

**AGENDA**  
**LONG BRANCH SEWERAGE AUTHORITY**  
**REGULAR MEETING**  
**MAY 17, 2023**

I. Opening of meeting at \_\_\_\_\_ p.m. by \_\_\_\_\_

II. Notation of attendance and the Pledge of Allegiance

<b>Name</b>	<b>Position</b>	<b>In</b>	<b>Out</b>
Donald S. Riley	Chairman		
Michael Booth	Vice-Chairman		
David G. Brown	Secretary		
Bryan I. Larco	Treasurer		
Susie Morris	Asst. Secretary/ Treas.		
Thomas Roguski	Executive Director		
Charles J. Fallon	Auditor		
John L. Bonello	Counsel		
Sue Brasefield	Engineer		
Nicole Woods	Secretary		

III. Announcement by presiding officer, pursuant to New Jersey Open Public Meetings Act, that

Adequate Notice of this Regular Meeting and of all Regular Meetings for the Year 2023, has been provided by publication thereof in the *Link* on February 23, 2023 as a “legal” advertisement and in the *Asbury Park Press* on February 19, 2023 as a “legal” advertisement, and by forwarding duplicates thereof on February 15, 2023, 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. Notice of this Regular Meeting to be held both in-person and electronically has been provided electronically by posting thereof on the official website of the Long Branch Sewerage Authority pursuant to Public Law 2020, C.11.

IV. Public Participation

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ that this item of the Agenda be closed.

Riley	Booth	Brown	Larco	Morris
AYES	NAYS	ABSTAIN	ABSENT	

V. Miscellaneous Suggestions for Good of Authority

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ that this item of the Agenda be closed.

Riley	Booth	Brown	Larco	Morris
AYES	NAYS	ABSTAIN	ABSENT	

VI. As to Minutes of the Regular Meeting of April 19, 2023 and Connection Fee and Reactivation Fee Public Hearing of April 19, 2023

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ that the reading of the minutes of the Regular Meeting of the Long Branch Sewerage Authority held on April 19, 2023 and the Connection Fee and Reactivation Fee Public Hearing of April 19, 2023 be dispensed with, and that such Minutes be, and they are hereby, approved as recorded and circulated.

Riley	Booth	Brown	Larco	Morris
AYES	NAYS	ABSTAIN	ABSENT	

VII. As to Minutes of the Executive Session held on April 19, 2023, if any **(NONE)**

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ that the reading of the minutes of the Executive Session held on April 19, 2023, be dispensed with, and that such Minutes be, and they are hereby, approved as recorded and circulated.

Riley	Booth	Brown	Larco	Morris
AYES	NAYS	ABSTAIN	ABSENT	

VIII. Correspondence

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_, as to items to be received and filed.

Riley	Booth	Brown	Larco	Morris
AYES	NAYS	ABSTAIN	ABSENT	

**LIST OF CORRESPONDENCE FOR REGULAR MEETING**  
**LONG BRANCH SEWERAGE AUTHORITY**  
**MAY 17, 2023**

1. Certified Notice of Public Hearing dated 04/05/23 received 04/18/23 from Steven P. Gouin, Esq., re: 465 Church Street / Block 469 Lot 11, the amended application shall seek d(2) variance relief, amended site plan approval and such other relief as may be required
2. Letter dated 04/18/23 received 04/19/23 from InSite Engineering, re: The Atlantic Club Conditional Approval, 390-392 Ocean Ave. / Block 215 Lots 3 and 5.01
3. Letter dated 04/20/23 received 04/20/23 from John J. Ploskonka, P.E., P.P., re: 117 Conover Place / Block 336 Lot, preliminary and Final Major Subdivision with Variances
4. Certified Public Notification Letter received 04/24/23 from Envirotactics re: 4 Bay Avenue / Block 479 Lot 7 / NJDEP Waterfront Development Individual Permit Application
5. Certified Letter dated 04/20/23 received 04/24/23 from Monteforte Architectural Studio, re: Sica II Building / 20 Third Ave. / Block 276 Lots 7, 9, 13 & 14
6. Copy of a Letter dated 04/24/23 sent 04/24/23 from Tom Roguski to Moshe Fuhrer, re: Request for Service Availability, Four Unit Subdivision / 169 Chelsea Ave / Block 278 Lot 3
7. Copy of an Email dated 04/24/23 received 04/24/23 from Tom Roguski to John Ploskonka, re: Santos Subdivision / 117 Conover Place / Block 336 Lot 1
8. Certified Public Notice dated 04/25/23 received 04/27/23 from James LoBello, re:19 Walnut Place / Block 90 Lot 15 / West Long Branch (NOT LBSA)
9. Certified Notice of Hearing received 04/27/23 from Paul R. Edinger, Esq., re: 58 Washington Street / Block 253 Lot 11, applicant is seeking post construction approval for remodeling of existing gazebo and removal of pavers in yard and driveway.
10. Copy of a letter dated 04/27/23 received 04/27/23 from Colliers Engineering to Mr. Rich Codella, re: 380 Division Street / Block 190 Lot 7
11. Certified Notice of Hearing dated 04/26/23 received 04/28/23 from Jennifer S. Krimko, Esq., re: 252 North Lincoln Ave / Block 7 Lot 1.01, Applicant seeks approval to construct a new porous pavement driveway addition with a new curb cut to the existing driveway.

12. Certified Notice of Hearing dated 04/26/23 received 04/28/23 from Jennifer S. Krimko, Esq., re: 1138 Lincoln Court / Block 21 Lot 2, Applicant seeks approval to construct and inground pool, spa/hot tub, cabana, and related site improvements.
13. Certified Notice of Hearing dated 04/26/23 received 04/28/23 from Jennifer S. Krimko, Esq., re: 72 Grand Ave / Block 242 Lot 4 Applicant is seeking use variance relief pursuant to NJSA40:55D-68 to permit two separate dwelling units on property.
14. Letter dated 05/01/23 received 05/03/23 from USW (United Steelworkers) re: United Steelworkers request for donations.
15. Certified Public Notice received 05/09/23 from Jeffery A. Donner, Esq., re: 56 Elmwood Ave. / Block 37 Lot 11 West Long Branch, Applicant is seeking bulk variance relief for the installation of a security fence to enclose an existing pool.
16. Certified Public Notice received 05/09/23 from Jeffery A. Donner, Esq., re: 96 Beechwood Ave. / Block 35 Lot 6, West Long Branch (**NOT LBSA**)
17. Certified Notice of Hearing received 05/09/23 from Robert L. Witek, II, Esq., re: 1175 Ocean Ave. / Block 15 Lot 11, Applicant is seeking a bulk variance for the construction of a six-foot vinyl fence.
18. Certified Notice of Hearing dated 05/05/23 received 05/11/23 from John B. Anderson, III, Esq., re: 7 Riverdale Ave / Block 52 Lot 13 / Monmouth Beach (**NOT LBSA**)
19. Letter dated 05/08/23 received 5/11/23 from Charles Surmonte P.E. & L.S., re: Serviceability request for 394 Bath Avenue / Block 183 lot 7.
20. Letter dated 05/11/23 received 05/11/23 from InSite Engineering, re: Lower Broadway Place Conceptual Sanitary Sewer Review Broadway, Block 283.01 Lots 1.01 & 2.01; Block 311 Lots 1.01 & 1.02
21. Letter dated 05/11/23 received 05/11/23 from Susan S. Brasfield, re: Engineer's Status Report May 2023 Meeting



IX. Report of Executive Director for the May 17, 2023 Authority Meeting

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ that the same, as prepared and submitted, is approved and ordered received and filed and made a part of the Minutes of this Meeting

Riley	Booth	Brown	Larco	Morris
AYES	NAYS	ABSTAIN	ABSENT	

X. Report by Authority Counsel of the Activities of that Office and of Actions taken since April 19, 2023

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ that all actions taken and dispositions made by 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.

Riley	Booth	Brown	Larco	Morris
AYES	NAYS	ABSTAIN	ABSENT	

XI. Report by Authority Auditor of the Activities of that Office and of Actions taken since April 19, 2023

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ that all actions taken 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.

Riley	Booth	Brown	Larco	Morris
AYES	NAYS	ABSTAIN	ABSENT	

XII. Report by Authority Consulting Engineer of the Activities of that Office and of Actions taken since April 19, 2023

A. Engineer's Report on Redevelopment Projects

B. Capital Improvement Program

C. General Engineering

See attached Engineer's Status Report, dated May 11, 2023

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ that all actions taken 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.

Booth	Brown	Riley	Larco	Morris
AYES	NAYS	ABSTAIN	ABSENT	

XIII. Transfers, if any

Resolution by \_\_\_\_\_, seconded by \_\_\_\_\_ that the List of Transfers, as submitted, is approved, ordered, received and filed and made a part of the Minutes of this Meeting.

Booth	Brown	Riley	Larco	Morris
AYES	NAYS	ABSTAIN	ABSENT	

XIV. As to Bills submitted for payment by Long Branch Sewerage Authority for the May 17, 2023 Meeting

Resolution by \_\_\_\_\_, seconded by \_\_\_\_\_ that the Schedule of Bills for the month of April 2023 prepared and submitted by the Executive Director for approval, is found regular and payment of each and all thereof, be, and it is, hereby, authorized to be made out of funds of Authority as the same are, or may become, available for such purpose.

Booth	Brown	Riley	Larco	Morris
AYES	NAYS	ABSTAIN	ABSENT	

XV. Report, if any, by Investment Committee

Resolution by \_\_\_\_\_, seconded by \_\_\_\_\_ that the Investments be approved and made.

Booth	Brown	Riley	Larco	Morris
AYES	NAYS	ABSTAIN	ABSENT	

XVI. Old Business

XVII. New Business

XVIII. Adjournment at \_\_\_\_\_ o'clock p.m.

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ that the meeting be adjourned.

Booth	Brown	Riley	Larco	Morris
AYES	NAYS	ABSTAIN	ABSENT	

## RESOLUTION

\_\_\_\_\_ offered the following Resolution and moved its adoption;  
seconded by \_\_\_\_\_

**BE IT RESOLVED** by the Long Branch Sewerage Authority that it hereby ratifies and approves the hiring of Michael Andrew Nix as Wastewater Treatment Plant Operator (S1) effective June 5, 2023, or at a starting date thereafter and prior thereto as determined by the Executive Director, at a rate of compensation of \$32.50 per hour. This resolution and employment are conditional upon Michael Andrew Nix successfully completing a pre-employment physical test, drug test, alcohol test, and background check, all to the sole satisfaction of the Long Branch Sewerage Authority. This resolution and employment will become void should Michael Andrew Nix not successfully complete a pre-employment physical test, drug test, alcohol test, and background check, all to the sole satisfaction of the Long Branch Sewerage Authority.

### ROLL CALL:

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

Date: May 17, 2023  
R5.1-23

## RESOLUTION

\_\_\_\_\_ offered the following Resolution and moved its adoption; seconded by \_\_\_\_\_

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in various circumstances, and

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

NOW, THEREFORE BE IT RESOLVED by the Long Branch Sewerage Authority as follows:

1. The Public shall be excluded from discussion and action upon the hereinafter subject matters.
2. The general nature of the subject matter to be discussed is as follows:
3. It is anticipated at this time that the above-stated subject matters will be made public when the matters are resolved.
4. This Resolution shall take effect immediately.

### ROLL CALL:

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

Date:  
ResExSess

**LONG BRANCH SEWERAGE AUTHORITY**  
**EXECUTIVE DIRECTOR'S REPORT**  
**FOR THE PERIOD APRIL 18, 2023 TO MAY 15, 2023**

We have treated an average daily flow of 3.81 MGD, the effluent quality being of a good degree with an average suspended solid discharge of 8.3 ppm and an average B.O.D. discharge of 10.5 ppm. We have met all limits of our discharge permit.

The Authority has evaluated the need for an Operator (S1) position and has determined that same is needed. The Authority's management team has interviewed a qualified candidate who would be beneficial to the Authority and its operations. The Authority's Human Resources Committee recommended the candidate be hired.

We have calculated daily and projected flows for the Capacity Assurance Program. Our average twelve-month flow is 3.825 MGD, with an additional 0.44958 MGD in approved and conceptual projects for a total of 4.275 MGD. This gives the Authority an additional available capacity of 1,125,420 gallons per day or 3,751 units based on 300 gallons per day per unit at full capacity, or 2,851 units based on 300 gallons per day per unit at 95% capacity.

The Authority's Collection System Crew for the month has investigated thirty-one (31) stoppages, of which eighteen (18) were the responsibility of the LBSA and thirteen (13) were the private owners' responsibility.

Respectfully submitted,



Thomas Roguski, PE, CME  
Executive Director

Capacity	Assurance							
	Present Flow	Approved Project	Est. Flow	Conceptual Project	Est. Flow			
	MGD							
		Aqua-Vista (20 + Retail)	0.00436	Broadway Arts Group (299 + 25K)	0.05850			
Apr-23	3.81	Casey Jones Redevelopment	0.00876	700 Joline Avenue	0.007			
Mar-23	3.90	The Westwood (53)	0.0159	279 Third Avenue (70)	0.021			
Feb-23	3.76	178 Chelsea Avenue School (34)	0.0102	175 Chelsea Avenue (33)	0.0099			
Jan-23	3.98	Willow Ave. Redevelopment (104)	0.01670	305 Broadway (Office/Warehouse)	0.000878			
Dec-22	4.04	27, 31, 35 & 37 Third Avenue	0.00244	Synagogue Add. - 295 Park Ave.	0.00521			
Nov-22	3.62	Takanassee Lake (13)	0.00390	Bluffs (109)	0.0327			
Oct-22	4.05	3 New Court Mixed Use (26 + 1.4K)	0.00794	145-153 Morris Avenue (125)	0.0375			
Sep-22	3.50	PAX Plaza (24 + retail/resturant)	0.02022	390-392 Ocean (154)	0.0462			
Aug-22	3.81	380 Division Street (14)	0.00420	Neptune Avenue (62 + 18.4K)	0.02044			
Jul-22	3.85	SICA Development	0.002636	201 - 215 Third Avenue (40 + 8.4K)	0.01284			
Jun-22	3.82	Ocean Gate at Cooper Avenue	0.03788	665 Second Avenue (22 + Mix Use)	0.00829			
May-22	3.76	180 Brighton (24 + 5.5K)	0.00595	Reformed Church of LB Housing	0.00300			
total	45.90	180 Morris Avenue (28 + Office)	0.00457	Franklin Avenue Subdivision (9)	0.00270			
		Onada Surf Club Hotel	0.00803	410 Broadway (94)	0.0282			
Design	5.4	Broadway 7-11	0.00034					
Avg.	3.825	15 Atlantic Avenue (4)	0.0012					
Approved	0.1552	Total Approved Project	0.155219	Total Conceptual Project	0.29436			
Conceptual	0.2944			Approved & Conceptual	0.44958			
total	4.275	95% of capacity is	5.13	Percent of 100% capacity available	21%	1.13	MGD	
				Percent of 95% capacity available	17%	0.86	MGD	
<b>Available in MGD</b>	<b>1.125420</b>			<b>Equivalent Units Available based on 300 gals/day/ unit</b>	<b>3,751</b>	<b>@ 100% Capacity</b>		
				<b>Equivalent Units Available based on 300 gals/day/ unit</b>	<b>2,851</b>	<b>@ 95% Capacity</b>		

May 11, 2023

**VIA EMAIL**

Thomas Roguski, Executive Director  
Long Branch Sewerage Authority  
150 Joline Avenue  
P.O. Box 720  
Long Branch, NJ 07740

Engineer's Status Report  
May 2023 Meeting  
Colliers Engineering & Design Project No. LBS-001

Dear Mr. Roguski,

The following is a report on the status of projects for which Colliers Engineering & Design, Inc. (CED) is responsible:

**1. Sanitary Sewer Railroad Crossing Study and Improvements (LBS-274)**

The contract documents for lining of the crossings were provided to LBSA and have been submitted to NJDEP. NJDEP has provided comments. CED is addressing and preparing a resubmission.

**2. Hoey Pump Station Force Main Replacement (LBS-275)**

Final paving is complete. Final walkthrough with Earle occurred on August 12, 2022 and Contractor is working on punchlist items. As-builts were provided to LBSA on October 12, 2022 and were uploaded to VueWorks. NJT closeout has been requested. NJDEP final inspection was held September 1. The one-year inspection will be scheduled for August 2023.

**3. Sludge Holding System Modifications & Final Settling Tank Improvements (LBS-281)**

Major project tasks are substantially complete. Punchlist has been issued. Contractor is working to complete punchlist items. LBSA Engineering Committee has approved the change order for additional items (hoist and vent). TCI is working on pricing for these items.

**4. I/I Study and Improvements (LBS-284)**

Documents will be submitted to LBSA for review and to NJDEP for authorization to bid. Expected submission to NJDEP week of 5/8/23.

## **5. Solar Feasibility Study (LBS-0320)**

The report was presented at the August Authority meeting. A meeting was held with NJNG and further discussions will take place. LBSA got response from NJNG, who is still evaluating.

## **6. Planning Document for Infrastructure Bill (LBS-001)**

The letters of Intent and planning documents have been submitted to NJIB. NJIB acknowledged submittal. CED is following up with NJIB to schedule a pre-application meeting.

## **7. WWTP Expansion Study (LBS-0329P)**

The proposal is being prepared.

## **8. Hoey Pump Station Improvements (LBS-0330)**

Kick-off meeting was held December 1, 2022 and a site visit was held on December 13, 2022. A secondary field meeting was held on April 5, 2023. Plans and specifications are being prepared.

## **9. WWTP Window Lintel Replacement Evaluation (LBS-0331P)**

CED met to discuss structural stabilization on March 7, 2023, which have been installed. Mid-term to long-term solutions to be discussed.

## **10. GIS Upgrades**

A proposal was prepared and provided to LBSA.

## **11. Active Escrow Projects**

### **LBS-278 – The Reef (In construction)**

Final tests and inspection pending final construction. Performance bond reduction was recommended on January 12, 2023.

### **LBS-285 – 298 Westwood Avenue (In construction)**

One-year TWA extension approved April 2022. A pre-construction meeting was held January 27, 2023. Shop drawings have been reviewed and returned.

### **LBS-290 – Takanassee (In construction)**

Sanitary main and laterals installed. Final testing to be performed. Punchlist was sent to Applicant on June 7, 2021.

### **LBS-291 – Wave Spa**

Review letter sent to Applicant on October 24, 2022. Revised documents were received, and a new review letter was issued on January 24, 2023. TWA forms have been signed.



**LBS-292 – Proposed 7-Eleven**

Approval letter was sent January 7, 2021 to the Applicant.

**LBS-295 – Broadway Place (Phase I/II)**

Approval letter sent May 12, 2020. Developer's agreement and fees were sent to the Applicant on July 9, 2020.

**LBS-299 – The Belmont (In construction)**

Pre-construction meeting was held July 6, 2022. Shop drawings have been returned. Construction is ongoing.

**LBS-305 – Pax Plaza**

Revised connection fees letter was provided to Applicant on February 22, 2022. Shop drawings have been provided and are being reviewed. Pre-construction mtg was held April 26, 2023.

**LBS-308 – Chelsea School**

Pre-construction meeting was held on August 23, 2022. Revised documents were approved on December 9, 2022.

**LBS-309 – Rt. 36 Resurfacing**

Review letter was sent on December 23, 2020 to NJDOT.

**LBS-310 – Pleasure Bay Park Pool Improvements (in construction)**

Construction is substantially complete. Final walkthrough to be scheduled, followed by project closeout. As-builts to be submitted.

**LBS-315 – NJDOT Bridge over Troutman's Creek**

A meeting with NJDOT took place on Friday June 10, 2022.

**LBS-0316 – Ocean Gate (in construction)**

Revised site plans were approved July 5, 2022. The CO was approved for Building 2.

**LBS-0317 – 175 Chelsea Avenue**

Review letter was sent on June 8, 2021 to the Applicant. A revised submission was made, and a letter was sent to the Applicant on September 9, 2021 outlining remaining items to be submitted.

**LBS-0318 – 15 Atlantic Avenue Townhouse (In construction)**

Pre-construction meeting was held on November 4, 2021. The lateral from adjacent lot has been installed.

**LBS-0319 – SICA Building**

Pre-construction meeting was held April 27, 2023.

**LBS-0321 – 290 Ocean Avenue**

Review letter was sent on January 10, 2022 to the Applicant.

**LBS-0322 – Franklin Beach Townhomes (in construction)**

Closeout letter was sent April 6, 2023.

**LBS-0324 – West End LB Development (In construction)**

Preconstruction meeting was held September 13, 2022. Shop drawings reviewed.

**LBS-0325 – 185 Morris Avenue (In construction)**

Preconstruction meeting was held July 15, 2022. Awaiting submission of revised plans and shop drawings.

**LBS-0326 – 279 Third Avenue**

Review letter was sent to Applicant on October 3, 2022.

**LBS-0327 – Long Branch Senior Center Improvements (In construction)**

Pre-construction meeting was held November 2, 2022.

**LBS-0333 – 60 Atlantic Ave, LLC**

Review letter was sent to the Applicant on December 28, 2022. Revised documents received on March 6, 2023 are under review.

**LBS-0334 – The Atlantic Club**

Review letter was sent to the Applicant on December 28, 2022. CCTV of downstream sewer was completed on April 4, 2023 and is being reviewed.

**LBS-0003 – 380 Division Street**

Review letter was sent to the Applicant on April 27, 2023.

Should you have any questions or require any additional information, please do not hesitate to contact me directly.

Sincerely,

Colliers Engineering & Design, Inc.  
(DBA Maser Consulting)



Susan S. Brasfield, P.E., P.P., CME  
Geographic Discipline Leader

SSB/lsl/mag

**LONG BRANCH SEWERAGE AUTHORITY  
RECEIPTS FOR THE MONTH OF APRIL 2023  
AMOUNTED TO \$542,026.55**

**DIVIDED AS FOLLOWS:**

		<u>Acct. #</u>
Service, Fees & Interest on Sewer Charges	\$ 507,204.69	300024645
Interest on Collection Account	1,785.44	300024645
Interest on EFT Account	11.44	300005872
Interest on Operating Account	618.83	300024652
Interest on Developers Escrow	216.51	300032044
Interest on Payroll Account	41.14	300024660
Interest on 2014 Revenue Bonds	952.64	821686
Interest on Bond Reserve Fund	2.26	217757
Interest on Revenue Fund	21,662.90	217800
Interest on General Fund	9,348.40	217801
Interest on Bond Service Fund	0.00	217802
Interest on Maintenance Reserve Fund	182.30	217803
	<u>\$ 542,026.55</u>	

**Investments as of 5/17/23**

**C/D's**

Maintenance Reserve Fund - Kearny Bank	
Interest Rate .05%	\$ 123,000.00
2002A Bond Reserve Fund - Kearny Bank	
Interest Rate .05%	\$ 140,000.00

**Cash Transfers for the Month of April 2023**

From Revenue Fund to Operating - Chkg.	\$ 277,616.00
From Operating Ckg. To EFT Chkg.	328,500.23
From Collection to Payroll Ckg.	37,849.63
From Operating to Payroll Ckg.	123,900.38

**LONG BRANCH SEWERAGE AUTHORITY  
BANK BALANCE, PETTY CASH, AND INVESTMENTS  
FOR THE MONTH OF APRIL 2023  
AMOUNTED TO \$10,998,484.59**

**REVOLVING CKG ACCTS.- KEARNEY FEDERAL SVGS.**

		<u>Acct. #</u>
Payroll Checking	\$ 39,610.86	300024660
Accounts Payable Checking	320,252.60	300024652
EFT Checking	26.10	340785872
Petty Cash	400.00	N/A
	<u>\$ 360,289.56</u>	

**ESCROW ACCT. - KEARNEY FEDERAL SVGS.**

		<u>Acct. #</u>
Developer's Escrow	\$ <u>218,641.37</u>	300032044

**TRUST ACCT. - KEARNEY FEDERAL SVGS.**

		<u>Acct. #</u>
Collection Account	\$ <u>1,857,377.10</u>	300024645

**TRUST ACCOUNTS - BANK OF NEW YORK**

		<u>Acct. #</u>
2014 Revenue Bonds	\$ 279,550.12	821686
2014 Revenue Bonds	0.00	821687
Bond Reserve Fd. 02B	0.00	217741
Bond Service Fd. 02B	0.00	217755
Bond Reserve Fd. 02A	688.45	217757
Operating Fund	0.00	217567
Revenue Fund	5,489,315.38	217800
General Fund	2,739,128.53	217801
Bond Service Fund	1.86	217802
Maint. Reserve Fund	53,492.22	217803
	<u>\$ 8,562,176.56</u>	

**Cash Requirements for Payroll**

Payperiod End 4/15/23 in the amount of	\$ 61,912.41
Payperiod End 4/29/23 in the amount of	60,948.71

Include Project Line Items: Yes									
P.O. Type: All	Range: First to Last	Format: Detail without Line Item Notes	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
									* Means Prior Year Line
PO #	PO Date	Vendor	Item Description	Amount	Charge Account	Contract	P0 Type	Acct Type	Description
22000009	01/03/22	LYONS005	LYONS ENVIRONMENTAL SERVICES			B			
* 13	ENTEROCOCCI ANALYSIS-DECEMBER			440.00	01-900-003-7102				
22000078	01/03/22	DELTA005	DELTA DENTAL OF NEW JERSEY, INC			B			
* 13	DENTAL INSURANCE			2,047.45	01-900-001-8105				
23000002	01/03/23	PREMI005	PREMIER MAGNESIA LLC			B			
5	THIOGUARD - APRIL			8,921.51	01-900-003-7506				
23000003	01/03/23	POLYD005	POLYDYNE INC.			B			
6	CLARIFLOC NE-201 - APRIL			4,950.00	01-900-003-7503				
23000004	01/03/23	UNIVA005	UNIVAR SOLUTIONS			B			
12	ALUMINUM HYDROXIDE - APRIL			2,562.30	01-900-003-7507				
13	SODIUM HYPOCHLORITE - APRIL			4,165.00	01-900-003-7507				
14	SODIUM HYPOCHLORITE - APRIL			2,450.00	01-900-003-7507				
				9,177.30					
23000005	01/03/23	FREEH005	FREEHOLD CARTAGE INC			B			
10	GRIT REMOVAL - APRIL			1,640.00	01-900-003-7300				
11	SLUDGE REMOVAL - APRIL			38,463.36	01-900-003-7301				
				40,103.36					
23000006	01/03/23	LYONS005	LYONS ENVIRONMENTAL SERVICES			B			
5	ENTEROCOCCI ANALYSIS- APRIL			280.00	01-900-003-7102				
23000007	01/03/23	GARDE005	GARDEN STATE LABS INC			B			
4	LAB SUPPLIES - MARCH			574.00	01-900-003-7102				
23000008	01/03/23	JOHNG005	JOHN GUIRE SUPPLY LLC			B			
8	TOW READY DOG BONE			26.24	01-900-003-7101				
9	ECCO LIGHTING WORKLAMP			550.32	01-900-003-7101				

Stat/Chk	Enc	First Date	Rcvd Date	Chk/Void Date	Invoice
R		01/03/22	12/31/22		LBSA1222
R		02/10/22	12/31/22		880276
R		01/20/23	05/09/23		625096
R		01/20/23	05/09/23		1728905
R		01/20/23	05/11/23		51071742
R		01/20/23	05/11/23		51079106
R		01/20/23	05/11/23		5109471
R		01/03/23	05/09/23		1228
R		01/03/23	05/09/23		1239
R		01/02/23	05/08/23		LBSA0423
R		01/20/23	04/21/23		549511
R		01/20/23	05/11/23		120230
R		01/20/23	05/11/23		124741

PO #	PO Date	Vendor	Item Description	Amount	Charge Account	Acct Type	PO Type	Contract	Stat/Chk	First Rcvd	Chk/Void
										Enc Date	Date Invoice
23000008	01/03/23	JOHNG005 JOHN GUIRE SUPPLY LLC	10 6" WIDE INCANDESCENT BEACON	48.98	01-900-003-7101		Continued				
				625.54							
23000009	01/03/23	FISHE005 FISHER SCIENTIFIC INC.	13 LAB SUPPLIES - APRIL	204.32	01-900-003-7102						
			14 LAB SUPPLIES - APRIL	117.25	01-900-003-7102						
				321.57							
23000010	01/03/23	GRAIN005 GRAINGER INC.	53 TUBING SEAMLESS	26.31	01-900-003-7101						
			54 CONDUIT OUTLET BODY	207.18	01-900-003-7101						
			55 GLOVES	319.08	01-900-003-7101						
			56 FIRE EXTINGUISHER, MISC. ITEMS	1,054.89	01-900-003-7101						
			57 DISPOSABLE GLOVES	447.20	01-900-003-7101						
			58 HEATER, FANS, RATCHTER CRIMPER	941.88	01-900-003-7101						
			59 STOOL, ANGEL GRINDER	357.90	01-900-003-7101						
			60 PIPE PLUG MECHANICAL	22.40	01-900-003-7101						
			61 PLEATED AIR FILTER	126.96	01-900-003-7101						
			62 CLEVIS HANGERS	932.34	01-900-003-7101						
				4,436.14							
23000011	01/03/23	USABL005 USA BLUEBOOK	6 STD NOZZLE, MANHOLE HOOK	458.19	01-900-002-7101						
			7 MONHOLE COVER LIFTER	177.90	01-900-002-7101						
			8 MONHOLE COVER LIFTER-CREDIT	177.90	01-900-002-7101						
				458.19							
23000015	01/03/23	H20S0005 H2O SOLUTIONS, INC	3 LAB WATER - APRIL	341.05	01-900-003-7102						
23000028	01/03/23	JCPLC005 J.C.P. & L CO.	34 ELECTRIC PLANT 4/1-5/1	22,879.31	01-900-003-7701						
			35 EXCHANGE PLACE PS	70.27	01-900-004-7701						
			36 MONMOUTH PL PS	40.93	01-900-004-7701						
			37 HOEY & OVERLOOK AVE PS	870.37	01-900-004-7701						
			38 LINCOLN GARDENS PS	220.25	01-900-004-7701						
			39 MCCLELLAN ST PS	51.02	01-900-004-7701						

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23000028	01/03/23	JCPLC005 J.C.P.& L CO.	40 JOLINE AVE PS	756.12	01-900-004-7701	E ELECTRIC-PUMP STATIONS	R	01/17/23	05/15/23		
				24,888.27							
23000029	01/03/23	NEWJE005 NEW JERSEY AMERICAN WATER	30 JOLINE AVE	293.25	01-900-003-7801	B E WATER - PLANT - JOLINE AVENUE	R	01/03/23	05/15/23		
			31 JOLINE AVE 2ND METER	369.01	01-900-003-7801	E WATER - PLANT - JOLINE AVENUE	R	01/03/23	05/15/23		
			32 MUNICGARAGE	276.60	01-900-003-7801	E WATER - PLANT - JOLINE AVENUE	R	01/03/23	05/15/23		
			33 LINCOLN GARDENS PS	19.85	01-900-004-7802	E WATER- PUMP STATIONS	R	01/03/23	05/15/23		
			34 OCEAN AVE PS	19.85	01-900-004-7802	E WATER- PUMP STATIONS	R	01/03/23	05/15/23		
			35 WILLOW AVE PS	49.65	01-900-004-7802	E WATER- PUMP STATIONS	R	01/03/23	05/15/23		
				1,028.21							
23000040	01/03/23	ATLAN005 ATLANTIC PLUMB SUPPLY INC	23 PVC 40 MALE ADAPTER	11.11	01-900-003-7101	B E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/12/23		S3856222
			24 SUMP PUMP	227.65	01-900-002-7101	E REPAIRS & SUPPLIES-COLLECTION	R	01/03/23	05/12/23		S3860904
			25 36" MANHOLE HOOK	40.87	01-900-003-7101	E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/12/23		S3867108
			26 TEAR DROP HANGERS	55.32	01-900-003-7101	E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/12/23		S868955
				334.95							
23000046	01/03/23	SHORE005 SHORE BUSINESS SOLUTIONS	3 CONTRACT USAGE 1/19/23-4/18/23	255.47	01-900-001-8300	B E OFFICE EXPENSES	R	01/03/23	04/21/23		AR76434
23000050	01/03/23	CHESA005 CHESAPEAKE EXTERMINATING	5 PEST CONTROL - APRIL	60.00	01-900-001-8300	B E OFFICE EXPENSES	R	01/03/23	04/21/23		
23000056	01/03/23	DELIS005 DELISA DEMOLITION & DISPOSAL	5 TRASH REMOVAL - MAY	182.70	01-900-003-7101	B E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/10/23		261061
23000058	01/03/23	UNIFI005 UNIFIRST CORPORATION	15 UNIFORM RENTALS - APRIL	156.45	01-900-003-7101	B E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/11/23		1260373948
			16 UNIFORM RENTALS - APRIL	159.45	01-900-003-7101	E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/11/23		1260377040
			17 UNIFORM RENTALS - APRIL	156.95	01-900-003-7101	E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/11/23		1260380367
			18 UNIFORM RENTALS - APRIL	156.95	01-900-003-7101	E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/11/23		1260383456
				629.80							
23000061	01/18/23	DEZUR005 DEZURICK, INC.	1 10" CHECK VALVE	10,908.00	01-600-001-1618	G RES- PUMP STATION IMPROVEMENTS	R	01/18/23	05/15/23		

