

LONG BRANCH SEWERAGE AUTHORITY
MINUTES OF THE REGULAR MEETING
JANUARY 21, 2026

I. and II. Opening and Attendance at Meeting and Pledge of Allegiance

A Regular Meeting of the Long Branch Sewerage Authority was called to order at 3:00 p.m., prevailing time, on Wednesday, January 21, 2026, by the Executive Director, Thomas Roguski, both in person and electronically via telecommunication conference, attended by Mr. Riley, Mr. Booth, Mr. Larco, and Mr. Brown. Mrs. Morris arrived at 3:02 p.m.

In addition to the Members of the Authority hereinabove stated, there were present at said Regular Meeting the following professional attaches: Thomas Roguski, P.E., Executive Director; John L. Bonello, Esq., of the firm Manna & Bonello, P.A., Authority Counsel; John McKelvey P.E., of the firm Colliers Engineering and Design, Authority Engineer; Charles J. Fallon, CPA, RMA, of the firm Fallon & Company LLP, Authority Auditor; and Susan Mazzei, Secretary.

III. Announcement Pursuant to New Jersey Open Public Meeting Act.

Adequate Notice of this Regular Meeting and of all Regular Meetings for the Year 2025, has been provided by publication thereof in the *Link News* on February 24, 2025 as a “legal” advertisement, in the *Asbury Park Press* on February 26, 2025 as a “legal” advertisement and in the *Coaster* on February 27, 2025 as a “legal” advertisement, and by forwarding duplicates thereof on February 20, 2025, to the Clerks of the City of Long Branch, Borough of West Long Branch and Borough of Monmouth Beach for filing in their respective offices and for posting in a public place in each such Municipality.

IV. Public Participation.

Mr. Vincent Lepore from 33 Ocean Terrace was present via telephonic communication.

Mr. Lepore spoke regarding Correspondence Item No. 8, Transit Village Medical District, and stated it was tabled at the City and State level.

Mr. Lepore referenced Correspondence Item No. 9 and Correspondence Item No. 10, Affidavits of Publication, and asked if the Authority had the online bidding of professionals posted the website in accordance to the new law.

Mr. Roguski stated affirmatively and added that the new law goes into effect on 3/1/2026. The Authority has been proactive and has already posted the Public Notices and the Notice of Professionals on the website.

Mr. Lepore thanked Mr. Roguski for doing that in advance.

Mr. Lepore inquired about the replacement of Rt. 36 Bridge and asked if an appraisal was carried out and questioned why the Authority hired an Environmental Attorney, Mr. David Isabel, for the sale of the easements as it seems so straight forward as to not use our General Counsel, John Bonello.

Mr. Roguski stated that the agreement of sale for \$3,800.00 was based on an appraisal. Mr. Roguski also stated that it was necessary to retain Mr. Isabel to ensure the Authority is protected from an environmental perspective, as the agreement of sale included several environmental provisions.

Mr. Lepore compared the car dealership and the land that was sold on Broadway years ago to the agreement of sale of the easement for the Rt.36 Bridge Project.

Mr. Roguski explained the sale was different; the car dealership and land sale was a quick claim deed and the buyer held the Authority harmless and took responsibility. The Rt 36 Bridge Project and sale of the easement is dealing with the DEP and that arrangement would not be permissible.

Mr. Lepore then questioned the increase in insurance benefits for employees and asked what budget the money will be coming out to pay for the difference. Mr. Roguski said it will be coming out of line item for healthcare.

Mr. Lepore asked if there will be any New Business on the Agenda, and Mr. Roguski stated he had nothing currently planned.

Mr. Lepore thanked Mr. Roguski and the Board.

On Motion by Mr. Booth, seconded by Mr. Brown, and passed by the affirmative vote of all members present, no nays, no absent, no abstain; the Public Participation portion of the Meeting was closed.

V. Miscellaneous Suggestions for the Good of the Authority

Mr. Vincent Lepore from 33 Ocean Terrace was present via telephonic communication.

Mr. Lepore had a question about the future of the NJ Environmental Trust Fund. Mr. Lepore asked about State funding. Mr. Roguski replied that the State advised that funding is unaffected going into the next funding cycle, though no information is available for subsequent cycles.

Mr. Lepore questioned what rate the Authority is paying for gas and water, and where the Authority stands in terms of rates.

Mr. Roguski said the Authority is on market rates for gas and stated that, based upon

analysis with the Authority's consultant, it previously did not make sense to lock into rates with natural gas because the price is low. As far as water is concerned, Mr. Roguski wasn't sure if that is even an option with NJAW.

