road	2026/2	\$20.00	Courtesy Returned Check Removal
3927-0	514 Village Road	2026/2	\$20.00	Courtesy Returned Check Removal
1660-0	19 W New York Avenue	2026/1	\$2,008.76	Leak Forgiveness
<u>Water Total:</u>			\$2,048.76	

Sewer

<u>Account</u>	<u>Address</u>	<u>Period</u>	<u>Reduction Amt</u>	<u>Explanation</u>
14079-0	549 Seashore Road	2025/2-2026/4	\$590.40	Home Condemned in 2010
<u>Sewer Total:</u>			\$590.40	

Interest Waived: Water: \$255.96
 Sewer: \$11.43
 Connections: \$0.00

RESOLUTION NO. 146-2026

	RIDGWAY	STEERE	HENDERSON	RECHNER	PRINCE
MOTION		X			
SECOND				X	
AYES	X	X	X	X	
NAY					
ABSENT					X
ABSTAIN					

I hereby certify that the foregoing is a true and exact copy of a resolution introduced and adopted by the Lower Township Municipal Utilities Authority at a meeting held on October 7, 2026.


Melissa Jasinski, Board Secretary

**LOWER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
RESOLUTION NO. 147-2026**

**APPROVING A FINAL MULTI-RESIDENTIAL UNIT WATER & SEWER APPLICATION
FILED BY GARY GILBERT REGARDING DEVELOPMENT UPON BLOCK 422, LOTS
2.02 & 2.03, FOR SEVEN SINGLE-FAMILY UNITS AND ONE DUPLEX**

WHEREAS, Gary Gilbert (“Applicant”) has filed applications for preliminary and final residential sewer approvals in accordance with the Authority’s prevailing rules and regulations pertaining to the construction of potable water and sanitary sewer service (“Application”) in connection with the construction of seven (7) new single-family homes and one (1) duplex upon the property identified on the Lower Township Tax Map as Block 422, Lots 2.02 & 2.03 (the “Project”); and

WHEREAS, the Application has been reviewed by the Authority’s Engineer, Polistina & Associates, who issued a narrative report, dated September 28, 2026, a copy of which is annexed as Exhibit “A” and is made a part hereof; and

WHEREAS, a public hearing on the Application was conducted on October 7, 2026, at which time the Board heard testimony from the Applicant’s professional consultant, John Maffei, PE, who described the project and answered questions regarding the project, and from the Authority’s Engineer and Executive Director; and

WHEREAS, the Members of the Authority have reviewed the Application, considered the testimony of the Applicant’s professional consultant, reviewed the Authority Engineer’s narrative report, and considered comments from the Executive Director and the Authority Engineer, which were provided at the time of the October 7, 2026 public hearing. The Board Members are satisfied that the Application should be approved, conditioned upon the Applicant complying with all comments, terms and conditions that are set forth in the Authority Engineer’s narrative report and such other written conditions as the Executive Director may prescribe in the reasonable exercise of his professional discretion;

NOW, THEREFORE, BE IT RESOLVED, by the Members of the Lower Township Municipal Utility Authority, in the County of Cape May and State of New Jersey as follows:

1. All of the statements of the preamble are repeated and are incorporated herein by this reference thereto as though the same were set forth at length.
2. The Application, which was reviewed by the Authority’s Engineer and by its Executive Director, is approved, conditioned upon and subject to compliance by the Applicant with all of the terms and conditions that are set forth in the Authority Engineer’s September 28, 2026 narrative report that is annexed as Exhibit “A” and such other written conditions as the Executive Director may prescribe in the reasonable exercise of his professional discretion
3. The approval set forth herein further is conditioned upon payment of eight (8) sewer allocation fees (\$1,600.00 per the current rate schedule) and seven (7) water allocation fees (\$1,600.00 per the current rate schedule).

4. The payment of \$8,390.67, which is the cost to install 1/2 of the vacuum pit the project is tying into.
5. The payment of any other applicable allocation fees and any other costs and fees that may be specified by the Authority's prevailing rules and regulations, the ordinances of the Township of Lower and the laws of the State of New Jersey.
6. The approval granted herein further is conditioned upon the Applicant posting the performance and maintenance guarantees, along with the required inspection escrow, that are required in the forms and amounts specified based on the calculations performed by the Authority's Engineer, all in accordance with the provisions of N.J.S.A. 40:14B-73, *et. seq.*
7. The applicant shall provide the Authority with digital record information in accordance with the Authority's GIS standards.
8. The approvals granted herein further are conditioned upon the Applicant obtaining any and all other permits and approvals as may be required by any other governmental entity having jurisdiction over the Project and supplying copies of the same to the Authority.
9. The granted approval expires in two (2) years, October 7, 2028, if not acted upon by the applicant.

RESOLUTION NO. 147-2026

		RIDGWAY	STEERE	RECHNER	HENDERSON	PRINCE
MOTION			X			
SECOND				X		
AYES		X	X	X	X	
NAY						
ABSENT						X
ABSTAIN						

I hereby certify that the foregoing is a true and exact copy of a Resolution introduced and adopted by the Township of Lower Municipal Utilities Authority at a public meeting held on October 7, 2026.

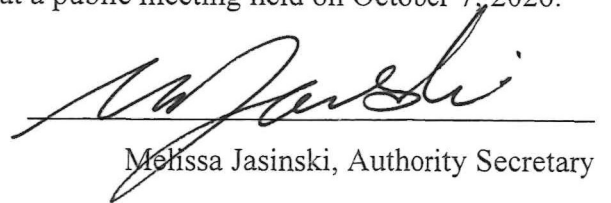

Melissa Jasinski, Authority Secretary

EXHIBIT A

Vincent J. Polistina, PE, PP, CME
Ronald N. Curcio, PE, PP
Jennifer L. Heller, PP, AICP
Charles J. Kaenzig, PE
Matthew F. Doran, PE, PP, PLS, CME
Deborah Wahl, PE, PP, CME



Civil / Municipal Engineering
Site Plan and Subdivision Design
Surveying
Land Use Planning
Water and Wastewater Design
Environmental Consulting
Inspection / Construction Management

September 28, 2026

Via E-mail: spierce@ltmua.org

Steven Pierce
Executive Director
Lower Township MUA
2900 Bayshore Road,
Villas, NJ 08251

Re: 225 BREAKWATER ROAD
Application Type: Final Multi-Residential
Water/ Sewer System Approval
225 Breakwater Road
Block 422 Lots 2.02 & 2.03
Lower Township, Cape May County, NJ

Applicant: **GARY GILBERT**
1117 NEW YORK AVE
CAPE MAY CITY, NJ 08.024
ggilbert@comcast.net

Owner: **Same as applicant**

Applicant's Engineer: **ENGINEERING DESIGN ASSOCIATES**
5 CAMBRIDGE DRIVE
OCEAN VIEW, NJ 08230
jmaffei@engineeringdesign.com

Dear Mr. Pierce,

Our office is in receipt of an application for "Multi- Residential Water and Sewer System Approval" for which the applicant is seeking LTMUA Final Approval to furnish public sanitary sewer and potable water to seven (7) new single-family homes and one (1) duplex to be constructed as part of a subdivision of land that will extend St. Johns Street by approximately 150', creating a permanent cul-de-sac and allowing for three (3) new homes to be constructed fronting Breakwater Road.

6684 Washington Avenue, Egg Harbor Township, NJ 08234
Phone: 609.646.2950 Fax: 609.646.2949

The following items have been reviewed with this application:

- (1) Completed applications for Final Commercial, Industrial or Multi-Residential Approval executed by applicant on 09/18/26
- (2) Drawings titled "Major Subdivision for Gary Gilbert", prepared by Engineering Design Associates with latest revision date 7/1/26, 10 sheets, signed by Joseph Maffei, PE
- (3) Copies of Lower Township Planning Board and Cape May County Planning subdivision approvals

I. PROJECT DESCRIPTION

The applicant's proposal is to extend the LTMUA 8" sanitary sewer public collection system in St. Johns Street approximately 200 feet to the end of the cul-de-sac to serve six (6) of the nine (9) proposed residences. Construction will also include installing two manholes and individual laterals to each of the six (6) residences fronting St. Johns Street.