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23000066	01/03/23	WBMA005 W.B. MASON CO. INC.				B					
			19 TONER, PENS, WATER, HIGHLIGHT	246.16	01-900-001-8300	E OFFICE EXPENSES	R	01/03/23	05/09/23		237959478
			20 TP, FLASH DRIVE, BRUSH & HANDL	162.67	01-900-003-7101	E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/09/23		238039273
			21 SQUEEGEES	107.96	01-900-003-7101	E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/09/23		238064545
				516.79							
23000068	01/03/23	SEABO005 SEABOARD WELDING INC				B					
			5 TANK RENTALS - APRIL	83.75	01-900-003-7101	E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/12/23		952340
23000069	01/03/23	RACHL005 RACHLES/MICHELE'S OIL COMPANY				B					
			15 UNLEADED FUEL - APRIL	354.90	01-900-001-7402	E AUTO, TRUCK-GASOLINE-ADM.	R	01/03/23	05/12/23		385246
			16 UNLEADED FUEL - APRIL	709.78	01-900-003-7402	E AUTO, TRUCK-GASOLINE-DISP.	R	01/03/23	05/12/23		385246
			17 UNLEADED FUEL - APRIL	354.90	01-900-002-7402	E AUTO, TRUCK-GASOLINE-COLL.	R	01/03/23	05/12/23		385246
			18 DIESEL - APRIL	2,035.68	01-900-004-7101	E REPAIRS AND SUPPLIES-PUMPING	R	01/03/23	05/12/23		386409
				3,455.26							
23000080	02/02/23	SHERW005 SHERWOOD-LOGAN & ASSOCIATES									
			1 WASTE GAS BURNER & IGNITION	2,347.00	01-900-003-7101	E REPAIRS AND SUPPLIES-DISPOSAL	R	02/02/23	04/21/23		
			2 FREIGHT CHARGES	38.97	01-900-003-7101	E REPAIRS AND SUPPLIES-DISPOSAL	R	02/13/23	04/21/23		40586
				2,385.97							
23000083	01/03/23	ONECA005 ONE CALL CONCEPTS INC.				B					
			5 MARK OUTS - APRIL	307.45	01-900-002-7101	E REPAIRS & SUPPLIES-COLLECTION	R	01/03/23	05/11/23		3045395
23000085	01/03/23	SOUTH005 SOUTH CROSS CLEANING INC				B					
			5 OFFICE CLEANING - APRIL	399.26	01-900-001-8300	E OFFICE EXPENSES	R	01/03/23	05/08/23		9433
23000087	01/03/23	ELEC005 ELECTRICAL DESIGN CONSTRUCTION				B					
			3 COMPACTOR & VFD REPAIRS	424.00	01-900-003-7101	E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/10/23		23x101
23000091	01/03/23	MANNA005 MANNA & BONELLO				B					
			5 LEGAL SERVICES - APRIL	1,710.00	01-900-001-8008	E LEGAL	R	01/03/23	05/08/23		11216
23000104	01/03/23	AUTOP005 AUTO PARTS CTR INC				B					
			24 BATTERY	178.29	01-900-002-7401	E AUTO, TRUCK-REPAIR, PARTS-COLL.	R	01/03/23	05/12/23		479648
			25 HEAT SHRINK, TUBING, GROMMETS	83.93	01-900-003-7101	E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/12/23		482054
			26 LOUD TONE, SWITCH, MARKER	55.53	01-900-002-7101	E REPAIRS & SUPPLIES-COLLECTION	R	01/03/23	05/12/23		482078
			27 CONNECTOR, LGT/KIT	84.97	01-900-003-7101	E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/12/23		482108
			28 MIRROR, SWITCHES	91.91	01-900-003-7101	E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/12/23		482214



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23000104	01/03/23	AUTOP005	AUTO PARTS CTR INC	Continued								
29	LAMP			1.39	01-900-003-7101		E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/12/23		482540
				496.02								
23000105	01/03/23	SIPER005	SIP'S PAINT & HARDWARE									
34	EXT. CORD, PLUG, PVC GROUND CO			100.73	01-900-003-7101		E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/12/23		39611
35	MUTLISCREW			31.47	01-900-003-7101		E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/12/23		39636
36	FLEX COUPLING			6.29	01-900-003-7101		E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/12/23		39648
37	EAR MUFFS			84.57	01-900-002-7101		E REPAIRS & SUPPLIES-COLLECTION	R	01/03/23	05/12/23		39694
38	TITEBOND, EXT.CORD, TAPE			170.04	01-900-002-7101		E REPAIRS & SUPPLIES-COLLECTION	R	01/03/23	05/12/23		39758
39	BATTERIES			39.36	01-900-002-7101		E REPAIRS & SUPPLIES-COLLECTION	R	01/03/23	05/12/23		39761
40	LOOSE FASTNERS			7.51	01-900-003-7101		E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/12/23		39766
41	SORTMASTER ORGANIZER			80.96	01-900-003-7101		E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/12/23		39835
42	HOOK, EYEBOLT W/ NUT			33.41	01-900-003-7101		E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/12/23		39836
43	MARKER, GORILLA TAPE			20.67	01-900-002-7101		E REPAIRS & SUPPLIES-COLLECTION	R	01/03/23	05/12/23		39838
44	LIME/RUST REMOVER			62.98	01-900-003-7101		E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/12/23		39896
45	LIME/RUST REMOVER			62.98	01-900-003-7101		E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/12/23		39904
46	GARDEN HOSE, TYVEK COVERALL			121.16	01-900-003-7101		E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/12/23		39950
47	DRYER VENT DUCT			24.29	01-900-003-7101		E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/12/23		39988
48	HANDLE, REPLACEMENT BLADE, FASTN			150.88	01-900-003-7101		E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/12/23		40028
49	DECK SCREW, RAWL TAPR HHH			46.78	01-900-003-7101		E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/12/23		40033
50	SILICONE II W&D			13.49	01-900-003-7101		E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/12/23		40046
51	SHOWER CURTAIN & RINGS			66.53	01-900-003-7101		E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/12/23		40053
52	FIRE EXT RECHARGE			80.99	01-900-003-7101		E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/12/23		40101
53	LIME REMOVER, SHACKLE, CHAIN			166.00	01-900-003-7101		E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/12/23		40114
54	CRAFTSMAN HEAT GUN			49.49	01-900-003-7101		E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/12/23		40115
				1,420.58								
23000119	01/02/23	HOMED005	HOME DEPOT CREDIT SERVICES									
13	PLIERS			74.91	01-900-003-7101		E REPAIRS AND SUPPLIES-DISPOSAL	R	01/02/23	05/11/23		4024455
14	PAINT, DRY WALL, ASPHALT, LADDER			466.29	01-900-003-7101		E REPAIRS AND SUPPLIES-DISPOSAL	R	01/02/23	05/11/23		8025152
				541.20								
23000166	04/06/23	ACSGH005	A.C. SCHULTES									
4	REPLACEMENT OUTPUT SHAFT			445.00	01-900-003-7101		E REPAIRS AND SUPPLIES-DISPOSAL	R	01/03/23	05/10/23		46188
23000198	04/19/23	JERSE005	JERSEY SHORE REPORTING LLC									
1	PUBLIC HEARING 4/19/23			512.00	01-900-001-8605		E MISCELLANEOUS	R	04/19/23	05/15/23		23-00448

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23000206	04/01/23	DVMLA005 DVM LAWN MANAGEMENT, INC.				B					
2	LAWN SERVICE - APRIL			560.00	01-900-003-7101	E REPAIRS AND SUPPLIES-DISPOSAL	R	04/01/23	05/08/23		19911
23000207	04/17/23	ALLI0010 ALLIED FIRE & SAFETY EQUIP INC									
1	EXTINGUISHER INSPECTION			1,404.90	01-900-003-7101	E REPAIRS AND SUPPLIES-DISPOSAL	R	04/17/23	05/10/23		SM103882
23000208	04/25/23	AMBAS005 AMBASSADOR MEDICAL SERVICES									
1	RANDOM DRUG & ALCOHOL TEST			134.00	01-900-002-7101	E REPAIRS & SUPPLIES-COLLECTION	R	04/25/23	05/10/23		179569
23000209	01/02/23	ATLA0010 ATLANTIC ANALYTICAL LABORATORY				B					
2	GAS ANALYSIS - APRIL			3,055.00	01-900-003-7102	E REPAIRS & SUPPLIES - LAB	R	01/02/23	05/10/23		62167
23000210	04/13/23	ELECT005 ELECTRO MAINTENANCE INC									
1	TROUBLE SHOOT INFLUENT RAKE			1,336.00	01-900-003-7101	E REPAIRS AND SUPPLIES-DISPOSAL	R	04/13/23	05/10/23		13426
23000211	05/11/23	THEH0005 THE HOSE SHOP INC.									
1	JET VAC PARTS			311.52	01-900-002-7101	E REPAIRS & SUPPLIES-COLLECTION	R	05/11/23	05/11/23		334876
2	JET VAC PARTS			556.77	01-900-002-7101	E REPAIRS & SUPPLIES-COLLECTION	R	05/11/23	05/11/23		334878
				868.29							
23000212	03/31/23	ASBUR005 ASBURY PARK PRESS									
1	NOTICE OF SPECIAL MEETING			57.00	01-900-001-8604	E ADVERTISING-MEETINGS & BIDS	R	03/31/23	05/11/23		5588087
23000213	04/20/23	JOSEP015 JOSEPH FAZZIO - WALL LLC.									
1	ASST. SHEET METAL SUPPLIES			96.80	01-900-003-7101	E REPAIRS AND SUPPLIES-DISPOSAL	R	04/20/23	05/11/23		20406505
2	ASST. SHEET METAL SUPPLIES			160.84	01-900-003-7101	E REPAIRS AND SUPPLIES-DISPOSAL	R	04/20/23	05/11/23		20406506
				257.64							
23000215	05/11/23	TAMAR005 TAMARA BUFFALO									
1	ACCT. 8558-0 REIMBURSEMENT			2,342.00	01-100-001-1310	G ACCOUNTS RECEIVABLE	R	05/11/23	05/15/23		
23000216	04/01/23	LAWSO005 LAWSON PRODUCTS, INC.									
3	ASST. STAINLESS PARTS			2,185.94	01-900-003-7101	E REPAIRS AND SUPPLIES-DISPOSAL	R	04/01/23	05/11/23		9310504285
4	STAINLESS HOSE CLAMPS			50.53	01-900-002-7101	E REPAIRS & SUPPLIES-COLLECTION	R	04/01/23	05/11/23		9310523844
				2,236.47							
23000217	04/01/23	SECUR005 SECURITY WORLD INC									
1	NEW RADIO EXT. RCVR./TRANSMITT			878.00	01-900-003-7101	E REPAIRS AND SUPPLIES-DISPOSAL	R	04/01/23	05/12/23		61412

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23000219	04/01/23	COLLIO05	COLLIERS ENGINEERING & DESIGN										
			1 HOSTING FEE - MARCH	500.00	01-900-001-8002			E ENGINEERING	R	03/01/23	05/15/23		835929
			2 HOSTING FEE - APRIL	500.00	01-900-001-8002			E ENGINEERING	R	04/01/23	05/15/23		842815
			3 ANNUAL CONTRACT SEWER REPAIRS	543.62	01-900-001-8002			E ENGINEERING	R	04/01/23	05/15/23		839990
			4 GENERAL ENGINEERING	793.75	01-900-001-8002			E ENGINEERING	R	04/01/23	05/15/23		839939REV
			5 HOEY PUMP STATION IMPROV.	617.50	01-900-001-8002			E ENGINEERING	R	04/01/23	05/15/23		839978
			6 SLUDGE HOLDING IMPROVEMENTS	1,225.00	01-100-001-1290			G RF-DUE FROM/TO GENERAL FUND	R	04/01/23	05/15/23		839918
			7 RR CROSSING STUDY & IMPROVE	200.00	01-100-001-1290			G RF-DUE FROM/TO GENERAL FUND	R	05/12/23	05/15/23		839985
			8 I&I STUDY AND IMPROVEMENTS	2,187.50	01-100-001-1290			G RF-DUE FROM/TO GENERAL FUND	R	05/12/23	05/15/23		839976
				6,567.37									
23000220	04/01/23	USMUN005	U.S. MUNICIPAL SUPPLY, INC.										
			1 RENTAL OF JET VAC TRUCK	11,000.00	01-600-001-1611			G RESERVE- JET VAC TRUCK	R	04/01/23	05/15/23		6207772
23000221	04/01/23	MGLPR005	MGL PRINTING SOLUTIONS										
			1 SEWER BILLS	305.00	01-900-001-8300			E OFFICE EXPENSES	R	04/19/23	05/15/23		196886
23000222	04/01/23	NJM00010	NJ MOTOR VEHICLE COMMISSION										
			1 REG XCHW11	699.50	01-900-003-7405			E AUTO, TRUCK-MISC.-DISP.	R	04/01/23	05/12/23		
23000223	04/01/23	NJM00010	NJ MOTOR VEHICLE COMMISSION										
			1 REG X3188F	151.00	01-900-001-7405			E AUTO, TRUCK-MISC.-ADM.	R	04/01/23	05/12/23		
23000224	04/13/23	SAFET005	SAFETY-KLEEN SYSTEMS, INC										
			1 LAB SUPPLIES	329.06	01-900-003-7101			E REPAIRS AND SUPPLIES-DISPOSAL	R	04/13/23	05/12/23		91364155
23000225	04/14/23	SUNBE005	SUNBELT RENTALS										
			1 ART MANLIFT W/ JIB	2,989.51	01-900-003-7101			E REPAIRS AND SUPPLIES-DISPOSAL	R	04/14/23	05/12/23		138313614-0001
23000226	04/10/23	SEMC005	SEMCOR II RENTAL CENTER, LLC										
			1 TELEHANDLER	1,610.00	01-900-003-7101			E REPAIRS AND SUPPLIES-DISPOSAL	R	04/10/23	05/12/23		42271.1.2
			2 PRESSURE WASHER	330.00	01-900-003-7101			E REPAIRS AND SUPPLIES-DISPOSAL	R	04/10/23	05/12/23		42485.1.2
				1,940.00									
23000228	03/03/23	ENVIR010	ENVIRONMENTAL PRODUCTS & ACES										
			1 FREIGHT CHARGES	37.61	01-900-003-7101			E REPAIRS AND SUPPLIES-DISPOSAL	R	03/03/23	05/15/23		263054
23000229	04/01/23	LOCAL005	LOCAL 32 OPEIU										
			1 UNION DUES - WHITE COLLAR	312.00	01-500-001-1871			G OPEIU-DUES PAYABLE	R	04/01/23	05/15/23		

PO #	PO Date	Vendor	Item Description	Amount	Charge Account	Contract	PO Type	Stat/Chk	First Rcvd	Chk/Void
						PO Type	Description	Enc Date	Date	Invoice
23000230	04/01/23	USWIN005 USW INTERNATIONAL UNION								
1	UNION DUES - BLUE COLLAR APRIL			540.80	01-500-001-1870	G	USW-UNION DUES	04/01/23	05/15/23	
Total Purchase Orders:				56	Total P.O. Line Items:	133	Total List Amount:	161,661.94	Total Void Amount:	0.00

Totals by Fund	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
Fund Description							
	01	132,946.64	0.00	132,946.64	0.00	28,715.30	161,661.94
		<u>132,946.64</u>	<u>0.00</u>	<u>132,946.64</u>	<u>0.00</u>	<u>28,715.30</u>	<u>161,661.94</u>
	Total of All Funds:						

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Range of Checking Accts: First to Last      Range of Check Dates: 04/20/23 to 05/16/23  
Report Type: All Checks      Report Format: Detail      Check Type: Computer: Y      Manual: Y      Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num
PO #	Item	Description				Contract	Ref Seq Acct

EFT CHECKING		EFT ACCOUNT					
212	05/05/23	PERS0005 P.E.R.S.					1374
23000203	1	PERS 4/6/23	5,190.00	01-500-001-1850	G/L		1 1
				PERS-PENSION			
23000203	2	BACK PENSION	150.00	01-500-001-1850	G/L		2 1
				PERS-PENSION			
23000203	3	CONTRIBUTORY INSURANCE	346.02	01-500-001-1855	G/L		3 1
				PERS-CONTRIBUTORY INSURANCE			
23000203	4	PENSION LOANS	2,353.08	01-500-001-1860	G/L		4 1
				PERS-LOANS			
23000203	5	PERS 4/20/23	4,771.48	01-500-001-1850	G/L		5 1
				PERS-PENSION			
23000203	6	BACK PENSION	150.00	01-500-001-1851	G/L		6 1
				PERS-BACK PENSION			
23000203	7	CONTRIBUTORY INSURANCE	318.11	01-500-001-1855	G/L		7 1
				PERS-CONTRIBUTORY INSURANCE			
23000203	8	PENSION LOANS	2,053.32	01-500-001-1860	G/L		8 1
				PERS-LOANS			
23000203	9	PERS 5/4/23	4,771.48	01-500-001-1850	G/L		9 1
				PERS-PENSION			
23000203	10	CONTRIBUTORY INSURANCE	318.11	01-500-001-1855	G/L		10 1
				PERS-CONTRIBUTORY INSURANCE			
23000203	11	PENSION LOANS	2,260.74	01-500-001-1860	G/L		11 1
				PERS-LOANS			
			22,682.34				

213	05/16/23	NJSH0010 NJSHBP					1378
23000013	10	ACTIVE EMPLOYEES	41,431.31	01-900-001-8104	Expenditure		1 1
				FRINGE BENEFITS-HEALTH PLAN			
23000013	11	RETIRED EMPLOYEES	20,970.09	01-900-001-8104	Expenditure		2 1
				FRINGE BENEFITS-HEALTH PLAN			
			62,401.40				

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	2	0	85,083.74	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	85,083.74	0.00

OPERATIONS	Operating Account						
16210	04/20/23	LBSEW005 L.B.SEWERAGE AUTH.PAYROLL					1370
23000195	1	PAYPERIOD END 4/15/23 D.D.	41,037.50	01-000-001-1021	G/L		1 1
				P/R CK'G #100024660-CJB			
23000195	2	GARNISHMENT	46.15	01-000-001-1021	G/L		2 1
				P/R CK'G #100024660-CJB			
23000195	3	NET CHECKS	188.83	01-000-001-1021	G/L		3 1
				P/R CK'G #100024660-CJB			
23000195	4	TAXES	20,639.93	01-000-001-1021	G/L		4 1
				P/R CK'G #100024660-CJB			
			61,912.41				

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Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
OPERATIONS									
16218	04/27/23	Operating Account	Continued						
23000214	1	DIVIS005 DIVISION OF STATE POLICE-SBIS BACKGROUND CHECK A.NIX	20.00	01-900-001-8605 MISCELLANEOUS	Expenditure		1376	1	1
16211	05/03/23	LBSEW005 L.B.SEWERAGE AUTH.PAYROLL					1372		
23000200	1	PAYPERIOD END 4/29/23 D.D	39,973.26	01-000-001-1021 P/R CK'G #100024660-CJB	G/L		1	1	
23000200	2	NET CHECKS	812.69	01-000-001-1021 P/R CK'G #100024660-CJB	G/L		2	1	
23000200	3	TAXES	20,116.61	01-000-001-1021 P/R CK'G #100024660-CJB	G/L		3	1	
23000200	4	GARNISHMENT	46.15	01-000-001-1021 P/R CK'G #100024660-CJB	G/L		4	1	
			60,948.71						
16212	05/05/23	COMCA005 COMCAST					1375		
23000024	13	PHONE & INTERNET	253.67	01-900-003-7901 TELEPHONE-DISPOSAL	Expenditure		4	1	
23000024	14	PHONE & INTERNET	253.68	01-900-001-7901 TELEPHONE-OFFICE	Expenditure		5	1	
			507.35						
16213	05/05/23	DELTA005 DELTA DENTAL OF NEW JERSEY, INC					1375		
23000074	7	DENTAL - APRIL	1,472.43	01-900-001-8105 FRINGE BENEFITS-DENTAL PLAN	Expenditure		14	1	
23000074	8	DENTAL - MAY	1,472.23	01-900-001-8105 FRINGE BENEFITS-DENTAL PLAN	Expenditure		15	1	
			2,944.66						
16214	05/05/23	NJNAT005 NJ NATURAL GAS CO.					1375		
23000030	34	JOLINE AVE	9,406.22	01-900-003-7602 HEAT-GAS	Expenditure		6	1	
23000030	35	JOLINE AVE	47.00	01-900-003-7602 HEAT-GAS	Expenditure		7	1	
23000030	36	UTILITY BUILDING	2,132.36	01-900-003-7602 HEAT-GAS	Expenditure		8	1	
23000030	37	HOEY & OVERLOOK AVE PS	68.00	01-900-004-7101 REPAIRS AND SUPPLIES-PUMPING	Expenditure		9	1	
23000030	38	LINCOLN GARDENS PS	44.34	01-900-004-7101 REPAIRS AND SUPPLIES-PUMPING	Expenditure		10	1	
23000030	39	MCCLELLAN ST PS	43.29	01-900-004-7101 REPAIRS AND SUPPLIES-PUMPING	Expenditure		11	1	
23000030	40	MONMOUTH PL. PS	49.00	01-900-004-7101 REPAIRS AND SUPPLIES-PUMPING	Expenditure		12	1	
23000030	41	WILLOW AVE PS	44.21	01-900-004-7101 REPAIRS AND SUPPLIES-PUMPING	Expenditure		13	1	
			11,834.42						
16215	05/05/23	THEST005 THE STANDARD					1375		
23000016	7	LIFE INSURANCE	516.25	01-900-001-8106 FRINGE BENEFITS-GROUP LIFE	Expenditure		1	1	

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Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num
PO #	Item	Description					Seq Acct
OPERATIONS							
		Operating Account	Continued				
16216	05/05/23	VERIZ005 VERIZON WIRELESS					1375
23000018	9	CELL PHONES	111.44	01-900-001-7901	Expenditure		2 1
				TELEPHONE-OFFICE			
23000018	10	CELL PHONES	111.45	01-900-003-7901	Expenditure		3 1
				TELEPHONE-DISPOSAL			
			222.89				
16217	05/05/23	VERIZ010 VERIZON					1375
23000204	2	VERIZON FIOS	99.00	01-900-001-7901	Expenditure		16 1
				TELEPHONE-OFFICE			
16219	05/08/23	MARBB016 MARLIN BUSINESS BANK					1377
23000075	8	MAIL MACHINE	45.00	01-900-001-8300	Expenditure		1 1
				OFFICE EXPENSES			
23000075	9	FOLDING MACHINE	310.00	01-900-001-8300	Expenditure		2 1
				OFFICE EXPENSES			
			355.00				
Checking Account Totals							
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>		
	Checks:	10	0	139,360.69	0.00		
	Direct Deposit:	0	0	0.00	0.00		
	Total:	10	0	139,360.69	0.00		
PAYROLL							
		PAYROLL CHECKING					
561	04/20/23	INTER005 INTERNAL REVENUE SERVICE					1371
23000197	1	FEDERAL TAXES PERIOD END 4/15	7,056.26	01-500-001-1820	G/L		4 1
				FEDERAL WITHHOLDING PAYABLE			
23000197	2	FICA EMPLOYEE	4,899.63	01-500-001-1810	G/L		5 1
				FICA PAYABLE-EMPLOYEE			
23000197	3	FICA EMPLOYER	4,899.64	01-900-001-8101	Expenditure		6 1
				FRINGE BENEFITS-FICA			
23000197	4	FEDERAL UNEMPLOYMENT	6.25	01-900-001-8102	Expenditure		7 1
				FRINGE BENEFITS-SUI & SDI			
			16,861.78				
562	04/20/23	NJST0010 NJ STATE GROSS INCOME TAX					1371
23000196	1	STATE TAXES PERIOD END 4/15	2,755.97	01-500-001-1830	G/L		1 1
				N.J. WITHHOLDING TAX PAYABLE			
23000196	2	NJ SUI/SDI EMPLOYEE	276.14	01-500-001-1830	G/L		2 1
				N.J. WITHHOLDING TAX PAYABLE			
23000196	3	NJ SUI/SDI EMPLOYER	746.04	01-900-001-8102	Expenditure		3 1
				FRINGE BENEFITS-SUI & SDI			
			3,778.15				
563	05/04/23	INTER005 INTERNAL REVENUE SERVICE					1373
23000201	1	FEDERAL TAXES PERIOD END 4/29	6,821.56	01-500-001-1820	G/L		1 1
				FEDERAL WITHHOLDING PAYABLE			
23000201	2	FICA EMPLOYEE	4,851.24	01-500-001-1810	G/L		2 1
				FICA PAYABLE-EMPLOYEE			
23000201	3	FICA EMPLOYER	4,851.28	01-900-001-8101	Expenditure		3 1
				FRINGE BENEFITS-FICA			



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Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num
PO #		Item Description					Ref Seq Acct
PAYROLL		PAYROLL CHECKING		Continued			
563		INTERNAL REVENUE SERVICE		Continued			
23000201		4 FEDERAL UNEMPLOYMENT	10.51	01-900-001-8102	Expenditure		4 1
				FRINGE BENEFITS-SUI & SDI			
			16,534.59				
564	05/04/23	NJST0010 NJ STATE GROSS INCOME TAX					1373
23000202		1 STATE TAXES PERIOD END 4/29	2,665.68	01-500-001-1830	G/L		5 1
				N.J. WITHHOLDING TAX PAYABLE			
23000202		2 NJ SUI/SDI EMPLOYEE	250.32	01-500-001-1840	G/L		6 1
				SUI, SDI PAYABLE-EMPLOYEE			
23000202		3 NJ SUI/SDI EMPLOYER	666.02	01-900-001-8102	Expenditure		7 1
				FRINGE BENEFITS-SUI & SDI			
			3,582.02				
Checking Account Totals							
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>		
		Checks: 4	0	40,756.54	0.00		
		Direct Deposit: 0	0	0.00	0.00		
		Total: 4	0	40,756.54	0.00		
Report Totals							
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>		
		Checks: 16	0	265,200.97	0.00		
		Direct Deposit: 0	0	0.00	0.00		
		Total: 16	0	265,200.97	0.00		

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Totals by Year-Fund Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
	3-01	90,080.71	0.00	175,120.26	265,200.97
Total of All Funds:		<u>90,080.71</u>	<u>0.00</u>	<u>175,120.26</u>	<u>265,200.97</u>

Range of Accounts: 01-900-001-0000 to 01-900-004-7802 AS Of: 05/17/23  
Current Period: 04/20/23 to 05/17/23  
Audit Report Type: Standard  
Note: Transaction Beginning Balance includes all Adds/Changes occurring on or prior to the As of Date  
\* Transaction is included in Previous and/or Begin Balance \*\* Transaction is not included in Balance  
En = PO Line Item First Encumbrance Date BC = Blanket Control BS = Blanket Sub

Account No	Description	Prior Budget Payable YTD	Adopted Expended YTD Expended Curr	Amended Encumber YTD	Transfers Reimbrsd YTD Reimbrsd Curr Vendor/Reference	Modified Canceled Pd/Chrgd YTD	Balance YTD %Used Unexpended	Trans Amount	Trans Balance	User
01-900-001-0000	ADMINISTRATION									
01-900-001-5002	OFFICE SALARIES	0.00	483,312.96	0.00	0.00	483,312.96	312,766.60	35		
		0.00	170,546.36	0.00	0.00	0.00	312,766.60			
			37,012.27		0.00	170,546.36				
	Begin Balance: 04/20/23				Reference 2384	1			349,778.87	
04/20/23 Expenditure					Reference	2393		18,465.50-	331,313.37	MARION
05/04/23 Expenditure					Reference	1		18,546.77-	312,766.60	MARION
01-900-001-5003	OFFICERS' COMPENSATION	0.00	12,500.00	0.00	0.00	12,500.00	7,291.75	42		
		0.00	5,208.25	0.00	0.00	0.00	7,291.75			
			2,083.30		0.00	5,208.25				
	Begin Balance: 04/20/23				Reference 2384	4			9,375.05	
04/20/23 Expenditure					Reference	2393		1,041.65-	8,333.40	MARION
05/04/23 Expenditure					Reference	2		1,041.65-	7,291.75	MARION
01-900-001-6500	DEBT SERVICE EXPENSE-PRINCIPAL	0.00	1,129,285.00	0.00	0.00	1,129,285.00	976,523.46	14		
		0.00	152,761.54	0.00	0.00	0.00	976,523.46			
			0.00		0.00	152,761.54				
01-900-001-6510	DEBT SERVICE EXPENSE-INTEREST	0.00	497,462.50	0.00	0.00	497,462.50	7,133.75	99		
		0.00	490,328.75	0.00	0.00	0.00	7,133.75			
			0.00		0.00	490,328.75				
01-900-001-7401	AUTO, TRUCK-REPAIRS,PARTS-ADMIN	0.00	6,000.00	0.00	0.00	6,000.00	5,900.00	2		
		0.00	0.00	100.00	0.00	0.00	6,000.00			
			0.00		0.00	100.00				

Account No	Description	Prior Budget Payable YTD	Adopted Expended YTD Expended Curr	Amended Encumber YTD	Transfers Reimbrsd YTD Reimbrsd Curr Vendor/Reference	Modified Canceled Pd/Chrgd YTD	Balance YTD %Used Unexpended	Trans Amount	Trans Balance	User
01-900-001-7402	AUTO, TRUCK-GASOLINE-ADM.	0.00	0.00	0.00	0.00	0.00	4,000.00- 0			
		0.00	1,321.15	2,678.85	0.00	0.00	1,321.15-			
			354.90		0.00	4,000.00				
	Begin Balance: 04/20/23								4,000.00-	
05/17/23 PO 23000069	15 Paid Ck 16258 UNLEADED FUEL - APRIL				RACHL005 RACHLES/MICHELE'S OIL COMPANY		En 01/03/23 BS	354.90-*	4,000.00-	MARION
01-900-001-7405	AUTO, TRUCK-MISC.-ADM.	0.00	0.00	0.00	0.00	0.00	1,951.00- 0			
		0.00	301.00	1,650.00	0.00	0.00	301.00-			
			151.00		0.00	1,951.00				
	Begin Balance: 04/20/23								1,951.00-	
05/17/23 PO 23000223	1 Paid Ck 16254 REG X3188F				NJM00010 NJ MOTOR VEHICLE COMMISSION		En 04/01/23	151.00-*	1,951.00-	MARION
01-900-001-7901	TELEPHONE-OFFICE	0.00	5,500.00	0.00	0.00	5,500.00	50.00 99			
		0.00	1,658.41	3,791.59	0.00	0.00	3,841.59			
			464.12		0.00	5,450.00				
	Begin Balance: 04/20/23								750.00	
05/05/23 PO 23000018	9 Paid Ck 16216 CELL PHONES				VERIZ005 VERIZON WIRELESS		En 01/03/23 BS	111.44-*	750.00	MARION
05/05/23 PO 23000024	14 Paid Ck 16212 PHONE & INTERNET				COMCA005 COMCAST		En 01/17/23 BS	253.68-*	750.00	MARION
05/05/23 PO 23000204	1 Open VERIOSN FIOS				VERIZ010 VERIZON		BC	601.00-	149.00	MARION
05/05/23 PO 23000204	2 Paid Ck 16217 VERIZON FIOS				VERIZ010 VERIZON		En 05/05/23 BS	99.00-	50.00	MARION
01-900-001-8001	TRUSTEE FEES	0.00	25,000.00	0.00	0.00	25,000.00	15,145.00 39			
		0.00	9,855.00	0.00	0.00	0.00	15,145.00			
			0.00		0.00	9,855.00				
	Begin Balance: 04/20/23									
05/17/23 PO 23000219	1 Paid Ck 16228 HOSTING FEE - MARCH				COLLI005 COLLIER ENGINEERING & DESIGN		En 03/01/23	500.00-*	37,487.88	MARION
05/17/23 PO 23000219	2 Paid Ck 16228 HOSTING FEE - APRIL				COLLI005 COLLIER ENGINEERING & DESIGN		En 04/01/23	500.00-*	37,487.88	MARION
05/17/23 PO 23000219	3 Paid Ck 16228 ANNUAL CONTRACT SEWER REPAIRS				COLLI005 COLLIER ENGINEERING & DESIGN		En 04/01/23	543.62-*	37,487.88	MARION