Mr. Lepore thanked Mr. Roguski and the Board

On Motion by Mr. Booth, seconded by Mr. Brown, and passed by the affirmative vote of all members present, no nays, no absent, no abstain; the Miscellaneous Suggestions for the Good of the Authority portion of the Meeting was closed.

VI. As to the Minutes of the Regular Meeting of December 17, 2025

On Motion by Mr. Booth, seconded by Mr. Brown, and passed by the affirmative vote of four (4) members, no nays, no absent, one abstain (Mr. Larco), the reading of the Minutes of the Regular Meeting of the Long Branch Sewerage Authority held on December 17, 2025, to be dispensed with and that such Minutes be, and they are hereby, approved as recorded and circulated.

VII. As to the Minutes of the Executive Session held on December 17, 2025, if any

None

VIII. Correspondence

The attached list of correspondence was reviewed by the Authority. Individual items were dealt with as follows:

Mr. Roguski reported Correspondence Item No. 11 is a letter from Colliers Engineering and Design recommending approval of Partial Payment No.1 to Rapid Pump & Meter Service & Co. for the Hoey Pump Station Improvements Project in the amount of \$ 171,892.00.

The following resolution was presented.

RESOLUTION

Mr. Brown offered the following Resolution and moved its adoption; seconded by Mr. Booth

WHEREAS, the Long Branch Sewerage Authority has received Partial Payment Request No. 1 from Rapid Pump & Meter Service Co. for the Hoey Pump Station Improvements Project, and

WHEREAS, this request for payment is in the amount of

\$171,892.00, and

WHEREAS, the Authority Engineer, Colliers Engineering & Design, has recommended approval of this request, per their letter dated January 14, 2026, attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED by the Long Branch Sewerage Authority that it approves payment of Partial Payment Request No.1 to Rapid Pump & Meter Service Co. in the amount of \$171,892.00, and

BE IT FURTHER RESOLVED that the Authority Chairman and/or Executive Director are authorized to sign any documents necessary to effectuate this resolution.

ROLL CALL:

Mr. Riley	- AYE
Mr. Booth	- AYE
Mr. Brown	- AYE
Mr. Larco	- AYE
Mrs. Morris	- AYE

Date: January 21, 2026
R1.1-26
Exhibit A

Mr. Roguski had nothing further to report under Correspondence.

LIST OF CORRESPONDENCE FOR REGULAR MEETING

LONG BRANCH SEWERAGE AUTHORITY

JANUARY 21, 2026

1. Copy of a letter dated 12/19/25 received 12/19/25 from Colliers Engineering and Design to Dynamic Engineering Consultants, PC, re: North Light, LLC/Project No.LBS-0353/ 305 Broadway/ Block 268 Lot 1-7, 32 & 33
2. Copy of letter dated 12/19/25 received 12/19/25 from Colliers Engineering & Design to Ian Holdings, LLC, re: 85 Chelsea Ave/Project No.LBS-0351/ Block 287.01 Lot 21

3. Copy of letter dated 12/19/25 received 12/19/25 from Colliers Engineering & Design to Gio Associates, LLC, re: 83 North Broadway/Project No. LBS-0357/Block 305 Lot 9
4. Affidavit of Publication dated 12/29/25 received 12/29/25 from Asbury Park Press, re: Synopsis of the 2024 Audit.
5. Certified Notice of Hearing for Borough of West Long Branch dated 1/7/26 received 1/12/26 from Ansell Grimm & Aaron, PC, re: Block 67/Lot8.03 Borough of West Long Branch (**NOT LBSA**)
6. Certified Notice of Hearing dated 11/11/25 from Paul R. Edinger, Esq. received 1/12/26, re:135 Morris, LLC/ 125, 133 & 141 Morris Ave /Block 229/ Lots 21, 22 & 23
7. Certified Notice of Hearing received 1/12/26 from Monmouth University, re: 400 Cedar Avenue / Block 39 Lots 1, 2, 3, 4, 5, 7, 8, 9, 11,12.01 and 12.02 / West Long Branch
8. Certified Letter dated 11/26/26 and received 1/12/26 from Long Branch City Clerk, re: Ordinance 0-20-25; amending specific zoning for Transit Village District/Medical Village Sub District
9. Affidavit of Publication dated 1/8/26 received 1/12/26 from the Asbury Park Press/ Notice to Bidders/ request for Professional Proposals
10. Affidavit of Publication dated 1/14/26 received 1/15/26 from the Asbury Park Press/ Official Internet Website for Public Notice
11. Copy of letter dated 1/14/26 received 1/15/26 from Colliers Engineering & Design, re: Partial Payment No.1 to Rapid Pump & Meter Service & Co. for Hoey Pump Station Improvement Project No. LBS-0330
12. Letter dated 1/14/26 received 1/15/26 from John J. McKelvey, re: Engineer's Status Report
13. Certified Notice of Public Hearing received 1/16/26 from Rosario Realty, re:317 Norwood Ave/ Block 105/Lot 17
14. Certified Notice of Public Hearing received 1/16/26 from Rosario Realty, re 657 Campbell Ave/ Block 166 /Lot 1

