AGENDA

LONG BRANCH SEWERAGE AUTHORITY

REGULAR MEETING

AUGUST 20, 2025

I. Opening of meeting at _____ p.m. by _____

II. Notation of attendance and the Pledge of Allegiance

Name	Position	In	Out
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		
John L. Bonello	Counsel		
Charles J. Fallon	Auditor		
John McKelvey	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 2025, has been provided by publication thereof in the *Link News* on February 24, 2025 as a "legal" advertisement, in the *Asbury Park Press* on February 26, 2025 as a "legal" advertisement and in the *Coaster* on February 27, 2025 as a "legal" advertisement, and by forwarding duplicates thereof on February 20, 2025, to the Clerks of the City of Long Branch, Borough of West Long Branch and Borough of Monmouth Beach for filing in their respective offices and for posting in a public place in each such Municipality.

IV. Public Participation

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 July 16, 2025

Motion by _____, seconded by _____ that the reading of the minutes of the Regular Meeting of the Long Branch Sewerage Authority held on July 16, 2025 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 July 16, 2025, if any **(NONE)**

Motion by _____, seconded by _____ that the reading of the minutes of the Executive Session held on July 16, 2025, 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

AUGUST 20, 2025

1) Copy of a Letter dated 07/18/25 received 07/18/25 to InSite Engineering from Colliers Engineering, re: Sephardic Torah Center 213 and 205 Lenox Avenue, Block 95 / Lots 5.01 & 5.02

2) Copy of a Letter dated 07/18/25 received 07/18/25 to Nelson Engineering from Colliers Engineering, re: Ian Holdings, LLC, 85 Chelsea Ave, Block 287.01 / Lot 21

3) Certified Letter dated 07/18/25 received 07/22/25 from Gagliano & Company, re: 150 Joline Ave, Block 401 Lot 13, E89A -Bridge Easement 375+/- S.F., E89B Temporary Construction Easement 1,330+/- S.F., E89C Temporary Construction Easement 305+/- S.F.

4) Certified Letter dated 07/03/25 received 07/22/25 from Paul Sansone, Jr., re: 14 Ocean Ave / Block 51 Lot 11.01 / Monmouth Beach (NOT LBSA)

5) Letter dated 07/22/25 received 07/22/25 from In Site Engineering, re: 67 Joline Ave. / Block 416 Lot 2, Utility Availability Request

6) Certified Letter dated 07/21/25 received 07/23/25 from L2A Land Design, LLC, re: 648 Second Ave / Block 93 Lot 1, Proposed Mixed Use Building Will Serve Request

7) Letter of Transmittal dated 07/21/25 received 07/23/25 from L2 Land Design, LLC, re: 648 Second Ave / Block 93 Lot 1, Application and Plans

8) Notice of Hearing dated 07/15/25 received 07/25/25 from Paul R. Edinger, Esq., re: 74 Beechwood Ave. / Block 37 Lot 3 / West Long Branch (NOT LBSA)

9) Letter dated 07/22/25 received 07/25/25 from CME Associates, re: Application the NJDEP for a Freshwater Wetlands General Permit #11 and In-Water Waterfront Development Individual Permit for the Ivy Place Drainage Improvements Block 455 Lot 6.81

10) Letter dated 07/24/25 received 07/28/25 from Juscelucio F. DaSilva Jr., re: 275 Cleveland Ave. / Block 187 Lot 4, Service Availability Request

11) Copy of letter dated 07/30/25 received 07/30/25 from Thomas Roguski to Juscelucio F. DaSilva Jr., re: Letter of Service Availability: Sanitary Sewer 275 Cleveland Avenue/ Block 187 Lot 4

12) Letter dated 07/30/25 received 07/30/25 from L2A Land Design LLC, re: Proposed Mixed- Use Building/ 648 Second Ave/ Block 93 Lot 1

13) Copy of letter dated 07/30/25 received 07/30/25 from Thomas Roguski to David Valentino, re: Request for Service Availability: Sanitary Sewer/ Proposed Mixed-Use Building/ 648 Second Ave/ Block 93 Lot 1

14) Copy of letter dated 07/30/25 received 07/30/25 from Thomas Roguski to Kevin Hayes, re: Request for Service Availability: Sanitary Sewer/ Proposed Multiple Dwelling / 67 Joline Ave/ Block 416 Lot 2