The three (3) homes proposed along Breakwater Road will utilize the Authority's Vacuum collection system. The two eastern lots will share a currently unoccupied vacuum air pit, and the westernmost lot will share an existing air vacuum pit that currently serves the neighboring single-family residence at 223 Breakwater Road. The applicant previously paid to install the vacuum pit serving the two eastern lots.

Currently, there is no public water main in Breakwater Road along the frontage of the properties that front it, so the applicant is proposing to provide all potable water services by extending the water main in St Johns Street, which consists of a 6" looped C-900 PVC water distribution main. This approach will require the three homes on Breakwater Road to use side-yard easements across adjoining lots with common rear property lines in order to access the St Johns Street main. Additionally, the applicant will relocate the existing water service to 223 Breakwater Road, which shortens the lateral.

II. ADMINISTRATIVE REVIEW

- 1) The project will require nine(9) sanitary sewer allocations. The applicant currently holds one (1) paid allocation. Therefore, the applicant must purchase eight (8) additional sewer allocations. The Authority's current rate schedule establishes the allocation fee at \$1,600.00 per connection for a total of **\$12,800.00**.
- 2) The project will require nine (9) water allocations. The applicant currently holds two (2) paid allocations. Therefore, the applicant must purchase seven (7) additional water allocations. The Authority's current rate schedule establishes the allocation fee at \$1,600.00 per connection for a total of **\$11,200.00**.

- 3) The applicant is further responsible for reimbursing the Authority in the amount of **\$6,525.00** for 50 % of the cost to furnish & install the vacuum pit shared with 223 Breakwater Road.
- 4) Since improvements will be dedicated to the Authority, the applicant is required to furnish the Authority with performance bonding and a two (2) year maintenance bond at the end of the project. The performance bond amount, based on a construction cost of \$93,480.00 (see attached estimate) plus 20%, is \$112,176.00; round to **\$112,000.00**.
- 5) The applicant will be required to place funds in an escrow account for inspection of the work by the Authority engineer. The escrow amount, based on the performance bond amount, is **\$9,348.00; round to \$9,350.00**.
- 6) Easements between lot owners for installation and maintenance of water service lines shall be dedicated via a formal easement document. Copies of the required easements shall be furnished to the Authority prior to the start of construction

III. TECHNICAL REVIEW (SANITARY)

- 1) The labeling of the gravity main on sheet 5 shall include all pipe lengths and the material specification of the PVC pipe (SDR-35)
- 2) A profile drawing shall be added to the drawings depicting the gravity main construction
- 3) The Authority does **not** permit the vacuum pit structure to be within a residential driveway. The common driveway for lots 2.05 and 2.06 violates this requirement and shall be reconfigured.
- 4) A note and / or detail should be added to the drawings noting that the connection to the existing manhole and any new vacuum pit penetrations, if required, shall be core drilled and include a link seal or A Lok Flexible Inserta Gasket.
- 5) The lettering on the manhole lid (Detail on Sheet 9) shall be revised to read "LTMUA"
- 6) Remove note on sheet 5 regarding cleanouts in driveways on Breakwater and change to the following: "If the Authority determines that an existing cleanout cannot feasibly and economically be relocated outside of a paved driveway, then contractor shall furnish and install a Cast Iron box and lid over the cleanout." The Authority will not be responsible for repairing any damage to the driveway if an issue arises on the Authority's side of the sewer lateral cleanout".
- 7) Add the following note to drawings: "The location of the sewer service laterals shall be in accordance with locations shown on sheet 5 and any proposed deviations shall be approved by the Authority"
- 8) Add the following note to drawings: "All sanitary cleanouts on St. John Street shall be located outside of driveways and sidewalks".
- 9) Add the following note to drawings: "If the vertical separation between an existing water main and the new sanitary sewer is found to be less than 18", the

new sewer main shall be encased in concrete for a distance of 10' beyond the water main in each direction.

IV. TECHNICAL REVIEW (POTABLE WATER)

- 1) The wet tap of the 6" C-900 shall be labeled as a 6" x 6" stainless steel tapping saddle and valve
- 2) Immediately after the tapping valve, show a 6" x 8" ductile iron reducer. Add a second 8" x 6" reducer approximately 6 feet before the hydrant.
- 3) Label two bends at the end of the cul-de-sac as 45-degree ductile iron fittings.
- 4) Add the following note to drawings: "All PVC main and PE lateral pipe shall include a metal tracer wire (Copperhead 1230 - 30 mil). Termination of tracer wires shall be coordinated with the inspecting engineer"
- 5) Add the following note to drawings: "All water mains shall be installed with a minimum cover over top of pipe of 42"
- 6) Revise chart on water service detail, sheet 9 as follows:

Corporation Stop	Muller H15000
Saddle-Epoxy coated /double band	Ford Model FC202
Curb Stop	Mueller B25204Nor Ford B22-23
Curb Box	Bingham Taylor 2.5" – fig 4901

V. PERMITS

- 1) Pursuant to NJDEP requirements, the extension of gravity sewer on St John Street requires a Treatment Works approval. The applicant shall be responsible for preparing the application documents, paying any applicable application fees, and facilitating the procurement of the permit. The LTMUA shall be the named owner and applicant on the application.
- 2) This project does not require an individual construction permit from the Bureau of Safe Drinking Water
- 3) The applicant shall be responsible for procuring all road and utility opening permits from the Township of Lower and Cape May County.

VI. GENERAL REQUIREMENTS

- 1) Inspection services will require 48-hour notice to the Engineer's office. The inspecting engineer must be notified of the installation of all lateral improvements,
- 2) At the completion of construction and prior to release of remaining escrow funds, the applicant shall provide the Authority with digitally recorded information with all water and sewer elements tied to the Authority's GIS database.

- 3) All sewer mains shall be leak tested in accordance with the Rules and Regulations of the Authority using air and the testing witnessed by the Authority Engineer
- 4) All water mains shall be disinfected and pressure tested in the presence of the engineer and in accordance with the rules and regulations of the Authority.
- 5) No valves on the existing water system shall be opened without Authority operations personnel being present.

Subject to the Applicant's agreement to satisfy the following conditions, we recommend the Authority grant conditional Final Multi-Residential Water and Sewer approval.

- 1) Receipt of Allocation and Reimbursement Fees as outlined in items II.***
- 2) Compliance with all Technical and General Requirements of this letter***
- 3) Submission of Construction Performance Bond in the amount of \$112,000.00.***
- 4) Posting Of Developer's Inspection Escrow of \$9,350.00.***
- 5) Procurement of an NJDEP Treatment Works Permit.***

Should you have any questions please do not hesitate to call or e-mail me.

Sincerely,

Ronald N Curcio PE, PP
For Polistina Associates,
Authority Engineer

cc: James Ridgway, LTMUA Chair
M. Jasinskiy, LTMUA Board Secretary
LTMUA Board Members
Gary Gilbert, Applicant
Joe Maffei, PE Engineer

POLISTINA AND ASSOCIATES

6684 Washington Ave

Egg Harbor Township, NJ 08234

Bond & Escrow Calculation (Sanitary Sewer)

GARY GILBERT SUBDIVISION

Block 422 Lot 2.01/2.02

Lower Township, Cape May County, New Jersey

Performance Bonding Required: YES

Title of Drawings: Major Subdivision Plan for Gary Gilbert Bloc 422, lots 2.02/2.03

Date of Drawings: 07-01-26

<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
1	8" PVC San Sewer Pipe (0'-8')	204 LF	\$70.00	\$14,280.00
2	Sanitary Manhole (0'-8' Deep)	2 UN	\$6,500.00	\$13,000.00
3	Connection To Existing Manhole	1 UN	\$2,500.00	\$2,500.00
4	4" house lateral w/cleanout	6 UN	\$1,200.00	\$7,200.00
5	Record Drawings	1 UN	\$1,250.00	\$1,250.00
Subtotal:				\$38,230.00

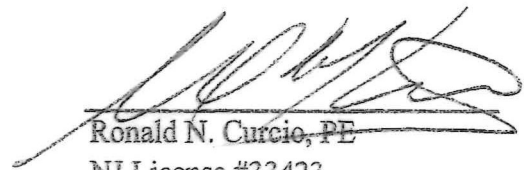
Amount of Performance Bond 20%:

\$45,876.00

Inspection Escrow Deposit:

\$3,823.00

DATE: Sept 22, 2026


Ronald N. Curcio, PE
NJ License #33423

POLISTINA AND ASSOCIATES
6684 Washington Ave
Egg Harbor Township, NJ 08234

Bond & Escrow Calculation (Potable Water)
GARY GILBERT SUBDIVISION
Block 422 Lot 2.01/2.02
Lower Township, Cape May County, New Jersey

Performance Bonding Required: YES

Title of Drawings: Major Subdivision Plan for Gary Gilbert Bloc 422, lots 2.02/2.03

Date of Drawings: 07-01-26

<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
1	8" C-900 Watermain	210 LF	\$70.00	\$14,700.00
2	6"x 6" SS Tapping Sleeve & Valve	1 UN	\$7,500.00	\$7,500.00
3	6" x 8" Reducer	2 UN	\$350.00	\$700.00
4	45 Degree 8" Bend	2 UN	\$450.00	\$900.00
5	Fire Hydrant Assembly	1 UN	\$10,000.00	\$10,000.00
6	3/4" Service & Meter Vault	4 UN	\$2,000.00	\$8,000.00
7	1" Service & Meter Vault	5 UN	\$2,200.00	\$11,000.00
8	Re-Institute Existing Service	1 UN	\$1,200.00	\$1,200.00
9	Record Drawings	1 UN	\$1,250.00	\$1,250.00
Subtotal				\$55,250.00

Amount of Performance Bond 20%:

\$66,300.00

Inspection Escrow Deposit:

\$5,525.00

DATE: Sept 22, 2026


Ronald N. Curcio, PE
NJ License #33423

**LOWER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
RESOLUTION NO. 148-2026**

**APPROVING A FINAL COMMERCIAL SEWER APPLICATION FILED BY SUN
COMMUNITIES INC. REGARDING DEVELOPMENT UPON BLOCK 507.1, LOTS
2.03, 4.01, 4.02, 5.01, 5.02 & 6, FOR A 303-SPACE CAMPGROUND**

WHEREAS, Sun Communities, Inc. ("Applicant") filed an application for final commercial sewer approval in accordance with the Authority's prevailing rules and regulations pertaining to the construction of sanitary sewer service ("Application") in connection with a 303-space campground, known as Sun Outdoors, located upon the property identified on the Lower Township Tax Map as Block 507.1, Lots 2.03, 4.01, 4.02, 5.01, 5.02 and 6 ("Project"); and

WHEREAS, the Application has been reviewed by the Authority's Engineer, Polistina & Associates, who issued a narrative report, dated September 17, 2026, a copy of which is annexed as Exhibit "A" and is made a part hereof; and

WHEREAS, a public hearing on the Application was conducted on October 7, 2026, at which time the Board heard testimony from the applicant's representative who described the project and answered questions regarding the project, and from the Authority's Engineer and Executive Director; and

WHEREAS, the Members of the Authority have reviewed the Application, considered the testimony of the Applicant's professional consultant, reviewed the Authority Engineer's narrative report, and considered comments from the Executive Director and the Authority Engineer, which were provided at the time of the October 7, 2026 public hearing. The Board Members are satisfied that the Application should be approved, conditioned upon the Applicant complying with all comments, terms and conditions that are set forth in the Authority Engineer's narrative report and such other written conditions as the Executive Director may prescribe in the reasonable exercise of his professional discretion;

NOW, THEREFORE, BE IT RESOLVED, by the Members of the Lower Township Municipal Utility Authority, in the County of Cape May and State of New Jersey as follows:

1. All of the statements of the preamble are repeated and are incorporated herein by this reference thereto as though the same were set forth at length.
2. The Application, which was reviewed by the Authority's Engineer and by its Executive Director, is approved, conditioned upon and subject to compliance by the Applicant with all of the terms and conditions that are set forth in the Authority Engineer's September 17, 2026 narrative report that is annexed as Exhibit "A" and such other written conditions as the Executive Director may prescribe in the reasonable exercise of his professional discretion
3. The approval set forth herein further is conditioned upon payment of eighty (80) sewer allocation fees (\$1,600.00 per the current rate schedule).

4. The Authority agrees to provide the applicant with a credit against their allocation fees to incorporate the SCADA system requested, provided the applicant utilizes the Authority's SCADA consultant. The credit is not to exceed \$25,000.00.
5. The payment of any other applicable allocation fees and any other costs and fees that may be specified by the Authority's prevailing rules and regulations, the ordinances of the Township of Lower and the laws of the State of New Jersey.
6. The approval granted herein further is conditioned upon the Applicant posting the performance and maintenance guarantees, along with the required inspection escrow, that are required in the forms and amounts specified based on the calculations performed by the Authority's Engineer, all in accordance with the provisions of N.J.S.A. 40:14B-73, *et seq.*
7. The approvals granted herein further are conditioned upon the Applicant obtaining any and all other permits and approvals as may be required by any other governmental entity having jurisdiction over the Project and supplying copies of the same to the Authority.
8. The granted approval expires in two (2) years, on October 7, 2028, if not acted upon by the Applicant.

RESOLUTION NO. 148-2026

		RIDGWAY	STEERE	RECHNER	HENDERSON	PRINCE
MOTION				X		
SECOND					X	
AYES		X	X	X	X	
NAY						
ABSENT						X
ABSTAIN						

I hereby certify that the foregoing is a true and exact copy of a Resolution introduced and adopted by the Township of Lower Municipal Utilities Authority at a public meeting held on October 7, 2026.

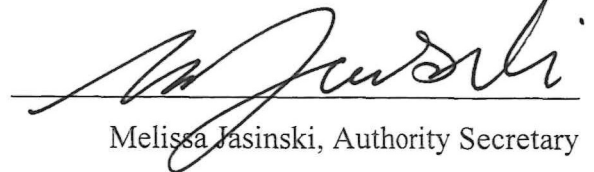

Melissa Jasinski, Authority Secretary

EXHIBIT A

Vincent J. Polistina, PE, PP, CME
Ronald N. Curcio, PE, PP
Jennifer L. Heller, PP, AICP
Charles J. Kaenzig, PE
Matthew F. Doran, PE, PP, PLS, CME
Deborah Wahl, PE, PP, CME



Civil / Municipal Engineering
Site Plan and Subdivision Design
Surveying
Land Use Planning
Water and Wastewater Design
Environmental Consulting
Inspection / Construction Management

September 17, 2026
Reissued Sept 28, 2026

Via E-mail: spierce@ltmua.org

Steven Pierce
Executive Director
Lower Township MUA
2900 Bayshore Road,
Villas, NJ 08251

Re: SUN OUTDOORS CAMPGROUND

Application Type: Final Commercial
Water/ Sewer System Approval
491 US Route 9
Block 507.01, Lots 2.03, 4.01, 4.02, 5.01, 5.02, 6
Lower Township, Cape May County, NJ

Applicant:

SUN COMMUNITIES' INC
27777 FRANKLIN RD, SUITE 300
SOUTHFIELD, MICHIGAN 48034
eprosser@suncommunities.com

Owner:

Same as applicant

Applicant's Engineer:

FRALINGER ENGINEERING
CARL GASKILL, PE
629 SHILOAH PIKE
BRIDGETON, NJ 08302
cgaskill@Fralinger.com

Dear Mr. Pierce,

Our office is in receipt of an application for "Multi- Residential Water and Sewer System Approval" for which the applicant is seeking LTMUA Final Approval to furnish public sanitary sewer utilizing the recently constructed Phase II vacuum system to service an existing 303 space campground, known as "Sun Outdoor", located in the Erma section of the Township, along State Highway No 9

The current property utilizes an onsite land disposal system with a network of collection mains that the applicant will be abandoning and proposes to replace with a new private vacuum sewer collection system. The vacuum collected sewage is proposed to be transported via a standard

6684 Washington Avenue, Egg Harbor Township, NJ 08234
Phone: 609.646.2950 Fax: 609.646.2949

sewage pumping system and force main to a new receiving manhole which will flow into the Authority's existing vacuum collection main in Cresse Lane.

