

LONG BRANCH SEWERAGE AUTHORITY

MINUTES OF THE REGULAR MEETING

MAY 20, 2026

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

A Regular Meeting of the Long Branch Sewerage Authority was called to order at 3:00 pm, prevailing time, on Wednesday, May 20, 2026, by the Executive Director, Thomas Roguski, both in person and electronically via telephonic communication conference call, attended by Mr. Riley, Mr. Booth, Mr. Brown and Mr. Larco. Mrs. Morris was absent.

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 McKelvey, P.E, of the firm Colliers Engineering and Design, Authority Engineer; Gregory Cannon, Esq. of the firm Law Office of Cannon & McGuinn, Authority Counsel; Charles J. Fallon, CPA, RMA, of the firm Fallon & Company LLP, Authority Auditor; Nicole Woods, 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 2026 has been provided by posting a legal notice on the Long Branch Sewerage Authority's official public notice website on March 1, 2026, and by forwarding duplicates thereof on February 19, 2026 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 remarked on Correspondence Item No. 2. Mr. Lepore inquired if the proposed development at 141 Morris Avenue will be affordable housing and if so, will it be eligible for the fifty percent (50%) discount on the connection fees.

Mr. Roguski replied that the applicant did not indicate that they will be affordable housing units, however it is the developer's responsibility to inform the Authority if they will be affordable housing. If so, it would be eligible for the discounted connection fees.

Mr. Lepore had no further questions.

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

V. Miscellaneous Suggestions for the Good of the Authority

Mr. Lepore inquired about the state mandates for the combined Wastewater Drainage and Sanitary Sewer systems.

Mr. Roguski replied that the Authority is not a combined system; therefore, those mandates do not apply to us.

Mr. Lepore inquired about the pier construction and if we were assured that the outfall pipe will not be affected now that they are working on the pier.

Mr. Roguski replied affirmatively.

Mr. Lepore revisited the suggestion of holding family fun nights at the fountain. However, Mr. Lepore indicated after the events with the crowds last night at Pier Village, he inquired if the Authority will work with law enforcement to safeguard the fountain.

Mr. Roguski stated that the Authority does not handle the operation of the fountain; the City of Long Branch is responsible for the operation of the fountain.

Mr. Lepore suggested that the Authority have a dedication for Mr. John Bonello and his years of service to the Authority as he has suggested for Mr. Martone in the past. Mr. Roguski stated that the Authority has established a "Wall of Fame" to honor the past members and their service.

Mr. Lepore had no further suggestions.

On Motion by Mr. Booth, seconded by Mr. Riley, and passed by the affirmative vote of all members present, no nays, one 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 April 15, 2026

On Motion by Mr. Riley, seconded by Mr. Booth, and passed by the affirmative vote of all members present, no nays, one absent, no abstain; the reading of the Minutes of the Regular Meeting of the Long Branch Sewerage Authority held on April 15, 2026, 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 April 15, 2026, if any

None

VIII. Correspondence

The attached list of correspondence was reviewed by the Authority.

Mr. Roguski reported that Correspondence Item No. 24 is a letter from Colliers Engineering and Design recommending the conditional approval of the Ocean Song Development located at 125-141 Morris Avenue.

Mr. McKelvey explained that this development will consist of fourteen (14) single-family homes, while there are currently three (3) existing homes with two (2) homes being demolished and one (1) of the existing homes will remain. Mr. McKelvey further explained that these homes will be connected to an existing eight (8") inch on Morris Ave. Mr. McKelvey stated that there was no mention of these unit being affordable housing.

The following resolution was presented.

RESOLUTION

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

WHEREAS, Ocean Song Long Branch, LLC has applied for sewer connection for 125-144 Morris Avenue / Block 229, Lots 21, 22 & 23, and

WHEREAS, the application was accompanied by the necessary documentation, and

WHEREAS, the Authority Consulting Engineer, Colliers Engineering & Design, has reviewed the associated documents, and has recommended that the application be conditionally approved in their letter, dated May 12, 2026, attached hereto and made a part hereof, and

WHEREAS, there is adequate WWTP capacity to service the request.