15) Certified Notice of Hearing received 08/07/25 from Paul R. Edinger, Esq., re: 125, 133 & 141 Morris Ave / Block 229 Lots 21, 22 & 23

16) Certified Public Notice dated 07/29/25 received 08/07/25 from Salvatore Alfieri, Esq., re: 123 Monmouth Road / Block 68 Lot 12.01 West Long Branch (NOT LBSA)

17) Certified Notice of Hearing dated 08/04/25 received 08/11/25 from Rick Brodsky, Esq., re: 4, 6 & 8 Lincoln Gardens and 100 Lincoln Ave / Block 4 Lots 9.02, 9.03, 10 & 11, Applicant seeking major subdivision approval to form three (3) lots from the existing four (4) lots.

18) Certified Notice of Hearing dated 08/06/25 received 08/11/25 from Jenifer S. Krimko, Esq., re: 85 Chelsea Ave / Block 287.01 Lot 21, Applicant is seeking final site plan approval for the construction of two (2) three story townhouse structures each containing five (5) units for a total of ten (10) units.

19) Certified Notice of Hearing dated 08/06/25 received 08/11/25 from Anthony J. Storrow, Esq., re: 66 Hollywood Ave / Block 31 Lot 2, Applicant seeking bulk variance for the construction of a second floor living space above the existing garage and the construction of an inground swimming pool, patio, generator and fencing.

20) Certified Notice of Hearing dated 08/01/25 received 08/11/25 from Thomas J. Hirsch, re: Applicant, F. David Coder, is seeking a minor subdivision involving Block 227 Lots 1.03 and 2.02 to reconfigure the lot lines

ACTION 21) Letter dated 08/12/25 received 08/12/25 from Colliers Engineering & Design, re: Closeout Recommendation for Enclave at West End / Block 117 Lot 25

ACTION 22) Letter dated 08/13/25 received 08/13/25 from Colliers Engineering & Design, re: Approval of the application from North Light LLC for 305 Broadway / Block 26 Lots 1-7, 32 & 33

23) Letter dated 08/13/25 received 08/13/25 from Colliers Engineering & Design, re: Engineer's Status Report for August 2025 meeting

ACTION

24) Letter dated 08/13/25 received 08/14/25 from Colliers Engineering & Design, re: Approval of the application from PV Condo, LLC / Wave Condominium for 36 Morris Ave. / Block 218 Lot 4.01

ACTION

25) Letter dated 08/13/25 received 08/14/25 from Colliers Engineering & Design, re: Approval of the application from Morris Ave Commons, LLC for 400 Morris Ave / Block 230 Lots 13 & 14 (new lot 13.01)

ACTION

26) Letter dated 08/20/25 received 08/18/25 from Trenk Isabel Siddiqi & Shahdanian P.C., re: Environmental Attorney Services

IX. Report of Executive Director for the August 20, 2025 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 July 16, 2025

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 July 16, 2025

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 July 16, 2025

A. Engineer's Report on Redevelopment Projects
B. Capital Improvement Program
C. General Engineering

See attached Engineer's Status Report, dated August 13, 2025

Motion by _____, seconded by _____ that all actions taken by Authority Consulting Engineer, of and with regard to each and all of the foregoing items be, and they are in all respects, approved, confirmed and ratified.

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 August 20, 2025 Meeting

Resolution by_____, seconded by _____that the Schedule of Bills for the month of July 2025 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

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

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 the Enclave at West End / Block 117, Lot 25, and

WHEREAS, the Authority's Consulting 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 August 12, 2025, 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 the Enclave at West End / Block 117, Lot 25, as per the recommendation of the Authority's Consulting 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 -
Mr. Booth -
Mr. Brown -
Mr. Larco -
Mrs. Morris -

Date: August 20, 2025
R1.8-25
Exhibit A

RESOLUTION

_____ offered the following Resolution and moved its adoption; seconded by _____

WHEREAS, North Light, LLC has applied for sewer connection for 305 Broadway, known as Block 268, Lots 1-7, 32 and 33, and

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

WHEREAS, the Authority Consulting Engineer, Colliers Engineering & Design, has reviewed the associated documents, and has recommended that the application be conditionally approved in their letter, dated August 13, 2025, attached hereto and made a part hereof, and