The following items have been reviewed with this application:

- (1) Completed applications for Commercial Water and Sewer System Approval executed by applicant on 03/19/26
- (2) Drawings titled "Sanitary Sewer Collection Project"-Sun Outdoors, Prepared by Fralinger Engineering with latest revision date 8/28/25, Sheet 1 , signed by Carl R Gaskill, PE
- (3) Letter from Caleb Moore (Airvac) dated May 12,2026 certifying to design standards
- (4) Engineers Specification sheets numbered 13 through 15 of 47, TS-48 & TS-49
- (5) Applicant's calculation of LTMUA connection fees

I. Project Description

As noted earlier in the report the applicant has designed a private vacuum collection system for the campground. It is understood that the collection system received a TWA permit in September of 2025. Since the Authority will not own or maintain the onsite vacuum collection system, a formal review of the private infrastructure design has not been conducted as part of this review.

The applicant's new vacuum station provides a sewage pumping system that will transfer the vacuumed sewage via a 3" PVC force main to the proposed diverter manhole located near Cresse Ave and about half way toward the rear of the property. The diverter manhole will be located within the applicant's property and under their ownership. The applicant will be responsible for its maintenance. The initial point of Authority ownership and will be two (2) six-foot diameter "dual buffer tanks", each with a capacity of 30-60 GPM. The buffer tanks will be constructed by the applicant and located within the grassed shoulder of the Cresse Ave right-of-way. The four (4) vacuum lines exiting the buffer tanks will join four (4) previously installed lateral pipes on the Authority's 8" vacuum main in Cresse Ave. All of the new infrastructure will be constructed by the applicant, inspected by our office and then turned over to the Authority upon acceptance.

Since the Cresse Ave property boundary is fully fenced, the applicant proposes to reconfigure the existing perimeter chain link fence around both the diverter manhole and two buffer tanks so both are accessible from Cresse Ave without needing to enter the applicant's property.

II. Administrative Review

- 1) The campground requires the purchase of sewer allocations as follows:
 - a. Three Hundred Three (303) Campsites @ 1/4connection per site= 76 allocations

- b. Four (4) Comfort Stations @ ¼ connection per station= 1 allocation
- c. One (1) Office/Welcome Center= 1 allocation
- d. One (1) Trash Recycle Facility= 1 allocation
- e. One Pavillion= 1 allocation

TOTAL ALLOCATIONS REQUIRED = 80

80 X \$1,600.00 (current allocation fee) = \$128,000.00)

- 2) All sanitary sewer improvements will be private. The Authority's maintenance responsibility shall be terminated at the Buffer manholes.
- 3) A Performance bond is not required.
- 4) A 2-year maintenance bond for the infrastructure to be turned over to the Authority shall be provided prior to acceptance by the Authority.
- 5) An inspection escrow, in the amount of \$3,000.00, will need to be posted.

III. Technical Review

- 1) In order to verify the sufficiency of the buffer tanks to accept the incoming flow the applicant's engineer shall provide design details and pump curves for the pumping station. The applicant shall further demonstrate that the flow from the force main received at the buffer tanks does not exceed their combined capacity. A letter from Air Vac should address this specific issue.
- 2) The force main is noted as 3" C-900, which is not a commercially available pipe. It is suggested that this pipe be DR -11 HDPE or Sch 80 PVC
- 3) The size and material of the gravity flow pipes between the diverter manhole and buffer stations need to be noted on the drawing. It is recommended these pipes be at least 4" and each designed to independently carry the peak flow of the pump station. We also recommend eliminating any bends on the gravity lines and revise the drawing to have them exit the diversion manhole at 45 degrees.
- 4) The isolation valves on the gravity flow pipes shall be buried plug valves with valve CI box labeled "sewer" rather than buried gate valves
- 5) The diverter manhole lid and casting shall be Bridgestate 1021B with 30" minimum confined space entry and lettering reading "SANITARY SEWER"
- 6) The applicant shall include a continuous reading flow meter in the vacuum station. The applicant's engineer has agreed to provide this.
- 7) The Authority will require the applicant to provide and install a SCADA interface with the Vacuum Station via Ethernet ports. The interface will require coordination with the Authority's SCADA consultant, Complete Control Services. At a minimum, the following will need to be provided:
 - A 115v power source
 - Wireless antenna
 - Flow meter readings
 - Run status of pumps.

- The Authority will provide the applicant with a credit against their allocation fees to incorporate the SCADA system requested, provided the applicant utilizes the Authority's SCADA consultant. The credit is not to exceed \$25,000.00.

IV. General Requirements

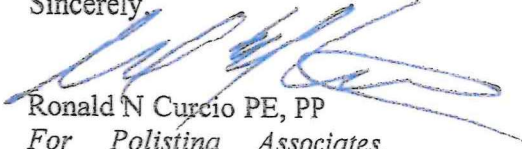
- 1) The applicant shall post inspection fees in the amount of **\$3,000.00**. Amount to be placed in the applicant's escrow account.
- 2) The installation of the buffer tanks shall be completed by a contractor with experience installing vacuum sewer systems.
- 3) The applicant shall furnish final submittal drawings to the Authority engineer of the Vacuum Station depicting details for the meter installation and SCADA provisions.
- 4) Inspection services will require 48-hour notice to the Engineer's office. Inspecting engineer must be notified of installation of all lateral improvements,
- 5) A 2-year maintenance bond for the infrastructure to be turned over to the Authority shall be provided prior to acceptance by the Authority.
- 6) At the completion of construction and prior to release of remaining escrow funds the applicant shall provide the Authority with digitally recorded information with all sewer elements tied to the Authority's GIS database.

Subject to the Applicant's agreement to satisfy the following conditions, we recommend the Authority grant conditional final Multi-Residential Water and Sewer approval.

- 1) Receipt of allocation fees as outlined in items II.***
- 2) Compliance with Technical and General Requirements of Items III & IV.***

Should you have any questions please do not hesitate to call or e-mail me.

Sincerely,


 Ronald N Curcio PE, PP
 For Polistina Associates,
 Authority Engineer

cc: James Ridgway, LTMUA Chair
 M. Jasinskiy, LTMUA Board Secretary
 LTMUA Board Members
 Frallinger Engineering
 Sun Communities INC.

**LOWER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
RESOLUTION NO. 149-2026**

**APPROVING A FINAL COMMERCIAL-RESIDENTIAL WATER & SEWER
APPLICATION FILED BY OLEG PISTMENNY FOR A DEVELOPMENT UPON
BLOCK 59, LOTS 25 & 26, FOR A 1,000 SF COMMERCIAL SPACE AND ONE
RESIDENTIAL UNIT**

WHEREAS, Oleg Pistmenny (“Applicant”) has filed an application for final commercial and residential water and sewer approvals in accordance with the Authority’s prevailing rules and regulations pertaining to the construction of potable water and sanitary sewer service (“Application”) in connection with the construction of a 1,000 SF commercial space and one residential unit upon the property identified on the Lower Township Tax Map as Block 59, Lots 25 & 26 (the “Project”); and

WHEREAS, the Application has been reviewed by the Authority’s Engineer, Polistina & Associates, who issued a narrative report, dated September 28, 2026, a copy of which is annexed as Exhibit “A” and is made a part hereof; and

WHEREAS, a public hearing on the Application was conducted on October 7, 2026, at which time the Board heard testimony from the applicant who described the project and answered questions regarding the project, and from the Authority’s Engineer and Executive Director; and

WHEREAS, the Members of the Authority have reviewed the Application, considered the testimony of the Applicant’s professional consultant, reviewed the Authority Engineer’s narrative report, and considered comments from the Executive Director and the Authority Engineer, which were provided at the time of the October 7, 2026 public hearing. The Board Members are satisfied that the Application should be approved, conditioned upon the Applicant complying with all comments, terms and conditions that are set forth in the Authority Engineer’s narrative report and such other written conditions as the Executive Director may prescribe in the reasonable exercise of his professional discretion;

NOW, THEREFORE, BE IT RESOLVED, by the Members of the Lower Township Municipal Utility Authority, in the County of Cape May and State of New Jersey as follows:

1. All of the statements of the preamble are repeated and are incorporated herein by this reference thereto as though the same were set forth at length.
2. The Application, which was reviewed by the Authority’s Engineer and by its Executive Director, is approved, conditioned upon and subject to compliance by the Applicant with all of the terms and conditions that are set forth in the Authority Engineer’s September 28, 2026 narrative report that is annexed as Exhibit “A” and such other written conditions as the Executive Director may prescribe in the reasonable exercise of his professional discretion

3. The approval set forth herein is further conditioned upon payment of one (1) residential sewer allocation fee (\$1,600.00 per the current rate schedule) and one (1) commercial sewer allocation fee (\$1,800.00 per the current rate schedule).
4. The approval set forth herein is further conditioned upon payment of one (1) residential water allocation fee (\$1,600.00 per the current rate schedule) and one (1) commercial water allocation fee (\$1,800.00 per the current rate schedule).
5. The payment of any other applicable allocation fees and any other costs and fees that may be specified by the Authority's prevailing rules and regulations, the ordinances of the Township of Lower and the laws of the State of New Jersey.
6. The approval granted herein further is conditioned upon the Applicant posting the performance and maintenance guarantees, along with the required inspection escrow, that are required in the forms and amounts specified based on the calculations performed by the Authority's Engineer, all in accordance with the provisions of N.J.S.A. 40:14B-73, *et. seq.*
7. The applicant shall provide the Authority with digital record information in accordance with the Authority's GIS standards.
8. The approvals granted herein further are conditioned upon the Applicant obtaining any and all other permits and approvals as may be required by any other governmental entity having jurisdiction over the Project and supplying copies of the same to the Authority.
9. The granted approval expires in two (2) years, October 7, 2028, if not acted upon by the applicant.