Account No	Description	Prior Budget Payable YTD	Adopted Expended YTD	Amended Encumber YTD	Transfers Reimbrsd YTD	Modified Canceled Pd/Chrgd YTD	Balance YTD %Used Unexpended	Trans Amount	Trans Balance User
Date	Transaction Data/Comment		Expended Curr	Vendor/Reference					
01-900-001-8102	FRINGE BENEFITS-SUI & SDI			Continued					
04/20/23	PO 23000196 3 Paid Ck 562 NJ SUI/SDI EMPLOYER				NJST0010 NJ STATE GROSS INCOME TAX		En 04/15/23	746.04-*	8,381.58 MARION
04/20/23	PO 23000197 4 Paid Ck 561 FEDERAL UNEMPLOYMENT				INTER005 INTERNAL REVENUE SERVICE		En 04/20/23	6.25-	8,375.33 MARION
05/04/23	PO 23000201 4 Paid Ck 563 FEDERAL UNEMPLOYMENT				INTER005 INTERNAL REVENUE SERVICE		En 05/03/23	10.51-	8,364.82 MARION
05/04/23	PO 23000202 3 Paid Ck 564 NJ SUI/SDI EMPLOYER				NJST0010 NJ STATE GROSS INCOME TAX		En 05/03/23	666.02-	7,698.80 MARION
01-900-001-8103	FRINGE BENEFITS-PERS-PENSION								
		0.00	288,521.35	0.00	0.00	288,521.35	10,905.35	96	
		0.00	277,616.00	0.00	0.00	0.00	10,905.35		
			0.00			277,616.00			
01-900-001-8104	FRINGE BENEFITS-HEALTH PLAN								
		0.00	997,000.00	0.00	0.00	997,000.00	430,764.37	57	
		0.00	269,448.18	296,787.45	0.00	0.00	727,551.82		
			53,455.52		0.00	566,235.63			
	Begin Balance: 04/20/23				Reference 2384 5			421,818.49	
04/20/23	Expenditure				Reference 2393 5			4,656.12	426,474.61 MARION
05/04/23	Expenditure				NJSH0010 NJSHBP		En 01/17/23 BS	4,289.76	430,764.37 MARION
05/16/23	PO 23000013 10 Paid Ck 213 ACTIVE EMPLOYEES				NJSH0010 NJSHBP		En 01/17/23 BS	41,431.31-*	430,764.37 MARION
05/16/23	PO 23000013 11 Paid Ck 213 RETIRED EMPLOYEES						En 01/17/23 BS	20,970.09-*	430,764.37 MARION
01-900-001-8105	FRINGE BENEFITS-DENTAL PLAN								
		0.00	0.00	0.00	0.00	0.00	17,047.45-	0	
		0.00	6,464.34	10,583.11	0.00	0.00	6,464.34-		
			2,944.66		0.00	17,047.45			
	Begin Balance: 04/20/23							17,047.45-	
05/05/23	PO 23000074 7 Paid Ck 16213 DENTAL - APRIL				DELTA005 DELTA DENTAL OF NEW JERSEY, INC		En 03/23/23 BS	1,472.43-*	17,047.45- MARION
05/05/23	PO 23000074 8 Paid Ck 16213 DENTAL - MAY				DELTA005 DELTA DENTAL OF NEW JERSEY, INC		En 03/23/23 BS	1,472.23-*	17,047.45- MARION
05/08/23	PO 22000078 13 Void Ck 15975 PPR DENTAL INSURANCE				DELTA005 DELTA DENTAL OF NEW JERSEY, INC		BS	2,047.45 **	17,047.45- MARION
05/17/23	PO 22000078 13 Paid Ck 16230 PPR DENTAL INSURANCE				DELTA005 DELTA DENTAL OF NEW JERSEY, INC		En 01/01/23 BS	2,047.45- **	17,047.45- MARION
01-900-001-8106	FRINGE BENEFITS-GROUP LIFE								
		0.00	0.00	0.00	0.00	0.00	7,912.20-	0	
		0.00	3,153.65	4,758.55	0.00	0.00	3,153.65-		
			516.25		0.00	7,912.20			
	Begin Balance: 04/20/23							7,912.20-	
05/05/23	PO 23000016 7 Paid Ck 16215 LIFE INSURANCE				THEST005 THE STANDARD		En 01/03/23 BS	516.25-*	7,912.20- MARION

Account No	Description	Prior Budget Payable YTD	Adopted Expended YTD	Amended Encumber YTD	Transfers Reimbrsd YTD	Modified Canceled Pd/Chrgd YTD	Balance YTD %Used Unexpended	Trans Amount	Trans Balance	User
Date	Transaction Data/Comment		Expended Curr		Vendor/Reference					
01-900-001-8107	FRINGE BENEFITS-OTHER									
		0.00	1,500.00	0.00	0.00	1,500.00	6,144.47	310-		
		0.00	4,644.47-	0.00	0.00	0.00	6,144.47			
			0.00		0.00	4,644.47-				
01-900-001-8201	PROVISIONS FOR FUTURE BENEFITS									
		0.00	15,750.00	0.00	0.00	15,750.00	15,750.00	0		
		0.00	0.00	0.00	0.00	0.00	15,750.00			
			0.00		0.00	0.00				
01-900-001-8300	OFFICE EXPENSES									
		0.00	65,000.00	0.00	0.00	65,000.00	31,382.26	52		
		0.00	21,970.39	11,647.35	0.00	0.00	43,029.61			
			1,729.65		0.00	33,617.74				
Begin Balance: 04/20/23										
05/02/23	Expenditure	indeed job postings			Reference	2414	2			
05/08/23	PO 23000075	8 Paid Ck 16219 MAIL MACHINE			MARB016	MARLIN BUSINESS BANK	En 01/31/23 BS	108.76-	31,382.26	MARION
05/08/23	PO 23000075	9 Paid Ck 16219 FOLDING MACHINE			MARB016	MARLIN BUSINESS BANK	En 01/31/23 BS	45.00-*	31,382.26	MARION
05/17/23	PO 23000046	3 Paid Ck 16264 CONTRACT USAGE 1/19/23-4/18/23			SHORE005	SHORE BUSINESS SOLUTIONS	En 01/03/23 BS	310.00-*	31,382.26	MARION
05/17/23	PO 23000050	5 Paid Ck 16227 PEST CONTROL - APRIL			CHESA005	CHESAPEAKE EXTERMINATING	En 01/03/23 BS	255.47-*	31,382.26	MARION
05/17/23	PO 23000066	19 Paid Ck 16276 TONER, PENS, WATER, HIGHLIGHTS			WBMA005	W.B. MASON CO. INC.	En 01/03/23 BS	60.00-*	31,382.26	MARION
05/17/23	PO 23000085	5 Paid Ck 16267 OFFICE CLEANING - APRIL			SOUTH005	SOUTH CROSS CLEANING INC	En 01/03/23 BS	246.16-*	31,382.26	MARION
05/17/23	PO 23000221	1 Paid Ck 16251 SEWER BILLS			MGLPR005	MGL PRINTING SOLUTIONS	En 04/19/23	399.26-*	31,382.26	MARION
								305.00-*	31,382.26	MARION
01-900-001-8401	COMPUTER MAINTENANCE									
		0.00	0.00							
		0.00	6,738.50	0.00	0.00	0.00	13,581.00-	0		
			0.00	6,842.50	0.00	0.00	6,738.50-			
					0.00	13,581.00				
01-900-001-8500	INSURANCE									
		0.00	303,312.90	0.00	0.00	303,312.90	53,568.90	82		
		0.00	249,744.00	0.00	0.00	0.00	53,568.90			
			0.00		0.00	249,744.00				
01-900-001-8603	EDUCATION, TRAVEL, ENTERTAINMENT									
		0.00	0.00	0.00	0.00	0.00	1,135.00-	0		
		0.00	1,135.00	0.00	0.00	0.00	1,135.00-			
			0.00		0.00	1,135.00				

Account No	Description	Prior Budget Payable YTD	Adopted Expended YTD Expended Curr	Amended Encumber YTD	Transfers Reimbrsd YTD Reimbrsd Curr	Modified Canceled Pd/Chrgd YTD	Balance YTD %Used Unexpended	Trans Amount	Trans Balance	User
01-900-001-8604	ADVERTISING-MEETINGS & BIDS	0.00	0.00	0.00	0.00	0.00	1,032.12- 0			
		0.00	1,032.12	0.00	0.00	0.00	1,032.12-			
			57.00		0.00	1,032.12				
Begin Balance: 04/20/23										
05/17/23 PO 23000212	1 Paid CK 16223 NOTICE OF SPECIAL MEETING				ASBUR005 ASBURY PARK PRESS		En 03/31/23	57.00-*	1,032.12-	MARION
01-900-001-8605	MISCELLANEOUS	0.00	20,000.00	0.00	0.00	20,000.00	5,610.01 72			
		0.00	13,184.99	1,205.00	0.00	0.00	6,815.01			
			532.00		0.00	14,389.99				
Begin Balance: 04/20/23										
04/27/23 PO 23000214	1 Paid CK 16218 BACKGROUND CHECK A.NIX				DIVIS005 DIVISION OF STATE POLICE-SBIS		En 04/27/23	20.00-	5,630.01	MARION
05/17/23 PO 23000198	1 Paid CK 16243 PUBLIC HEARING 4/19/23				JERSE005 JERSEY SHORE REPORTING LLC		En 04/19/23	512.00-*	5,610.01	MARION
Control: 001 Total										
		0.00	4,157,364.71	0.00	0.00	4,157,364.71	2,040,045.30 51			
		0.00	1,753,755.01	363,564.40	0.00	0.00	2,403,609.70			
			115,145.28		0.00	2,117,319.41				
01-900-002-0000	COLLECTION									
01-900-002-5001	MAINTENANCE LABOR-COLLECTION	0.00	1,300,807.87	0.00	0.00	1,300,807.87	1,215,806.56 7			
		0.00	85,001.31	0.00	0.00	0.00	1,215,806.56			
			19,493.54		0.00	85,001.31				
Begin Balance: 04/20/23										
04/20/23 Expenditure					Reference 2384 2		10,100.31-		1,235,300.10	MARION
05/04/23 Expenditure					Reference 2393 3		9,393.23-		1,225,199.79	MARION
									1,215,806.56	MARION
01-900-002-7101	REPAIRS & SUPPLIES-COLLECTION	0.00	49,000.00	0.00	0.00	49,000.00	4,708.36 90			
		0.00	11,484.88	32,806.76	0.00	0.00	37,515.12			
			2,416.28		0.00	44,291.64				
Begin Balance: 04/20/23										
05/17/23 PO 23000011	6 Paid CK 16273 STD NOZZLE, MANHOLE HOOK				USABL005 USA BLUEBOOK		En 01/02/23 BS	458.19-*	5,710.65	MARION
05/17/23 PO 23000011	7 Paid CK 16273 MONHOLE COVER LIFTER				USABL005 USA BLUEBOOK		En 01/02/23 BS	177.90-*	5,710.65	MARION
05/17/23 PO 23000011	8 Paid CK 16273 MONHOLE COVER LIFTER-CREDIT				USABL005 USA BLUEBOOK		En 01/02/23 BS	177.90 *	5,710.65	MARION



Account No	Description	Prior Budget Payable YTD	Adopted Expended YTD	Amended Encumber YTD	Transfers Reimbrsd YTD	Modified Canceled Pd/Chrgd YTD	Balance YTD %Used Unexpended	Trans Amount	Trans Balance	User
01-900-002-7101	REPAIRS & SUPPLIES-COLLECTION									
05/17/23 PO 23000040	24 Paid Ck 16225 SUMP PUMP	0.00	24,000.00	0.00	0.00	24,000.00	En 01/03/23 BS	227.65-*	5,710.65	MARION
05/17/23 PO 23000083	5 Paid Ck 16255 MARK OUTS - APRIL	0.00	3,418.61	180.65	0.00	0.00	En 01/03/23 BS	307.45-*	5,710.65	MARION
05/17/23 PO 23000104	26 Paid Ck 16226 LOUD TONE, SWITCH, MARKER		178.29		0.00	0.00	En 01/03/23 BS	55.53-*	5,710.65	MARION
05/17/23 PO 23000105	37 Paid Ck 16266 EAR MUFFS						En 01/03/23 BS	84.57-*	5,710.65	MARION
05/17/23 PO 23000105	38 Paid Ck 16266 TITEBOND, EXT.CORD, TAPE						En 01/03/23 BS	170.04-*	5,710.65	MARION
05/17/23 PO 23000105	39 Paid Ck 16266 BATTERIES						En 01/03/23 BS	39.36-*	5,710.65	MARION
05/17/23 PO 23000105	43 Paid Ck 16266 MARKER, GORILLA TAPE						En 01/03/23 BS	20.67-*	5,710.65	MARION
05/17/23 PO 23000208	1 Paid Ck 16222 RANDOM DRUG & ALCOHOL TEST						En 04/25/23	134.00-	5,576.65	MARION
05/17/23 PO 23000211	1 Paid Ck 16270 JET VAC PARTS						En 05/11/23	311.52-	5,265.13	MARION
05/17/23 PO 23000211	2 Paid Ck 16270 JET VAC PARTS						En 05/11/23	556.77-	4,708.36	MARION
05/17/23 PO 23000216	4 Paid Ck 16246 STAINLESS HOSE CLAMPS						En 04/01/23	50.53-*	4,708.36	MARION
01-900-002-7401	AUTO, TRUCK-REPAIR, PARTS-COLL.									
	0.00 24,000.00			0.00	0.00	24,000.00	20,400.74 15			
	0.00 3,418.61			180.65	0.00	0.00	20,581.39			
			178.29		0.00	3,599.26				
Begin Balance: 04/20/23										
05/17/23 PO 23000104	24 Paid Ck 16226 BATTERY						En 01/03/23 BS	178.29-*	20,400.74	MARION
01-900-002-7402	AUTO, TRUCK-GASOLINE-COLL.									
	0.00 0.00			0.00	0.00	0.00	4,000.00- 0			
	0.00 1,321.15			2,678.85	0.00	0.00	1,321.15-			
			354.90		0.00	4,000.00				
Begin Balance: 04/20/23										
05/17/23 PO 23000069	17 Paid Ck 16258 UNLEADED FUEL - APRIL	0.00	1,373,807.87	0.00	0.00	1,373,807.87	En 01/03/23 BS	354.90-*	4,000.00-	MARION
Control: 002	Total	0.00	101,225.95	35,666.26	0.00	0.00	1,236,915.66 10			
		0.00	22,443.01		0.00	136,892.21	1,272,581.92			
01-900-003-0000	DISPOSAL									
01-900-003-5001	OPERATING LABOR-DISPOSAL									
	0.00 1,300,807.87			0.00	0.00	1,300,807.87	921,515.98 29			
	0.00 379,291.89			0.00	0.00	0.00	921,515.98			
			77,866.59		0.00	379,291.89				

Account No	Description	Prior Budget	Adopted	Amended	Transfers	Modified	Balance YTD	%Used	Trans Amount	Trans Balance	User
	Payable YTD	Expended YTD	Expended Curr	Encumber YTD	Reimbrsd YTD	Canceled	Unexpended				
	Transaction Data/Comment				Reimbrsd Curr	Pd/Chrgd YTD					
					Vendor/Reference						
01-900-003-5001	OPERATING LABOR-DISPOSAL										
	Begin Balance: 04/20/23										
04/20/23	Expenditure	0.00	196,789.19		Reference 2384	3			39,194.65-	999,382.57	MARION
05/04/23	Expenditure	0.00	87,827.46	115,981.28	Reference 2393	4			38,671.94-	960,187.92	MARION
			23,418.83							921,515.98	MARION
01-900-003-7101	REPAIRS AND SUPPLIES-DISPOSAL										
	Begin Balance: 04/20/23										
05/11/23	P0 23000216 1 Deleted	ASST. STAINLESS PARTS			LAWSO005 LAWSON PRODUCTS, INC.		En 05/11/23		2,185.94 **	6,761.91-	NICOLE
05/11/23	P0 23000216 2 Deleted	STAINLESS HOSE CLAMPS			LAWSO005 LAWSON PRODUCTS, INC.		En 05/11/23		50.53 **	6,761.91-	NICOLE
05/17/23	P0 23000008 8 Paid Ck 16244	TOW READY DOG BONE			JOHNG005 JOHN GUTRE SUPPLY LLC		En 01/20/23 BS		26.24-*	6,761.91-	MARION
05/17/23	P0 23000008 9 Paid Ck 16244	ECCO LIGHTING WORKLAMP			JOHNG005 JOHN GUTRE SUPPLY LLC		En 01/20/23 BS		550.32-*	6,761.91-	MARION
05/17/23	P0 23000008 10 Paid Ck 16244	6" WIDE INCANDESCENT BEACON			JOHNG005 JOHN GUTRE SUPPLY LLC		En 01/20/23 BS		48.98-*	6,761.91-	MARION
05/17/23	P0 23000010 53 Paid Ck 16239	TUBING SEAMLESS			GRAIN005 GRAINGER INC.		En 01/03/23 BS		26.31-*	6,761.91-	MARION
05/17/23	P0 23000010 54 Paid Ck 16239	CONDUIT OUTLET BODY			GRAIN005 GRAINGER INC.		En 01/03/23 BS		207.18-*	6,761.91-	MARION
05/17/23	P0 23000010 55 Paid Ck 16239	GLOVES			GRAIN005 GRAINGER INC.		En 01/03/23 BS		319.08-*	6,761.91-	MARION
05/17/23	P0 23000010 56 Paid Ck 16239	FIRE EXTINGUISHER, MISC. ITEMS			GRAIN005 GRAINGER INC.		En 01/03/23 BS		1,054.89-*	6,761.91-	MARION
05/17/23	P0 23000010 57 Paid Ck 16239	DISPOSABLE GLOVES			GRAIN005 GRAINGER INC.		En 01/03/23 BS		447.20-*	6,761.91-	MARION
05/17/23	P0 23000010 58 Paid Ck 16239	HEATER, FANS, RATCHTER CRIMPER			GRAIN005 GRAINGER INC.		En 01/03/23 BS		941.88-*	6,761.91-	MARION
05/17/23	P0 23000010 59 Paid Ck 16239	STOOL, ANGEL GRINDER			GRAIN005 GRAINGER INC.		En 01/03/23 BS		357.90-*	6,761.91-	MARION
05/17/23	P0 23000010 60 Paid Ck 16239	PIPE PLUG MECHANICAL			GRAIN005 GRAINGER INC.		En 01/03/23 BS		22.40-*	6,761.91-	MARION
05/17/23	P0 23000010 61 Paid Ck 16239	PLEATED AIR FILTER			GRAIN005 GRAINGER INC.		En 01/03/23 BS		126.96-*	6,761.91-	MARION
05/17/23	P0 23000010 62 Paid Ck 16239	CLEVIS HANGERS			GRAIN005 GRAINGER INC.		En 01/03/23 BS		932.34-*	6,761.91-	MARION
05/17/23	P0 23000040 23 Paid Ck 16225	PVC 40 MALE ADAPTER			ATLAN005 ATLANTIC PLUMB SUPPLY INC		En 01/03/23 BS		11.11-*	6,761.91-	MARION
05/17/23	P0 23000040 25 Paid Ck 16225	36" MANHOLE HOOK			ATLAN005 ATLANTIC PLUMB SUPPLY INC		En 01/03/23 BS		40.87-*	6,761.91-	MARION
05/17/23	P0 23000040 26 Paid Ck 16225	TEAR DROP HANGERS			ATLAN005 ATLANTIC PLUMB SUPPLY INC		En 01/03/23 BS		55.32-*	6,761.91-	MARION
05/17/23	P0 23000056 5 Paid Ck 16229	TRASH REMOVAL - MAY			DELIS005 DELISA DEMOLITION & DISPOSAL		En 01/03/23 BS		182.70-*	6,761.91-	MARION
05/17/23	P0 23000058 15 Paid Ck 16271	UNIFORM RENTALS - APRIL			UNIFI005 UNIFIRST CORPORATION		En 01/03/23 BS		156.45-*	6,761.91-	MARION
05/17/23	P0 23000058 16 Paid Ck 16271	UNIFORM RENTALS - APRIL			UNIFI005 UNIFIRST CORPORATION		En 01/03/23 BS		159.45-*	6,761.91-	MARION
05/17/23	P0 23000058 17 Paid Ck 16271	UNIFORM RENTALS - APRIL			UNIFI005 UNIFIRST CORPORATION		En 01/03/23 BS		156.95-*	6,761.91-	MARION
05/17/23	P0 23000058 18 Paid Ck 16271	UNIFORM RENTALS - APRIL			UNIFI005 UNIFIRST CORPORATION		En 01/03/23 BS		156.95-*	6,761.91-	MARION
05/17/23	P0 23000066 20 Paid Ck 16276	TP, FLASH DRIVE, BRUSH & HANDL			WBMA005 W.B.MASON CO.INC.		En 01/03/23 BS		162.67-*	6,761.91-	MARION
05/17/23	P0 23000066 21 Paid Ck 16276	SQUEEGEES			WBMA005 W.B.MASON CO.INC.		En 01/03/23 BS		107.96-*	6,761.91-	MARION
05/17/23	P0 23000068 5 Paid Ck 16260	TANK RENTALS - APRIL			SEABO005 SEABOARD WELDING INC		En 01/03/23 BS		83.75-*	6,761.91-	MARION

Account No	Description	Prior Budget Payable YTD	Adopted Expended YTD	Amended Encumber YTD	Transfers Reimbrsd YTD	Modified Canceled Pd/Chrgd YTD	Balance YTD %Used Unexpended	Trans Amount	Trans Balance	User
01-900-003-7101	REPAIRS AND SUPPLIES-DISPOSAL									
05/17/23	PO 23000080	1 Paid Ck 16263	WASTE GAS BURNER & IGNITION	SHIERW005 SHERWOOD-LOGAN & ASSOCIATES			En 02/02/23	2,347.00-*	6,761.91-	MARION
05/17/23	PO 23000080	2 Paid Ck 16263	FREIGHT CHARGES	SHIERW005 SHERWOOD-LOGAN & ASSOCIATES			En 02/13/23	38.97-*	6,761.91-	MARION
05/17/23	PO 23000087	3 Paid Ck 16233	COMPACTOR & VFD REPAIRS	ELEC0015 ELECTRICAL DESIGN CONSTRUCTION			En 01/03/23 BS	424.00-*	6,761.91-	MARION
05/17/23	PO 23000104	25 Paid Ck 16226	HEAT SHRINK, TUBING, GROMMETS	AUTOP005 AUTO PARTS CTR INC			En 01/03/23 BS	83.93-*	6,761.91-	MARION
05/17/23	PO 23000104	27 Paid Ck 16226	CONNECTOR, LGT/KIT	AUTOP005 AUTO PARTS CTR INC			En 01/03/23 BS	84.97-*	6,761.91-	MARION
05/17/23	PO 23000104	28 Paid Ck 16226	MIRROR, SWITCHES	AUTOP005 AUTO PARTS CTR INC			En 01/03/23 BS	91.91-*	6,761.91-	MARION
05/17/23	PO 23000104	29 Paid Ck 16226	LAMP	AUTOP005 AUTO PARTS CTR INC			En 01/03/23 BS	1.39-*	6,761.91-	MARION
05/17/23	PO 23000105	34 Paid Ck 16266	EXT. CORD, PLUG, PVC GROUND CO	SIPER005 SIP'S PAINT & HARDWARE			En 01/03/23 BS	100.73-*	6,761.91-	MARION
05/17/23	PO 23000105	35 Paid Ck 16266	MULTISCREW	SIPER005 SIP'S PAINT & HARDWARE			En 01/03/23 BS	31.47-*	6,761.91-	MARION
05/17/23	PO 23000105	36 Paid Ck 16266	FLEX COUPLING	SIPER005 SIP'S PAINT & HARDWARE			En 01/03/23 BS	6.29-*	6,761.91-	MARION
05/17/23	PO 23000105	40 Paid Ck 16266	LOOSE FASTENERS	SIPER005 SIP'S PAINT & HARDWARE			En 01/03/23 BS	7.51-*	6,761.91-	MARION
05/17/23	PO 23000105	41 Paid Ck 16266	SORTMASTER ORGANIZER	SIPER005 SIP'S PAINT & HARDWARE			En 01/03/23 BS	80.96-*	6,761.91-	MARION
05/17/23	PO 23000105	42 Paid Ck 16266	HOOK, EYEBOLT W/ NUT	SIPER005 SIP'S PAINT & HARDWARE			En 01/03/23 BS	33.41-*	6,761.91-	MARION
05/17/23	PO 23000105	44 Paid Ck 16266	LIME/RUST REMOVER	SIPER005 SIP'S PAINT & HARDWARE			En 01/03/23 BS	62.98-*	6,761.91-	MARION
05/17/23	PO 23000105	45 Paid Ck 16266	LIME/RUST REMOVER	SIPER005 SIP'S PAINT & HARDWARE			En 01/03/23 BS	62.98-*	6,761.91-	MARION
05/17/23	PO 23000105	46 Paid Ck 16266	GARDEN HOSE, TYVEK COVERALL	SIPER005 SIP'S PAINT & HARDWARE			En 01/03/23 BS	121.16-*	6,761.91-	MARION
05/17/23	PO 23000105	47 Paid Ck 16266	DRYER VENT DUCT	SIPER005 SIP'S PAINT & HARDWARE			En 01/03/23 BS	24.29-*	6,761.91-	MARION
05/17/23	PO 23000105	48 Paid Ck 16266	HANDLE, REPLACEMENT BLADE, FASTN	SIPER005 SIP'S PAINT & HARDWARE			En 01/03/23 BS	150.88-*	6,761.91-	MARION
05/17/23	PO 23000105	49 Paid Ck 16266	DECK SCREW, RAWL TAPR HHH	SIPER005 SIP'S PAINT & HARDWARE			En 01/03/23 BS	46.78-*	6,761.91-	MARION
05/17/23	PO 23000105	50 Paid Ck 16266	SILICONE II W&D	SIPER005 SIP'S PAINT & HARDWARE			En 01/03/23 BS	13.49-*	6,761.91-	MARION
05/17/23	PO 23000105	51 Paid Ck 16266	SHOWER CURTAIN & RINGS	SIPER005 SIP'S PAINT & HARDWARE			En 01/03/23 BS	66.53-*	6,761.91-	MARION
05/17/23	PO 23000105	52 Paid Ck 16266	FIRE EXT RECHARGE	SIPER005 SIP'S PAINT & HARDWARE			En 01/03/23 BS	80.99-*	6,761.91-	MARION
05/17/23	PO 23000105	53 Paid Ck 16266	LIME REMOVER, SHACKLE, CHAIN	SIPER005 SIP'S PAINT & HARDWARE			En 01/03/23 BS	166.00-*	6,761.91-	MARION
05/17/23	PO 23000105	54 Paid Ck 16266	CRAFTSMAN HEAT GUN	SIPER005 SIP'S PAINT & HARDWARE			En 01/03/23 BS	49.49-*	6,761.91-	MARION
05/17/23	PO 23000119	13 Paid Ck 16241	PLIERS	HOMED005 HOME DEPOT CREDIT SERVICES			En 01/02/23 BS	74.91-*	6,761.91-	MARION
05/17/23	PO 23000119	14 Paid Ck 16241	PAINT, DRY WALL, ASPHALT, LADDER	HOMED005 HOME DEPOT CREDIT SERVICES			En 01/02/23 BS	466.29-*	6,761.91-	MARION
05/17/23	PO 23000166	4 Paid Ck 16220	REPLACEMENT OUTPUT SHAFT	ACSC0005 A.C. SCHULTES			En 01/03/23 BS	445.00-*	6,761.91-	MARION
05/17/23	PO 23000206	2 Paid Ck 16232	LAWN SERVICE - APRIL	DVWLA005 DVM LAWN MANAGEMENT, INC.			En 04/01/23 BS	560.00-*	6,761.91-	MARION
05/17/23	PO 23000207	1 Paid Ck 16221	EXTINGUISHER INSPECTION	ALLI0010 ALLIED FIRE & SAFETY EQUIP INC			En 04/17/23	1,404.90-*	6,761.91-	MARION
05/17/23	PO 23000210	1 Paid Ck 16234	TROUBLE SHOOT INFLUENT RAKE	ELECT005 ELECTRO MAINTENANCE INC			En 04/13/23	1,336.00-*	6,761.91-	MARION
05/17/23	PO 23000213	1 Paid Ck 16245	ASST. SHEET METAL SUPPLIES	JOSEP015 JOSEPH FAZZIO - WALL LLC.			En 04/20/23	96.80-	7,019.55-	MARION
05/17/23	PO 23000213	2 Paid Ck 16245	ASST. SHEET METAL SUPPLIES	JOSEP015 JOSEPH FAZZIO - WALL LLC.			En 04/20/23	160.84-	7,019.55-	MARION
05/17/23	PO 23000216	3 Paid Ck 16246	ASST. STAINLESS PARTS	LAWSO005 LAWSON PRODUCTS, INC.			En 04/01/23	2,185.94-*	7,019.55-	MARION
05/17/23	PO 23000217	1 Paid Ck 16261	NEW RADIO EXT. RCVR./TRANSMITT	SECUR005 SECURITY WORLD INC			En 04/01/23	878.00-*	7,019.55-	MARION
05/17/23	PO 23000224	1 Paid Ck 16259	LAB SUPPLIES	SAFET005 SAFETY-KLEEN SYSTEMS, INC			En 04/13/23	329.06-*	7,019.55-	MARION

Account No	Description	Prior Budget	Adopted	Amended	Transfers	Modified	Balance YTD	%Used	Trans Amount	Trans Balance	User
Date	Transaction Data/Comment	Payable YTD	Expended YTD Expended Curr	Encumber YTD	Reimbrsd YTD Reimbrsd Curr Vendor/Reference	Canceled Pd/Chrgd YTD	Unexpended				
01-900-003-7101	REPAIRS AND SUPPLIES-DISPOSAL			Continued							
05/17/23	PO 23000225 1 Paid Ck 16268				SUNBE005 SUNBELT RENTALS		En 04/14/23		2,989.51-*	7,019.55-	MARION
05/17/23	PO 23000226 1 Paid Ck 16262				SEMC005 SEMCOR II RENTAL CENTER, LLC		En 04/10/23		1,610.00-*	7,019.55-	MARION
05/17/23	PO 23000226 2 Paid Ck 16262				SEMC005 SEMCOR II RENTAL CENTER, LLC		En 04/10/23		330.00-*	7,019.55-	MARION
05/17/23	PO 23000228 1 Paid Ck 16235				ENVIR010 ENVIRONMENTAL PRODUCTS & ACCESS		En 03/03/23		37.61-*	7,019.55-	MARION
01-900-003-7102	REPAIRS & SUPPLIES - LAB										
		0.00	0.00	0.00	0.00	0.00	44,010.00-	0			
		0.00	13,213.54	30,796.46	0.00	0.00	13,213.54-				
			4,571.62		0.00	44,010.00					
	Begin Balance: 04/20/23									44,010.00-	
05/17/23	PO 22000009 13 Paid Ck 16248 PTR ENTEROCOCCI ANALYSIS-DECEMBER				LYONS005 LYONS ENVIRONMENTAL SERVICES		En 01/01/23 BS		440.00-*	44,010.00-	MARION
05/17/23	PO 23000006 5 Paid Ck 16249 ENTEROCOCCI ANALYSIS- APRIL				LYONS005 LYONS ENVIRONMENTAL SERVICES		En 01/02/23 BS		280.00-*	44,010.00-	MARION
05/17/23	PO 23000007 4 Paid Ck 16238 LAB SUPPLIES - MARCH				GARDE005 GARDEN STATE LABS INC		En 01/20/23 BS		574.00-*	44,010.00-	MARION
05/17/23	PO 23000009 13 Paid Ck 16236 LAB SUPPLIES - APRIL				FISHE005 FISHER SCIENTIFIC INC.		En 01/03/23 BS		204.32-*	44,010.00-	MARION
05/17/23	PO 23000009 14 Paid Ck 16236 LAB SUPPLIES - APRIL				FISHE005 FISHER SCIENTIFIC INC.		En 01/03/23 BS		117.25-*	44,010.00-	MARION
05/17/23	PO 23000015 3 Paid Ck 16240 LAB WATER - APRIL				H20S0005 H2O SOLUTIONS, INC		En 01/03/23 BS		341.05-*	44,010.00-	MARION
05/17/23	PO 23000209 2 Paid Ck 16274 GAS ANALYSIS - APRIL				ATLA0010 ATLANTIC ANALYTICAL LABORATORY		En 01/02/23 BS		3,055.00-*	44,010.00-	MARION
01-900-003-7300	GRIT REMOVAL										
		0.00	28,000.00	0.00	0.00	28,000.00	2,000.00	93			
		0.00	8,200.00	17,800.00	0.00	0.00	19,800.00				
			1,640.00		0.00	26,000.00					
	Begin Balance: 04/20/23									2,000.00	
05/17/23	PO 23000005 10 Paid Ck 16237 GRIT REMOVAL - APRIL				FREEH005 FREEHOLD CARTAGE INC		En 01/03/23 BS		1,640.00-*	2,000.00	MARION
01-900-003-7301	SLUDGE REMOVAL EXPENSES										
		0.00	610,000.00	0.00	0.00	610,000.00	0.00	100			
		0.00	155,338.56	454,661.44	0.00	0.00	454,661.44				
			38,463.36		0.00	610,000.00					
	Begin Balance: 04/20/23									0.00	
05/17/23	PO 23000005 11 Paid Ck 16237 SLUDGE REMOVAL - APRIL				FREEH005 FREEHOLD CARTAGE INC		En 01/03/23 BS		38,463.36-*	0.00	MARION