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

NOW, THEREFORE, BE IT RESOLVED by the Long Branch Sewerage Authority that the application of North Light, LLC for connection to the sewerage system be and the same is hereby approved conditionally as per the letter of the Authority Consulting Engineer, Colliers Engineering & Design, dated August 13, 2025, 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 -
Mr. Booth -
Mr. Brown -
Mr. Larco -
Mrs. Morris -

Date: August 20, 2025
R2.8-25
Exhibit B

RESOLUTION

_____ offered the following Resolution and moved its adoption; seconded by _____

WHEREAS, PV Condo LLC/ Wave Condominium has applied for sewer connection for 36 Morris Avenue, known as Block 218, Lot 4.01, and

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

WHEREAS, the Authority Consulting Engineer, Colliers Engineering & Design, has reviewed the associated documents, and has recommended that the application be conditionally approved in their letter, dated August 13, 2025, attached hereto and made a part hereof, and

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

NOW, THEREFORE, BE IT RESOLVED by the Long Branch Sewerage Authority that the application of PV Condo LLC/ Wave Condominium for connection to the sewerage system be and the same is hereby approved conditionally as per the letter of the Authority Consulting Engineer, Colliers Engineering & Design, dated August 13, 2025, 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 -
Mr. Booth -
Mr. Brown -
Mr. Larco -
Mrs. Morris -

Date: August 20, 2025
R3.8-25
Exhibit C

RESOLUTION

_____ offered the following Resolution and moved its adoption; seconded by _____

WHEREAS, Morris Ave Commons, LLC has applied for sewer connection for 400 Morris Avenue, known as Block 230, Lots 13 and 14 (New Lot 13.01), and

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

WHEREAS, the Authority Consulting Engineer, Colliers Engineering & Design, has reviewed the associated documents, and has recommended that the application be conditionally approved in their letter, dated August 13, 2025, attached hereto and made a part hereof, and

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

NOW, THEREFORE, BE IT RESOLVED by the Long Branch Sewerage Authority that the application of Morris Ave Commons, LLC for connection to the sewerage system be and the same is hereby approved conditionally as per the letter of the Authority Consulting Engineer, Colliers Engineering & Design, dated August 13, 2025, 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 -
Mr. Booth -
Mr. Brown -
Mr. Larco -
Mrs. Morris -

Date: August 20, 2025
R4.8-25
Exhibit D

RESOLUTION

_____ offered the following Resolution and moved its adoption; seconded by _____

WHEREAS, the Long Branch Sewerage Authority (herein after "the Authority") desires to contract for the following: (1) removal, transport, and disposal of sand, grit, and bar screen screenings; (2) furnishing and delivery of dry polymer; (3) furnishing and delivery of emulsion polymer; (4) furnishing and delivery of aluminum hydroxide chloride; (5) furnishing and delivery of sodium hypochlorite; (6) furnishing pump & motor repairs and new motor purchase; (7) road restoration and infrared paving; (8) furnishing and delivery of magnesium hydroxide (9) electrical maintenance services; (10) purchase of odor control media; and (11) sludge removal services, and

WHEREAS, the Authority has determined that said purchases should be made by public bid in accordance with law, and

WHEREAS, it is required by law that the Authority advertise for said bids.

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

1. The Authority is authorized to advertise for bids for the above-described contracts.

2. The Authority Chairman and/or Executive Director are authorized to sign any documents necessary to effectuate this resolution.

ROLL CALL:

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

Date: August 20, 2025
R5.8-25

RESOLUTION

_____offered the following Resolution and moved its adoption; seconded by _____

WHEREAS, the Long Branch Sewerage Authority (the "Authority") has heretofore received a proposal from its Environmental Counsel, Trenk Isabel Siddiqi & Shahdanian P.C., dated August 20, 2025, for Supplemental Environmental Attorney Services, and

WHEREAS, the Authority's Executive Director has reviewed the proposal and recommended that the contract be awarded to Trenk Isabel Siddiqi & Shahdanian P.C., per their proposal, dated August 20, 2025, attached hereto and made a part hereof, for Supplemental Environmental Attorney Services, and

WHEREAS, the cost for the services is not to exceed $5,000.00 for Supplemental Environmental Attorney Services, and

WHEREAS, the Authority's Executive Director has certified that there are funds available for this purpose, as per the certification attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED that:

1. The Long Branch Sewerage Authority hereby awards Trenk Isabel Siddiqi & Shahdanian P.C. the proposal for Supplemental Environmental Attorney Services in the total amount of not to exceed $5,000.00 subject to Trenk Isabel Siddiqi & Shahdanian P.C. complying with all of the requirements of the terms and conditions of the proposal.