RESOLUTION NO. 149-2026

		RIDGWAY	STEERE	RECHNER	HENDERSON	PRINCE
MOTION				X		
SECOND			X			
AYES		X	X	X	X	
NAY						
ABSENT						X
ABSTAIN						

I hereby certify that the foregoing is a true and exact copy of a Resolution introduced and adopted by the Township of Lower Municipal Utilities Authority at a public meeting held on October 7, 2026.

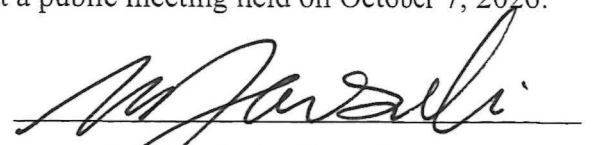

Melissa Jasinski, Authority Secretary

EXHIBIT A

Vincent J. Polistina, PE, PP, CME
Ronald N. Curcio, PE, PP
Jennifer L. Heller, PP, AICP
Charles J. Kaenzig, PE
Matthew F. Doran, PE, PP, PLS, CME
Deborah Wahl, PE, PP, CME



Civil / Municipal Engineering
Site Plan and Subdivision Design
Surveying
Land Use Planning
Water and Wastewater Design
Environmental Consulting
Inspection / Construction Management

September 28, 2026

Via E-mail: spierce@ltmua.org

Steven Pierce
Executive Director
Lower Township MUA
2900 Bayshore Road,
Villas, NJ 08251

Re: 705 BAYSHORE ROAD
Application Type: Final Commercial
Water/ Sewer System Approval
705 Bayshore Road
Block 59 Lots 25&26
Lower Township, Cape May County, NJ

Applicant: **OLEG PISTMENNY**
37 FISHING CREEK ROAD
CAPE MAY CH, 08210
olleg@yahoo.com

Owner: **Same as applicant**

Applicant's Engineer: **SCHAEFFER, NASSAR, SCHEIDEGG**
1425 CANTILLON BLVD
MAYS LANDING, NJ 08330
RAMI NASSAR, PE
[Rami @ SNSCE.com](mailto:Rami@SNSCE.com)

Dear Mr. Pierce,

Our office is in receipt of an application for "Commercial Water and Sewer System Approval" for which the applicant is seeking LTMUA Final Approval to furnish public sanitary sewer and potable water. The applicant proposes constructing a new building on a currently vacant 0.11 acre lot located on west side of Breakwater Road between Tampa Ave and Schellinger Avenues. The building will be a two-story structure with commercial space at the bottom and residential unit on the second floor having a footprint of approximately 1000 SF.

The following items have been reviewed with this application:

- (1) Completed applications for Final Commercial, Industrial or Multi-Residential Approval executed by applicant on 08/27/26
- (2) Drawings titled "Utility Plan for Oleg Pistmenny, prepared by Schaeffer, Nassar, Scheidegg Consulting Engineers, dated 8/5/26, single sheet, signed by Rami N. Nassar, PE.

I. PROJECT DESCRIPTION

The applicant's submitted drawing indicates the installation of a single four (4) inch sanitary sewer lateral connecting to the Authority's Bayshore Road eight (8) inch sanitary sewer collection main, which is located outside the paved cartway of Bayshore Road and on the project side of the street, eliminating the need to disturb any pavement to install the service.

In order to access the Authority's public water distribution system and also avoid having to open Bayshore Road to access the Authority's 8" main in that street, the applicant is proposing to install a single lateral service along the right of way frontage of the neighboring 80+/- foot wide lot to the north of the site, which will connect to the eight (8) inch main in West Tampa Avenue.

II. ADMINISTRATIVE REVIEW

- 1) The project will require two (2) sanitary sewer allocations, one (1) commercial (currently \$1800.00) and one (1) residential (currently \$1600.00). For the commercial unit, sewer service charges depend on the type of usage.
- 2) The project will require two (2) potable water allocations, one (1) commercial (currently \$1800.00) and one (1) residential (currently \$1600.00). For the commercial unit, water service charges depend on the type of usage.
- 3) The applicant will be required to place funds in an escrow account for inspection of the lateral installations by the Authority engineer. The inspection escrow amount will be \$1800.00.

III. TECHNICAL REVIEW (SANITARY)

- 1) The Authority does **not** permit common sewer laterals for multi-use buildings having both a commercial and residential component. **Two (2) individual four (4) inch service laterals having their own dedicated cleanout will therefore be required. The Drawings shall be revised to reflect two (2) sanitary services.**
- 2) The drawing detail for the sewer lateral connection shall be revised to specify the use of a stainless steel strap service saddle when making connection to Authority main

IV. TECHNICAL REVIEW (POTABLE WATER)

- 1) The Authority does **not** permit common water laterals for multi-use buildings having both commercial and residential uses. **Separate water service laterals will therefore be required for the commercial and residential components. The drawings shall be revised to reflect two (2) potable water services.**
- 2) The drawings for the lateral service and meter pit are in conflict as to the proposed size of the lateral. It is assumed that the Authority standard service, $\frac{3}{4}$ " or 1", will be adequate given the segregation of the services. Label the proposed size of each water service on the utility plan.
- 3) The following notes should be added to the drawings:
 - "All PE lateral pipe shall include a metal tracer wire (Copperhead 1230 - 30 mil). Termination of the tracer wires shall be coordinated with the inspecting engineer".
 - The water service laterals shall incorporate Iron Pipe Size (IPS) material and fittings.
- 4) For meter installations, the Standard Details used by the Authority have been updated. Add the following items to the drawing and remove the current meter detail:
 - Meter Pit (B&T MMP2030),
 - Water Meter (I-Perl Smart Meter with Smart Point 520M)
 - CI Meter Lid (Ford A-3)
- 5) Revise chart on water service detail, as follows:

Corporation Stop	Muller H15000
Saddle-Epoxy coated /double band	Ford Model FC202
Curb Stop	Mueller B25204Nor Ford B22-23
Curb Box	Bingham Taylor 2.5" – fig 4901

V. PERMITS

- 1) The applicant shall be responsible for procuring all road and utility opening permits from the Township of Lower and Cape May County. Copies of permits shall be furnished to the Authority before construction.

VI. GENERAL REQUIREMENTS

- 1) Inspection services will require 48-hour notice to the Engineer's office. The inspecting engineer must be notified of the installation of all lateral improvements,
- 2) At the completion of construction and prior to release of remaining escrow funds, the applicant shall provide the Authority with digitally recorded information with all water and sewer elements tied to the Authority's GIS database.

Subject to the Applicant's agreement to satisfy the following conditions, we recommend the Authority grant conditional Final Multi-Residential Water and Sewer approval.

- 1) Receipt of Allocations as outlined in items II.*
- 2) Compliance with all Technical and General Requirements of this letter*
- 3) Posting Of Developer's Inspection Escrow of \$1,800.00.*

Should you have any questions please do not hesitate to call or e-mail me.