Account No	Description	Prior Budget Payable YTD	Adopted Expended YTD Expended Curr	Amended Encumber YTD	Transfers Reimbrsd YTD Reimbrsd Curr Vendor/Reference	Modified Canceled Pd/Chrgd YTD	Balance YTD %Used Unexpended	Trans Amount	Trans Balance	User
01-900-003-7302	NJ-PERMIT & REGISTRATION FEES	0.00	75,000.00	0.00	0.00	75,000.00	30,347.18 60			
		0.00	44,652.82	0.00	0.00	0.00	30,347.18			
01-900-003-7401	AUTO, TRUCK-REPAIR/PARTS-DISP.	0.00	0.00	0.00	0.00	44,652.82				
		0.00	16,000.00	0.00	0.00	16,000.00	15,000.00 6			
		0.00	758.14	241.86	0.00	0.00	15,241.86			
01-900-003-7402	AUTO, TRUCK-GASOLINE-DISP.	0.00	0.00	0.00	0.00	1,000.00				
		0.00	0.00	0.00	0.00	0.00	8,000.00- 0			
		0.00	2,642.26	5,357.74	0.00	0.00	2,642.26-			
			709.78		0.00	8,000.00				
Begin Balance: 04/20/23										
05/17/23 PO 23000069	16 Paid Ck 16258 UNLEADED FUEL - APRIL				RACHL005 RACHLES/MICHELE'S OIL COMPANY		En 01/03/23 BS	709.78-*	8,000.00-	MARTON
01-900-003-7405	AUTO, TRUCK-MISC.-DISP.	0.00	0.00	0.00	0.00	0.00	699.50- 0			
		0.00	699.50	0.00	0.00	0.00	699.50-			
			699.50		0.00	699.50				
Begin Balance: 04/20/23										
05/12/23 PO 23000222	2 Deleted REG XM188F				NJMO0010 NJ MOTOR VEHICLE COMMISSION		En 04/01/23	151.00	850.50-	NICOLE
05/17/23 PO 23000222	1 Paid Ck 16253 REG XCMW11				NJMO0010 NJ MOTOR VEHICLE COMMISSION		En 04/01/23	699.50-*	699.50-	MARTON
01-900-003-7501	CHEMICALS	0.00	431,750.00	0.00	0.00	431,750.00	431,750.00 0			
		0.00	0.00	0.00	0.00	0.00	431,750.00			
			0.00		0.00	0.00				
01-900-003-7503	CHEMICALS-POLYMER	0.00	0.00	0.00	0.00	0.00	96,000.00- 0			
		0.00	27,720.00	68,280.00	0.00	0.00	27,720.00-			
			4,950.00		0.00	96,000.00				
Begin Balance: 04/20/23										
05/17/23 PO 23000003	6 Paid Ck 16256 CLARIFLOC NE-201 - APRIL				POLYD005 POLYDNE INC.		En 01/20/23 BS	4,950.00-*	96,000.00-	MARTON

Account No	Description	Prior Budget Payable YTD	Adopted Expended YTD Expended Curr	Amended Encumber YTD	Transfers Reimbrsd YTD Reimbrsd Curr Vendor/Reference	Modified Canceled Pd/Chrgd YTD	Balance YTD %Used Unexpended	Trans Amount	Trans Balance	User
01-900-003-7504	CHEMICALS-SODIUM HYPOCHLORITE	0.00	0.00	0.00	0.00	0.00	133,000.00- 0			
		0.00	20,697.60	112,302.40	0.00	0.00	20,697.60-			
			0.00		0.00	133,000.00				
01-900-003-7505	CHEMICALS-OTHER	0.00	0.00	0.00	0.00	0.00	2,600.00- 0			
		0.00	899.50	1,700.50	0.00	0.00	899.50-			
			0.00		0.00	2,600.00				
01-900-003-7506	CHEMICALS-MAGNESIUM HYDROXIDE	0.00	0.00	0.00	0.00	0.00	106,500.00- 0			
		0.00	36,162.80	70,337.20	0.00	0.00	36,162.80-			
			8,921.51		0.00	106,500.00				
Begin Balance: 04/20/23										106,500.00-
05/17/23	PO 23000002 5 Paid Ck 16257	THIOGUARD - APRIL			PREMI005 PREMIER MAGNESTA LLC		En 01/20/23 BS	8,921.51-*	106,500.00-	MARION
01-900-003-7507	CHEMICAL-ALUMINUM HYDROXIDE	0.00	0.00	0.00	0.00	0.00	55,000.00- 0			
		0.00	15,585.00	39,415.00	0.00	0.00	15,585.00-			
			9,177.30		0.00	55,000.00				
Begin Balance: 04/20/23										55,000.00-
05/17/23	PO 23000004 12 Paid Ck 16272	ALUMINUM HYDROXIDE - APRIL			UNIVA005 UNIVAR SOLUTIONS		En 01/20/23 BS	2,562.30-*	55,000.00-	MARION
05/17/23	PO 23000004 13 Paid Ck 16272	SODIUM HYPOCHLORITE - APRIL			UNIVA005 UNIVAR SOLUTIONS		En 01/20/23 BS	4,165.00-*	55,000.00-	MARION
05/17/23	PO 23000004 14 Paid Ck 16272	SODIUM HYPOCHLORITE - APRIL			UNIVA005 UNIVAR SOLUTIONS		En 01/20/23 BS	2,450.00-*	55,000.00-	MARION
01-900-003-7602	HEAT-GAS	0.00	100,000.00	0.00	0.00	100,000.00	10,000.00 90			
		0.00	69,091.51	20,908.49	0.00	0.00	30,908.49			
			11,585.58		0.00	90,000.00				
Begin Balance: 04/20/23										10,000.00
05/05/23	PO 23000030 34 Paid Ck 16214	JOLINE AVE			NJNAT005 NJ NATURAL GAS CO.		En 01/03/23 BS	9,406.22-*	10,000.00	MARION
05/05/23	PO 23000030 35 Paid Ck 16214	JOLINE AVE			NJNAT005 NJ NATURAL GAS CO.		En 01/03/23 BS	47.00-*	10,000.00	MARION
05/05/23	PO 23000030 36 Paid Ck 16214	UTILITY BUILDING			NJNAT005 NJ NATURAL GAS CO.		En 01/03/23 BS	2,132.36-*	10,000.00	MARION

Account No	Description	Prior Budget	Adopted	Amended	Transfers	Modified	Balance YTD	%Used	Trans Amount	Trans Balance	User
Date	Transaction Data/Comment	Payable YTD	Expended YTD Expended Curr	Encumber YTD	Reimbrsd YTD Reimbrsd Curr Vendor/Reference	Canceled Pd/Chrgd YTD	Unexpended				
01-900-003-7701	ELECTRIC-DISPOSAL	0.00	290,000.00	0.00	0.00	290,000.00	15,000.00	95			
		0.00	80,437.23	194,562.77	0.00	0.00	209,562.77				
	Begin Balance: 04/20/23		22,879.31		0.00	275,000.00				15,000.00	MARION
05/17/23	PO 23000028 34 Paid Ck 16242				JCPLC005 J.C.P. & L CO.			BS	22,879.31	15,000.00	MARION
01-900-003-7801	WATER - PLANT - JOLINE AVENUE	0.00	16,200.00	0.00	0.00	16,200.00	200.00	99			
		0.00	4,559.24	11,440.76	0.00	0.00	11,640.76				
	Begin Balance: 04/20/23		938.86		0.00	16,000.00				200.00	MARION
05/17/23	PO 23000029 30 Paid Ck 16252				NEWJE005 NEW JERSEY AMERICAN WATER			BS	293.25	200.00	MARION
05/17/23	PO 23000029 31 Paid Ck 16252				NEWJE005 NEW JERSEY AMERICAN WATER			BS	369.01	200.00	MARION
05/17/23	PO 23000029 32 Paid Ck 16252				NEWJE005 NEW JERSEY AMERICAN WATER			BS	276.60	200.00	MARION
01-900-003-7901	TELEPHONE-DISPOSAL	0.00	6,000.00	0.00	0.00	6,000.00	1,250.00	79			
		0.00	1,559.40	3,190.60	0.00	0.00	4,440.60				
	Begin Balance: 04/20/23		365.12		0.00	4,750.00				1,250.00	MARION
05/05/23	PO 23000018 10 Paid Ck 16216				VERIZ005 VERIZON WIRELESS			BS	111.45	1,250.00	MARION
05/05/23	PO 23000024 13 Paid Ck 16212				COMCA005 COMCAST			BS	253.67	1,250.00	MARION
Control: 003	Total	0.00	3,070,547.06	0.00	0.00	3,070,547.06	974,234.11	68			
		0.00	949,336.45	1,146,976.50	0.00	0.00	2,121,210.61				
			206,187.36		0.00	2,096,312.95					
01-900-004-0000	PUMP STATIONS										
01-900-004-7101	REPAIRS AND SUPPLIES-PUMPING	0.00	32,000.00	0.00	0.00	32,000.00	6,882.84	78			
		0.00	15,368.73	9,748.43	0.00	0.00	16,631.27				
	Begin Balance: 04/20/23		2,284.52		0.00	25,117.16				8,225.24	MARION
05/02/23	PO 23000199 1 Open				REINE005 REINER PUMP SYSTEMS, INC			BS	1,342.40	6,882.84	MARION
05/05/23	PO 23000030 37 Paid Ck 16214				NJNAT005 NJ NATURAL GAS CO.			BS	68.00	6,882.84	MARION

Account No	Description	Prior Budget Payable YTD	Adopted Expended YTD	Amended Encumber YTD	Transfers Reimbrsd YTD	Modified Canceled pd/Chrgd YTD	Balance YTD %Used Unexpended	Trans Amount	Trans Balance	User
01-900-004-7101	REPAIRS AND SUPPLIES-PUMPING									
05/05/23 PO 23000030	38 Paid Ck 16214 LINCOLN GARDENS PS				NJ NATURAL GAS CO.		En 01/03/23 BS	44.34-*	6,882.84	MARTON
05/05/23 PO 23000030	39 Paid Ck 16214 MCCELLELLAN ST PS				NJ NATURAL GAS CO.		En 01/03/23 BS	43.29-*	6,882.84	MARTON
05/05/23 PO 23000030	40 Paid Ck 16214 MONMOUTH PL. PS				NJ NATURAL GAS CO.		En 01/03/23 BS	49.00-*	6,882.84	MARTON
05/05/23 PO 23000030	41 Paid Ck 16214 WILLOW AVE PS				NJ NATURAL GAS CO.		En 01/03/23 BS	44.21-*	6,882.84	MARTON
05/17/23 PO 23000069	18 Paid Ck 16258 DIESEL - APRIL				RACHL005 RACHLES/MICHELE'S OIL COMPANY		En 01/03/23 BS	2,035.68-*	6,882.84	MARTON
01-900-004-7701	ELECTRIC-PUMP STATIONS									
		0.00	24,500.00	0.00	0.00	24,500.00	4,500.00	82		
		0.00	12,045.08	7,954.92	0.00	0.00	12,454.92			
			2,008.96		0.00	20,000.00				
Begin Balance: 04/20/23										
05/17/23 PO 23000028	35 Paid Ck 16242 EXCHANGE PLACE PS				JCPCL005 J.C.P.& L CO.		En 01/17/23 BS	70.27-*	4,500.00	MARTON
05/17/23 PO 23000028	36 Paid Ck 16242 MONMOUTH PL PS				JCPCL005 J.C.P.& L CO.		En 01/17/23 BS	40.93-*	4,500.00	MARTON
05/17/23 PO 23000028	37 Paid Ck 16242 HOEY & OVERLOOK AVE PS				JCPCL005 J.C.P.& L CO.		En 01/17/23 BS	870.37-*	4,500.00	MARTON
05/17/23 PO 23000028	38 Paid Ck 16242 LINCOLN GARDENS PS				JCPCL005 J.C.P.& L CO.		En 01/17/23 BS	220.25-*	4,500.00	MARTON
05/17/23 PO 23000028	39 Paid Ck 16242 MCCELLELLAN ST PS				JCPCL005 J.C.P.& L CO.		En 01/17/23 BS	51.02-*	4,500.00	MARTON
05/17/23 PO 23000028	40 Paid Ck 16242 JOLINE AVE PS				JCPCL005 J.C.P.& L CO.		En 01/17/23 BS	756.12-*	4,500.00	MARTON
Control: 004	Total	0.00	56,500.00	0.00	0.00	56,500.00	11,382.84	80		
		0.00	27,413.81	17,703.35	0.00	0.00	29,086.19			
			4,293.48		0.00	45,117.16				
01-900-004-7801	WATER									
01-900-004-7802	WATER- PUMP STATIONS									
		0.00	1,600.00	0.00	0.00	1,600.00	100.00	94		
		0.00	496.35	1,003.65	0.00	0.00	1,103.65			
			89.35		0.00	1,500.00				
Begin Balance: 04/20/23										
05/17/23 PO 23000029	33 Paid Ck 16252 LINCOLN GARDENS PS				NEWJE005 NEW JERSEY AMERICAN WATER		En 01/03/23 BS	19.85-*	100.00	MARTON
05/17/23 PO 23000029	34 Paid Ck 16252 OCEAN AVE PS				NEWJE005 NEW JERSEY AMERICAN WATER		En 01/03/23 BS	19.85-*	100.00	MARTON
05/17/23 PO 23000029	35 Paid Ck 16252 WILLOW AVE PS				NEWJE005 NEW JERSEY AMERICAN WATER		En 01/03/23 BS	49.65-*	100.00	MARTON
Control: 004	Total	0.00	1,600.00	0.00	0.00	1,600.00	100.00	94		
		0.00	496.35	1,003.65	0.00	0.00	1,103.65			
			89.35		0.00	1,500.00				



Account No	Description Prior Budget Payable YTD	Adopted Expended YTD Expended Curr	Amended Encumber YTD	Transfers Reimbrsd YTD Reimbrsd Curr Vendor/Reference	Modified Canceled Pd/Chrgd YTD	Balance YTD %Used Unexpended	Trans Amount	Trans Balance	User
Fund: 01	Budgeted Total								
	0.00	8,659,819.64	0.00	0.00	8,659,819.64	4,262,677.91	51		
	0.00	2,832,227.57	1,564,914.16	0.00	0.00	5,827,592.07			
		348,158.48		0.00	4,397,141.73				
Fund: 01	Non-Budgeted Total								
	0.00	0.00	0.00	0.00	0.00	0.00	0		
	0.00	0.00	0.00	0.00	0.00	0.00			
		0.00		0.00	0.00				
Fund: 01	Total								
	0.00	8,659,819.64	0.00	0.00	8,659,819.64	4,262,677.91	51		
	0.00	2,832,227.57	1,564,914.16	0.00	0.00	5,827,592.07			
		348,158.48		0.00	4,397,141.73				
Final Budgeted									
	0.00	8,659,819.64	0.00	0.00	8,659,819.64	4,262,677.91	51		
	0.00	2,832,227.57	1,564,914.16	0.00	0.00	5,827,592.07			
		348,158.48		0.00	4,397,141.73				
Final Non-Budgeted									
	0.00	0.00	0.00	0.00	0.00	0.00	0		
	0.00	0.00	0.00	0.00	0.00	0.00			
		0.00		0.00	0.00				
Final Total									
	0.00	8,659,819.64	0.00	0.00	8,659,819.64	4,262,677.91	51		
	0.00	2,832,227.57	1,564,914.16	0.00	0.00	5,827,592.07			
		348,158.48		0.00	4,397,141.73				

# **LONG BRANCH SEWERAGE AUTHORITY**

## **MINUTES OF THE REGULAR MEETING**

**APRIL 19, 2023**

### **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 5:02 p.m., prevailing time, on Wednesday, April 19, 2023, by the Executive Director, Thomas Roguski, both in person and electronically via telephonic communication conference call, attended by Mr. Riley, Mr. Brown & Mrs. Morris. Mr. Booth and Mr. Larco were both 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 L. Bonello, Esq., of the firm Manna & Bonello, P.A., Authority Counsel; Sue Brasefield, 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 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 2023, has been provided by publication thereof in the *Link* on February 23, 2023 as a “legal” advertisement and in the *Asbury Park Press* on February 19, 2023 as a “legal” advertisement, and by forwarding duplicates thereof on February 15, 2023, 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. Notice of this Regular Meeting to be held both in-person and electronically has been provided electronically by posting thereof on the official website of the Long Branch Sewerage Authority pursuant to Public Law 2020, C.11.

### **IV. Public Participation.**

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

Mr. Lepore thanked Mr. Roguski for following through with his suggestion of beginning the meeting with the pledge of allegiance.

Mr. Lepore suggested having an audio recording of the meetings saved.

Mr. Lepore also suggested that Mr. Roguski investigate the possibility of banning the use of any products made in China for all ongoing projects at the Authority.

Mr. Lepore stated that Correspondence Item No. 2, 648 Second Avenue project, was not approved by the Planning Board and will most likely not start for two to three months.

Mr. Lepore stated that Correspondence Item No. 24, 390 – 392 Ocean Avenue project, has been approved by the Planning Board with the stipulation the construction not begin until after Labor Day. Mr. Lepore further stated that changes to the plans reduced the units from one hundred and fifty-four (154) to one hundred and thirty-two (132).

Mr. Lepore had no further questions and thanked the Board.

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

**V. Miscellaneous Suggestions for the Good of the Authority**

Nothing to report.

**VI. As to the Minutes of the Regular Meeting of March 15, 2023, and Special Meeting of April 3, 2023**

On Motion by Mr. Riley, seconded by Mr. Brown, and passed by the affirmative vote of all members present, no nays, two absent, no abstain, the reading of the Minutes of the Regular Meeting of the Long Branch Sewerage Authority held on March 15, 2023, and the Minutes of the Special Meeting of the Long Branch Sewerage Authority held on April 3, 2023, 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 March 15, 2023, 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 that Correspondence Item No. 20 is a letter from Colliers Engineering recommending the approval and close out of the Franklin Beach Townhomes project located at 124 Franklin Avenue.

The following resolution was presented:

### **RESOLUTION**

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

**WHEREAS**, the Long Branch Sewerage Authority (hereinafter the “Authority”) desires to approve and closeout the application, release the performance bond and release remaining escrow funds for Franklin Beach Townhomes / 124 Franklin Ave. / Block 229, Lots 10.01, 10.02, 10.03, 10.04 & 10.05, and

**WHEREAS**, the Authority’s Engineer, Colliers Engineering and Design, has recommended approval and closeout of said application, release of said performance bond and release of said remaining escrow funds as per and conditional upon items referenced in their letter, dated April 6, 2023, attached hereto, and made a part hereof.

**NOW, THEREFORE, BE IT RESOLVED** by the Long Branch Sewerage Authority that the Authority hereby approves and closes out the application, releases said performance bond and releases said remaining escrow funds for Franklin Beach Townhomes / 124 Franklin Ave. / Block 229, Lots 10.01, 10.02, 10.03, 10.04 & 10.05, as per the recommendation of the Authority’s Engineer and conditional upon items referenced in the above referenced letter, 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	- ABSENT
Mr. Brown	- AYE
Mr. Larco	- ABSENT
Mrs. Morris	- AYE

Date: April 19, 2023  
R1.4-23  
Exhibit A

\*\*\*\*\*

Mr. Roguski reported that Correspondence Item No. 29 is a letter from Colliers Engineering regarding the application of 380 Division Street. Mrs. Brasefield explained that the application is for fourteen (14) residential units with a credit of two point one (2.1) units with connection fees totaling \$55,109.00.

The following resolution was presented:

### **RESOLUTION**

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

**WHEREAS**, Division Street Realty Association, LLC has applied for sewer connection for 380 Division Street, known as Block 19, Lot 7, and

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

**WHEREAS**, the Authority Engineer, Colliers Engineering & Design, has reviewed the associated documents, and has recommended that the application be conditionally approved in their letter, dated April 13, 2023, attached hereto, and made a part hereof, and

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

**NOW, THEREFORE, BE IT RESOLVED** by the Long Branch Sewerage Authority that the application of Division Street Realty Association, LLC for connection to the sewerage system be and the same is hereby approved conditionally as per the letter of the Authority Engineer, Colliers Engineering & Design, dated April 13, 2023, 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 - ABSENT  
Mr. Brown - AYE  
Mr. Larco - ABSENT  
Mrs. Morris - AYE

Date: April 19, 2023  
R2.4-23  
Exhibit B

\*\*\*\*

Mr. Roguski had nothing further to report.

**LIST OF CORRESPONDENCE FOR REGULAR MEETING  
LONG BRANCH SEWERAGE AUTHORITY  
APRIL 19, 2023**

1. Certified Public Notice dated 3/8/23 received 3/15/23 from Allegro Development Company, LLC, re: Block 61 Lots 93 & 94 / 241 Monmouth Road / West Long Branch (**Not LBSA**)
2. Certified Notice of Public Hearing dated 3/3/23 received 3/15/23 from Steven P. Gouin, Esq., re: formally Block 93 Lot 1/ 648 Second Ave, Applicant proposes to redevelop the property with a mixed used building consisting of 20 residential units over a ground level parking garage with one ground level 907sq. ft. commercial unit.
3. Certified Notice of Hearing received 3/15/23 from Monmouth University, re: Block 30 Lot 3 / 81 Brookwillow Ave. / West Long Branch, Applicant is seeking approval of the expansion of the property's use to permit the installation of additional growing beds, one (1) shade structure and three (3) storage sheds.
4. Copy of a Letter dated 3/20/20 received 3/20/23 from Tom Roguski to Mark Stovall, re: Lawn Services for 2020 & 2021 Seasons.
5. Letter dated 03/23/23 received 03/23/23 from InSite Engineering, re: 20 Third Ave/ Block 276 Lots 7, 9 and 13.01 / LBS-0319.
6. Affidavit of Publication dated 03/19/23 received 03/24/23 from the Asbury Park Press, re: Publication of Connection Fee Hearing for April 19, 2023.

7. Copy of letter dated 03/24/23 received 03/24/23 from Thomas Roguski to Kevin J. Hayes of InSite Engineering, re: Sewer Service Availability/Proposed Mixed Use Project/ Broadway, Belmont, and Union Avenues/ Block 274 Lot 1; Block 283.01, Lots 1.01 & 1.02; Block 311, Lots 1.01 & 1.02.
8. Affidavit of Publication dated 03/24/23 received 03/24/23 from the Asbury Park Press, re: Synopsis Publication.
9. Copy of letter received 03/27/23 from Susan Mazzei to 514 Bath Ave, LLC, re: 514 Bath Ave/ Modified billing from one residence to three according to Assessor's record.
10. Certified Notice of Public Hearing dated 03/27/23 received 03/30/23, re: 16 Myrtle Ave. Front / Block 238 Lot 13, Applicant seeks certificate to keep an existing two-family residence in a single-family zone.
11. Affidavit received 03/30/23 from Asbury Park Press, re: Advertising rate change to \$0.44 per line.
12. Certified Public Notice received 03/31/23 from Paul R. Edinger, Esq., re: 170 Locust Ave. / Block 18 Lot 2 / West Long Branch (**NOT LBSA**).
13. Certified Letter dated 03/29/23 received 03/30/23 from Glen Fitzgerald, P.E., re: Marina Maintenance Dredging Project Patten Point Yacht Club / 676 Patten Place / Block 488, Lots 10, 11, 11.01 & 12.
14. Certified Public Notice dated 03/31/23 received 04/03/23 from Ronald J. Troppoli, Esq., re: 71 Seventh Ave / Block 277 Lot 17, Applicant is seeking a Certificate of Non-Conformity for a pre-existing two-family residential dwelling.
15. Affidavit of Publication dated 03/03/23 received 04/04/23 from The Asbury Park Press, re: Synopsis of the Annual Financial Report.
16. Certified Public Notice dated 04/04/23 received 04/06/23 from Jennifer S. Krimko, Esq., re: 16 Catherine Street / Block 463 Lot 19, Applicant seeks approval to remove existing structures and construct aa new two-story single-family house.
17. Certified Public Notice dated 04/04/23 received 04/06/23 from Jennifer S. Krimko, Esq., re: 415 Broadway / Block 265 Lot 7, Applicant seeks approval to convert the funeral home portion of the building into professional offices.
18. Certified Public Notice dated 03/24/23 received 04/06/23 from Robert C. Shea, Esq., re: 689 Morford Ave / Block 241 Lot 28, Applicant is proposing to subdivide the existing Lot 28 into two (2) lots.

**ACTION**

19. Certified Letter dated 04/04/23 received 04/06/23 from Jenine Cohen Choueka & Yaakov Choueka, re: 788-800 Shrewsbury Avenue / Block 77 Lot 5, Applicant for Flood Hazard Area Verification (Method 3) and Flood Hazard Area Individual Permit.
20. Letter dated 04/06/23 from Colliers Engineering, re: Franklin Beach Townhomes / 124 Franklin Ave. / Block 229 Lots 10.01, 10.02, 10.03, 10.04 & 10.05.
21. Letter dated 04/10/23 received 04/10/23 from Susan Brasefield, re: Engineers Status Report April 2023 Meeting.
22. Certified Notice of Hearing received 04/11/23 re: 346 MacArthur Ave / Block 387 Lot 9, Applicant seeks post-construction approval for the expansion of existing driveway with landscaping wall.
23. Certified Notice of Hearing received 04/11/23 from Paul R. Edinger, Esq., re: Block 376 Lot 29 / 221 Hamilton Ave, Applicant seeks approval to complete a one (1) story addition and a second story addition to the accessory building in the backyard.
24. Certified Notice of Public Hearing dated 04/04/23 received 04/11/23 from Michael A. Bruno, Esq., re: 390-392 Ocean Avenue / Block 215 Lots 3 & 5.01, Applicant is seeking approval of the amended application.
25. Letter dated 04/06/23 received 04/12/23 from State of New Jersey, DEP, re: New Jersey Water Bank, Project No. S340336-08, Long Branch Sewerage Authority Change Order No. 1, Contract WWTP Sludge Handling System & Emergency Pump Station Improvements.
26. Certified Notice of Variance Application and Hearing dated 04/11/23 received 04/13/23 from Robert L. Witek II, Esq., re: 426 Sairs Ave. / Block 146 Lot 5, Applicant is proposing a minor subdivision with variances to subdivide the property into two (2) residential lots.
27. Certified Notice of Hearing dated 04/03/23 received 04/13/23 from Leon Roitburg, re: 5 Howland Ave. / Block 135 Lot 9, The applicant seeks approval for expansion of existing front covered porch, proposed 2<sup>nd</sup> story addition over existing 1<sup>st</sup> floor footprint and rear patio, roof deck over 2<sup>nd</sup> floor and egress window well.
28. Copy of letter dated 04/12/23 received 04/13/23 from Colliers Engineering to Stephen Muso, PE, CME, InSite Engineering, re: 20 Third Ave / Block 276 Lots 7, 9 and 13.01 / Project No. LBS-0319
29. Letter dated 04/13/23 received 04/13/23 from Colliers Engineering, re: 380 Division Street / Block 190 Lot 7 Application Approval

**ACTION**



30. Certified Public Notice received 04/17/23 from Hambro & Michell, re: 646-650 Broadway / Block 241 Lot 8, Applicant seeks to convert the existing church and parsonage building to allow for the development of senior citizen affordable housing.

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

### **IX. Report of the Executive Director for the April 19, 2023, Authority Meeting**

Mr. Roguski reported that over the last month the Authority treated an average daily flow of 3.90 MGD and all discharge permit limits have been met.

Mr. Roguski wanted to discuss with the Board the COVID-19 Plan. Mr. Roguski stated that while we are still monitoring COVID-19 and other diseases, he requested that the Board consider removing this from the monthly reports as the State has lifted most of the restrictions. The Board concurred, and Mr. Roguski stated that he will no longer include the COVID-19 plan in his monthly report.

Mr. Roguski reported that the New Jersey Water Environment Association Annual (NJWEA) Conference will be held May 8 through May 12, 2023 at Harrah's Hotel in Atlantic City several employees have expressed interest in attending to obtain their continuing education credits required for their licenses.

The following resolution was presented:

### **RESOLUTION**

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

**WHEREAS**, Long Branch Sewerage Authority Board Members and Employees desire to attend the NJWEA Annual Conference to be held May 8, 2023, through May 12, 2023, at Harrah's in Atlantic City, New Jersey, and

**NOW, THEREFORE, BE IT RESOLVED BY THE LONG BRANCH SEWERAGE AUTHORITY THAT:**

1. Board Members and Employees who have the approval of the Executive Director, are authorized to attend the NJWEA Annual Conference to be held May 8, 2023, through to May 12, 2023, at Harrah's in Atlantic City, New Jersey.

2. The Authority will pay all registration fees for this purpose including accommodation.
3. The Authority will allow a maximum amount of \$50.00 per day per person for reimbursable expenses.
4. The Authority will provide all transportation costs for attending the meeting.

ROLL CALL:

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

Date: April 19, 2023  
R3.4-23

\*\*\*\*

Mr. Roguski had nothing further to report.

On Motion by Mr. Brown, seconded by Mr. Riley and passed by the affirmative vote of all members present, no nays, two 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 March 15, 2023**

Mr. Bonello reported that he monitored all the correspondence and the calculations for the Connection Fee Hearing. He found everything to be in order.

Mr. Bonello had nothing further to report.

On Motion by Mrs. Morris, seconded by Mr. Brown, and passed by the affirmative vote of all members present, no nays, two 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 March 15, 2023**

Mr. Fallon had nothing to report.

On Motion by Mr. Brown, seconded by Mrs. Morris, and passed by the affirmative vote of all members present, no nays, two 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 March 15, 2023**

Mrs. Brasfield reported that the documents and request for authorization to bid for the Railroad Crossing Study have been submitted to the NJDEP.

Mrs. Brasfield reported regarding the Hoey Force Main Replacement, the contractor is still waiting on the covers for the manholes, which is the final item on the punch list.

Regarding the Sludge Holding System, the contractor is getting closer to completing the punch list.

Regarding the I/I Study, final revisions are being made to the plans and will be submitted to the NJDEP for authorization to bid.

Mrs. Brasfield stated that they have been in touch with New Jersey Natural Gas regarding the Solar Feasibility Study, and NJNG are evaluating the study and will reach out when they are ready to discuss it.

Mrs. Brasfield stated that the Planning Documents have been submitted to the NJIB for preliminary approval. The NJIB came back with some questions regarding the environmental impact. Mrs. Brasfield will meet with Mr. Roguski to discuss how to respond to the questions.

The Expansion Study proposal will be submitted before next month's meeting.

Regarding the Hoey Pump Station Improvements, a meeting was held in the field to go over ideas of how the pumps can be removed after they are installed. Adjustments will be made to the plans and finalized.

Mrs. Brasfield reported that a meeting was held to discuss window lintel shoring with temporary support and putting permanent solutions in place as improvements are made in each building on future projects as they arise.

Mrs. Brasfield reported that the Annual Repair Contract has been finalized.

Mrs. Brasfield had nothing further to report.

On Motion by Mr. Brown, seconded by Mrs. Morris and passed by the affirmative vote of all members present, no nays, two 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. Brown, seconded by Mrs. Morris, and passed by all affirmative vote of all members present, no nays, two absent, no abstain, approving the Authority Transfers for the month of March 2023 as listed.

#### **RESOLUTION**

BE IT RESOLVED BY THE LONG BRANCH SEWERAGE AUTHORITY IN SESSION AT A REGULAR MEETING THEREOF ON THIS 19TH DAY OF APRIL 2023 PURSUANT TO NOTICE AT WHICH AT LEAST A QUORUM IS PRESENT THAT THE AUTHORITY HEREBY APPROVES THE TRANSFERS MADE FOR THE MONTH OF MARCH 2023 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 March 2023**

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

#### **RESOLUTION**

BE IT RESOLVED BY THE LONG BRANCH SEWERAGE AUTHORITY IN SESSION AT A REGULAR MEETING THEREOF ON THIS 19th DAY OF APRIL 2023 PURSUANT TO NOTICE AT WHICH AT LEAST A QUORUM IS PRESENT, the List of Bills for the month of March 2023 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.**

Nothing to Report

**XVII. New Business**

Status Quo

**XVIII. Adjournment at 5:23 p.m.**

There being no further business, on Motion by Mrs. Morris, seconded by Mr. Brown, and passed by the affirmative vote of all members present, no nays, two absent, no abstain, the meeting was adjourned at 5:23 p.m.

Respectfully submitted,

---

David G. Brown, Secretary

---

Thomas Roguski, Executive Director

**LONG BRANCH SEWERAGE AUTHORITY**  
**MINUTES OF THE CONNECTION FEE HEARING**

**APRIL 19, 2023**

**I & II. Opening and Attendance at Meeting**

The Connection Fee Hearing conducted by the Long Branch Sewerage Authority on Wednesday, April 19, 2023, began at 4:45 p.m. pursuant to N.J.S.A. 40:18A-8(c).

The meeting was called to order by Mr. Roguski, both in person and electronically via telephonic communication conference call, attended by Mr. Riley, Mr. Brown, and Mrs. Morris. Mr. Booth and Mr. Larco were both absent.

In addition to the Members of the Authority hereinabove stated there were present the following attaches: Thomas Roguski, P.E., Executive Director; John L. Bonello, Esq., of the firm Manna & Bonello, P.A., Authority Counsel; Sue Brasefield, P.E., of the firm Colliers Engineering and Design, Authority Engineer; Charles J. Fallon, CPA, RMA, of the firm Fallon & Company LLP, Authority Auditor; Nicole Woods, Secretary; and Certified Court Reporter, Stephanie Lyn Rahn.