2. The Authority is authorized to enter into a contract with Trenk Isabel Siddiqi & Shahdanian P.C. for the purpose expressed hereinabove.

3. The Authority Chairman and/or Executive Director are authorized to sign any documents needed to effectuate this resolution.

ROLL CALL:

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

Date: August 20, 2025
R6.8-25
Exhibits E & F

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 JULY 16, 2025 TO AUGUST 19, 2025

We have treated an average daily flow of 2.86 MGD, the effluent quality being of a good degree with an average suspended solid discharge of 10.4 ppm and an average B.O.D. discharge of 10.1 ppm. We have met all limits of our discharge permit.

It is that time of year for the Authority to prepare and advertise annual specifications for various required chemicals, equipment and materials and for select services. A resolution, for the Board's consideration, is attached authorizing the preparation and advertising of specifications as follows:

(1) removal, transport, and disposal of sand, grit, and bar screen screenings; (2) furnishing and delivery of dry polymer; (3) furnishing and delivery of emulsion polymer; (4) furnishing and delivery of aluminum hydroxide chloride; (5) furnishing and delivery of sodium hypochlorite; (6) furnishing pump & motor repairs and new motor purchase; (7) road restoration and infrared paving; (8) furnishing and delivery of magnesium hydroxide (9) electrical maintenance services; (10) purchase of odor control media; and (11) sludge removal services.

We have calculated daily and projected flows for the Capacity Assurance Program. Our average twelve-month flow is 2.397 MGD, with an additional 0.36707 MGD in approved and conceptual projects for a total of 2.764 MGD. This gives the Authority an additional available capacity of 2,636,260 gallons per day or 8,788 units based on 300 gallons per day per unit at full capacity, or 7,888 units based on 300 gallons per day per unit at 95% capacity.

The Authority's Collection System Crew for the month has investigated nineteen (19) stoppages, of which thirteen (13) were the responsibility of the LBSA and six (6) 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		145 Brighton Avenue (12 + 0.9K)	0.00279		
Jul-25	2.86	Casey Jones Redevelopment	0.00876		700 Joline Avenue	0.007		
Jun-25	2.53	201 - 215 Third Avenue (30 + 8.2K)	0.00982		83 North Broadway (12 + 1.5K)	0.002625		
May-25	2.37	671 Broadway	0.00066		175 Chelsea Avenue (33)	0.0099		
Apr-25	2.67	Reformed Church of LB Housing	0.00338		305 Broadway (Mixed Use)	0.018425		
Mar-25	2.34	Monmouth University – BSACAM	0.00265		Synagogue Add. - 295 Park Ave.	0.00521		
Feb-25	2.18	Takanassee Lake (13)	0.00390		Bluffs (109)	0.0327		
Jan-25	2.08	665 Second Avenue (22 + Mix Use)	0.00829		Onada Surf Club Residential (47)	0.01300		
Dec-24	2.13	112 Brighton Avenue (4 + 2K)	0.001401		369-375 Broadway (20 +1K)	0.0061		
Nov-24	2.09	279 Third Avenue (154B + 11.1K)	0.01651		456 Atlantic Avenue (4)	0.0012		
Oct-24	2.14	169 Chelsea Avenue (4)	0.0012		394 Bath Avenue	0.00120		
Sep-24	2.29	Ocean Acre 119-129 Franklin (8)	0.00240		29 Long Branch Avenue (Calc)	0.018		
Aug-24	3.08	180 Brighton (24 + 5.5K)	0.00595		410 Broadway (94)	0.0282		
12-Month Tot.	28.76	180 Morris Avenue (28 + Office)	0.00457		19 7th Avenue (20 + 1.5K)	0.00405		
		336 Branchport (40 + 4K)	0.0148		115-127 Brighton Avenue (24 + 5K)	0.00770		
Design	5.4	Lower Broadway (299 + 25K)	0.05850		336 Ocean Boulevard (4)	0.00120		
12-Month Avg.	2.397	390-392 Ocean (132)	0.0396		192 Broadway (6 + 1.3K)	0.00193		
Approved	0.1954	156-164 Franklin Avenue (9)	0.00270		394 & 400 Morris Avenue (8)	0.0024		
Conceptual	0.1716	333-345 Second Ave. (14)	0.0042		85 Chelsea Avenue (10)	0.003		
Total	2.764	215 Brighton Avenue (6)	0.0018		648 Second Avenue	0.005		
		Total Approved Project	0.19544		Total Conceptual Project	0.17163		
					Approved & Conceptual	0.36707		
		95% of capacity is	5.13		Percent of 100% capacity available	49%	2.64	MGD
					Percent of 95% capacity available	46%	2.37	MGD
Available	**2.636260**				**Equivalent Units Available**	**8,788**	**@ 100% Capacity**	
in MGD					**based on 300 gals/day/ unit**			
					Equivalent Units Available	**7,888**	**@ 95% Capacity**	
					based on 300 gals/day/ unit			