Sincerely,



Ronald N Curcio PE, PP
For Polistina Associates,
Authority Engineer

cc: James Ridgway, LTMUA Chair
M. Jasinskiy, LTMUA Board Secretary
LTMUA Board Members
Rami Nassar PE, applicant's engineer
Oleg Pistmenny, applicant

**LOWER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
RESOLUTION NO. 150-2026**

**RATIFYING THE LATE INTRODUCTION AND SUBMISSION OF THE
2027 (FISCAL YEAR 2026-2027) SEWER AND WATER OPERATIONS BUDGETS**

WHEREAS, the regulatory deadline for introduction of Authority's Budget for the fiscal year 2027 (December 1, 2026 to November 30, 2027) is two (2) months prior to the beginning of the Authority's fiscal year, and

WHEREAS, due to the timing of the Authority's regular monthly meetings, the budget is being introduced on October 7, 2026, and

WHEREAS, said Sewer and Water Operations Budgets are each now ready for introduction;

NOW, THEREFORE, BE IT RESOLVED by the members of the Lower Township Municipal Utilities Authority as follows:

1. The above recitals are incorporated herein.
2. The Board authorizes the late introduction and submission of the 2027 Sewer and Water Operations Budgets of the Lower Township Municipal Utilities Authority for the Fiscal Year December 1, 2026 to November 30, 2027.

RESOLUTION NO. 150-2026

		RIDGWAY	STEERE	RECHNER	HENDERSON	PRINCE
MOTION				X		
SECOND					X	
AYES		X	X	X	X	
NAY						
ABSENT						X
ABSTAIN						

I hereby certify that the foregoing is a true and exact copy of a resolution introduced and adopted by the Lower Township Municipal Utilities Authority at a meeting held on October 7, 2026.


Melissa Jasinski, Board Secretary

**LOWER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
RESOLUTION NO. 151-2026**

**2027 AUTHORITY BUDGET RESOLUTION
FISCAL YEAR: December 01, 2026 to November 30, 2027**

WHEREAS, the Annual Budget for Lower Municipal Utilities Authority for the fiscal year beginning December 01, 2026 and ending November 30, 2027 has been presented before the governing body of the Lower Municipal Utilities Authority at its open public meeting of October 7, 2026; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$11,965,040.00, Total Appropriations including any Accumulated Deficit, if any, of \$16,895,583.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$4,930,543.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$25,637,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; 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 Lower Municipal Utilities Authority, at an open public meeting held on October 7, 2026 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Lower Municipal Utilities Authority for the fiscal year beginning December 01, 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 Lower Municipal Utilities Authority will consider the Annual Budget and Capital Budget/Program for Adoption on November 04, 2026.

RESOLUTION NO. 151-2026

		RIDGWAY	STEERE	RECHNER	HENDERSON	PRINCE
MOTION			X			
SECOND				X		
AYES		X	X	X	X	
NAY						
ABSENT						X
ABSTAIN						

I hereby certify that the foregoing is a true and exact copy of a resolution introduced and adopted by the Lower Township Municipal Utilities Authority at a meeting held on October 7, 2026.



Melissa Jasinski, Board Secretary

**LOWER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
RESOLUTION NO. 152-2026**

**APPROVING COMPENSATION ADJUSTMENTS FOR EMPLOYEES
NOT COVERED UNDER BARGAINING UNIT**

BE IT RESOLVED, by the Members of the Lower Township Municipal Utilities Authority, in the County of Cape May and State of New Jersey, that upon the recommendation of the Personnel Committee, the following compensation adjustments are hereby effective with the pay period beginning January 1, 2026, unless otherwise noted:

Rebecca Brown

Adjusted Base Compensation: \$56,361.45

Melissa Jasinski

Adjusted Base Compensation: \$73,445.94

Additional Remuneration: \$5,000 annual stipend for Social Media/Website Duties

Howard Matthews

Adjusted Base Compensation: \$112,157.76

Erin McFeeters

Adjusted Base Compensation: \$87,965.59

Additional Remuneration: \$5,000 annual stipend for Payroll Duties

Michelle McMonnagle

Adjusted Base Compensation: \$43,472.00

Joseph Nelson

Adjusted Base Compensation: \$83,466.24

Steven Pierce

Adjusted Base Compensation: \$127,251.78

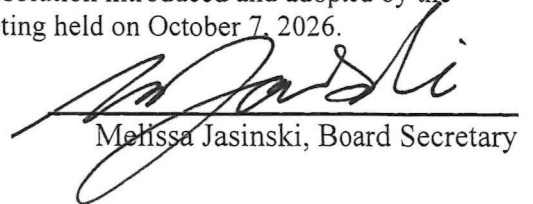
BE IT FURTHER RESOLVED, that the adjustments approved by this Resolution shall be subject to all applicable New Jersey civil service statutes and administrative regulations, if any; and

BE IT FURTHER RESOLVED, that the Executive Director and the Authority Secretary be, and they hereby are, authorized to do all things necessary and proper to effectuate the purpose and intent of this Resolution.

RESOLUTION NO. 152-2026

		RIDGWAY	STEERE	RECHNER	HENDERSON	PRINCE
MOTION					X	
SECOND				X		
AYES		X	X	X	X	
NAY						
ABSENT						X
ABSTAIN						

I hereby certify that the foregoing is a true and exact copy of a Resolution introduced and adopted by the Township of Lower Municipal Utilities Authority at a public meeting held on October 7, 2026.


Melissa Jasinski, Board Secretary

**LOWER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
RESOLUTION NO. 153-2026**

AUTHORIZING SETTLEMENT OF PROPERTY CLAIM

WHEREAS, the Lower Township Municipal Utilities Authority has been made aware of a property damage claim (the “Claim”) against the Authority arising out of an incident that occurred on or about September 15, 2026, whereby a windshield on a passerby vehicle was chipped from a stone that was thrown by a weed whacker located at 2 Fire Lane, Cape May, NJ 08204 sustained damage; and

WHEREAS, the nature of the Claim is one for property damage in the amount of \$184.44; and

WHEREAS, the Executive Director has investigated the Claim and provided an oral report to the Board Members; and

WHEREAS, the Solicitor prepared a Release and Covenant Not to Sue to resolve this claim upon approval by the Board;

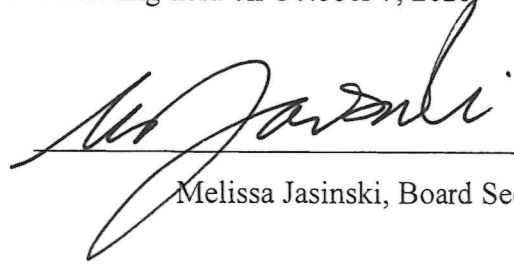
NOW, THEREFORE, BE IT RESOLVED, by the Members of the Lower Township Municipal Utility Authority, in the County of Cape May and State of New Jersey as follows:

1. All of the statements of the preamble are repeated and are incorporated herein by this reference thereto as though the same were set forth at length.
2. The terms and conditions of the proposed settlement of the Claim, as disclosed in the Release and Covenant Not To Sue, are approved and the Executive Director and Authority Solicitor are authorized to take the necessary and appropriate actions in carrying out the authority conveyed to them by this Resolution and, in such circumstances, the Authority Chairman and Authority Secretary be and they hereby are authorized to execute, on behalf of the Lower Township Municipal Utilities Authority, such documents as the Authority Solicitor advises are necessary to settle and conclude the Claim in a manner that is consistent with this Resolution.

RESOLUTION NO. 153-2026

		RIDGWAY	STEERE	RECHNER	HENDERSON	PRINCE
MOTION					X	
SECOND				X		
AYES		X	X	X	X	
NAY						
ABSENT						X
ABSTAIN						

I hereby certify that the foregoing is a true and exact copy of a resolution introduced and adopted by the Township of Lower Municipal Utilities Authority at a meeting held on October 7, 2026.