**III. Announcement Pursuant to New Jersey Open Public Meetings Act**

Adequate Notice pursuant to the Statutes of the Open Public Meetings Act and other applicable Statutes has been given and this meeting has been properly advertised in the *Link* as a “legal” advertisement on March 30, 2023 and in the *Asbury Park Press* as a “legal” advertisement on March 30, 2023, and duplicates have been forwarded to the Clerks of the City of Long Branch, the Borough of West Long Branch and the Borough of Monmouth Beach on March 27, 2023 for filing in their respective offices and for posting in a public place in each such Municipality.

**IV. Connection Fee Report.**

Mr. Bonello entered into evidence Exhibit A1, copy of the letter sent to the Clerk for the Borough of Monmouth Beach; Exhibit A2, copy of the letter sent to the Clerk for the City of Long Branch; Exhibit A3, copy of the Letter sent to the Clerk for the Borough of West Long Branch; Exhibit A4, copy of a Notice of Public Hearing with Proof of Publication of from the Asbury Park Press; and Exhibit A5, copy of resolution R4.3-23 regarding the scheduling of this hearing.

The Authority Counsel would introduce the only witness, Mr. Chuck Fallon, Authority Accountant, and would conduct the direct examination of said witness following which there could be cross-examination by the Authority Members and members of the Public.

Said rules were adopted whereupon Chuck Fallon was sworn in by Ms. Rahn. Mr. Bonello questioned Mr. Fallon as to his qualifications and licensing. Mr. Fallon then proceeded to testify that he had prepared a report in accordance with the provisions of N.J.S.A. 40:14A-8. The witness testified that based upon certain computations, he was of the opinion that there should be an adjustment in the connection fee from the amount of \$4,631.00 to \$5,790.00 for all residential connections and from \$21.77 to \$28.06 per gallon per day for all non-residential connections. Reactivation Fee should be set at \$81.07 per unit. Detailed testimony was given by the witness and recorded by Ms. Rahn. The witness specifically testified that the computation was made in accordance with the statutory prescription.

**V. Public Participation.**

Mr. Vincent Lepore of 33 Ocean Terrace was present telephonically. A transcript of the hearing was prepared by Ms. Lyn Rahn-Hagen, Certified Court Reporter. See attached Certified Original Transcript.

On Motion by Mr. Riley, seconded by Mrs. Morris, and passed by the affirmative vote of all members present, no nays, two absent, no abstain; this item of the agenda was closed.

**VI. Action on Connection Fee**

A transcript of the hearing was prepared by Ms. Lyn Rahn-Hagen, Certified Court Reporter. See attached Certified Original Transcript.

The following resolution was presented:

**RESOLUTION**

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

**WHEREAS**, the Long Branch Sewerage Authority has authorized the introduction of a Revised Connection Fee and Reactivation Fee Rate Resolution, and

**WHEREAS**, Notice of the Public Hearing of the Revised Connection Fee and Reactivation Fee Rate Resolution has been duly advertised and existing customers of the Authority, as well as the City of Long Branch and other municipalities, with customers using the Long Branch Sewerage Authority, have been notified as to the Revised Connection Fee and Reactivation Fee Rate Resolution, and

**WHEREAS**, the Long Branch Sewerage Authority has determined that the Revised Connection Fee and Reactivation Fee Rate Resolution must be adopted to meet its financial needs, and

**NOW, THEREFORE, BE IT RESOLVED** by the Long Branch Sewerage Authority that the Revised Rate Resolution be approved, which will increase the initial connection fee from \$4,631.00 to \$5,790.00 per unit for all residential connectors and from \$21.77 to \$28.06 per gallon, per day of estimated flow for all non-residential connections, and

**BE IT FURTHER RESOLVED** that the Reactivation Fee will be set at \$81.07 per unit from \$111.00 per unit, and

**BE IT FURTHER RESOLVED** that a fifty percent discount be granted on the prevailing connection fees to all City of Long Branch Public Housing Authority connection fees and to all the connection fees due from all organizations building affordable housing projects within the City of Long Branch and the same is hereby adopted effective immediately.

ROLL CALL:

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

Date: April 19, 2023  
R1.4c-23  
Exhibits: A1-A5

\*\*\*\*\*



**VII. Adjournment.**

On Motion by Mr. Brown, seconded by Mr. Booth, and passed by the affirmative vote of all members present, no nays, two absent, no abstain; the Public Hearing on the Connection Fee was closed at 5:01 p.m.

Respectfully submitted,

---

David G. Brown, Secretary

---

Thomas Roguski, Executive Director

1

2 LONG BRANCH SEWERAGE AUTHORITY

3 CONNECTION FEE/REACTIVATION FEE

4 PUBLIC HEARING

5 Wednesday, April 19, 2023

6 4:45 p.m.

7

8 Long Branch  
9 Sewerage Authority  
10 150 Joline Avenue  
Long Branch, New Jersey

10

11 Transcribed By:  
Stephanie Lyn Hagen, RPR

12

13

14

15

16

17

18 JerseyShore Reporting, LLC  
19 Colfax Plaza  
Building I - Unit 12  
20 2510 Belmar Boulevard  
Wall, New Jersey 07719  
21 732-282-0704 Fax 732-282-0714

22

23

24

25



2

1 P R E S E N T :

2

3 Donald S. Riley - Chairman

4 David Brown - Secretary

5 Susie Morris - Assistant  
Secretary/Treasurer

6 Thomas Roguski - Executive  
7 Director

8 Chuck Fallon - Auditor

9 John L. Bonello - Counsel

10 Nicole Woods - Secretary

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3

1                   MR. ROGUSKI: Call the meeting  
2 to order, please.  
3                   Notation of attendance, Mr.  
4 Riley?  
5                   CHAIRMAN RILEY: Here.  
6                   MR. ROGUSKI: Mr. Booth is out.  
7                   Mr. Brown?  
8                   MR. BROWN: Here.  
9                   MR. ROGUSKI: Mr. Larco is out.  
10                  Ms. Morris?  
11                  MS. MORRIS: Here  
12                  MR. ROGUSKI: Mr. Fallon?  
13                  MR. FALLON: Here.  
14                  MR. ROGUSKI: Mr. Bonello?  
15                  MR. BONELLO: Here,  
16                  MR. ROGUSKI: Ms. Brasefield is

17 not here.

18 Ms. Woods?

19 MS. WOODS: Yes.

20 MR. ROGUSKI: Ms. Rahn?

21 THE REPORTER: Yes, here.

22 MR. ROGUSKI: Mr. Chairman, you

23 have a quorum.

24 I'll go ahead and read the

25 announcement. Adequate notice pursuant to the

↑

4

1 statutes of the Open Public Meetings Act and  
2 other applicable statutes has been given and this  
3 meeting has been property advertised in The Link  
4 as a legal advertisement on March 30, 2023 and in  
5 the Asbury Park Press as a legal advertisement on  
6 March 30, 2023 and duplicates thereof have been  
7 forwarded to the Clerks of the City of Long  
8 Branch, the Borough of West Long Branch and the  
9 Borough of Monmouth Beach on March 27, 2023 for  
10 filing in their respective offices and for  
11 posting in a public place in each such  
12 municipality.

13 Next is the fee report. Mr.

14 Bonello? If you wouldn't mind helping Mr.  
15 Fallon.

16 MR. BONELLO: I have some  
17 documents I'd to mark on the record. A-1 is the  
18 Notice to the Clerks; A-2, West Long Branch, City  
19 of Long Branch; A-4 is a notice of the public  
20 hearing and with a proof of service, the  
21 publication in the Asbury Park Press, and so  
22 based on these documents, I find that you have  
23 jurisdiction to hold the rate hearing and would  
24 like to have Mr. Fallon sworn in.

25 (Whereupon Chuck Fallon is duly

↑

5

1 sworn by the Notary.)

2

3 QUESTIONING OF MR. FALLON BY MR. BONELLO:

4

5 Q Could you tell us what your  
6 profession is and licensing?

7 A Yes, I am the owner of Fallon &  
8 Company, LLP, I am a Certified Public Accountant,  
9 I have a CPA license and a registered municipal

10 accountant license, I am a graduate of Providence  
11 College. Thank you.

12 Q And give us a -- tell us  
13 basically what your experience has been  
14 particularly with representing municipal  
15 authorities such as the Long Branch Sewerage  
16 Authority?

17 A Yes, I have been representing  
18 authorities for over 30 years. My experience is  
19 I have been the auditor for at least seven or  
20 eight different authorities.

21 Q Okay. Now during the time you  
22 have been working for authorities, did you have  
23 occasion to calculate the connection fee that  
24 would be applicable every year pursuant to  
25 statute?

↑

6

1 A Yes.

2 Q Are you familiar with the  
3 requirements of N.J.S.A. 40:14A-8 which set forth  
4 the criteria for connection fee?

5 A Yes, I am.

6 Q Are you familiar with the books

7 and records of the Long Branch Sewerage

8 Authority?

9 A Yes.

10 Q Can you tell us what you did in  
11 order to calculate the connection fee?

12 A Yes, the connection fee is based  
13 upon two items, one is a capital base and the  
14 second is a number of service units. So I  
15 calculated the capital base for the authority  
16 which is essentially the sum of its debt service  
17 throughout the years plus any capital outlay the  
18 authority had that they didn't go to debt for  
19 less any grants or any type of states -- state  
20 assistance, and then the service units is  
21 calculated by the -- let's just say --

22 Q The authority has a number of  
23 service units for every connector and everything,  
24 are you familiar with that number?

25 A Yes.

↑

7

1 Q And did you divide that number  
2 into the amount of the financial base?



3           A           Yeah, the capital based divided  
4 by the service units.

5           Q           What did you come up with?

6           A           I came up with \$5,790.

7           Q           Okay. And you feel that that  
8 number is computed in conformance with the  
9 statute and the rules and regulations?

10          A           Yes.

11          Q           Okay. Now, what was the old  
12 number, do you have that in front of you?

13          A           Yes, \$4,631.

14          Q           Now, do you feel that this  
15 number is reasonable and necessary in order to  
16 fund the operations of the Sewerage Authority  
17 during the oncoming year?

18          A           Yes.

19          Q           And do you recommend to the  
20 board that they pass a resolution setting the new  
21 connection fee for the current year to be \$5,790?

22          A           Yes.

23                      MR. BONELLO: Okay. I have no  
24 further questions. Anyone out there --

25          Q           There is a reconnection fee

1     also. Did you have occasion to compute that?

2             A             Yes, I did.

3             Q             What is it?

4             A             That is \$81.07 and that is in  
5     accordance with the Authority's rules and  
6     regulations.

7             Q             And do you recommend that the  
8     board pass the resolution adopting that  
9     reconnection fee for the ensuing year?

10            A            Yes.

11                         MR. BONELLO: I have no further  
12     questions. Do the members of the board have any  
13     questions of Mr. Fallon?

14                         MR. BROWN: No questions.

15                         CHAIRMAN RILEY: No questions.

16                         MR. BONELLO: Anyone in the  
17     public have any questions?

18                         MR. LEPORE: Joseph Lepore, 33  
19     Ocean Terrace, Long Branch.

20                         Mr. Fallon, with the term  
21     average usage, "average usage", the very basis of  
22     usage, I'd like that explained, why isn't broken  
23     down into how much per flush or how much per  
24     minute of running was there? Like how does it

25 cost \$28.06 now on this rate to process one

↑

9

1 gallon of waste water?

2 A That's not what it cost to  
3 process, that's just the State formula that we  
4 use to come up with the connection fee per  
5 gallon.

6 You know, the State formula is  
7 something that takes the water that we use and  
8 then makes us divide it by the single family  
9 members only, the single family units only. So  
10 it's not all of the industrial or other non  
11 single family usages in the calculation.

12 Q So that what you did is you took  
13 the numbers of users, single family units and  
14 divided that into the amount that's required  
15 under your calculation for the connection fee?

16 A That's correct.

17 Q And did you also compute what  
18 the reconnection fee would based upon the same  
19 criteria set forth in the rules and regulations?

20 A Yes.

21           Q           So you have two, you recommend  
22   that the connection fee be adjusted to \$5,790?  
23           A           That's correct.  
24           Q           And that the reconnection fee be  
25   set at \$81.07?

↑

10

1           A           That's correct.  
2           Q           And do you recommend that the  
3   board pass a resolution adopting same?  
4           A           Yes.  
5                       MR. BONELLO: Okay. Does anyone  
6   on the board now have any questions?  
7                       MR. BROWN: No questions.  
8                       MR. BONELLO: I'd like to have a  
9   resolution.  
10                      Tom, do you want to read the --  
11                      MR. LEPORE: I have further  
12   questions.  
13                      MR. BONELLO: Well, now is the  
14   time.  
15                      MR. LEPORE: The single, Mr.  
16   Fallon, you refer to single, what are you talking  
17   about, households?

18 MR. BONELLO: A service unit as  
19 defined by the statute in the rules and  
20 regulations is a service unit.

21 MR. ROGUSKI: So Mr. Lepore,  
22 when you calculate the connection fee, there is a  
23 state mandated formula, there is really no option  
24 of how to do this calculation, it's just the  
25 State dictates how to do it, we follow the State

↑

11

1 statutes, Mr. Fallon plugs the numbers in and the  
2 result comes out and it is what it is. There is  
3 no room for interpretation if you will, it's  
4 just, you know, straight formula.

5 MR. LEPORE: So \$28.06 comes  
6 from the state derived formula without actually  
7 knowing the true cost of processing one gallon of  
8 waste was there at \$28.06? I want that broke  
9 down because of the state formula.

10 MR. ROGUSKI: This is not a  
11 sewer service fee. It's a connection fee. A  
12 connection fee does not have anything to do with  
13 the cost of treatment per gallon, it's -- what a

14 connection fee is in the simplest way I can  
15 explain it is essentially prior users, prior rate  
16 payers in the City of Long Branch paid for  
17 facilities to go in. They paid for the treatment  
18 plant to go in and all of the types to pipes to  
19 go in.

20                               Now, that's already in the  
21 ground paid for, right, or they are paying it  
22 back through a bond. So someone new comes in and  
23 now they want to connect to that system and they  
24 want to benefit from that system. Well, a  
25 connection fee, what the premise is is that they



12

1 pay back their fair share to the people that  
2 previously paid to have those facilities  
3 installed.

4                               So you can't just have a pipe  
5 installed and all of a sudden someone comes  
6 along, I am going to connect to it, I am not  
7 going to pay for the pipe. This to be sure that  
8 the people that paid for the pipe and the people  
9 that are paying back any funding for the pipe or  
10 facilities get repaid.

11 MR. LEPORE: Mr. Fallon, is this  
12 necessary? Didn't we have to do this, didn't we  
13 have the option of not going ahead?

14 MR. BONELLO: The statute,  
15 Vincent, the statute under N.J.S.A. 40:14A-8  
16 requires this every year that the connection fee  
17 be recomputed and it sets forth the criteria to  
18 use to come up with the number. It is not  
19 something we don't have to do, we are required to  
20 do it, it is not discretionary. Look at the  
21 statute.

22 MR. LEPORE: I have no further  
23 questions. I have no further questions.

24 MR. ROGUSKI: Thank you, Mr.  
25 Lepore.

↑

13

1 MR. BROWN: Thank you, Mr.  
2 Lepore.

3 MR. ROGUSKI: Any other members  
4 of the public on?

5 Do I have a motion to close out  
6 the public portion?

7 MR. BROWN: So moved.

8 MS. MORRIS: Second.

9 MR. ROGUSKI: All in favor?

10 VOICES: Aye.

11 MR. ROGUSKI: Any against?

12 Up next is action on connection

13 fee, we have a resolution here approving the

14 change in connection fees.

15 I'll go ahead and read it, now

16 therefore be it resolved by the Long Branch

17 Sewerage Authority that the revised rate

18 resolution be approved which will increase the

19 initial connection fee from \$4,631 to \$5,790 per

20 unit for all residential connectors and from

21 \$21.77 to \$28.06 per gallon per day of estimated

22 flow for all nonresidential connections, and be

23 it further resolved that the reactivation fee

24 will be set at \$81.07 from \$111 per unit, and be

25 it further resolved that a 50 percent discount be



1 granted on prevailing connection fees to all City

2 of Long Branch Public Housing Authority

3 connection fees and to all the connection fees



4 from all organizations building affordable  
5 housing projects within the City of Long Branch  
6 and the same is hereby adopted effective  
7 immediately.

8 Before I do roll call, any  
9 questions regarding the resolution?

10 If not, do I have a motion?

11 MR. BROWN: So moved.

12 MR. ROGUSKI: A second?

13 CHAIRMAN RILEY: Second.

14 MR. ROGUSKI: All in favor?

15 VOICES: Aye.

16 MR. ROGUSKI: Any against?

17 Thank you, all.

18 Up next, do I have a motion to  
19 adjourn at 5:01 p.m.?

20 CHAIRMAN RILEY: So moved.

21 MR. ROGUSKI: Do I have a

22 second?

23 MR. BROWN: Second.

24 MR. ROGUSKI: All in favor?

25 VOICES: Aye.

1 MR. ROGUSKI: Any against?

2 Thank you everyone.

3 (Whereupon, the connection fee

4 and reactivation fee public hearing is concluded

5 at 5:02 p.m.)

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1 CERTIFICATE OF OFFICER

2

3 I CERTIFY that the foregoing is  
4 a true and accurate transcript of the testimony  
5 and proceedings as reported stenographically by  
6 me at the time, place and on the date as  
7 hereinbefore set forth.

8 I DO FURTHER CERTIFY that I am  
9 neither a relative nor employee nor attorney nor  
10 counsel of any of the parties to this action, and  
11 that I am neither a relative nor employee of such  
12 attorney or counsel, and that I am not  
13 financially interested in the action.

14

15

16

17

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19

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21

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22	STEPHANIE LYN RAHN
23	License No. 975352
24	Notary Public of the
25	State of New Jersey
	My Commission Expires
	April 18, 2027



RECEIVED

Certified

APR 18 2023

NOTICE OF PUBLIC HEARING  
CITY OF LONG BRANCH ZONING BOARD OF ADJUSTMENT  
MONMOUTH COUNTY, NEW JERSEY

Please take notice that the Zoning Board of Adjustment (the "Board") of the City of Long Branch (the "City") will, on April 24, 2023 at 7:00 p.m., at Long Branch City Hall, City Council Chambers, 2<sup>nd</sup> Floor, City of Long Branch, 344 Broadway, Long Branch, NJ 07740, or at such other time and place as the Board may adjourn thereafter, hold a public hearing (the "Hearing") in accordance with the procedure outlined in Whispering Woods v. Middletown Township, 220 N.J. Super. 161 (Law Div. 1987) to consider the adoption of the proposed memorandum of tentative settlement agreement (the "Settlement Agreement") in the matter of Jemal's Church Street School, LLC v. Zoning Bd. of Adjustment of the City of Long Branch, Docket No. MON-L-2172-22 (the "Action"), which related to an application made by Jemal's Church Street School, LLC (the "Applicant") for amended preliminary and final major site plan approval, amended "use" or "d(1)" variance approval, and such other approval relief, authorization, or permission as the Board or its consultants may deem necessary (the "Application") to permit the addition of rooftop deck space, together with certain ancillary improvements as more particularly set forth below (the "Project") at that certain real property that is commonly known as 465 Church Street, Long Branch, NJ and that is formally identified as Lot 11 in Block 469 on the City of Long Branch tax map (the "Property"). The Property consists of approximately 1.45 acres (63,162 s.f.) and is located in the City's R-3 (Single-Family Residential) Zoning District.

By way of background, the Property's existing multi-family residential use is not an expressly permitted use in the R-3 Zoning District, however, the Applicant previously received "use" or "d(1);" "density" or "d(5);" "height" or "d(6);" and "bulk" or "c" variance relief along with preliminary and final major site plan approval to permit the adaptive reuse of the former school building (f/k/a "Primary School #3") to the current use by way of Board Resolution dated April 23, 2018 (the "4/23/18 Board Resolution"). The Applicant received a subsequent approval modifying a condition of the 4/23/18 Board Resolution by Board Resolution dated September 24, 2018 (the "9/24/18 Board Resolution"). Pursuant to the approvals memorialized in the 4/23/18 Board Resolution and the 9/24/18 Board Resolution, the Property is improved with a 12-unit multi-family apartment building. The building was formerly a school building and has been retrofitted to accommodate the current use.

In 2022, in accordance with the MLUL, N.J.S.A. 40:55D-76, the Applicant filed the Application with the Zoning Board of Adjustment (the "Board"), and duly noticed for the public hearing which was held before the Board on May 23, 2022. The Applicant sought an amendment to the previously approved preliminary and final major site plan for the Property to permit a rooftop deck area on an approximately 51 ft. (length) by 59 ft. (width) portion of the building's second floor roof. The proposed roof decks will service units 3-3 and 3-4, which are located on the third story of the building, with each one of those two units having its own separate roof deck. The Project will also include the installation of new doors to access the roof deck area, new windows in the aforementioned units (intended to be consistent with relevant historic preservation guidelines), as well as screenings, railings, and the like, all associated with the proposed rooftop deck areas. The Board denied the Applicant's request for amended preliminary and final major site plan approval and the Applicant instituted the Action, seeking judicial relief

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Mon. File

with the respect to the Application. On June 27, 2022, the Board adopted a resolution memorializing the Zoning Board's Denial which was published in the official newspaper of the City on July 1, 2022 (the "6/27/22 Board Resolution").

The Applicant and the Board have agreed in principle to the terms of the Settlement Agreement, which would settle the Action if it is adopted by the Board at the Hearing. Under the Settlement Agreement, the amended application shall seek d(2) variance relief, amended site plan approval, and such other relief as may be required by the Board of its consultants for purposes of this Application. Further, it is anticipated under the Settlement Agreement that the conditions of approval/restrictions will be consistent with, but not necessarily limited to, stipulations made by Plaintiff during the prior Application and/or made during the settlement discussions, and shall include: limitation of the use of and access of the rooftop decks to the respective adjacent residential units only; the dividing fence on the roof shall not extend beyond the boundaries of the rooftop decks, and the size, material, color, and design of the fence shall be subject to Board review/approval; any and all other rooftop fencing shall also be subject to Board review/approval; the parapet walls and posts shall be subject to Board review/approval; nothing other than typical outdoor furniture may be placed on the rooftop decks; lighting at and about the decks shall be subject to Board review/approval; no sound systems, audio systems, or speakers shall be permitted on the decks; no electrical outlets shall be installed at or about the decks; and, any and all relief/approvals granted with regard to the decks shall be subject to review and approval by the Historic Trust.

In addition to amended preliminary and final major site plan approval, the Applicant will seek "conditional use" or "d(2)" variance approval; and such other waivers, approvals, exceptions, authorizations, permissions, or other relief that the Board or its consultants may deem necessary or determine to be required during the Board's consideration of the Application, without additional public notice. The Applicant acknowledges that this is a "subsequent" application for approval as contemplated by N.J.S.A. 40:55D-76 and, as such, the Board may consider whether the requested approval may be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the zone plan and zoning ordinance.

A copy of the Application (and supporting documentation) is on file with the City of Long Branch Zoning Board of Adjustment in the office of the Board Secretary. The Application and supporting documents are available for public inspection Monday through Friday (except regularly and locally observed holidays) during regular business hours, 8:30 a.m. to 4:30 p.m. at Long Branch City Hall, Office of Zoning Board Secretary, City of Long Branch, 344 Broadway, Long Branch, NJ 07740. Those having questions regarding the Hearing or the Application may contact the Board Secretary, Erik Brachman, at 732-222-7000 ext. 5430 or via email at [ebrachman@longbranch.org](mailto:ebrachman@longbranch.org).

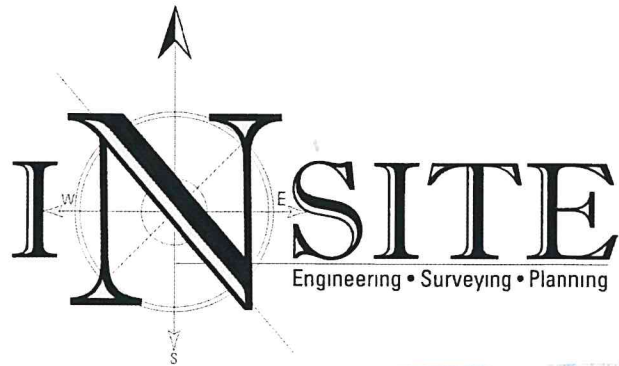
This Notice is given in accordance with the MLUL. Any interested person may appear as provided above, or through his or her attorney at the Hearing to be heard on the Application.

By: Jemal's Church Street School, LLC  
Steven P. Gouin, Esq.  
Giordano, Halleran & Ciesla, P.C.  
125 Half Mile Road, Suite 300  
Red Bank, NJ 07701  
Attorney for the Applicant

Dated: April 5, 2023

Docs #6213041-v1

Long Branch Sewerage Authority  
Attn: Tom Roguski  
Staff Engineer  
150 Joline Avenue  
Long Branch, New Jersey 07740



April 18, 2023

Via: Hand Delivery and Electronic Mail

Subject: **THE ATLANTIC CLUB CONDITIONAL APPROVAL**  
Colliers Engineering & Design File No. LBS-0334  
390-392 Ocean Avenue  
Block 215, Lots 3 and 5.01  
City of Long Branch, Monmouth County, New Jersey



Mr. Roguski,

We are submitting this letter on behalf of the Owner/Applicant in response to The Atlantic Club Conditional Approval Letter dated December 28, 2022 and to supplement our response letter dated March 3, 2023. Each comment and response are numbered in accordance with the aforementioned review memo. *Italicized text is taken from the review memo for your ease of reference; bold non-italicized text represents our responses.*

*The Atlantic Club Conditional Approval Letter, dated December 28, 2022*

4. *A CCTV inspection of the existing downstream sewer shall be performed, from the existing connection manhole within South Bath Avenue to North Bath Avenue, as shown on the attached map.*

**The CCTV Inspection was performed on April 4, 2023, and observed by the LBSA. We have attached the CCTV inspection report as part of this submission.**

In accordance with the above, enclosed please find the following:

- One (1) copy of the CCTV Inspection of Sewers Report and associated DVD, dated 4/4/23, as prepared by National Water Main Cleaning Company;

If you have any questions or require further information, please feel free to contact this office anytime.

Sincerely,

**InSite Engineering, LLC**

Christopher M. Bednarski

Job #21-1632-01  
CMB/sc  
cc:

**InSite Engineering, LLC**

1955 Route 34, Suite 1A • Wall, NJ 07719

732-531-7100 (ph) • 732-531-7344 (fx) • InSite@InSiteEng.net • www.InSiteEng.net

Licensed in NJ, PA, DE, NY, CT, NC, DC, & CO

5-2





John J. Ploskonka, P.E., P.P.  
President

Bhaskar R. Halari, P.E.  
V.P./Director of Engineering

Dana A. Kelly, Esq.  
Director of Operations

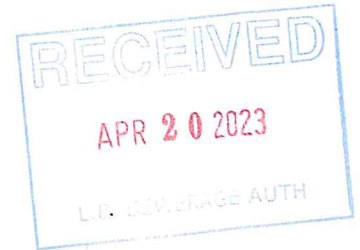
**CONCEPT  
ENGINEERING  
CONSULTANTS, P.A.**

123 ROUTE 33  
SUITE #204  
MANALAPAN, NEW JERSEY 07726

Phone: (732)792-2750

Fax: (732)792-2740

April 20, 2023



Thomas Roguski, Executive Director  
Long Branch Sewerage Authority  
City of Long Branch  
150 Joline Avenue  
Long Branch, NJ 07740  
Troguski@longbranch.org

Re: Santos Subdivision  
Preliminary and Final Major Subdivision with Variances  
117 Conover Place (Zone R-5), Block 336, Lot 1  
City of Long Branch, Monmouth County, NJ  
CME File No. HLBP0336.01, CEC File No. 32752

Dear Mr. Roguski:

My client Joao Dos Santos has received Planning Board approval for four building lots on Conover Place. Enclosed is a copy of the Resolution of Approval and a copy of sheet 2 of the Preliminary Plan. The engineer for the Planning Board, Laura Neumann, in her report of January 5, 2023, asked that we contact various local agencies for any comments. This letter is a request for your comment on this application.

Enclosed are the following:

1. Planning Board Resolution of Approval dated March 21, 2023
2. A copy of sheet 2 of the Preliminary Plan
3. Laura Neumann's report dated January 5, 2023

If you have any questions, please feel free to call me on my cell at 732-841-6874.

Very truly yours,

John J. Ploskonka, P.E., P.P.

JJP:obs  
Encls.

cc: Dana Kelly, Bhaskar Halari, Hassan Maqsood, Laura Neumann, Joao Dos Santos, Jr., Paul R. Edinger,  
Ron Cucchiaro

Tom. File

5-3

**RESOLUTION**

**CITY OF LONG BRANCH PLANNING BOARD  
RESOLUTION OF MEMORIALIZATION  
MONMOUTH COUNTY, NEW JERSEY  
PRELIMINARY AND FINAL MAJOR SUBDIVISION  
APPROVAL WITH ANCILLARY VARIANCE RELIEF**

**Approved: January 17, 2023  
Memorialized: March 21, 2023**

**MATTER OF: JOAO DOS SANTOS, JR.**

**APPLICATION NO.: PB 22-E**

**WHEREAS**, an application for preliminary and final major subdivision approval has been made to the City of Long Branch Planning Board (hereinafter referred to as the "Board") by Joao Dos Santos (hereinafter referred to as the "Applicant") on lands known and designated as Block 336, Lot 1, as depicted on the Tax Map of the City of Long Branch (hereinafter "Property"), and more specifically located at 117 Conover Place in the R-5 (Residential) Zone, as well as the CAFRA Zone; and;

**WHEREAS**, a public hearing was held before the Board on January 17, 2023; and

**WHEREAS**, a complete application has been filed, the fees as required by City Ordinance have been paid, and it otherwise appears that proper notice has been published and the jurisdiction and powers of the Board have been properly invoked and exercised.

**NOW, THEREFORE**, does the Board make the following findings of fact and conclusions of law with regard to this application:

1. The subject Property contains 24,936 square feet and is a corner lot with +/-184 feet of frontage along the westerly side of Conover Place within the R-5 Zone. The subject Property is currently improved with a 1½ story dwelling, a detached masonry garage, and associated concrete driveway. The subject Property is also located in the CAFRA Zone.

2. The Applicant proposes to remove all existing site improvements and subdivide the subject Property into four (4) new lots consisting of one (1) 6,764 square foot lot, one (1) 6,375 square foot lot, one (1) 6,037 square foot lot, and one (1) 5,760 square foot lot. All proposed lots are proposed to be developed with single-family dwellings with a garage having access by a paved drive. All dwellings are proposed to be serviced by public water and sanitary sewer systems.

3. Counsel for the Applicant, John B. Anderson, Esq., stated that the Applicant was seeking preliminary and final major subdivision approval. He stated that the subdivision plans were revised, dated November 21, 2022, and were submitted to the Board. Mr. Anderson further represented that a response to the Board Engineer/Planner's Report was submitted November 29, 2022.

4. The Applicant's Engineer, John Ploskonka, P.E., P.P., introduced a Map consisting of four (4) pages as Exhibit A-1. Mr. Ploskonka explained that page 4 of Exhibit A-1 depicted an aerial of the area surrounding the subject Property. He stated that the surrounding area consisted of single-family dwellings. Mr. Ploskonka further testified that the subject Property contained 25,000 square feet and was within the R-5 Zone. He noted that the subject Property is currently improved with a dwelling and driveway. Mr. Ploskonka also stated that Conover Place was located to the south and west of the subject Property. He then testified that the adjacent properties contained a mix of various sized dwellings within the R-5 Zone. Mr. Ploskonka further stated that two (2) undersized properties were located on John Street and two (2) properties with a width of twenty-five (25) feet were located on Henderson Road.

5. Mr. Ploskonka next testified that the Applicant was proposing to remove the existing dwelling and create four (4) lots. He stated that the proposed four (4) lots were conforming in lot

size, setbacks, depth, and width. Mr. Ploskonka further explained that each lot would be developed with a single-family dwelling and eighteen (18) foot wide driveway.

6. Mr. Ploskonka next testified that the Applicant was seeking two (2) variances. He stated that variance relief from minimum depth was needed for proposed Lot 1.04. He explained that the depth along one (1) side property line was 110.52 feet and 113.9 feet at the middle of the rear property line. Mr. Ploskonka also stated that the minimum required lot depth was 115 feet and that the proposed lot was only short by one (1) foot at the middle of the rear property line. He explained that variance relief from minimum frontage requirements was needed for proposed Lot 1.01. Mr. Ploskonka noted that the frontage was 34.01 feet, which was approximately sixteen (16) feet short of the minimum. He argued that the frontage was mitigated because the total lot was oversized for the zone and widened toward the rear of the lot.

7. Mr. Ploskonka also stated that the Applicant would obtain all outside agency approvals. He then agreed that the Applicant would comply with items 6A-H on the Board Engineer/Planner's Report. Mr. Ploskonka testified that the Applicant would file the map, then remove the existing dwelling in an approximate six (6) to eight (8) month period. He further stated that the Applicant had applied to Freehold Soil Conservation District and would be applying to all other necessary outside agencies.