NOW, THEREFORE, BE IT RESOLVED by the Long Branch Sewerage Authority that the application of Ocean Song Long Branch, LLC for connection to the sewerage system be and the same is hereby approved conditionally as per the letter of the

Authority Consulting Engineer, Colliers Engineering & Design, dated May 12, 2026, and upon the payment of all requisite fees, including, but not limited to, 50% of the total connection fee due prior to issuance of the City of Long Branch Building Permit, and the remaining 50% due prior to issuance of any Certificate of Occupancy.

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 - ABSENT

Date: May 20, 2026
R1.5-26
Exhibit A

Mr. Roguski reported that Correspondence Item No. 26 is a letter from Colliers Engineering & Design recommending the approval of Change Order No. 3 for the Hoey Pump Station Project. This change order is to extend the timeline of the project by one hundred and forty (140) days with no added costs.

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 (the "Authority") has undertaken the Hoey Avenue Pump Station Improvements Project with Rapid Pump & Meter Service Co., and

WHEREAS, the Authority Engineer, Colliers Engineering & Design, has recommended approval of Change Order No. 3, in their letter dated May 14, 2026, attached hereto and made a part hereof, and,

WHEREAS, Change Order No. 3 results in no change to the

total contract price and results in an increase to the completion time only for the contract.

NOW, THEREFORE, BE IT RESOLVED by the Long Branch Sewerage Authority that Change Order No. 3, attached hereto and made a part hereof, is hereby approved.

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 - ABSENT

Date: May 20, 2026
R2.5-26
Exhibit B

Mr. Roguski had nothing further to report under Correspondence.

**LIST OF CORRESPONDENCE FOR REGULAR MEETING
LONG BRANCH SEWERAGE AUTHORITY
MAY 20, 2026**

- 1) Certified Notice dated 3/30/26 received 4/10/26 from Salvatore Alfieri, ESQ., re:195 Highway 36/ Block 69 Lot 2/ (**NOT LBSA**)
- 2) Certified Notice dated 3/31/26 received 4/10/26 from Salvatore Alfieri, ESQ., re:141 Morris Ave/ Block 229 Lots 21, 22 & 23 /Applicant wants to replace an additional single-family dwelling with 14 single-family dwellings
- 3) Unit change application dated 4/14/26 received 4/16/26 from Tracey Rossi Bayou Properties I, re: 618-620 Broadway / Block 239 Lot14, from two (2) units to (1) unit
- 4) Certified Notice dated 3/30/26 received 4/14/26 from Salvatore Alfieri, Esq., re: 195 Highway 36 / Block 69 Lot 2 , West Long Branch (**NOT LBSA**)
- 5) Certified letter dated 4/9/26 received 4/14/26 from DuBois & Associates, re: 2 Crescent Place / Block 127 Lot 4, Oceanport (**NOT LBSA**)