 Melissa Jasinski, Board Secretary

**THE TOWNSHIP OF LOWER MUNICIPAL UTILITIES AUTHORITY
RESOLUTION NO. 154-2026**

**CREATING A CONNECTION WAIVER AND CONNECTION FEE PAYMENT
POLICY FOR THE PUBLIC WORKS WATER MAIN EXTENSION PROJECT
(SEASHORE ROAD)**

WHEREAS, the Lower Township Municipal Utilities Authority (“Authority”) previously awarded a contract for the construction of the Public Works Water Main Extension Project to *P & A Construction, Inc.*, of Colonia, New Jersey per Resolution No. 120-2026 on August 5, 2026; and

WHEREAS, the Executive Director recommends that the Authority create a waiver policy that would allow the Executive Director to grant a waiver to the mandatory water connection requirement if an entity meets one of the following conditions:

- The structure(s) upon the Property which would otherwise be required to tie into the Authority's Water System is located 200 feet or more from the proposed connection point to the sewer system.
- The Owner of the Property is age 65 or more years and has received from the Lower Township Tax Collector a tax deduction against the real property taxes that are due on the Property pursuant to N.J.S.A. 54:4-8.41. The obligation to tie into the Authority's sanitary sewer system may be delayed for so long as the Owner of the Property receives the tax deduction as aforesaid. The Owner has provided written proof from the Lower Township Tax Collector that the property tax deduction has been granted. Relief granted pursuant to this paragraph shall remain in effect for so long as the Owner is granted property tax relief pursuant to N.J.S.A. 54:4-8.41 or when the property is sold. The Owner shall provide the Authority Secretary with written proof, on an annual basis no later than April 30, that the real property tax deduction granted pursuant to N.J.S.A. 54:4-8.41, as amended, remains in effect.
- The Owner of the Property installed a new or upgraded water well and/or treatment system to service structure(s) located upon the Property on or after October 1, 2016, and the cost to install the new or upgraded well or water treatment system was equal to or greater than \$5,000.00. The waiver granted pursuant to this paragraph shall expire upon the earlier occurrence of twenty years from the date of this Agreement or upon a transfer of ownership of the Property. The death of a joint tenant with respect to a property that is owned in joint tenancy or by the entirety shall not be deemed to be a transfer of ownership for the purpose of terminating a waiver pursuant to this paragraph. A conveyance from joint tenants or from tenants by the entirety to a trust for estate planning purposes where all joint tenants or all of the tenants by the entirety are beneficiaries of the estate planning trust shall not be deemed to be a transfer in ownership for the purpose of terminating a waiver pursuant to this paragraph.

WHEREAS, during the course of construction, a question arose regarding the offering of a payment plan for connection fees payments which are required; and

WHEREAS, the Executive Director recommends that the Authority grant property owners a five-year, zero-interest payment plan.

NOW, THEREFORE, BE IT RESOLVED, by the Lower Township Municipal Utilities Authority, in the County of Cape May and State of New Jersey, as follows:

1. The Executive Director may grant the following waivers:

- The structure(s) upon the Property which would otherwise be required to tie into the Authority's Sanitary Sewer System is located 200 feet or more from the proposed connection point to the water system.
- The Owner of the Property is age 65 or more years and has received from the Lower Township Tax Collector a tax deduction against the real property taxes that are due on the Property pursuant to N.J.S.A. 54:4-8.41. The obligation to tie into the Authority's sanitary sewer system may be delayed for so long as the Owner of the Property receives the tax deduction as aforesaid. The Owner has provided written proof from the Lower Township Tax Collector that the property tax deduction has been granted. Relief granted pursuant to this paragraph shall remain in effect for so long as the Owner is granted property tax relief pursuant to N.J.S.A. 54:4-8.41 or when the property is sold. The Owner shall provide the Authority Secretary with written proof, on an annual basis no later than April 30, that the real property tax deduction granted pursuant to N.J.S.A. 54:4-8.41, as amended, remains in effect.
- The Owner of the Property installed a new or upgraded water well and/or treatment system to service structure(s) located upon the Property on or after October 1, 2016, and the cost to install the new or upgraded well or water treatment system was equal to or greater than \$5,000.00. The waiver granted pursuant to this paragraph shall expire upon the earlier occurrence of twenty years from the date of this Agreement or upon a transfer of ownership of the Property. The death of a joint tenant with respect to a property that is owned in joint tenancy or by the entirety shall not be deemed to be a transfer of ownership for the purpose of terminating a waiver pursuant to this paragraph. A conveyance from joint tenants or from tenants by the entirety to a trust for estate planning purposes where all joint tenants or all of the tenants by the entirety are beneficiaries of the estate planning trust shall not be deemed to be a transfer in ownership for the purpose of terminating a waiver pursuant to this paragraph.

2. Property owners are eligible to participate in a five-year, zero-interest payment plan.

RESOLUTION NO. 154-2026

		RIDGWAY	STEERE	RECHNER	HENDERSON	PRINCE
MOTION				X		
SECOND			X			
AYES		X	X	X	X	
NAY						
ABSENT						X
ABSTAIN						

I hereby certify that the foregoing is a true and exact copy of a resolution introduced and adopted by the Township of Lower Municipal Utilities Authority at a meeting held on October 7, 2026.


 Melissa Jasinski, Board Secretary

LOWER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

RESOLUTION NO. 155-2026

RE: AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH THE COUNTY OF
CAPE MAY FOR THE RESALE OF GASOLINE AND DIESEL FUEL AS PART OF A
COMMODITY RESALE SYSTEM

WHEREAS, the Board of Chosen Freeholders Cape May County has adopted Resolution No. 899-17 authorizing renewal of agreements with local partners and entities for the County Commodity Resale System through September 30, 2030; and

WHEREAS, said resolution states any municipal partner or affiliated agency may participate in the Commodity Resale System by executing an “Agreement for the Resale of Gasoline and Diesel Fuel as Part of a Commodity Resale System” and by providing a resolution formally adopted by the member’s governing body; and

WHEREAS, the Lower Township Municipal Utilities Authority has determined that continued participation in the Commodity Resale System would be advantageous to the Authority; and

WHEREAS, the Lower Township Municipal Utilities Authority is willing to participate as a Member of the Commodity Resale System and to execute an “Agreement for the Resale of Gasoline and Diesel Fuel as Part of a Commodity Resale System”;

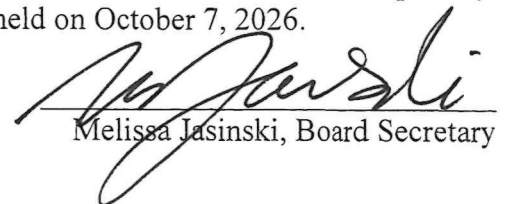
NOW, THEREFORE, BE IT RESOLVED, by the Lower Township Municipal Utilities Authority as follows:

- 1) The Authority hereby authorizes participation as a Member of the Commodity Resale System in accordance with the terms and conditions set by the County of Cape May (Lead Agency).
- 2) The Authority is authorized to execute an “Agreement for the Resale of Gasoline and Diesel Fuel as Part of a Commodity Resale System” as required.
- 3) This resolution shall be effective immediately.

RESOLUTION NO. 155-2026

	RIDGWAY	STEERE	RECHNER	HENDERSON	PRINCE
MOTION				X	
SECOND			X		
AYES	X	X	X	X	
NAY					
ABSENT					X
ABSTAIN					

I hereby certify that the foregoing is a true and exact copy of a resolution introduced and adopted by the Lower Township Municipal Utilities Authority at a meeting held on October 7, 2026.


Melissa Jasinski, Board Secretary

Leonard C. Desiderio
Commissioner Director

Jeffrey R. Lindsay
County Counsel

Lauren F. Fogarty
Assistant County Counsel

Honorable John R. Rauh, J.S.C. (ret.)
Of Counsel

**CAPE MAY COUNTY
DEPARTMENT OF LAW**

4 Moore Road - DN 104
Cape May Court House, NJ 08210-1654
(609) 465-6885 Fax (609) 463-0705



September 18, 2026

Lower Township Municipal Utilities Authority
2900 Bayshore Road
Villas, NJ 08251

**Re: Agreement for the Resale of Gasoline and Diesel Fuel
As part of a Commodity Resale System**

Dear Sir/Madam:

The County of Cape May's records indicate that your Agreement for the Resale of Gasoline and Diesel Fuel has expired. Enclosed is a renewal agreement for your continued participation in the County's gasoline program.

If you wish to continue participating in the program, **please provide no later than November 1, 2026:**

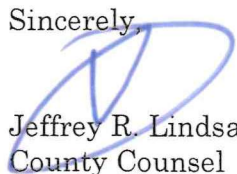
1. An executed renewal agreement and corresponding authorizing resolution;
2. A current certificate of insurance naming the County of Cape May as an additional insured; and
3. An updated list of vehicle numbers and driver identification numbers.

If the above materials are not received by November 1, 2026, the County will assume that you do not wish to continue participating in the program and will not include your agency in the County's authorizing resolution.