8. Mr. Ploskonka also explained that a stormwater management system was not required because there would be less than one (1) acre of disturbance, specifically, the disturbance would be less than 0.25 acres. He stated that the Applicant would, however, provide drywells subject to review an approval by the Board Engineer. Mr. Ploskonka advised that runoff would not increase because there was less than 0.25 acres of disturbance and the roof would runoff to its own seepage pit on each proposed lot.

9. Mr. Ploskonka further testified that, based on his calculations, the Applicant would contribute \$3,500.00 to the City Tree Fund. He stated that the Applicant was proposing four (4) street trees. He then explained that no further landscaping would be provided because the individual buyers of the dwellings would plant their own landscaping.

10. Mr. Ploskonka then stated that the Applicant would repave the street in the area of utility connections. The Board Engineer/Planner recommended the Applicant repave the street along the frontage of the subject Property to the center line. The Board Engineer/Planner also recommended the Applicant provide sidewalk along the frontage. Mr. Ploskonka testified that the Applicant would provide a sidewalk connecting to the Board of Education property at the end of the street.

11. Mr. Ploskonka further testified that the adjacent properties contained a mixed size of dwellings within the R-5 Zone. He stated that the Board of Education property was large. Mr. Ploskonka further stated that two (2) undersized properties were located on John Street as well as two (2) properties with a width of twenty-five (25) feet on Henderson Road.

12. In response to questions from the Board, the Board Engineer/Planner explained that the Applicant was providing four (4) street trees and making a financial contribution to the City Tree Fund in lieu providing more trees.

13. In response to questions from the Board, Mr. Ploskonka testified that the Applicant would provide sidewalk and curb as long as there was adequate right-of-way. He stated that he would work with the Board Engineer/Planner on the specific location of the sidewalk and curb. The Board recognized that the City was installing a sidewalk on John Street and it has been difficult, therefore the Applicant may face similar difficulties.

14. In response to further questions from the Board, the Board Engineer/Planner stated that the frontage of Lot 1.01 had enough space for the proposed driveway, but it could not be any closer to the corner. Mr. Ploskonka testified that the driveway was ten (10) feet from the property line and the amount of frontage was sufficient for the driveway and a sight triangle for the corner.

15. Mr. Ploskonka then confirmed the following variance relief:

- a. *Section 345-106* – A minimum lot frontage of 50 feet is required; whereas Lot 1.01 proposes a frontage of 34.01 feet.
- b. *Section 345-106* – A minimum front yard setback of 35 feet is required; whereas 10 feet is proposed.

16. The hearing was opened to the public for questions for the Applicant's Engineer, at which time, Ira Wilkow, 116 Conover Place asked if sidewalk could be provided across Conover Place from the subject Property. The Board informed Mr. Wilkow that it lacked jurisdiction to request that the Applicant provide sidewalk outside the subject Property. The Board Engineer/Planner advised that Conover Place was not part of the sidewalk grant for John Street.

17. The Applicant's Planner, Allison Coffin, P.P., AICP, testified that the subject Property was located within the R-5 Zone. She stated that the existing 24,936 square foot subject Property was irregularly shaped and sized for the R-5 Zone. Ms. Coffin opined that the subject Property contained one (1) dwelling and detached garage. She also explained that the Applicant was proposing to remove the existing improvements and subdivide the subject Property into four (4) lots. Ms. Coffin further testified that residential uses were located to the north and east; a parking lot owned by the Board of Education was located to the west, and a school and associated parking owned by the Board of Education was located to the south. She stated that the proposed lots were conforming, except for the frontage on the most southern lot, and depth for the most northern lot.

18. Ms. Coffin next testified that the variance relief could be granted under the C(1) and C(2) criteria. She first addressed the C(1) criteria. Ms. Coffin testified that proposed Lots 1.01 and 1.04 were both an irregular shape because they were at either end of the existing subject Property, therefore most effected by the existing angle and flair creating the irregular shape. She stated that in spite of the irregular shape, proposed Lots 1.01 and 1.04 were compliant with lot area and required no setbacks. Ms. Coffin argued that strict compliance with the bulk standards would restrict the use of the proposed lots.

19. Ms. Coffin next testified as to the c(2) criteria. Ms. Coffin testified that the proposal advanced purpose a) of the Municipal Land Use Law (MLUL) by promoting the general welfare. She testified that the proposal advanced purpose c) of the MLUL by removing the existing dwelling and detached garage that encroached on the property line. She testified that the proposal advanced purpose e) by promoting an appropriate density that better fits within the zone.

20. Ms. Coffin next testified that the proposal presented no substantial detriment. She stated that proposal is a permitted use in the zone. Ms. Coffin specifically identified twenty-three (23) properties within 200 feet, which had non-compliant depth and frontage (48%). She opined that the proposed lots would retain the character of the neighborhood. Ms. Coffin also stated that there were no traffic, odor, or noise not already contemplated by the zoning ordinance. She testified that the proposed driveways would be safe because of the bump out within the Board of Education parking lot adjacent to the subject Property. Ms. Coffin further testified that there were no setback variance relief necessary, thereby keeping within the open space contemplated by the zone. She concluded that the proposal created no harm to the Master Plan, rather it eliminated an existing non-conforming rear yard setback.

21. In response to questions from the Board, Ms. Coffin confirmed that both proposed Lots 1.01 and 1.04 were irregularly shaped. Ms. Coffin also confirmed that the driveway was setback ten (10) feet from the property line.

22. There were no members of the public expressing an interest in this application.

**WHEREAS**, the Long Branch Planning Board, having reviewed the proposed application and having considered the impact of the proposed application on the City and its residents to determine whether it is in furtherance of the Municipal Land Use Law; and having considered whether the proposal is conducive to the orderly development of the site and the general area in which it is located pursuant to land use and zoning ordinances of the City of Long Branch; and upon the imposition of specific conditions to be fulfilled, hereby concludes that good cause has been shown to approve the application of Joao Dos Santos for preliminary major subdivision approval pursuant to N.J.S.A. 40:55D-48 and final major subdivision approval pursuant to N.J.S.A. 40:55D-50 along with ancillary bulk variance relief pursuant to N.J.S.A. 40:55D-70c(2).

The Applicant has proposed a permitted use. The Applicant does, however, require variance relief. The Municipal Land Use Law, at N.J.S.A. 40:55D-70c provides Boards with the power to grant variances from strict bulk and other non-use related issues when the Applicant satisfies certain specific proofs which are enunciated in the Statute. Specifically, the Applicant may be entitled to relief if the specific parcel is limited by exceptional narrowness, shallowness or shape. The Applicant may show that exceptional topographic conditions or physical features exist which uniquely affect a specific piece of property. Further, the Applicant may also supply evidence that exceptional or extraordinary circumstances exist which uniquely affect a specific piece of property or any structure lawfully existing thereon and the strict application of any regulation contained in the Zoning Ordinance would result in a peculiar and exceptional practical



difficulty or exceptional and undue hardship upon the developer of that property. Additionally, under the c(2) criteria, the Applicant has the option of showing that in a particular instance relating to a specific piece of property, the purpose of the act would be advanced by allowing a deviation from the Zoning Ordinance requirements and the benefits of any deviation will substantially outweigh any detriment. In those instances, a variance may be granted to allow departure from regulations adopted, pursuant to the Zoning Ordinance.

Those categories specifically enumerated above constitute the affirmative proofs necessary in order to obtain "bulk" or "c" variance relief. Finally, an Applicant must also show that the proposed variance relief sought will not have a substantial detriment to the public good and, further, will not substantially impair the intent and purpose of the zone plan and Zoning Ordinance. It is only in those instances when the Applicant has satisfied both these tests, that a Board, acting pursuant to the Statute and case law, can grant relief. The burden of proof is upon the Applicant to establish these criteria.

The Board finds that the Applicant has satisfied the positive criteria. The Board finds that the Applicant has proposed to subdivide the subject Property into four (4) new lots. Each lot is proposed to be developed with a single-family house which is a permitted use in the zone. All of the proposed new lots satisfy the minimum lot area requirements in the R-5 Residential Zone. However, the Board finds the Applicant requires "c" variance relief for the lot depth for proposed Lot 1.01 and frontage for proposed Lot 1.04. The Board finds that the lot depth on proposed Lot 1.01 and frontage for proposed Lot 1.04 will allow the Applicant to create four (4) new lots that are more conforming to the zone and surrounding area than the existing subject Property. The Board finds that the proposed subdivision promotes the goals of planning enumerated in the Municipal Land Use Law at N.J.S.A. 40:55D-2. More specifically, approval

of this application promotes the following: 2a) promotes the general welfare; 2c) promotes adequate light, air, and open space; and, 2e) promotes the establishment of appropriate population densities. The Board therefore concludes that the positive criteria has been satisfied.

The Board also finds that the negative criteria has been satisfied. The Board finds that the proposed subdivision is consistent with the existing pattern of development in the area. The grant of variance relief also will not result in increased traffic, noise or population density not already contemplated by the Ordinance. The Board therefore finds that the grant of variance relief would not result in substantial impairment of the zone plan or zoning ordinance or substantial detriment to the public good. The negative criteria has therefore been satisfied.

The Board finds that the positive criteria substantially outweighs the negative criteria and variance relief pursuant to N.J.S.A. 40:55D-70c(2) may be granted.


Aside the above relief, the Board finds that the Applicant has satisfied all zoning, subdivision and design criteria ordinance requirements. Preliminary major subdivision approval may therefore be granted pursuant to N.J.S.A. 40:55D-48 and final major subdivision may be granted pursuant to N.J.S.A. 40:55D-50.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the City of Long Branch on this 21st day of March 2023, that the action of the Planning Board taken on January 17, 2023, granting Application No. PB 22-E of Joao Dos Santos, Jr., preliminary major subdivision approval pursuant to N.J.S.A. 40:55D-48 and final major subdivision approval pursuant to N.J.S.A. 40:55D-50 along with ancillary bulk variance relief pursuant to N.J.S.A. 40:55D-70c(2) is hereby memorialized as follows:

The application is granted subject to the following conditions:

1. The development of this site shall take place in strict conformance with the testimony, plans and drawings which have been submitted to the Board, except as where they may have been required to be revised by the Planning Board as set forth herein.
2. The Applicants shall comply with all recommendations contained in the reports by the Board's Professionals including the Report from CME Associates, dated December 14, 2022 except as modified herein.
3. The Applicant shall comply with the Tree Preservation Ordinance or make a financial contribution to the City Tree Fund subject to review and approval from the Board Engineer.
4. The Applicant shall provide sidewalk and curb along the frontage of the subject Property connecting to the sidewalk within the adjacent parking lot to the Board of Education property subject to review and approval by the Board Engineer.
5. The subdivision shall be perfected in compliance with the Map Filing Law.
6. Plot plan approval shall be obtained for the development of each lot.
7. The Applicant shall repave Conover Place along the frontage of the subject Property to the center line of Conover Place upon completion of utility connections subject to review and approval by the Board Engineer.
8. The proposed numbering of the lots shall be satisfactory to the City Tax Assessor.
9. The Applicant shall obtain all necessary approvals and shall post all applicable fees to the Long Branch Sewage Authority (if required).
10. The Applicant shall provide a certificate that taxes are paid to date of approval.
11. Payment of all fees, costs, escrows due or to become due. Any monies are to be paid within twenty (20) days of said request by the Board Secretary.
12. Subject to all other applicable rules, regulations, ordinances and statutes of the City of Long Branch, County of Monmouth, State of New Jersey, or any other jurisdiction.

**BE IT FURTHER RESOLVED** that the Applicant is hereby authorized and directed to cause a notice of this decision to be published in the official newspaper at the Applicant's expense. The Board Secretary is hereby authorized to send a certified copy of this Resolution to the Applicant and to the City Clerk, Engineer, Attorney and Tax Assessor, and shall make same available to all other interested parties.

  
Mark Smiga, Chairman  
Long Branch Planning Board

ON MOTION OF: **VIEIRA**

SECONDED BY: **KANEFISKY**

ROLL CALL:

YES: **SMIGA, THOMAS, KANEFISKY, VIEIRA, BARATEIRO,**  
**CATANESE**

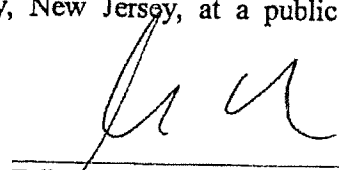
NO:

ABSTAINED:

ABSENT: **ZUK, JONES, SMITH**

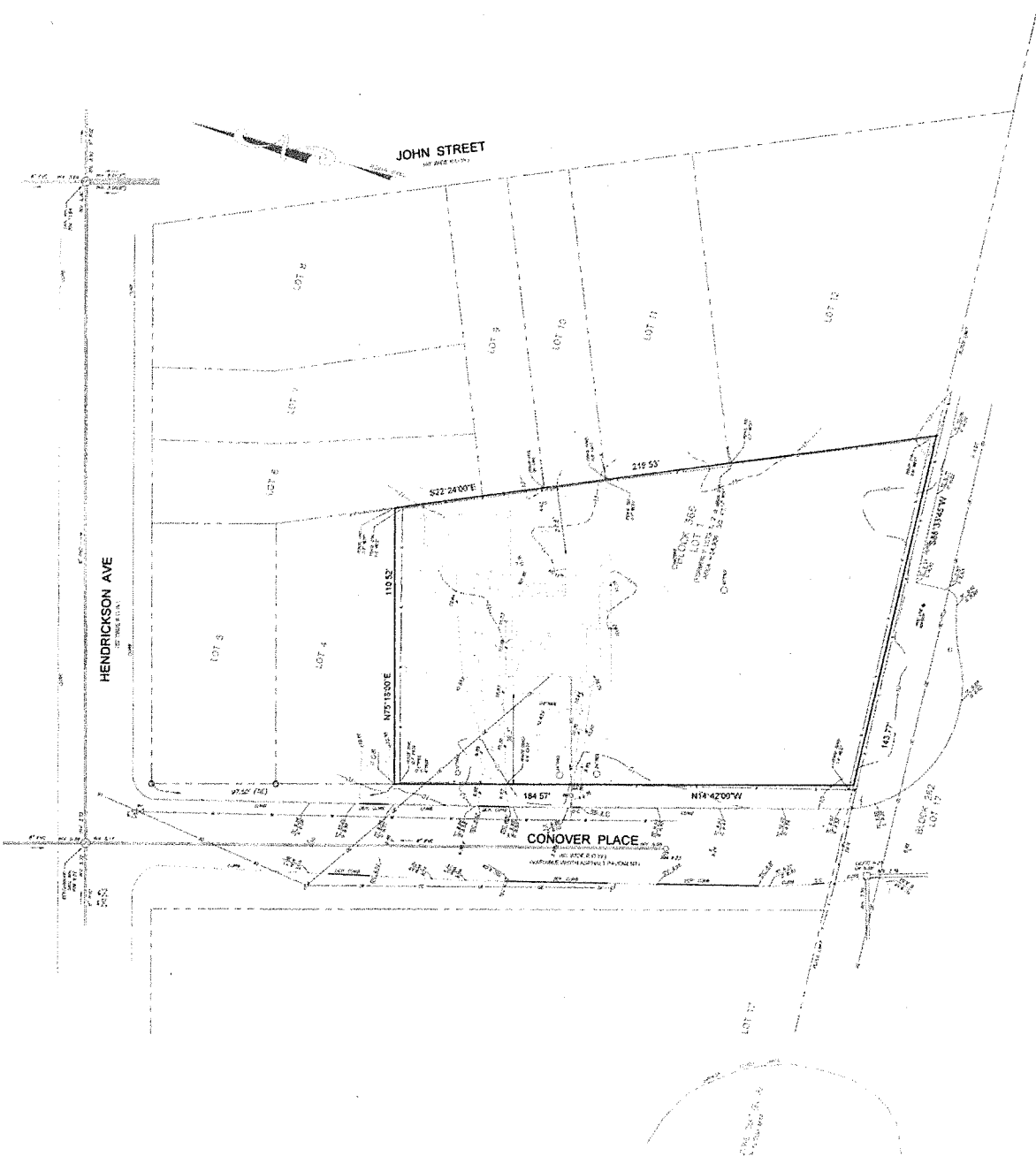
DATED: **3/21/23**

I hereby certify this to be a true and accurate copy of the Resolution adopted by the City of Long Branch Planning Board, Monmouth County, New Jersey, at a public meeting held on March 21, 2023.

  
Erik Brachman, Secretary  
Long Branch Planning Board



1. ZONING IS SO CALLED DESIGNATED DISTRICT - IN BLOCK 106 AS SHOWN ON THE OFFICIAL TAX MAPS OF LONG BEACH.
2. ZONING MAP SHEET 222
3. THE DOCUMENT CONTAINS A TOTAL TRACT OF 0.57 AC. 34.925 ST.
4. THE APPLICANT WISHES TO SUBDIVIDE THE EXISTING TRACT OF .57 AC. ALONGSIDE TO CREATE 4 SINGLE FAMILY RESIDENTIAL LOTS.
5. THE DOCUMENT IS LOCATED IN THE 6.8 NEIGHBORHOOD ZONING DISTRICT.

[illegible]



January 5, 2023

Eric Nathanson, Planning Board Chairman  
City of Long Branch Planning Board  
344 Broadway Avenue  
Long Branch, NJ 07740

**Re: Santos Subdivision  
Preliminary & Final Major Subdivision with Variances  
Engineering and Planning Review #3  
Location: 117 Conover Place (Zone R-5)  
Block 336, Lots 1  
City of Long Branch, Monmouth County, NJ  
Our File: HLB0336.01**

Dear Mr. Nathanson:

In accordance with your authorization, our office has performed a review of the following information which was submitted in support of the above-referenced application for Preliminary and Final Major Subdivision approval with variances:

- Preliminary and Final Major Subdivision and Variance Plan consisting of seven (7) sheets prepared by John J. Ploskonka, P.E. of Concept Engineering Consultants, P.A. dated 11/09/2019, last revised 12/28/2022;
- Final Major Subdivision Plat (1 sheet) prepared by John J. Ploskonka, P.E. of Concept Engineering Consultants, P.A. dated 12/28/2022, unrevised;

In accordance with your authorization, we have reviewed this application for Preliminary and Final Major Subdivision approval and offer the following comments:

1. Project Description

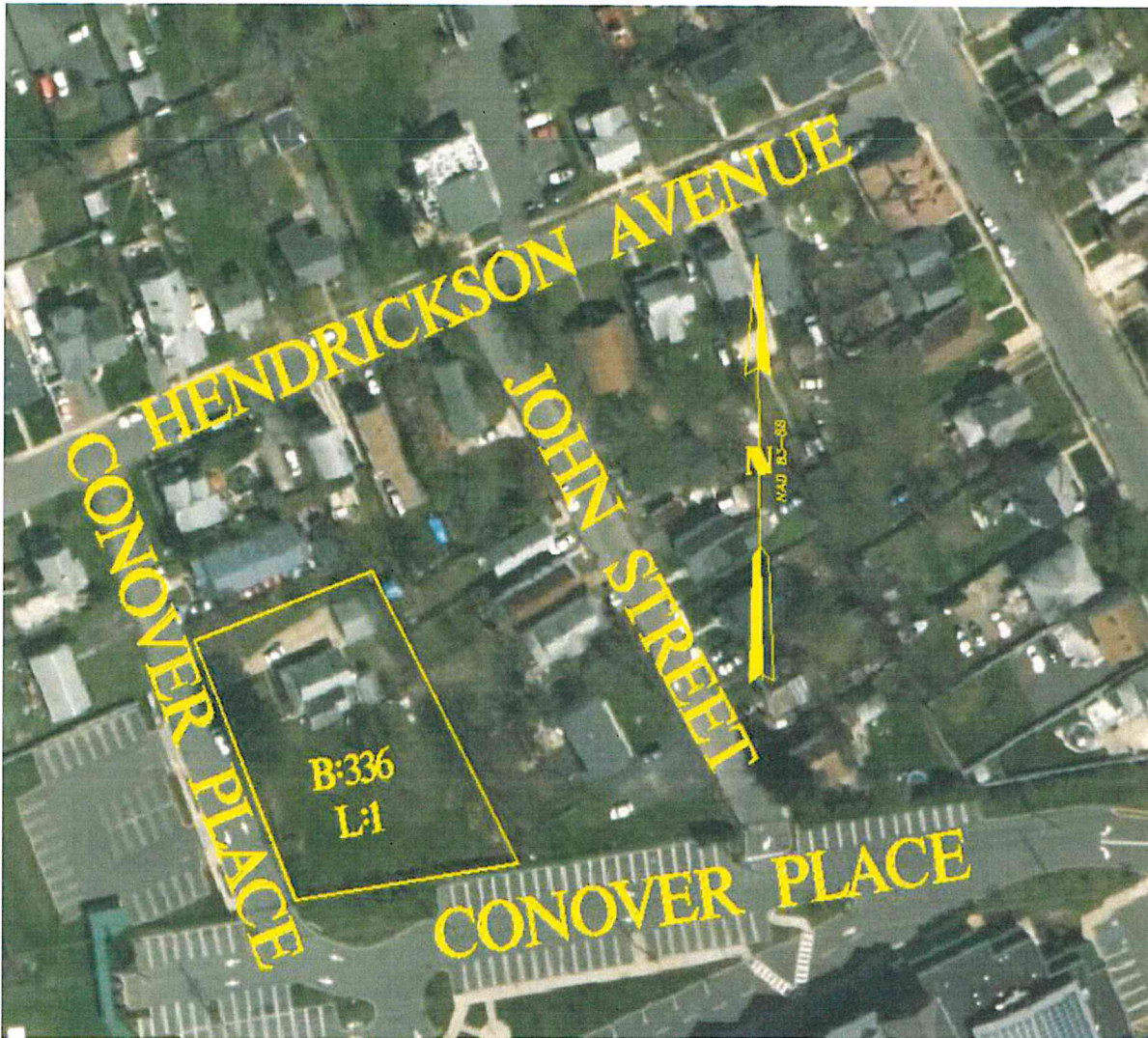
The subject 24,936 square foot corner lot has  $\pm 184$  feet of frontage along the westerly side of Conover Place within the R-5 Zone District. Currently, the property contains a 1 1/2 - story dwelling, a detached masonry garage and associated concrete driveway. The site is also located in the CAFRA zone.

The Applicant proposes to remove all existing site improvements and subdivide the property into four (4) new lots consisting of one (1) 6,764 s.f. lot, one (1) 6,375 s.f. lot, one (1) 6,037 s.f. lot and one (1) 5,760 s.f. lot. All proposed lots are depicted to contain a proposed single-family dwelling with a garage and having access by a paved drive. All dwellings are indicated to be serviced by public water and sanitary sewer systems.



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Preliminary and Final Major Subdivision – Engineering and Planning Review #3

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## 2. Zoning Compliance

The subject property is situated within the R-5 Residential Zone. The table below summarizes the bulk standards and zone requirements for the site:





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Description	Required	Proposed Lot 1.01	Proposed Lot 1.02	Proposed Lot 1.03	Proposed Lot 1.04
Minimum Lot Area	5,760 square feet	6,764 square feet	6,735 square feet	6,037 square feet	5,760 square feet
Minimum Lot Frontage	50 feet	<b>34.01 feet (V)</b>	50 feet	50 feet	50.55 feet
Minimum Lot Depth	115 feet	126.41 feet	127.49 feet	120.73 feet	<b>113.93 feet (V)</b>
Maximum Lot Coverage of all structures	35%	<35%	<35%	<35%	<35%
Front yard Setback	35 feet	35 feet (easterly frontage) <b>10 feet (southerly frontage) [1]</b> (V)	35 feet	35 feet	35 feet
Side yard Setback	10 feet	10 feet	10.89 feet	10.89 feet	11.11 feet
Combined Side Yard Setback	30% of Lot Width	N/A	21.78 feet	21.78 feet	22.22 feet
Rear yard Setback	35 feet	46.80 feet	50.17 feet	43.43 feet	36.69 feet
Maximum Building Height	2 ½ stories/ 30 feet	2 stories/ <30 feet	2 stories/ <30 feet	2 stories/ <30 feet	2 stories/ <30 feet
Gross habitable floor area	2 story- 1,600 square feet	>1,600 square feet	>1,600 square feet	>1,600 square feet	>1,600 square feet

[1] Side yard requirements as indicated, except where the side yard is adjacent to a public street, in which case such side yard shall meet the front yard requirements of the zone in which it is located;



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3. The following variances appear necessary under this application.
  - a) **Section 345-106** – A minimum lot frontage of 50 feet is required; whereas Lot 1.01 proposes a frontage of 34.01 feet.
  - b) **Section 345-106** – A minimum lot depth of 115 feet is required; whereas Lot 1.04 proposes a depth of 113.93 feet.
  - c) **Section 345-106** – A minimum front yard setback of 35 is required; whereas Lot 1.01 proposes a setback of 10 feet.
4. The Applicant has requested the following submission waivers from the City of Long Branch Development Plan Checklist:
  - a) **City of Long Branch Development Plan Application Checklist Section IX. Additional Information Required - Item A.** Written confirmation of availability and capacity of service from the public utilities (water, gas, electric and telephone).
  - b) **City of Long Branch Development Plan Application Checklist Section IX. Additional Information Required - Item B.** Written confirmation of availability and capacity of service from the City Sewer Authority
  - c) **City of Long Branch Development Plan Application Checklist Section IX. Additional Information Required - Item C.** Written confirmation of approval or un-involvement by County Agencies involved with this proposal. (Planning Board, DOT, etc.)
  - d) **City of Long Branch Development Plan Application Checklist Section IX. Additional Information Required - Item D.** Written confirmation of approval or un-involvement by an State Agencies involved with this proposal. (DOT, DEP, CAFRA, Coastal Commission, Army Corp. of Engineers, etc.)
  - e) **City of Long Branch Development Plan Application Checklist Section C(3) Drainage and Storm Systems, Sanitary Sewer & Utilities (a) – Existing and Proposed Drainage area maps accurately showing:**
    - i) Tributary areas on and off site before and after development
    - ii) Areas Contributing to each storm drain facility
  - f) **City of Long Branch Development Plan Application Checklist Section C(3) Drainage and Storm Systems, Sanitary Sewer & Utilities (g) –Storm drainage calculations for 100 year storm certified by a Professional Engineer.**



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- g) **City of Long Branch Development Plan Application Checklist Section C(3)  
Drainage and Storm Systems, Sanitary Sewer & Utilities (h)** – Signed contract for water and letters of service from other utilities.
- h) **City of Long Branch Development Plan Application Checklist Section C(3)  
Drainage and Storm Systems, Sanitary Sewer & Utilities (i)** – Letter from Sewer Authority stating service is available.
- i) **City of Long Branch Development Plan Application Checklist Section C(3)  
Drainage and Storm Systems, Sanitary Sewer & Utilities (k)** – Provision for stormwater detention basins where required including details of detention basins & recharge.
- j) **City of Long Branch Development Plan Application Checklist Section C(3)  
Drainage and Storm Systems, Sanitary Sewer & Utilities (l)** – Supportive calculations for detention basins and water quality for review.
- k) **City of Long Branch Development Plan Application Checklist Section C(5)  
Landscaping (a)** – Proposed landscaping within the site including parking areas and planting beds.
- l) **City of Long Branch Development Plan Application Checklist Section C(5)  
Landscaping (b)** – Proposed landscaping within the site including parking areas and planting beds.
- m) **City of Long Branch Development Plan Application Checklist Section C(5)  
Landscaping (c)** – Buffer areas including location of landscape screen and fencing
- n) **City of Long Branch Development Plan Application Checklist Section C(5)  
Landscaping (d)** – Planting plan with location, size, species and spacing of proposed plant material.
- o) **City of Long Branch Development Plan Application Checklist Section C(7)  
Architectural Plans and Details (a-g)** –
  - (a) **Elevations of the building and structures to ensure an architectural harmonious relation to the community and community standards.**
  - (b) **Indicate existing and proposed exterior materials including trim**
  - (c) **Existing Floor Plans showing existing layout of each floor including basement.**



City of Long Branch Planning Board  
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- (d) Proposed Floor Plans showing proposed layout of each floor. Including proposed basement and attic if changes are proposed.*
  - (e) Soil Boring information and recommendation.*
  - (f) Construction details.*
  - (g) Historic structures and private cemeteries.*
- 5. This application is subject to the requirements of the Residential Site Improvement Standards (RSIS) adopted as NJAC 5:21-1, et. seq. The Applicant has not requested any waivers or *de minimis* exceptions from the RSIS requirements and an agreement to exceed said requirements shall be filed with DCA for all proposed improvements which exceed RSIS.
- 6. The Applicant should be prepared to discuss the following issues with the Board:
  - a. The nature of the variances requested, and the need to provide the appropriate planning justification for same.
  - b. Compliance with Section 345-47.2 concerning affordable housing development fees.
  - c. The need to connect the roof drains on each dwelling to dry wells to mitigate the increase in runoff at the site.
  - d. Confirmation that if the Major Subdivision is approved it will be filed with the County Clerk's office by Plat.
  - e. Timing associated with removal of existing site improvements; if subdivision approval is granted, should be discussed with the Board. Generally, our office recommends removal prior to the filing of the Plat or Deed with the County Clerk's Office.
  - f. The need for any improvements (curb, sidewalk, widening, right-of-way dedication, shade trees, etc.) along either roadway frontage. At a minimum, restoration along Conover Place must comply with Ordinance standards.
  - g. Should the Board act favorably upon this application, the Applicant remains responsible to obtain all applicable building and construction permits, including Zoning and Grading Plan approval, from the City prior to the start of construction.
  - h. The Applicant should address the Board regarding the status of the required outside agency approvals for the project. In addition, copies of all outside agency approvals shall be forwarded to this office.
- 7. Based upon our review, the Plans should be revised as follows:



City of Long Branch Planning Board  
Re: Santos Subdivision- 117 Conover Place  
Preliminary and Final Major Subdivision – Engineering and Planning Review #3

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- a. We have reviewed the Final Major Subdivision Plat and find that the following items must be addressed:
  - i. General Note #6 on the Final Plat states that the plans are based on a Survey prepared by Crest Engineering Associates, Inc. for Block 19, Lot 40.01 whereas the property in question is Block 336, Lot 1. This discrepancy must be resolved.
  - ii. The Surveyors Certification on the Final Plat has been signed by Daniel P. Hundley, PLS whereas the Final Plat has been signed by John J. Ploskonka, PE. We note that the Final Plat must be signed and sealed by a licensed land surveyor not a professional engineer.
  - iii. The proposed house numbers must be shown on the Final Plat.
  - iv. The proposed block and lot numbers and house numbers must be approved in writing by the City Tax Assessor.
  - v. A written scale and a Graphic Scale must be provided.
  - vi. Provide Descriptions for the proposed Lots.
  - vii. The Municipal Clerk's certification states that the project was approved by the Planning Board of the Township of Marlboro which is incorrect. The certification must be revised to reference the City of Long Branch Planning Board.
  - viii. The Municipal Clerk's certification must be revised to reference the Long Branch City Clerk, not the Marlboro Township Clerk.
  - ix. The Municipal Clerk's certification states that the map must be filed in the County Clerk's office on or before 180 days after approval which is incorrect. In accordance with §40:44D-54 of the Municipal Land Use Law, the map must be filed within 95 days from the date of signing of the plat.
8. The Applicant may be subject to the following outside agency approvals:
  - a) Monmouth County Planning Board
  - b) Monmouth County Board of Health
  - c) Freehold Soil Conservation District
  - d) NJDEP / CAFRA
  - e) New Jersey Transit



City of Long Branch Planning Board

Re: Santos Subdivision- 117 Conover Place

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- f) City of Long Branch Sewerage Authority
- g) City of Long Branch Public Works Department
- h) City of Long Branch Fire Official
- i) City of Long Branch Public Works Department
- j) Various Utility Companies
- k) All other outside agency approvals as may be required. The Applicant shall address the Board regarding the status of all outside agency approvals for the project. In addition, copies of all outside agency approvals shall be forwarded to our office.

We reserve the right to present additional comments, pending the receipt of revised plans and/or the testimony by the applicant, before the Board.

Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,

**CME ASSOCIATES**

Laura Neumann, PE, PP  
*Planning Board Engineer and Planner*

LJN:JJH:MPR

cc: Joao Dos Santos, Jr., Applicant  
Paul R. Edinger, Esq, Applicant's Attorney  
John J. Ploskonka, PE, Applicant's Engineer  
Dario L. Pasquariello, Applicant's Architect  
Ronald Cucchiari, Esq, Board Attorney

**Public Notification Letter for  
NJDEP Waterfront Development Individual Permit Application  
4 Bay Avenue  
Block 479, Lot 7  
City of Long Branch, Monmouth County  
Envirotactics Project #5496**

This letter is to provide you with legal notification that an application for a waterfront development individual permit will be submitted to the New Jersey Department of Environmental Protection, Division of Land Use Regulation for the development shown on the enclosed plan. A brief description of the proposed project follows: *legalize the existing waterward structures.*

The complete permit application package can be reviewed at either the municipal clerk's office in the municipality in which the site subject to the application is located, or by appointment at the Department's Trenton office. The Department of Environmental Protection welcomes comments and any information that you may provide concerning the proposed development and site. Please submit your written comments within 15 calendar days of receiving this letter to:

For Regular Mail  
New Jersey Department of Environmental Protection  
Division of Land Use Regulation  
P.O. Box 420, Code 501-02A  
Trenton, NJ 08625-0420  
Attn: Long Branch Supervisor

For overnight mail, courier or hand delivery:  
New Jersey Department of Environmental Protection  
Division of Land Use Regulation  
501 East State Street, 5 Station Plaza, 2nd Floor  
Trenton, New Jersey 08609  
Attn: Long Branch Supervisor

Please send the undersigned a copy of any comments you submit to the New Jersey Department of Environmental Protection. If you have questions about the application, you can contact the agent at the address below.