- 6) Certified letter dated 4/1/26 received 4/14/26 from Block 419.01 Lot 1 / NJDEP Land Use Permits for Perimeter Path at Seven President Park
- 7) Certified Notice of Hearing received 4/14/26 from Paul R. Edinger, Esq., re: 254 Central Ave / Block 313 Lot 4, Applicant requests approval to expand a free-standing garage at the rear of property
- 8) Affidavit of Publication dated 4/10/26 received 4/16/26 from Asbury Park Press, re: Official Internet Website for Public Notice and Legal Notices
- 9) Copy of letter dated 4/20/26 received 4/20/26 from Colliers Engineering & Design to James LoBiondo of 127 Brighton, LLC., re: 119-127 Brighton Ave/ Block 123, Lots 5,6 & 7/Conditional Approval / 4 Story Mixed Use Commercial / Residential Building
- 10) Certified Notice of Hearing Borough of West Long Branch Zoning Board received 4/20/26 from Paul Edinger, Esq, re: 3 Beechwood Ave /Block 29 Lot 4/ Zone R-22 /Applicant proposes a second story addition
- 11) Certified Notice to Adjoining Neighbors received 4/20/26 from applicant Audrey Nasar, re; 21 Woolley Ave / Block 114 lot 19 / Zone R-4 /Applicant seeks variance for renovation
- 12) Certified West Long Branch Zoning letter dated 4/15/26 received 4/23/26, re: Change of use/ 361 Monmouth Rd/ Convert Bank into Bagel Shop/ **NOT LBSA**
- 13) Letter dated 4/27/26 received 4/28/26 from InSite Engineering, re: Sephardic Torah Center / 205 and 213 Lenox Ave / Block 95 Lots 5.01 and 5.02
- 14) Copy of a letter dated 5/4/26 received 5/4/26 from Colliers Engineering and Design to Pure Project Management, re: Monmouth University Bruce Springsteen Archives & Center for American Music, 370-382 Cedar Ave. & 565-567 Norwood Ave. / Block 70 Lots 1, 2, 3.02, 20 & 21
- 15) Certified Notice of Public Hearing dated 4/27/26 received 5/4/26 from Salvatore Alfieri, Esq., Re: 479 Ocean Blvd. North / Block 470 Lot 4.02, Applicant is seeking approval to build a four (4) story, three (3) family dwelling and associated parking
- 16) Certified Notice of Default Approval received 5/6/26 from Stephen Schulz, re: 65 Summers Ave / Block 71 Lot 14.01, West Long Branch (**NOT LBSA**)
- 17) Certified Notice of Hearing received 5/8/26 from Paul R. Edinger, Esq. , re: 119 Washington Street / Block 260 Lot 3, Applicant seeks certification of pre-existing non-conformity
- 18) Certified Notice dated 4/28/26 received 5/11/26 from Salvatore Alfieri, Esq., re: 456 Atlantic Ave / Block 364 Lot 17, Applicant seeks minor subdivision to create two single family building lots

- 19) Certified Notice of Hearing dated 5/7/26 received 5/11/26 from Jennifer S. Krimko, Esq., re: 336 Ocean Blvd. / Block 214 Lot 9, Applicant seeks preliminary and final major site plan approval for the construction of a new three (3) story four (4) family residential building with a parking garage
- 20) Certified Notice of Hearing dated 5/7/26 received 5/11/26 from Jennifer S. Krimko, Esq., re: Brighton-KB, LLC/ Block 341 Lot 2, Applicant seeks preliminary and final major site plan approval to construct a two (2) story office/warehouse building
- 21) Certified letter dated 5/6/26 received 5/11/26 from 4 Clarence Family, LLC, re: 4 Clarence Ave. / Block 67 Lot 12, NJ DEP Application for Flood Hazard Area Verification and Flood Hazard Area General Permit 6
- 22) Affidavit of Publication dated 5/5/26 received 5/11/26 from Asbury Park Press, re: Official Internet Website for Public Notice and Legal Notices
- 23) Letter dated 5/12/26 received 5/12/26 from Colliers Engineering & Design, re: Engineer's Status Report for May 2026 meeting
- ACTION** 24) Letter dated 5/12/26 received 5/13/26 from Colliers Engineering & Design, re: 125-141 Morris Ave / Block 229 Lots 21, 22 & 23, Conditional Approval Recommendation of a proposed fourteen (14) single-family homes development
- 25) Copy of a Certified letter to NJ DEP dated 5/8/26 received 5/13/26 from Gino Realty LLC, re: Altimo Terrace & 239 Liberty Street / Block 397 Lots 11 & 15 Application for a Freshwater Wetlands Letter of Interpretation Line Verification
- ACTION** 26) Letter dated 5/14/26 received 5/14/26 from Colliers Engineering & Design, re: Change Order No. 3 Approval Recommendation for Hoey Pump Station Project

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

IX. Report of the Executive Director for the May 20, 2026 Authority Meeting

Mr. Roguski reported that there was a daily flow of 2.26 MGD over the last month and the Authority has met all limits of the discharge permit.