ACTION

On Motion by Mr. Booth, seconded by Mr. Brown and passed by the affirmative vote of all members present, no nays, no absent, no abstain, the attached List of Correspondence was ordered, received, and filed.

IX. Report of Executive Director for the January 2026 Authority Meeting

Mr. Roguski reported that the Authority treated an average daily flow of 2.19 MGD and has met all limits of our discharge permit.

Mr. Roguski stated that the Authority advertised Request for Proposals for Professional Services, with proposal openings scheduled for February 5, 2026. Proposals will then be evaluated and recommendations to the Board regarding professional appointments at the February 2026 meeting.

Mr. Roguski presented a resolution for the Agreement of Sale of a permanent easement to the DOT for \$3,800.00. The Agreement is to facilitate the State's proposed improvements to replace the Route 36 Bridge over Troutman's Creek. Mr. Roguski stated that the land is still owned by Authority.

The following resolution was presented.

RESOLUTION

Mr. Booth offered the following Resolution and moved its adoption; seconded by Mr. Brown

WHEREAS, the State of New Jersey, hereinafter referred to as the "State," is undertaking the replacement of the bridge along Route 36 over Troutmans Creek immediately adjacent to the Authority's Administrative Building located in the City of Long Branch, Monmouth County, hereinafter referred to as the "Project," and

WHEREAS, the Project requires a permanent easement and two (2) temporary easements on property owned by the Long Branch Sewerage Authority, hereinafter referred to as the "Authority," and

WHEREAS, the State, in pursuance of the Project, has requested the Authority to execute an Agreement of Sale, attached hereto and made a part hereof, hereinafter referred to as the "Agreement," and

WHEREAS, the Authority Environmental Attorney reviewed the Agreement and noted no objections to the Authority entering into the Agreement, and

WHEREAS, the Authority believes that entering into the Agreement to facilitate the State's proposed improvements to replace the Route 36 Bridge over Troutman's Creek is in the best interest of the City of Long Branch and the Long Branch Sewerage Authority.

NOW, THEREFORE, BE IT RESOLVED, by the Long Branch Sewerage Authority that

1. The Authority hereby agrees to the terms and conditions of the referenced Agreement.
2. The Authority will sell for the sum of \$3,800.00 to the State of New Jersey, all that certain parcels known as parcels E89A, E89B, and E89C owned by Long Branch Sewerage Authority of Long Branch, as per the terms of the Agreement of Sale, attached hereto and made a part hereof, between the parties.
3. The Authority Chairman, Donald S. Riley, the Authority Secretary, David G. Brown, and/or the Authority Executive Director, Thomas Roguski, are authorized to sign the referenced Agreement, any documents needed to effectuate this resolution and associated with the referenced Agreement, and any instruments necessary in connection with the referenced Agreement.

ROLL CALL:

Mr. Riley - AYE
Mr. Booth - AYE
Mr. Brown - AYE
Mr. Larco - AYE
Mrs. Morris - AYE

Date: January 21, 2026

R2.1-26

Exhibit B

CERTIFICATION

I, DONALD S RILEY, Chairman of the Long Branch Sewerage Authority, do hereby certify that at a meeting of the Long Branch Sewerage Authority of Long Branch, New Jersey, the Commissioners of the Long Branch Sewerage Authority, duly called and held at its principal office, 150 Joline Avenue, Long Branch, NJ 07740, on this 21st day of January 2026, at which a quorum was present, the foregoing resolution was adopted.

Long Branch Sewerage Authority:

Donald S. Riley
Donald S. Riley, Chairman

1/30/26
Date

Mr. Roguski had nothing further to report.