Envirotactics, Inc.  
Attn: H. Melissa Buterick  
1330 Laurel Avenue, Bldg #3  
Sea Girt, NJ  
08750

Envirotactics, Inc.  
1330 Laurel Ave.  
Building 3  
Sea Girt, NJ 08750

Phone 732.449.0077  
Fax 732.449.5810  
www.envirotactics.com

5-4

Tom. Hite









April 20, 2023

Tom Roguski  
Executive Director  
Long Branch Sewage Authority  
150 Joline Avenue  
Long Branch, NJ 07740



Re: SICA II Building  
20 Third Avenue  
Block: 276, Lots: 7, 9, 13 & 14

Dear Mr. Roguski:

This letter is to certify that Monteforte Architectural Studio, LLC, has reviewed the engineering construction documents, as prepared by Engineered Design Group, and find that the referenced project has been designed to comply with LBSA Rules and Regulations 7A.6 Elevation of Sanitary Fixtures. We are not supervising the construction of this building; however, we have advised the client to comply, as required, with the following:

Per LBSA Rules and Regulations 7A.6 Elevation of Sanitary Fixtures

Under no circumstances shall any sanitary fixtures be located in a building at an elevation lower than the front curb elevation or street centerline elevation, whichever is higher unless special precautions are incorporated into the fixture from the sanitary sewer main because of high flows or a blockage. Prior to installation of any fixture which may be lower than the elevation heretofore specified, the owner shall obtain the approval of the City Plumbing Inspector and the Sewerage Authority on the type of precautions that will be taken to eliminate the potential flooding of premises with sewage. In the event a fixture is found to be installed at any point lower than heretofore specified, the Authority reserves the right to revoke the sewer connection permit or discontinue service until the fixture is removed or positive control measures are instituted to eliminate any potential surcharging of the building with sewage. In building sewers where lowest fixture is below the next upstream manhole, it is mandatory that special protective devices such as check valves be incorporated and maintained at all times in the building sewer by the owner. Under no circumstances shall the Authority be responsible or liable for any back-ups or surcharges into fixtures or structures located at an elevation lower than the curb elevation or street centerline elevation routing the property, or upstream manhole rim elevation, whichever is higher.

Please feel free to contact this office if you have any questions or additional concerns.

Sincerely,

James J. Monteforte, AIA  
Principal

733 HIGHWAY 35, OCEAN TOWNSHIP, NJ 07712. PHONE (732)988-1900 FAX (732)988-9177

Tom - File

5-5

# Long Branch Sewerage Authority

150 Joline Avenue

P.O. Box 720

Long Branch, NJ 07740-0702

-----  
(732) 222-0500

Fax (732) 222-7947

Donald S. Riley  
Chairman

Michael Booth  
Vice-Chairman

David G. Brown  
Secretary

Bryan I. Larco  
Treasurer

Susie Morris  
Asst. Sec. Treas.

Thomas Roguski, PE, CME  
Executive Director

Fallon & Co., LLP  
Accountants

Colliers Engineering & Design  
Consulting Engineers

Manna & Bonello, P.A.  
Counsel



April 24, 2023

Moshe Fuhrer  
Bricks Brothers LLC  
moshe@bricksbrother.com

**VIA EMAIL**

Re: Request for Service Availability: Sanitary Sewer  
Four Unit Subdivision  
169 Chelsea Avenue  
Block 278, Lot 3  
Long Branch Sewerage Authority  
Monmouth County, New Jersey

Dear Mr. Fuhrer:

Please be advised that we have received your email, dated April 18, 2023, a copy of which is enclosed, requesting a Letter of Service Availability: Sanitary Sewer for the above referenced project. Based upon our review of the information presented in your email, the Long Branch Sewerage Authority (LBSA) currently has capacity at their treatment plant to serve the proposed project, located on Block 278, Lot 3 in the City of Long Branch, consisting four (4) proposed residential units (four lot subdivision), based upon flow criteria per NJAC 7:14A-23 Flow Criteria.

However, in order to reserve capacity for the project, a sanitary sewer application must be approved by the LBSA, and payment of Connection Fees and all other applicable fees must be made and other conditions met. Please provide a complete Sanitary Sewer Connection Application, including, but not limited to, the following documents:

- Form A, Application for Conceptual Review (including Application Fee/Escrow)
- Plan and Profile
- Engineer's Report
- Engineer's Sanitary Sewer Cost Estimate
- Sanitary Sewer Specifications
- USGS Quad Map
- City of Long Branch Project Approval(s)
- All other required permits, if applicable (NJDEP TWA Permit, etc.)

TOM, file

5-6

Bricks Brothers LLC  
Request for Service Availability: Sewer  
Four Unit Subdivision  
169 Chelsea Avenue  
Block 278, Lot 3  
Long Branch Sewerage Authority  
Monmouth County, New Jersey  
April 24, 2023  
Page 2 of 2

Please note that the proposed sanitary sewer layout, required new sanitary sewer main(s)/lateral(s), required new point(s) of connection to existing sanitary sewer main(s), required sanitary sewer main(s) improvements and other considerations shall be subject to review during the application process. The Applicant shall comply with all requirements of the Long Branch Sewerage Authority.

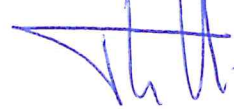
Additionally, an evaluation of the existing sanitary sewer systems' capacity and suitable condition to convey the proposed flow may be required at the Applicant's cost. Further, the existing sanitary sewer system conveying the proposed flow may be required to be inspected by the Applicant via internal television inspection and other means, at the Applicant's cost, to confirm acceptable condition of same to convey the proposed flow. Any improvements necessary to address capacity issues and/or unsatisfactory conditions shall be performed by the Applicant, at the Applicant's cost, prior to connection of the proposed facilities.

If an evaluation of the above and response to further questions is requested prior to an application being made, it is required that same be requested in writing along with an escrow being established for the services.

Should you have any questions, or require additional information, please do not hesitate to contact me.

Very truly yours,

LONG BRANCH SEWERAGE AUTHORITY



Thomas Roguski, PE, CME  
Executive Director

TR

Enclosure

Cc: Susan S. Brasefield, PE, PP, CME, Authority Engineer (Via Email)

## Tom Roguski

---

**From:** Moshe Fuhrer <moshe@bricksbrother.com>  
**Sent:** Tuesday, April 18, 2023 3:12 PM  
**To:** LBSA Office; Tom Roguski  
**Cc:** Marc S. Leber  
**Subject:** 169 Chelsea Ave Long Branch, BLOCK 278, LOT 3, 4 lot Subdivision  
**Attachments:** Binder1 03-02-23.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tom,

We got approvals for the above project see attached, we need a letter stating that LBSA will Serve the 4 houses with sewer.

The plan was designed that all 4 houses will get sewer from Chelsea Ave, the 2 on stokes will get it as well from chelsea through an easement.

*All the best,*

Moshe Fuhrer  
Bricks Brothers LLC  
[moshe@bricksbrother.com](mailto:moshe@bricksbrother.com)  
908.224.2626  
347.930.9061



## Nicole Woods

---

**From:** Tom Roguski  
**Sent:** Monday, April 24, 2023 12:49 PM  
**To:** John J. Ploskonka; LBSA Office  
**Cc:** Bhaskar Halari; Dana Kelly; Hassan Maqsood; Laura Neumann; Junior MJ LYON; Paul Edinger; Ronald Cucchiaro; Sue Brasefield  
**Subject:** RE: Santos Subdivision, P/F Major Subdivision w/Variances; 117 Conover Place (Zone R-5), Block 336, Lot 1, City of Long Branch, Monmouth County, NJ CME File No. HLBP0336.01, CEC File No. 32752



Dear Mr. Ploskonka:

In reply to your April 20, 2023 letter and in order to proceed with review of the project, please provide a complete Sanitary Sewer Connection Application, including, but not limited to, the following documents:

- Form A, Application for Conceptual Review (including Application Fee/Escrow)
- Plan and Profile
- Engineer's Report
- Engineer's Sanitary Sewer Cost Estimate
- Sanitary Sewer Specifications
- USGS Quad Map
- City of Long Branch Project Approval(s)
- All other required permits, if applicable (NJDEP TWA Permit, etc.)

Please note that the proposed sanitary sewer layout, required new sanitary sewer main(s)/lateral(s), required new point(s) of connection to existing sanitary sewer main(s), required sanitary sewer main(s) improvements and other considerations shall be subject to review during the application process. The Applicant shall comply with all requirements of the Long Branch Sewerage Authority.

Note that the sanitary sewer line in Conover Place is not an 8" PVC line as shown on the Existing Condition Plan, rather is an old 6" line.

Additionally, an evaluation of the existing sanitary sewer systems' capacity and suitable condition to convey the proposed flow may be required at the Applicant's cost. Further, the existing sanitary sewer system conveying the proposed flow may be required to be inspected by the Applicant via internal television inspection and other means, at the Applicant's cost, to confirm acceptable condition of same to convey the proposed flow. Any improvements necessary to address capacity issues and/or unsatisfactory conditions shall be performed by the Applicant, at the Applicant's cost, prior to connection of the proposed facilities.

If an evaluation of the above and response to further questions is requested prior to an application being made, it is required that same be requested in writing along with an escrow being established for the services.

The LBSA is available to meet onsite regarding the location of the existing sanitary sewer infrastructure in the vicinity of the project. Please contact me directly to schedule same.

Please feel free to call me anytime with any questions.

Thank you,  
Tom

Tom, File

Thomas Roguski, PE, CME  
Executive Director  
Long Branch Sewerage Authority  
C 732-962-2638

**From:** John J. Ploskonka <jploskonkacec@optonline.net>

**Sent:** Thursday, April 20, 2023 10:03 AM

**To:** LBSA Office <Office@lbsa.net>

**Cc:** Bhaskar Halari <brhalari@gmail.com>; Dana Kelly <dkellycec@optonline.net>; Hassan Maqsood <maqhassan1998@gmail.com>; Laura Neumann <LNeumann@cmeusa1.com>; Junior MJ LYON <junior@mjllyonscorp.com>; Paul Edinger <edingerlaw@msn.com>; Ronald Cucchiaro <rcucchiaro@weiner.law>

**Subject:** Santos Subdivision, P/F Major Subdivision w/Variances; 117 Conover Place (Zone R-5), Block 336, Lot 1, City of Long Branch, Monmouth County, NJ CME File No. HLBP0336.01, CEC File No. 32752

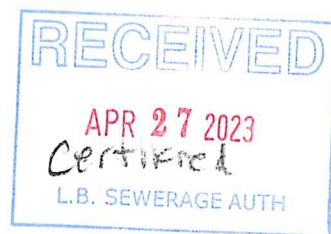
**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

If you have any questions, please feel free to call me on my cell 732-841-6874.

John J. Ploskonka, P.E., P.P.  
Concept Engineering Consultants, P.A.  
123 Route 33, Suite 204  
Manalapan, NJ 07726  
[Jploskonkacec@optonline.net](mailto:Jploskonkacec@optonline.net)



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Borough Of West Long Branch

PLEASE TAKE NOTICE that on the 18<sup>th</sup> day of May, 2023, at 7:00 P.M. at the Municipal Building, 965 Broadway, West Long Branch, New Jersey, a Public Hearing will be held before the West Long Branch Board of Adjustment to consider the application of James and Mary Ellen LoBello for premises at 19 Walnut Place, West Long Branch, NJ 07764 and designated as Block 90, Lot 15 on the official tax map of the Borough of West Long Branch, Zone District R-10, at which time and place all interested persons will be given an opportunity to be heard.

The applicant seeks the following:

Removal of existing deck and asphalt driveway in the rear yard and construct a new two-story addition at the rear of the house with a 458 square ft. footprint and a new 215 square ft patio. The applicant seeks relief from Ordinance 18-5.1 Schedule of Area, Yard, Building(Bulk) and Unit Requirements. This property is located in a R-10 zone where the required side yard setback is 10 feet on one side and both sides an equal 30 feet in length. The new construction proposal will keep the existing structure setback of 5.5 ft on one side and 26.6 ft on the other.

The applicant also seeks all other variances or waivers as may be required in connection of this application.

The application and supporting documents are on file at the Office of the West Long Branch Borough Clerk, 965 Broadway, West Long Branch, New Jersey and available for inspection by the public during regular business hours (8:30 a.m. to 4:30 p.m.).

This notice is sent to you as an owner of property in the immediate vicinity of this application, and is also published, as required by law. Any interested parties may appear at said hearing and participate therein in accordance with the rules of the Board of Adjustment. The hearing may be continued without further notice on such additional or other dates as the Board may determine.

Respectfully,

Mr & Mrs James \_\_\_\_\_ Date: 4/25/23  
Applicant Signature LoBello



**NOTICE OF HEARING  
CITY OF LONG BRANCH  
ZONING BOARD  
Applicant: Balmaro Huerta-Pineda  
Block: 253 Lot: 11  
58 Washington Street  
Long Branch, NJ 07740**



PLEASE TAKE NOTICE THAT the Zoning Board of the City of Long Branch will hold a public meeting on 8th day of May 2023 at 7:00 p.m. in the Council Chambers, City Hall, 344 Broadway, Long Branch, NJ 07740, to consider the above application.

The purpose of the hearing is to consider the application of Balmaro Huerta-Pineda as to the property known as Block: 253, Lot: 11, on the Tax Map of the City of Long Branch, more commonly known as 58 Washington Street, Long Branch, NJ 07740.

The purpose of the application is to obtain post construction approval for remodeling of existing gazebo, removal of existing pavers in rear yard, remove pavers from driveway and to construct a ribbon driveway. Variances are required for the set back of driveway (4' when 10' required), lot coverage (55.8% existing when 40% is maximum), existing lot depth (75' when 115' required, existing condition), front yard setback (24.7' when 25' required, an existing condition), side set back (1' when 10' required, an existing condition), rear yard setback (20.1' when 35' required), maximum building height (31.2' when 30' max allowed, an existing condition), minimum setback shed (.5' when 5' required, an existing condition), minimum rear and side setback paver patio (0' when 10' required). The applicant reserves the right to request further variances or waivers as may become necessary and indicated in the course of hearing and review.

The matter will be heard on the date indicated above at the Municipal Chambers at the City of Long Branch, 344 Broadway, Long Branch, New Jersey (City Hall).

You may review the application, submissions in support of the application and review letters by contacting/visiting the planning board secretary at 344 Broadway, Long Branch, New Jersey between the hours of 8:30 and 4:30 p.m., Monday through Friday, legal holidays excepted.

PAUL R. EDINGER, ESQ.  
211 Monmouth Road, Suite C  
West Long Branch, NJ 07764  
(732)222-3424

TOM, File

59



101 Crawfords Corner Road  
Suite 3400  
Holmdel New Jersey 07733  
Main: 877 627 3772



Engineering  
& Design

April 27, 2023

**VIA EMAIL & MAIL**



Mr. Rich Codella  
Division Street Realty Association, LLC  
2808 Concord Drive  
Wall, NJ 07719

Division Street Realty Association, LLC  
380 Division Street  
Block 190, Lot 7  
City of Long Branch, Monmouth County, New Jersey  
Colliers Engineering & Design Project No. LBS-0003

Dear Mr. Codella,

Please be advised that at the April 19, 2023 meeting, the Long Branch Sewerage Authority (LBSA) conditionally approved the Division Street Realty, LLC Application, based upon the following documents:

- Long Branch Sewerage Authority Form A, Application for Conceptual Review;
- Check No. 1299, in the amount of \$100.00 and Check No. 1298, in the amount of \$1,000.00, representing the initial Application and Review Escrow;
- Sanitary Sewer Technical Specifications;
- Site Plan;
- USGS Map; and,
- Architectural Plans entitled, "Proposed Multifamily Residential Development, 380 Division Street, Block 190, Lot 7, 380 Division Street, City of Long Branch, New Jersey", dated January 21, 2022.

Approval is subject to compliance with the following:

1. Submission of two (2) signed and sealed originals and one (1) PDF of complete Engineering Drawings prepared by a New Jersey Licensed Professional Engineer. Engineering Drawings shall show existing and proposed buildings, and existing and proposed utilities, including sanitary sewer lateral.

2. Submission of two (2) signed and sealed originals and one (1) PDF copy of an Engineer's Report including Technical Specifications and Sanitary Sewer Construction Cost Estimate prepared by a New Jersey Licensed Professional Engineer
  - Revise Specifications to include sections 7A, 9 and 10 of LBSA Rules and Regulations
3. Submission of two (2) signed and sealed originals and one (1) PDF copy of the Plumbing Plans. Plumbing Plans must comply with Section 7A.6 "Elevation of Sanitary Fixtures" of the LBSA Rules and Regulations.
4. Provide City of Long Branch Office of Planning and Zoning Resolution Approval for the project.
5. The Applicant's compliance with any additional revisions/comments that may be required upon review of submittal and/or resubmittal documents.
6. Submission of a Performance Bond or Letter of Credit in the amount of 100% of the Sanitary Sewer Construction Cost Estimate, once approved. It is required that the Performance Bond be submitted prior to the start of construction.
7. Submission of Engineering Inspection Fees in the amount 10% of the Sanitary Sewer Construction Cost Estimate, once approved. It is required that the Engineering Inspection Fees be submitted prior to the start of construction.
8. Submission of Connection Fees in the amount of \$68,901.00, based upon a total of 14 new residential units, less 2.1 existing equivalent unit credit, as calculated below:

14 proposed units – 2.1 existing units = 11.9 net units at the current rate of \$5,790 per unit = \$68,901.00

**Total Connection Fee = \$68,901.00**

The Connection Fee above is based upon information provided in the previously referenced Transmittal Letter and is subject to change based upon actual facilities/units proposed verified by Architectural Plans, once submitted.

Payment of 50% of the Connection Fees is required prior to the issuance of a Building Permit for each building, and the remaining 50% of the Connection Fees prior to the issuance of a Certificate of Occupancy for the building.

The Applicant is advised that the Connection Fee due is based upon the Connection Fee Rate in effect at the time of payment and is subject to change accordingly.

9. Two (2) weeks prior to the anticipated start of construction, notification shall be provided to LBSA to allow for the scheduling of a pre-construction meeting.
10. Shop drawings for all materials must be submitted to LBSA for approval prior to installation.
11. Operation and maintenance of the sanitary sewer laterals, exclusively serving the Division Street Realty Association, LLC development, shall be the responsibility of the property owner(s).
12. Even though operation and maintenance of the sanitary sewer laterals, exclusively serving the Division Street Realty Association, LLC development, will be the responsibility of the property owner(s) after the facilities have been constructed, the Applicant is required to install the on-site sanitary sewer facilities in accordance with LBSA Standards.

Should you have any questions or require additional information, please do not hesitate to contact me directly.

Sincerely,

Colliers Engineering & Design  
(DBA Maser Consulting)



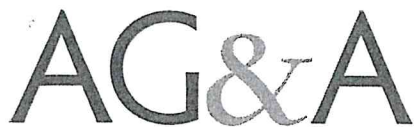
Susan S. Brasefield, P.E., P.P., CME  
Geographic Discipline Leader

SSB/LSL/sab

Cc: Thomas Roguski, Executive Director, LBSA (via email)  
Colleen Difiglia, Greenfield Builders Group (via email)  
Marc Leber, East Point Engineering, LLC (via email)

\\corp.collierseng.com\corp\RedBank\Projects\I-L\lbs\LBS0003\Correspondence\OUT\230427\_ssb\_Codella\_ReviewLetter.docx





ANSELL GRIMM & AARON<sup>PC</sup>

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DONNA L. MAUL ♦  
LAWRENCE H. SHAPIRO ♦ □  
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IN MEMORIAM  
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§ CERTIFIED BY THE SUPREME  
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CRIMINAL TRIAL ATTORNEY

♦ CERTIFIED BY THE SUPREME  
COURT OF NEW JERSEY AS A  
MATRIMONIAL LAW ATTORNEY

Email: [jsk@ansellgrimm.com](mailto:jsk@ansellgrimm.com)

Telephone No. 732-922-1000

CITY OF LONG BRANCH

IN THE MATTER OF THE APPLICATION  
OF JACK AND MARJORIE GINDI FOR  
PREMISES KNOWN AS LOT 1.01 IN  
BLOCK 7 ON THE OFFICIAL TAX MAP OF  
THE CITY OF LONG BRANCH

**NOTICE OF HEARING**  
Pursuant to N.J.S.A. 40:55D-12



PLEASE TAKE NOTICE that the Zoning Board of Adjustment of the City of Long Branch ("Board") will hold a public hearing on Monday, May 8, 2023 at 7:00 p.m. in the Council Chambers, City Hall, 344 Broadway, Long Branch, New Jersey to consider the application of Jack and Marjorie Gindi ("Applicants") for premises known as Lot 1.01 in Block 7 as shown on the Official Tax Map of the City of Long Branch and located at 252 North Lincoln Avenue, Long Branch, New Jersey ("Property"). The Property is a corner lot with frontage on both Norwood Avenue and North Lincoln Avenue.

The Property is located in the City's R-2 One-Family Residential Zone ("R-2 Zone") and currently contains a two-story, single-family home with asphalt driveway on North Lincoln Avenue, garage/pool house, in-ground swimming pool and related site improvements. Applicants seek approval to construct a porous pavement driveway addition with new curb cut to the existing asphalt driveway serving the Property. The driveway addition and curb cut are proposed on North Lincoln Avenue.

In conjunction with the application, Applicants seek bulk variance relief pursuant to NJSA 40:55D-70.c as follows:

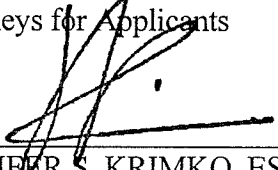
1. Circular driveway width of 16 feet proposed, whereas a maximum of 10 feet is permitted.
2. Lot coverage by all structures of 48.9% proposed, whereas a maximum of 40% is permitted.
3. Pursuant to the City's Zoning Ordinance ("Ordinance") no more than 20% of any front yard area be used for parking or driveways in any residential zone. The Ordinance further states the smaller of the front yard areas abutting any street shall be used in calculating the maximum allowed 20% lot coverage for parking/driveways within any front yard areas.

The Norwood Avenue front yard area is 4,525 square feet and the North Lincoln Avenue front yard area is 5,387 square feet. The total square footage of parking and driveway within any front yard area is 2,204 square feet. So, pursuant to the Ordinance, the percentage of parking and driveway within the front yard area is 48.71% using the Norwood Avenue front yard area, whereas a maximum of 20% is permitted. If the North Lincoln Avenue front yard area was used as the basis, the percentage would be 40.91%.

Applicants also expressly make application for any additional exceptions, interpretations, waivers, variances and other approvals as reflected on the filed plans as same may be further amended from time to time without further notice and as may be determined to be necessary by the Board or its professionals during the review and processing of the application.

PLEASE TAKE FURTHER NOTICE that you are privileged to be present at said public hearing to present any and all comments you may have to the granting of said approvals. The hearing may be continued without further notice on such additional or other dates as the Board may determine. The application and supporting documents are on file with the City of Long Branch Office of Planning and Zoning, 344 Broadway, Long Branch, New Jersey and are available for inspection during the City's normal business hours. In order to review these materials please contact the Board Secretary at (732) 222-7000 ext. 5430.

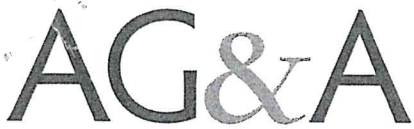
ANSELL GRIMM & AARON, P.C.  
Attorneys for Applicants



---

JENNIFER S. KRIMKO, ESQ.

April 26, 2023



# ANSELL GRIMM & AARON PC

COUNSELORS AT LAW

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JAMES A. SYLVESTER  
ROY W. HIBBERD △ ▽  
HON. RAYMOND A. HAYSER, J.T.C. (RET)

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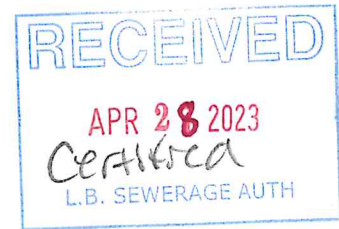
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MATRIMONIAL LAW ATTORNEY

Email: [jsk@ansellgrimm.com](mailto:jsk@ansellgrimm.com)  
Telephone No. 732-922-1000

## CITY OF LONG BRANCH

IN THE MATTER OF THE APPLICATION  
OF DAVID B. MORENO FOR PREMISES  
KNOWN AS LOT 2 IN BLOCK 21 ON THE  
OFFICIAL TAX MAP OF THE CITY OF  
LONG BRANCH

## **NOTICE OF HEARING** Pursuant to N.J.S.A. 40:55D-12



PLEASE TAKE NOTICE that the Zoning Board of Adjustment of the City of Long Branch ("Board") will hold a public hearing on Monday, May 8, 2023 at 7:00 p.m. in the Council Chambers, City Hall, 344 Broadway, Long Branch, New Jersey to consider the application of David B. Moreno ("Applicant") for premises known as Lot 2 in Block 21 as shown on the Official Tax Map of the City of Long Branch and located at 1138 Lincoln Court, Long Branch, New Jersey ("Property"). The Property is a thru-lot with additional frontage on Lincoln Square, resulting in no rear yard area as defined by the City's Zoning Ordinance ("Ordinance").

The Property is located in the City's R-1 Residential Zone ("R-1 Zone") and currently contains a single-family house and related site improvements. Conforming site improvements and home additions/renovations are currently underway pursuant to a zoning permit approval previously issued. Applicant seeks approval to construct an in-ground swimming pool, spa/hot tub, pool cabana and related site improvements in the architectural rear of the house, but within the Lincoln Square front yard area and front yard setback.

In conjunction with the application, Applicant seeks bulk variance relief pursuant to NJSA 40:55D-70.c to permit accessory structures (pool, pool patio, pool cabana, pool equipment and spa/hot tub) proposed to be located in the Lincoln Square front yard area and front yard setback, whereas accessory structures are only permitted in side or rear yards. The proposed Lincoln Square front yard setbacks for these accessory structures are 10 feet to the pool cabana, 28 feet to the pool, 14 feet to the pool equipment and pool patio, and 62.33 feet to the hot tub/spa, whereas a minimum front yard setback of 70 feet is required.

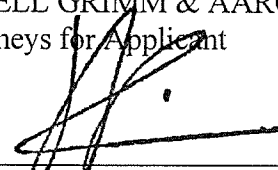
Tom, file



Applicant also expressly makes application for any additional exceptions, interpretations, waivers, variances and other approvals as reflected on the filed plans as same may be further amended from time to time without further notice and as may be determined to be necessary by the Board or its professionals during the review and processing of the application.

PLEASE TAKE FURTHER NOTICE that you are privileged to be present at said public hearing to present any and all comments you may have to the granting of said approvals. The hearing may be continued without further notice on such additional or other dates as the Board may determine. The application and supporting documents are on file with the City of Long Branch Office of Planning and Zoning, 344 Broadway, Long Branch, New Jersey and are available for inspection during the City's normal business hours. In order to review these materials please contact the Board Secretary at (732) 222-7000 ext. 5430.

ANSELL GRIMM & AARON, P.C.  
Attorneys for Applicant

  
\_\_\_\_\_  
JENNIFER S. KRIMKO, ESQ.

April 26, 2023



# ANSELL GRIMM & AARON<sup>PC</sup>

COUNSELORS AT LAW

1500 LAWRENCE AVENUE  
CN7807  
OCEAN, NEW JERSEY 07712  
732-922-1000  
732-922-6161 (FAX)

365 RIFLE CAMP ROAD  
WOODLAND PARK, NEW JERSEY 07424  
973-247-9000  
973-247-9199 (FAX)

214 CARNEGIE CENTER  
SUITE 112  
PRINCETON, NEW JERSEY 08540  
609-751-5551

140 GRAND STREET  
SUITE 705  
WHITE PLAINS, NEW YORK 10601  
800-569-3886

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KELSEY M. BARBER  
ELYSA D. BERGENFELD  
KRISTINE M. BERGMAN □  
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DOUGLAS A. DAVIE ♦  
LAYNE A. FELDMAN ♦  
CRAIG D. GOTTILLA ♦ □  
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IRINA MOIN ♦  
LEIGH T. OLIVER  
RAHOOL PATEL ♦  
SETH M. ROSENSTEIN ♦  
PRISCILLA SAINT-LAURENT  
MELANIE J. SCROBLE  
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CAROL J. TRUSS  
TARA K. WALSH ♦  
ANDREA B. WHITE ♦ ♦  
ASHLEY V. WHITNEY ♦

**COUNSEL**  
HON. ANTHONY J. MELLACI, JR., J.S.C. (RET)  
STACEY R. PATTERSON ♦  
JAMES A. SYLVESTER  
ROY W. HIBBERD △ ∇  
HON. RAYMOND A. HAYSER, J.T.C. (RET)

**IN MEMORIAM**  
LEON ANSCHELEWITZ (1929-1986)  
MAX M. BARR (1929-1993)  
MILTON M. ABRAMOFF (1935-2004)  
DAVID K. ANSELL † (1962-2019)  
ROBERT I. ANSELL (1965-2022)  
RICHARD B. ANSELL ‡ (1968-2021)

**LICENSED ALSO IN:**  
△ D.C. ♦ MASS. ♦ N.Y.  
□ PENN. ∇ CALIF.

† FELLOW, AMERICAN  
ACADEMY OF MATRIMONIAL  
LAWYERS

‡ CERTIFIED BY THE SUPREME  
COURT OF NEW JERSEY AS A  
CIVIL TRIAL ATTORNEY

§ CERTIFIED BY THE SUPREME  
COURT OF NEW JERSEY AS A  
CRIMINAL TRIAL ATTORNEY

♦ CERTIFIED BY THE SUPREME  
COURT OF NEW JERSEY AS A  
MATRIMONIAL LAW ATTORNEY

Email: [jsk@ansellgrimm.com](mailto:jsk@ansellgrimm.com)  
Telephone No. 732-922-1000

## CITY OF LONG BRANCH

IN THE MATTER OF THE APPLICATION  
OF JARED A. COHEN FOR PREMISES  
KNOWN AS LOT 4 IN BLOCK 242 ON THE  
OFFICIAL TAX MAP OF THE CITY OF  
LONG BRANCH

## NOTICE OF HEARING

Pursuant to N.J.S.A. 40:55D-12



PLEASE TAKE NOTICE that the Zoning Board of Adjustment of the City of Long Branch ("Board") will hold a public hearing on Monday, May 8, 2023 at 7:00 p.m. in the Council Chambers, City Hall, 344 Broadway, Long Branch, New Jersey to consider the application of Jared A. Cohen ("Applicant") for premises known as Lot 4 in Block 242 as shown on the Official Tax Map of the City of Long Branch and located at 72 Grand Avenue, Long Branch, New Jersey ("Property").

Pursuant to the Zoning Ordinance of the City of Long Branch ("Ordinance") the Property is located in the R-4 Residential Zone District ("R-4 Zone"). There are three separate buildings on the property as follows: 2 ½ story structure containing a single dwelling unit ("Main Structure"); 2-story structure containing storage on the first floor and a single dwelling unit on the 2<sup>nd</sup> floor ("Apartment Structure"); and, a 1-story, 3-car garage ("Garage Structure"). Two dwelling units or two principal uses on a single lot is not a permitted use within the R-4 Zone. By Resolution dated January 24, 2023, the Board denied Applicant's application seeking a certificate of nonconformity for the two dwelling units on one lot pursuant to NJSA 40:55D-68.

Accordingly, Applicant is now seeking use variance relief pursuant to NJSA 40:55D-70.d.1 to permit two separate dwelling units on the Property. The Property and structures are existing nonconforming to the requirements of the R-4 Zone as follows:

- Main Structure:
  - Front yard setback of 23.3 feet, whereas a minimum of 25 feet is required.
  - Side yard (north) setback of 3.1 feet, whereas a minimum of 10 feet is required.

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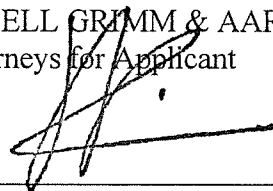


- Apartment Structure:
  - Rear yard setback of 1.5 feet, whereas a minimum of 35 feet is required.
  - Side yard (north) setback of 1.5 feet, whereas a minimum of 10 feet is required.
  - Total gross habitable square feet of 513 square feet on the second floor only, whereas a minimum of 1,600 square feet is required for a two-story structure with a minimum of 1000 square feet on the first floor.
- Garage Structure:
  - Rear yard setback of 2.5 feet, whereas a minimum of 10 feet is required.
  - Side yard (south) setback of 3.1 feet, whereas a minimum of 10 feet is required.
  - Building height of 15.3 feet, whereas a maximum of 15 feet is permitted.
  - Total floor area of 777 square feet, whereas a maximum of 700 square feet is permitted.
- Driveway side yard (south) setback of 1.6 feet, whereas a minimum of 10 feet is required.
- Lot coverage of all structures of 48.2%, whereas a maximum of 40% is permitted.