Mr. Roguski provided an explanation of the NJDEP's Capacity Assurance Program and reviewed the Authority's current numbers.

Mr. Roguski stated that he has nothing further to report and asked if there were any questions.

On Motion by Mr. Riley, seconded by Mr. Booth, and passed by the affirmative vote of all members present, no nays, one 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 April 15, 2026

Mr. Cannon stated that there have been no issues this month and costs have remained low.

On Motion by Mr. Booth, seconded by Mr. Brown, and passed by the affirmative vote of all members present, no nays, one absent, no abstain, all actions taken, and dispositions made by the Authority Counsel of and regarding each and all 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 April 15, 2026

Mr. Fallon reported that the Audit will begin on June 15th.

Mr. Fallon had nothing further to report.

On Motion by Mr. Riley, seconded by Mr. Booth, and passed by the affirmative vote all members present, no nays, one absent, no abstain, all actions taken, and dispositions made by Authority Auditor of and about each and all 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 Since April 15, 2026

Mr. McKelvey reported on the Hoey Pump Station Project and advised that some of the equipment and materials have been mobilized to the site. The existing generator has been removed with a temporary generator installed, which will pave the way for the platform construction to begin. The anticipated timeline will have most of the work completed by August 2026 with testing and startup in September and completion by October 9, 2026.

Mr. McKelvey reported on the Bridge Project and advised that a pre-construction meeting was held with the DOT and the contractor on April 13, 2026. Colliers Engineering is in the process of reviewing submittals. Utility construction will be completed this summer with the bridge construction to be completed during the fall and winter.

Mr. McKelvey had nothing further to report.

On Motion by Mr. Riley, seconded by Mr. Booth, and passed by the affirmative vote of all members present, no nays, one absent, no abstain, all actions taken, and dispositions made by Authority Consulting Engineer of and about each and all 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. Booth, seconded by Mr. Brown, and passed by the affirmative vote of all members present, no nays, one absent, no abstain.

RESOLUTION

BE IT RESOLVED BY THE LONG BRANCH SEWERAGE AUTHORITY IN SESSION AT A REGULAR MEETING THEREOF ON THIS 20TH DAY OF MAY 2026 PURSUANT TO NOTICE AT WHICH AT LEAST A QUORUM IS PRESENT THAT THE AUTHORITY HEREBY APPROVES THE TRANSFERS MADE FOR THE MONTH OF APRIL 2026 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 Month of April 2026

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

RESOLUTION

BE IT RESOLVED BY THE LONG BRANCH SEWERAGE AUTHORITY IN SESSION AT A REGULAR MEETING THEREOF ON THIS 20th DAY OF MAY 2026 PURSUANT TO NOTICE AT WHICH AT LEAST A QUORUM IS PRESENT, the List of Bills for the month of April 2026 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

None

XVI. Old Business

None

XVII. New Business

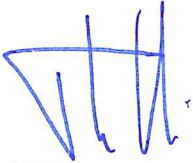
Mr. Brown asked about the warehouse building that was brought up at the planning board meeting last night and if we have capacity for this development.

Mr. Roguski replied that the applicant would need to send a request for a will serve letter, stating where the warehouse will be located so the Authority may formally evaluate this.

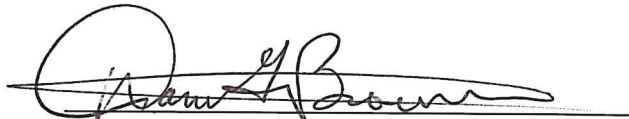
XVIII. Adjournment at 3:22 pm

There being no further business, on Motion by Mr. Booth, seconded by Mr. Riley, and passed by the affirmative vote of all members present, no nays, one absent, no abstain, the meeting was adjourned at 3:22 p.m.

Respectfully submitted,



Thomas Roguski, Executive Director


David G. Brown, Secretary