If you have any questions or concerns regarding the renewal agreement or the requirements for continued participation, please do not hesitate to contact me.

Thank you for your attention to this matter.

Sincerely,


Jeffrey R. Lindsay, Esquire
County Counsel

JRL/lh
Enclosure

**AGREEMENT FOR THE RESALE OF
GASOLINE AND DIESEL FUEL AS
PART OF A COMMODITY RESALE SYSTEM**

AN AGREEMENT for the resale of fuel made on this ____ day of _____, 2026, by and between the Lower Township Municipal Utilities Authority, 2900 Bayshore Road, Villas, New Jersey 08251 ("Member") and the County of Cape May, 4 Moore Road, Cape May Court House, New Jersey 08210 ("Lead Agency") entered into pursuant to the Commodity Resale Provisions of the *Cooperative Pricing and Joint Purchasing Rules (N.J.A.C. 5:34-7.1, et seq.)*.

WHEREAS, Lead Agency owns and operates fuel storage and dispensing facilities for its own needs that are maintained by the County Public Works Department; and

WHEREAS, as a matter of comity and in the interest of sparing taxpayers from a needless duplication of expensive fuel storage and dispensing facilities which are already in being at the Lead Agency's level, the Lead Agency is willing to grant the within request, subject to certain terms and conditions.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties agree as follows:

1. The above recitals are incorporated herein as if repeated at length.
2. Member agrees to participate as a Member of the Commodity Resale System and in accordance with the terms and conditions set by the Lead Agency.
3. Immediately upon the execution of this Agreement by both parties, the Member shall supply to the Lead Agency its best estimate of how much fuel (gasoline and/or diesel) it will require for the balance of the calendar year ending December 31, 2025. In subsequent years under this Agreement, the Member shall supply this estimate for the following calendar year to the Lead Agency by October 1.
4. Lead Agency shall bill the Member at the end of each month for the actual gallons used, and the billing shall include a service charge as specified in paragraph #15 *infra*. Within fourteen days of receiving the bill from the Lead Agency, the Member will issue a voucher to the Lead Agency for the full amount of the bill.

5. The Member agrees to keep the Lead Agency apprised, on a continuous basis, of additions or deletions to its vehicle inventory and employee list.
6. Upon the full execution of this Agreement and receipt of documentation of insurance as specified in paragraph #10 infra, the Lead Agency shall issue appropriate identification codes to the Member to enable access to the Lead Agency fuel dispensing facilities, in accordance with the existing computerized fuel delivery system at Lead Agency's facilities.
7. The price of petroleum products is based on Philadelphia low posting in the Journal of Commerce (which changes four times per week on average). Accordingly, the price per gallon will be averaged for the respective month for billing purposes.
8. The Member agrees that it shall be solely responsible for the appropriate and authorized use of the identification codes issued by the Lead Agency, and the Lead Agency takes no responsibility to supervise or monitor the day-to-day use of said identification codes. Any misuse of the identification codes, along with any resulting misappropriation of fuel, shall be the liability of the Member and the Lead Agency accepts no responsibility whatsoever for such irregularities.
9. The Member hereby agrees to indemnify the Lead Agency and to hold it harmless against any claims, losses, damages or expenses (including reasonable attorney's fees) for which the Lead Agency may become liable (or for which the Lead Agency may be alleged to be liable), as a result of the use of Lead Agency's facilities by any persons or vehicles using the fuel dispensing codes issued to the Member under this Agreement.
10. Within fourteen days of execution of this Agreement, the Member shall provide to the Lead Agency a Certificate of Liability Insurance showing the extent of the Member's liability coverage and the naming of the County of Cape May as an *Additional Insured*. Thereafter, the Member shall provide to the Lead Agency a Certificate evidencing same prior to the expiration date of the policy and annually during the remaining term of this Agreement. Failure to provide the required documentation within the specified time may cause suspension of service as provided in paragraph #14 infra.
11. This Agreement shall run, *nunc pro tunc*, from the date the previous agreement expired and expiring on September 30, 2030. Either party

may, however, terminate this Agreement after 90 calendar days by serving notice in writing on the other party of its intention to do so.

12. After appropriate consultation with the Member during emergency situations, the Lead Agency will assign certain days, hours and locations for the use of Lead Agency's fuel dispensing facilities by the Member. Additional access to the said facilities in emergency situations will be authorized by the County on a case-by-case basis.
13. The Member shall be responsible for arranging and establishing its own emergency source of fuel for those rare occasions when the Lead Agency's system is unavoidably inoperable. The Lead Agency shall not be responsible to the Member for any losses or damages that might be incurred by the Member as a result of temporary closure of Lead Agency's fuel dispensing facilities.
14. In the event of any breach or default of the Member's obligations under this Agreement, the Lead Agency reserves the right to suspend or to terminate this Agreement, in the Lead Agency's sole discretion, upon fourteen days written notice to the Member.
15. The Member shall pay a service charge (for costs of administration, maintenance, insurance, wear and tear on equipment) in the amount of \$.081 per gallon of fuel dispensed. The service charge will remain at this level through December 31, 2026. If it should become the Lead Agency's intention to increase this charge, it will so advise the Member in writing on or before October 1, 2026. In any subsequent contract year, the Lead Agency shall notify the Member of any additional service charge increase on or before October 1 of the current contract year.
16. Any and all future alterations to current procedures required prior to the program expiration date will be authorized by written Amendments issued by the Lead Agency.

IN WITNESS WHEREOF, the parties affix their signatures to this Agreement, intending to be legally bound. If a party is a corporation, this Agreement is signed by its proper corporate officers and its corporate seal is affixed.

ATTEST:

COUNTY OF CAPE MAY:

Kevin Lare
Administrator/Clerk of the Board

BY:

Leonard C. Desiderio
Commissioner Director

Approved as to form:

Jeffrey R. Lindsay, Esquire
County Counsel

ATTEST:

**LOWER TOWNSHIP
MUNICIPAL UTILITIES
AUTHORITY**

Member

Engineer's Report - Revised

To: Steve Pierce, Executive Director (via email)
Lower Township MUA

From: Marc DeBlasio, P.E., P.P., C.M.E.
Project Engineer

Cc: Melissa Jasinski, Board Secretary (via email)

Date: October 7, 2026

1. North Cape May Phase I

- This project was awarded to P & A Construction, P.O. Box 28, Colonia, NJ 07067, in the amount of \$6,100,094.00.
- Construction started in the beginning of December 2025 and is approximately 90% complete. Approximately 16,000 LF of 8" water main, 6,900 LF of 12" water main and approximately 310 water services have been installed.
- The contractor has completed all water main installation, water main tie-ins and service installations in North Cape May. The contractor is now restoring all property to pre-existing condition within the project area. This restoration includes curb, sidewalk, and landscaping disturbed by construction. After this is complete the contractor will begin final pavement restoration of all utility trenches.

2. North Cape May Phase II

- The LTMUA has identified a need to have the water main replaced in the project area identified as Phase II and Holmes Avenue, Gorham Avenue & Scott Avenue. This work is currently under design and being coordinated with the Township for stormwater design.
- We were informed that "principal forgiveness" grant money in the amount of \$2M is available for this project. The balance of the project will be covered under a loan, with the loan interest rate being 25% of the AAA market rate.
- The plans and specifications are complete and were uploaded to H2Loans on August 24, 2026. Public bidding is expected in Fall 2026.

3. GIS Pilot Data Conversion Services

- Our office completed the services and delivered it to the LTMUA on 4/10/26 for review.

4. LT Public Works Building – Water Main Extension

- Our office has coordinated with the LTMUA and Township to extend the water main from Town Bank Road up Seashore Road to the proposed public works building. This work has been added to the North Cape May Phase I project.
- The installation of water main on Seashore Road between Townbank Road and Academy Road began on September 25, 2026. Barring any unforeseen delays, all water main should be installed by October 9th. Water services will be installed after the new water main is bacteria and pressure tested.

5. Schellenger's Landing Water System Replacement

- Our office provided a proposal to investigate the replacement of the water main and services on Route 109 in Schellenger's Landing.
- Our office has completed the investigation, initial survey/base mapping, and provided the LTMUA with a construction cost estimate.
- Final design is in progress and our office anticipates completing the final design by mid-October.