Applicant also expressly makes application for any additional exceptions, interpretations, waivers, variances and other approvals as reflected on the filed plans as same may be further amended from time to time without further notice and as may be determined to be necessary by the Board or its professionals during the review and processing of the application.

PLEASE TAKE FURTHER NOTICE that you are privileged to be present at said public hearing to present any and all comments you may have to the granting of said approvals. The hearing may be continued without further notice on such additional or other dates as the Board may determine. The application and supporting documents are on file with the City of Long Branch Office of Planning and Zoning, 344 Broadway, Long Branch, New Jersey and are available for inspection during the City's normal business hours. In order to review these materials please contact the Board Secretary at (732) 222-7000 ext. 5430.

ANSELL GRIMM & AARON, P.C.  
Attorneys for Applicant




---

JENNIFER S. KRIMKO, ESQ.

April 26, 2023



RECEIVED

MAY 03 2023

L.B. SEWERAGE AUTH

## District 4

Del Vitale  
District Director

Michael L Fisher  
Sub-District Director

May 1, 2023

Thomas Roguski, Executive Director  
Long Branch Sewerage Authority  
150 Joline Avenue, PO Box 720  
Long Branch, NJ 7740

Dear Mr. Roguski:

The United Steelworkers will be holding the District 4 Education Conference in Atlantic City, New Jersey in mid-August. We are asking for a donation of your products, or items with your corporate logo; clothing or any promotional items. If none of these are available, we would greatly appreciate a purchase of a gift card. We sincerely hope you can help us again this year, as you have done so graciously in past years when we've hosted our Education Conferences.

Thank you for your consideration. If you have any questions, please do not hesitate to contact me at the Sub-District office.

Sincerely,

*Steve Green*

Steve Green  
Staff Representative  
USW District 4

SG/rc

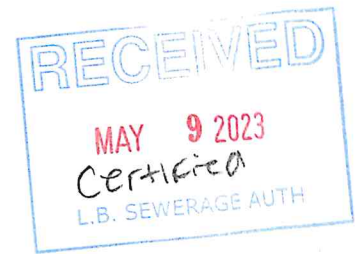
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United Steel, Paper and Forestry, Rubber, Manufacturing, Energy, Allied Industrial and Service Workers International Union

2025 Lincoln Highway, Suite 130 – Edison, NJ 08817 • 732-287-4011 • 732-248-0353 (Fax) • [www.usw.org](http://www.usw.org)

Borough of West Long Branch  
Zoning Board of Adjustment  
PUBLIC NOTICE



PLEASE TAKE NOTICE that on the 18<sup>th</sup> day of May, 2023 at 7:00 P.M. at the Municipal Building, 965 Broadway, West Long Branch, New Jersey, a Public Hearing will be held before the West Long Branch Board of Adjustment to consider the Application of 56 Elmwood Ave LLC for premises located at 56 Elmwood Avenue and designated as Block 37, Lot 11 on the official tax map of the Borough of West Long Branch, Zone District R-22, at which time and place all interested persons will be given an opportunity to be heard.

The Applicant seeks to add the following improvements to the subject property: to erect a pool safety and security fence to enclose an existing pool where the fence is proposed to be set back from Lawrence Avenue (comprising a second Front Yard) 20.5 feet where 35 feet are required; the fence is proposed to be 4 feet high where a height of only 3 feet is permitted in a Front Yard, but pool safety and security fences are required to be 4 feet high; and there is existing impervious coverage in the Rear Yard of 35.9% where only 30% is allowed (the Rear Yard is reduced by the second Front Yard of Lawrence Avenue).

In order to add, construct and/or install the foregoing fence improvement, the Applicant seeks the bulk variance relief listed above. The Applicant also seeks any and all other variances and waivers as may be required or otherwise desired in connection with this Application. The subject property is a corner lot that has frontage on both Elmwood Avenue and Lawrence Avenue, and has therefore been assigned two front yards.

The Application and supporting documents are on file at the Office of the West Long Branch Borough Clerk, 965 Broadway, West Long Branch, New Jersey and are available for inspection by the public during regular business hours (8:30 A.M. to 4:30 P.M.).

This notice is sent to you as an owner of property in the immediate vicinity of this Application, and is also published as required by law. Any interested parties may appear at said Hearing and participate therein in accordance with the rules of the Board of Adjustment.

Respectfully,  
Jeffrey A. Donner, Esq.  
Donner Law  
708 Highway 35 South  
Neptune, New Jersey 07753  
Attorney for Applicant, 56 Elmwood Ave LLC

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5-15



Borough of West Long Branch  
Zoning Board of Adjustment  
PUBLIC NOTICE



PLEASE TAKE NOTICE that on the 18<sup>th</sup> day of May, 2023 at 7:00 P.M. at the Municipal Building, 965 Broadway, West Long Branch, New Jersey, a Public Hearing will be held before the West Long Branch Board of Adjustment to consider the Application of 96 Beechwood Ave LLC for premises located at 96 Beechwood Avenue and designated as Block 35, Lot 6 on the official tax map of the Borough of West Long Branch, Zone District R-22, at which time and place all interested persons will be given an opportunity to be heard.

The Applicant seeks to add the following improvements to the subject property: renovate and modify the existing residence to add four (4) bedrooms, three (3) full bathrooms with shower and adding a shower to the existing fourth (4<sup>th</sup>) bathroom with two (2) of the additional bedrooms and a full bathroom to be located in the existing garage space being converted to a living area under a separate application that did not require any Board approval. In addition, the second floor of the residence is being extended to the existing contour of the first floor.

In order to add, construct and/or install the above improvements, the Applicant seeks the following bulk variance relief for: existing Lot Frontage where 76.54 feet are provided and 150 feet are required; existing Lot Width where 76.54 feet are provided and 150 feet are required; Front Yard Setback where 34.89 feet are provided and 35 feet are required; and Side Yard Setback where 12.30 feet/24.18 feet are provided and 20 feet/50 feet are required. The Applicant also seeks any and all other variances and waivers as may be required or otherwise desired in connection with this Application.

The Application and supporting documents are on file at the Office of the West Long Branch Borough Clerk, 965 Broadway, West Long Branch, New Jersey and are available for inspection by the public during regular business hours (8:30 A.M. to 4:30 P.M.)

This notice is sent to you as an owner of property in the immediate vicinity of this Application, and is also published as required by law. Any interested parties may appear at said Hearing and participate therein in accordance with the rules of the Board of Adjustment.

Respectfully,  
Jeffrey A. Donner, Esq.  
Donner Law  
708 Highway 35 South  
Neptune, New Jersey 07753  
Attorney for Applicant, 96 Beechwood Ave LLC

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5-16

NOTICE OF HEARING  
ZONING BOARD OF ADJUSTMENT  
CITY OF LONG BRANCH



IN THE MATTER OF THE APPLICATION OF LESLEY POCH 1175 OCEAN AVENUE, BLOCK 15, LOT 11,  
LONG BRANCH, NJ

PLEASE TAKE NOTICE that a public hearing will be held by the Long Branch Zoning Board of Adjustment on the 22<sup>nd</sup> of May, 2023 at 7:00 PM at the Long Branch City Hall and Counsel Chambers, 344 Broadway, Long Branch, NJ. All interested parties may appear at such time and place and be heard with respect to this application.

The purpose of the hearing is to consider the application of the applicant who is the owner of the subject property located at 1175 Ocean Avenue, Long Branch, NJ and shown on the municipal tax map as Block 15, Lot 11. This application seeks a bulk variance to permit the applicant to construct a vinyl fence with a height of six feet (6') on the northerly side of the subject property along the perimeter thereof from the front sidewalk abutting Ocean Avenue comprised of a distance of approximately 31 feet along the northerly portion of the property. The Applicant seeks "C-1" and "C-2" variance relief based upon the unique shape and size of the subject parcel for the said approximately thirty-one (31) feet in the front yard of the subject property to approximately the sidewalk abutting Ocean Avenue. Applicant also seeks any and all other such variances and/or design waivers as the Board and/or its professionals may require and deem necessary and/or appropriate.

You are hereby notified that you are privileged to be present at said hearing and present any and all objections that you may have to the granting of this application.

Any and all maps, plans and documents filed by the applicant in support of this application are presently on file and are available for inspection with the Zoning Board of the City of Long Branch in the office of Planning and Zoning, 344 Broadway, Rear, Long Branch, NJ between the hours of 9:00 AM and 4:30 PM

By

Robert L. Witek, II, Esquire  
Applicant's Attorney

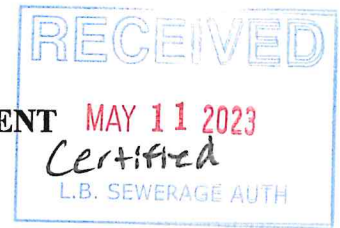
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May 5, 2023

**UNIFIED PLANNING & ZONING BOARD OF ADJUSTMENT  
BOROUGH OF MONMOUTH BEACH  
NOTICE OF HEARING**



Re: Fruchtman/Monmouth Beach  
Block 52, Lot 13  
7 Riverdale Avenue  
Zone: A-1  
Monmouth Beach, N.J.

**PLEASE TAKE NOTICE THAT** the Unified Planning & Zoning Board of Adjustment of the Borough of Monmouth Beach (the "Board") will hold a public hearing on the date of May 23, 2023, at 7:00 P.M., at the Monmouth Beach Borough Hall, 22 Beach Road, Monmouth Beach, New Jersey 07750, to consider the application of Barry Fruchtman (the "Applicant"), for the property commonly known as 7 Riverdale Avenue, Monmouth Beach, N.J. 07750 (and known and designated as Block 52, Lot 13 on the Tax Maps of the Borough of Monmouth Beach) (the "Property") and located within the A-1 Zone District.

**TAKE FURTHER NOTICE** that the Applicant seeks the following relief/approvals:

The Applicant is seeking plot plan and variance approval and/or amended plot plan and variance approval to construct a two (2) story, front, addition and make renovations to one of two existing detached single-family homes located on the Property.

The Property is an existing, developed lot, with inadequate frontage. The Property is presently improved with two (2), detached, single-family homes and a detached garage. The Applicant previously obtained a Resolution of Approval from the Board dated February 25, 2020 to allow for additions and renovations to both the front and rear elevations of the single-family home closest to Riverdale Avenue. At that time, the Applicant did not propose any changes to the second principal structure on the Property or detached garage. Applicant is still not proposing any changes to the second principal dwelling on the Property or to the detached garage. Applicant is proposing changes to the single-family home nearest Riverdale Avenue consisting of a 141.33 front porch addition and a 141.33 second floor addition. Applicant is no longer seeking to construct an addition to the rear elevation of the single-family home nearest Riverdale Avenue as previously approved.

Though Applicant's plans have been scaled back from the prior approval, Applicant still requires use "d" variance relief as follows:

1. A use "d" variance to allow for the expansion of one of the two single-family home uses where Section 30-11.4 and Section 30-5.9 of the Monmouth Beach Land Use and Development Regulations (the "Ordinance") only allow one, detached, single-family home per lot.

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2. A use “d” variance to allow for the expansion of one of the two single-family home buildings/uses where Section 30-4.1 (B) and (C) of the Ordinance do not allow for the enlargement of any non-conforming building unless in conformity with the Ordinance and where no nonconforming use can be expanded.

Applicant is also seeking the following bulk “c” variances:

1. Appendix C, Schedule of Limitations, Schedule 30-11.4: A variance to permit lot coverage of approximately 59.53% where the A-1 zone permits maximum lot coverage of 40% and where the existing coverage is approximately 60.35% and where the Applicant previously secured a variance for lot coverage not in excess of 60%; and
2. Section 30-8.17 (H): Variances to permit the existing driveway to remain unchanged as stone where the A-1 Zone requires driveways to be paved, to permit pre-existing non-confirming driveway setbacks of as little as 1’ to remain unchanged where 5’ is required from the side property line and to permit the existing minimum width of approximately 8’ to remain unchanged where the 10’ is required.

The Board previously determined that no relief was required for the existing lot frontage/width or any existing setbacks. In the event the Board determines relief is required for one or more conditions pertaining to the existing lot frontage/lot width and/or any setback, Applicant reserves the right to seek recognition of pre-existing non-conformities and/or variances as follows:

1. Appendix C, Schedule of Limitations, Schedule 30-11.4: A variance to permit a pre-existing non-conforming lot frontage of 40’ to remain unchanged where the A-1 Zone requires 75’;
2. Section 30-5.8 and Appendix C, Schedule of Limitations, Schedule 30-11.4: A variance to permit a pre-existing deck rear yard setback at the second principal structure of approximately 10.5’ where the A-1 Zone requires 30’;
3. Appendix C, Schedule of Limitations, Schedule 30-11.4 and Section 30-5.8: Variances to permit a pre-existing side setback of .94’ to the principal dwelling to remain unchanged where the A-1 Zone requires a 10’ side setback; and
4. Appendix C, Schedule of Limitations, Schedule 30-11.4: Variances to permit a pre-existing side setback of approximately 4.78’ to the north of the second principal dwelling to remain unchanged and to permit a pre-existing side setback of approximately 7.6’ to the south of the second principal dwelling to remain unchanged where the A-1 Zone requires a 10’ side setback; and
5. Section 30-5.8 (A): A variance to permit an existing setback to the detached garage of .5’ to remain unchanged where the A-1 Zone requires a 5’ setback.

The Applicant also reserves the right to seek one or more submission waivers, including but not limited to a submission waiver from the requirements for a grading plan.


The Applicant reserves the right to seek to excise one or more conditions of approval from the Board's February 25, 2020 Resolution of Approval including, but not limited, to condition no. 3 which required modifications to the gravel driveway and its surroundings and called for the elimination of the existing parking in the front yard and conditions 3 and 5 which called for the relocation and screening of the existing HVAC compressor.

Applicant will also request such other variances, design and submission waivers, excisions of conditions, exceptions and approvals as may be determined to be necessary by the Board and will amend his application on the record at the hearing.

**THIS NOTICE** is sent to owners of property who may be affected by this application, and is also published, as required by law. Any interested persons may have an opportunity to be heard at the hearing on this matter. You may appear either in person, or by your attorney, and ask questions, present objections, and/or make comments with regard to this application. The application and a copy of any plans and related documents, are on file and available for inspection at the office of the Unified Planning & Zoning Board of Adjustment, Municipal Building, 18 Willow Avenue, Monmouth Beach, N. J., 07750 weekdays (excluding holidays) during normal business hours (9:00 A.M. to 4:30 P.M.)

Foss, San Filippo & Milne, LLC

Dated: May 5, 2023

  
\_\_\_\_\_  
John B. Anderson, III, Esq.  
For the Applicant, Barry Fruchtman



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MAY 11 2023

L.B. SEWERAGE AUTH

Charles Surmonte P.E. & L.S.

Professional Engineer and Land Surveyor  
301 Main Street, 2<sup>nd</sup> Floor, Allenhurst, NJ 07711  
Phone 732-660-0606 Fax 732-660-0404

8 May 2023

Long Branch Sewerage Authority  
150 Joline Avenue  
P.O. Box 720  
Long Branch, N.J., 07740  
Attn: Thomas Roguski

Re: Serviceability request  
Subdivision application  
Block 183, Lot 7  
394 Bath Avenue  
Long Branch, N.J.

Dear Sir/Madam:

Attached please find a copy of Proposed Subdivision Plan for the referenced property.

Please advise as to service availability to each lot shown and assuming same, contacts and procedures for pre-construction coordination.

Please advise should you require additional information.



Charles Surmonte P.E. & L.S.

S-19

File + TOM

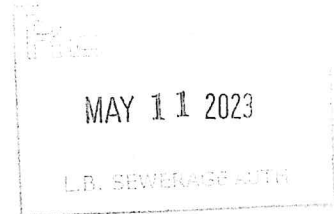
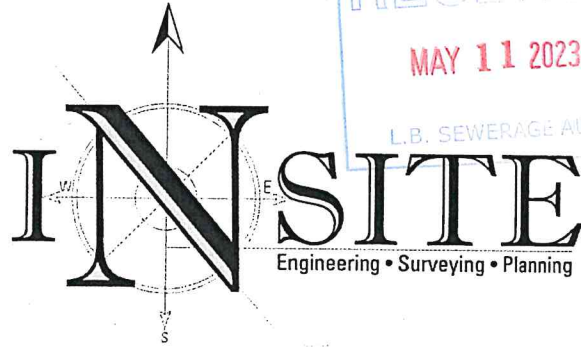


Long Branch Sewerage Authority  
Attn: Thomas Roguski, Executive Director  
150 Joline Avenue  
Long Branch, NJ 07740

May 11, 2023

Via: Hand Delivery

Subject: **Lower Broadway Place**  
**Conceptual Sanitary Sewer Review**  
**Broadway**  
Block 283.01, Lots 1.01 & 1.02; Block 311, Lots 1.01 & 1.02  
City of Long Branch, Monmouth County, New Jersey



Dear Mr. Roguski,

Enclosed for your review, please find the following items for the above-referenced project in support of our application for Conceptual Review:

- The completed Application Form A for Conceptual Review;
- Three (3) copies of the Sanitary Sewer Plans, sheets C500, C801 & C802 from the plan entitled "Preliminary & Final Major Subdivision Plan for Lower Broadway Place, Broadway, Block 274, Lot 1; Block 283.01, Lots 1.01 & 1.02; Block 311, Lots 1.01 & 1.02, City of Long Branch, Monmouth County, NJ," dated 04/24/23, consisting of 23 sheets as prepared by this office;
- One (1) copy of the Sanitary Sewer Engineer's Report & Technical Specifications dated 5/5/23;
- One (1) check in the amount of \$15,650.00 for the Form A-Application Fee calculated as follows:

Filing Fee:	\$100.00
Residential Fee: \$50.00 per connection unit x 299 units =	\$14,959.00
Retail/Grocer: \$50.00 x 12 connection units (2,411 gpd/206.3 gpd) =	\$600.00
Total Application Fee	\$15,650.00

Thank you for your assistance in this matter. If you have any questions or require further information, please feel free to contact me anytime at (732) 531-7100 or email me at [Eric@InSiteEng.net](mailto:Eric@InSiteEng.net).

Sincerely,  
**InSite Engineering, LLC**

Eric Ballou, P.E.

22-2082-01

Cc: Michael Sommer/Hams Tripathi (via electronic mail w/enclosures)

**InSite Engineering, LLC**

1955 Route 34, Suite 1A • Wall, NJ 07719  
732-531-7100 (ph) • 732-531-7344 (fx) • [InSite@InSiteEng.net](mailto:InSite@InSiteEng.net) • [www.InSiteEng.net](http://www.InSiteEng.net)  
Licensed in NJ, PA, DE, NY, CT, NC, DC, & CO

Tom File

5-20

**LONG BRANCH SEWERAGE AUTHORITY  
150 JOLINE AVENUE  
P.O. BOX 720  
LONG BRANCH, NJ 07740**

**FORM A** (1 of 3 pages)

**APPLICATION FOR CONCEPTUAL REVIEW  
FILL IN AS EACH ITEM MAY APPLY - USE N/A IF NON-APPLICABLE**

**LBSA PROJECT NO.** \_\_\_\_\_ **DATE:** \_\_\_\_\_

Application for **CONCEPTUAL REVIEW OF SEWERAGE FACILITIES IN LONG BRANCH, COUNTY OF MONMOUTH, STATE OF NEW JERSEY**. This application must be filed in duplicate with the Executive Director of the Authority, accompanied by all applicable fees in cash or certified check made payable to the "Long Branch Sewerage Authority". All questions must be filled in; incomplete forms will not be accepted.

Application is hereby made for conceptual review of proposed sewerage facilities for a ruling on the system layout, characteristics, capacity and off-site requirements.

1. Applicant's Name PV Broadway, LLC Tax ID No. 88-3261942  
Address 767 Fifth Avenue, 50th Floor  
New York, NY 10153 Phone ( ) \_\_\_\_\_  
Contact Person Name Hams Tripathi Phone (201) 456-5803
2. Name of Present Property Owner PV Broadway, LLC  
Address 767 Fifth Avenue, 50th Floor  
New York, NY 10153 Phone (201) 456-5803
3. Interest of applicant if other than owner of property N/A  
\_\_\_\_\_
4. If a subdivision, date classified as major subdivision by Planning Board.  
N/A
5. Development Name Lower Broadway Place

**FORM A** (2 of 3 pages)  
**APPLICATION FOR CONCEPTUAL REVIEW**

6. Key Location or Street Location of Project Broadway  
Block No. 283.01; 311 Lot No(s). 1.01 & 1.02; 1.01 & 1.02
7. Number of proposed lots to be sewerred Three (3)  
Number of units as per applicable LBSA Rules and Regulations 311 (299 Residential & 12 Commercial)
8. Area of entire tract 8.34 Ac. and portion being sewerred  
8.34 Ac.
9. Development Plans:  
a. Construction of structures for sale (yes) \_\_\_\_\_ (no) X.  
lease (yes) X (no) \_\_\_\_\_.  
b. Other \_\_\_\_\_
10. New Jersey Licensed Engineer designing sewerage plan:  
Firm InSite Engineering, LLC  
Name of Engineer Eric Ballou, P.C. License No. 42827  
Address 1955 Route 34, Suite 1A  
Wall, NJ 07719 Phone (732) 531-7100
11. Attorney: Firm Day Pitney, LLP  
Name of Attorney Thomas Malman, Esq.  
Address One Jefferson Road  
Parsippany, NJ 07054-2891 Phone (973) 966-6300
12. Does applicant or owner agree to convey by deed to the Long Branch Sewerage Authority easements for all sanitary sewer locations and all rights to sewer system?  
Yes

**FORM A** (3 of 3 pages)  
**APPLICATION FOR CONCEPTUAL REVIEW**

13. a) Describe proposal for sewage disposal:

Proposed sanitary sewer services to serve two mixed-use buildings and a grocer.

b) Describe quality and quantity of waste:

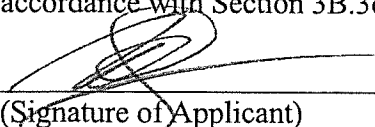
Residential, grocer and retail sanitary sewerage, approximately 57,700 gpd.

14. List plans and other material accompanying application, and number of each:\*

ITEM	NUMBER
a. <u>Sanitary sewer plan set</u>	<u>3</u>
b. <u>Sanitary Sewer Report and Technical Specifications</u>	<u>1</u>
c. _____	_____
d. _____	_____
e. _____	_____

15. Applicant and owner have read the LBSA Rules and Regulations and fully understand all necessary requirements. Yes X

IN ADDITION to the payment of applicable filing fees, escrow deposits and the posting of bonds, a connection fee for each applicable unit is due and payable to the Authority in accordance with Section 3B.3 of the LBSA Rules and Regulations.

  
(Signature of Applicant)

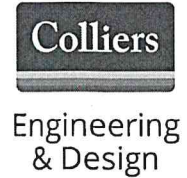
MICHAEL SOMMER  
(Name of Applicant, typed/printed)  
AUTHORIZED SIGNATORY  
(Applicant's Position or Title)

  
(Signature of Owner)

MICHAEL SOMMER  
(Name of Owner, typed/printed)  
AUTHORIZED SIGNATORY  
(Owner's Position or Title)

\* Attach 3 prints of your plans.

101 Crawfords Corner Road  
Suite 3400  
Holmdel New Jersey 07733  
Main: 877 627 3772



May 11, 2023

**VIA EMAIL**

Thomas Roguski, Executive Director  
Long Branch Sewerage Authority  
150 Joline Avenue  
P.O. Box 720  
Long Branch, NJ 07740

Engineer's Status Report  
May 2023 Meeting  
Colliers Engineering & Design Project No. LBS-001

Dear Mr. Roguski,

The following is a report on the status of projects for which Colliers Engineering & Design, Inc. (CED) is responsible:

**1. Sanitary Sewer Railroad Crossing Study and Improvements (LBS-274)**

The contract documents for lining of the crossings were provided to LBSA and have been submitted to NJDEP. NJDEP has provided comments. CED is addressing and preparing a resubmission.

**2. Hoey Pump Station Force Main Replacement (LBS-275)**

Final paving is complete. Final walkthrough with Earle occurred on August 12, 2022 and Contractor is working on punchlist items. As-builts were provided to LBSA on October 12, 2022 and were uploaded to VueWorks. NJT closeout has been requested. NJDEP final inspection was held September 1. The one-year inspection will be scheduled for August 2023.

**3. Sludge Holding System Modifications & Final Settling Tank Improvements (LBS-281)**

Major project tasks are substantially complete. Punchlist has been issued. Contractor is working to complete punchlist items. LBSA Engineering Committee has approved the change order for additional items (hoist and vent). TCI is working on pricing for these items.

**4. I/I Study and Improvements (LBS-284)**

Documents will be submitted to LBSA for review and to NJDEP for authorization to bid. Expected submission to NJDEP week of 5/8/23.

5-21

#### **5. Solar Feasibility Study (LBS-0320)**

The report was presented at the August Authority meeting. A meeting was held with NJNG and further discussions will take place. LBSA got response from NJNG, who is still evaluating.

#### **6. Planning Document for Infrastructure Bill (LBS-001)**

The letters of Intent and planning documents have been submitted to NJIB. NJIB acknowledged submittal. CED is following up with NJIB to schedule a pre-application meeting.

#### **7. WWTP Expansion Study (LBS-0329P)**

The proposal is being prepared.

#### **8. Hoey Pump Station Improvements (LBS-0330)**

Kick-off meeting was held December 1, 2022 and a site visit was held on December 13, 2022. A secondary field meeting was held on April 5, 2023. Plans and specifications are being prepared.

#### **9. WWTP Window Lintel Replacement Evaluation (LBS-0331P)**

CED met to discuss structural stabilization on March 7, 2023, which have been installed. Mid-term to long-term solutions to be discussed.

#### **10. GIS Upgrades**

A proposal was prepared and provided to LBSA.

#### **11. Active Escrow Projects**

##### **LBS-278 – The Reef (In construction)**

Final tests and inspection pending final construction. Performance bond reduction was recommended on January 12, 2023.

##### **LBS-285 – 298 Westwood Avenue (In construction)**

One-year TWA extension approved April 2022. A pre-construction meeting was held January 27, 2023. Shop drawings have been reviewed and returned.

##### **LBS-290 – Takanassee (In construction)**

Sanitary main and laterals installed. Final testing to be performed. Punchlist was sent to Applicant on June 7, 2021.

##### **LBS-291 – Wave Spa**

Review letter sent to Applicant on October 24, 2022. Revised documents were received, and a new review letter was issued on January 24, 2023. TWA forms have been signed.



**LBS-292 – Proposed 7-Eleven**

Approval letter was sent January 7, 2021 to the Applicant.

**LBS-295 – Broadway Place (Phase I/II)**

Approval letter sent May 12, 2020. Developer's agreement and fees were sent to the Applicant on July 9, 2020.

**LBS-299 – The Belmont (In construction)**

Pre-construction meeting was held July 6, 2022. Shop drawings have been returned. Construction is ongoing.

**LBS-305 – Pax Plaza**

Revised connection fees letter was provided to Applicant on February 22, 2022. Shop drawings have been provided and are being reviewed. Pre-construction mtg was held April 26, 2023.

**LBS-308 – Chelsea School**

Pre-construction meeting was held on August 23, 2022. Revised documents were approved on December 9, 2022.

**LBS-309 – Rt. 36 Resurfacing**

Review letter was sent on December 23, 2020 to NJDOT.

**LBS-310 – Pleasure Bay Park Pool Improvements (in construction)**

Construction is substantially complete. Final walkthrough to be scheduled, followed by project closeout. As-builts to be submitted.

**LBS-315 – NJDOT Bridge over Troutman's Creek**

A meeting with NJDOT took place on Friday June 10, 2022.

**LBS-0316 – Ocean Gate (in construction)**

Revised site plans were approved July 5, 2022. The CO was approved for Building 2.

**LBS-0317 – 175 Chelsea Avenue**

Review letter was sent on June 8, 2021 to the Applicant. A revised submission was made, and a letter was sent to the Applicant on September 9, 2021 outlining remaining items to be submitted.

**LBS-0318 – 15 Atlantic Avenue Townhouse (In construction)**

Pre-construction meeting was held on November 4, 2021. The lateral from adjacent lot has been installed.

**LBS-0319 – SICA Building**

Pre-construction meeting was held April 27, 2023.

**LBS-0321 – 290 Ocean Avenue**

Review letter was sent on January 10, 2022 to the Applicant.

**LBS-0322 – Franklin Beach Townhomes (in construction)**

Closeout letter was sent April 6, 2023.

**LBS-0324 – West End LB Development (In construction)**

Preconstruction meeting was held September 13, 2022. Shop drawings reviewed.

**LBS-0325 – 185 Morris Avenue (In construction)**

Preconstruction meeting was held July 15, 2022. Awaiting submission of revised plans and shop drawings.

**LBS-0326 – 279 Third Avenue**

Review letter was sent to Applicant on October 3, 2022.

**LBS-0327 – Long Branch Senior Center Improvements (In construction)**

Pre-construction meeting was held November 2, 2022.

**LBS-0333 – 60 Atlantic Ave, LLC**

Review letter was sent to the Applicant on December 28, 2022. Revised documents received on March 6, 2023 are under review.

**LBS-0334 – The Atlantic Club**

Review letter was sent to the Applicant on December 28, 2022. CCTV of downstream sewer was completed on April 4, 2023 and is being reviewed.

**LBS-0003 – 380 Division Street**

Review letter was sent to the Applicant on April 27, 2023.

Should you have any questions or require any additional information, please do not hesitate to contact me directly.

Sincerely,

Colliers Engineering & Design, Inc.  
(DBA Maser Consulting)



Susan S. Brasefield, P.E., P.P., CME  
Geographic Discipline Leader

SSB/lsl/mag



## Distributed Energy Resource Agreement

This Distributed Energy Resource Agreement ("Agreement"), effective as of the later signature date ("Effective Date"), is made between Volutus, Inc. ("Volutus" and "Party"), located at 2443 Fillmore St. #380-3427, San Francisco, CA 94115, and Long Branch Sewerage Authority ("Customer" and "Party"), located at 150 Joline Ave, Long Branch, NJ 07740. Any Exhibit or Appendix attached hereto shall be incorporated herein by reference and be binding on the Parties.

1. **Term.** This Agreement will start on the Effective Date and automatically renew 72 months after the first day of participation in the distributed energy resource program(s) ("Program") for equal, subsequent terms unless either Party provides notice of its intent to terminate this Agreement within thirty (30) days of the end of the then current term.
2. **Volutus Managed Services**
  - a. *Scope of Services:* Volutus will manage Customer's participation in the Program(s) listed on Exhibit 1, in accordance with rules set forth by Volutus, the grid operator, and/or utility ("Operator"). Volutus will (i) work with Customer to develop an appropriate curtailment plan; (ii) manage all aspects of Customer's participation in the Program(s) and (iii) process all Program financial settlements in accordance with the rules set forth by the Operator.
  - b. *Voltlet and VoltApp:* Upon Customer's authorization, Volutus will equip Customer with a system that collects energy data ("Voltlet") and provides visibility of this data through the Volutus cloud ("VoltApp"). At the Customer's request, such system may enable remote distributed generation control and direct load management. Volutus will install the system at each Customer facility as identified on Exhibit 1, which may be amended with the Customer's written consent, including email, to reflect additional locations.
3. **Customer Requirements**
  - a. *Utility Data:* Customer hereby authorizes utility data access for Volutus for facilities listed on Exhibit 1.
  - b. *Voltlet Installation:* In the event a Voltlet needs to be installed, Customer will provide Volutus personnel, or their designee, with access to meters and/or equipment at facilities listed on Exhibit 1.
  - c. *Acceptance Testing:* If the Program requires acceptance testing, Customer will work with Volutus to validate Customer capability at each facility in a timely manner.
  - d. *Performance:* Customer will use best efforts to execute its curtailment plan when notified by Volutus in accordance with Program rules. The capacity listed on Exhibit 1 represents the Parties' best estimate of performance and actual enrollment may vary.
4. **Payments**
  - a. *Payment Sharing:* Volutus will pay Customer 59% of all payments obtained by Volutus owing to Customer's performance in the Program(s), up to the total enrolled amount by facility, less \$250 per Voltlet per month.
  - b. *Underperformance:* By complying herewith, in no event shall Customer be penalized for underperformance.
  - c. *Payment Timing:* Volutus will issue Customer payment within 45 days of Volutus's receipt of payment from the Operator for (i) each Program season if the Program has a fixed season, or (ii) the preceding quarter.
5. **General Terms**
  - a. *Limitation on Liability:* Volutus is not liable for Customer participation in Program(s). All remedies or damages are expressly waived, including any indirect, punitive, special, consequential, or incidental damages, lost profit, or other business interruption damages.
  - b. *Assignment:* Customer shall not assign or transfer this Agreement, including pursuant to a change of control, without Volutus's prior written consent.

### Volutus, Inc.

Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Email: \_\_\_\_\_  
  
Signature: \_\_\_\_\_

### Customer

Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Email: \_\_\_\_\_  
  
Signature: \_\_\_\_\_