On Motion by Mr. Booth seconded by Mr. Riley and passed by the affirmative vote of all members present, no nays, no absent, no abstain, the report of the Executive Director, as prepared and submitted, is hereby approved, and ordered, received and filed and made part of the Minutes of this Meeting.

X. Report by Authority Counsel of the Activities of that Office and of Actions taken since December 17, 2025

Mr. Bonello said it was another quiet month. Mr. Bonello had nothing to report.

On Motion by Mr. Brown, seconded by Mr. Booth and passed by the affirmative vote of all members present, no nays, no absent, no abstain, all actions taken, and dispositions made by the Authority Counsel of and with regard to each and all of the foregoing items be, and they are in all respects approved, confirmed, and ratified.

XI. Report by Authority Auditor of the Activities of that Office and of Actions taken since December 17, 2025

Mr. Fallon said he had nothing to report.

On Motion by Mr. Booth, seconded by Mr. Brown and passed by the affirmative vote of all members present, no nays, no absent, no abstain, all actions taken, and dispositions made by Authority Auditor of and with regard to each and all of the foregoing items be, and they are in all respects, approved, confirmed and ratified.

XII. Report by Authority Consulting Engineer of the Activities of that Office and of Actions taken December 17, 2025

Mr. McKelvey reported on the Hoey Pump Station Project and stated that there will be a few more submissions as far as construction of the minor changes to the elevated platform.

Colliers is currently reviewing a change order request from Rapid Pump and Meter Service Co. and anticipates having that change order for Authority and DEP approval in a few weeks. Mr. McKelvey confirmed that construction is still slated for spring and pay requests have been approved.

Mr. McKelvey stated there was minimal construction on the development end and there were no new applications.

Mr. McKelvey had nothing further to report.

On Motion by Mr. Brown, seconded by Mr. Booth, and passed by the affirmative vote of all members present, no nays, no absent, no abstain, all actions taken, and dispositions made by Authority Consulting Engineer of and with regard to each and all of the foregoing items be, and they are in all respects, approved, confirmed and ratified.

XIII. Transfers, if any.

The transfers are as listed.

The following Resolution was moved by Mr. Brown, seconded by Mr. Booth and passed by the affirmative vote of all members present, no nays, no absent, no abstain, approving the Authority Transfers for the month of December 2025 as listed.

RESOLUTION

BE IT RESOLVED BY THE LONG BRANCH SEWERAGE AUTHORITY IN SESSION AT A REGULAR MEETING THEREOF ON THIS 21st DAY OF JANUARY 2026 PURSUANT TO NOTICE AT WHICH AT LEAST A QUORUM IS PRESENT that the Authority hereby approves the Transfers made for the month of December 2025 as submitted by the Executive Director and orders said report received and filed.

XIV. As to Bills submitted for payment by Long Branch Sewerage Authority for the January 21, 2026 Meeting

The following Resolution was moved by Mr. Booth, seconded by Mr. Riley, and passed by the affirmative vote of all members present, no nays, no absent, no abstain.

RESOLUTION

BE IT RESOLVED BY THE LONG BRANCH SEWERAGE AUTHORITY IN SESSION AT A REGULAR MEETING THEREOF ON THIS 21st DAY OF JANUARY 2026 PURSUANT TO NOTICE AT WHICH AT LEAST A QUORUM IS PRESENT, the List of Bills for the month of December 2025 are found regular and payment of each and all, thereof is authorized to be paid out of the Revolving Fund, General Funds, Revenue Fund or Collection Account as indicated on the said List of Bills attached to the Executive Director's Report.

XV. Report, if any, by Investment Committee.

No report from the investment committee.

XVI. Old Business

No old business.

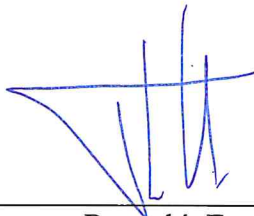
XVII. New Business

No new business.

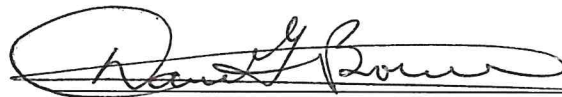
XVIII. Adjournment at 3:19 p.m.

There being no further business, on Motion by Mr. Booth, seconded by Mr. Brown and passed by the affirmative vote of all members present, no nays, no absent, no abstain, the meeting was adjourned at 3:19 p.m.

Respectfully submitted,



Thomas Roguski, Executive Director



David G. Brown, Secretary