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

Colliers Engineering & Design

August 13, 2025

VIA EMAIL

Thomas Roguski, P.E., CME, Executive Director
Long Branch Sewerage Authority
150 Joline Avenue
P.O. Box 720
Long Branch, New Jersey 07740

Engineer's Status Report
August 2025 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. **Capital Projects**

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

      As-builts have been submitted and accepted by the Authority and closeout documentation has been provided to the NJDEP. Awaiting full project close out with NJDEP.

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

      A final Change Order has been approved by New Jersey Department of Environmental Protection (NJDEP). Awaiting full project close out with NJDEP.

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

      LBSA approved project close out in 2024. Final As-built documentation completed by CED. Awaiting full project close out with NJDEP. Our office has prepared and submitted closeout documentation per NJDEP request.

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

      As-builts have been submitted and accepted by the Authority and closeout documentation has been provided to the NJDEP. Awaiting full project close out with NJDEP.

Colliers Engineering & Design

e. **WWTP Expansion Study (LBS-0329)**

Report reviewed at the January 2025 board meeting. Meeting to be scheduled by LBSA with the Engineering Committee to discuss further.

f. **Hoey Pump Station Improvements (LBS-0330)**

The NJDEP has issued Authorization to Award the Hoey Pump Station Improvements contract to Rapid Pump & Meter Service Company LLC. Fully executed contract documents have been prepared. A preconstruction meeting was held with the Contractor and the NJDEP on May 2, 2025. Notice to Proceed has been provided. The Contractor has submitted shop drawings for review. The Contractor has submitted a no cost time extension change order which was approved at the Authority's July 2025 meeting.

2. **Active Escrow Projects**

a. **180 Morris Avenue (in construction) (LBS-289)**

Sanitary sewer lateral construction has been completed and awaits final testing and preparation of punchlist items.

b. **Takanassee (in construction) (LBS-290)**

The sanitary main and laterals have been installed. Final testing is complete. Updated punch list was sent to Applicant on October 23, 2024. Developer working on building construction.

c. **Proposed 7-Eleven (LBS-292)**

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

d. **Beachfront LLC (in construction) (LBS-294)**

One lateral has been installed and awaits final inspection. Three remaining laterals to be installed at a future date.

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

The majority of sanitary sewer installation construction work within Broadway is complete and pending final inspection, testing and preparation of a punchlist. The revised plans submitted by the applicant has been reviewed and approved, construction of the sanitary sewer lateral is ongoing.

Colliers Engineering & Design

f. NJDOT Bridge over Troutman's Creek (LBS-315)

A meeting with NJDOT took place on Friday, June 10, 2022. Follow up meetings with the NJDOT consulting engineer have been held on April 30, 2025 and on June 4, 2025 to discuss recently submitted updated NJDOT utility plans and specifications. Revised documents have been submitted, reviewed and deemed acceptable. The final documents have been forwarded to the Authority for endorsement. The Authority will be notified in advance of any of the proposed construction activities that will impact sewer facilities. Additional escrow has been requested from the NJDOT to cover engineering services during construction.

g. Ocean Gate (in construction) (LBS-0316)

All construction work is complete and final testing and inspections have been performed. All construction related punchlist items have been satisfactorily addressed. Project closeout contingent on submission of outstanding administrative items.

h. 175 Chelsea Avenue (LBS-0317)

A 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.

i. 290 Ocean Avenue (LBS-0321)

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

j. 185 Morris Avenue (in construction) (LBS-0325)

All construction work is complete and final testing and inspections have been performed. All construction related punchlist items have been satisfactorily addressed. Project closeout contingent on submission of outstanding administrative items.

k. 279 Third Avenue (LBS-0326)

A review letter was sent to the Applicant on October 3, 2022.

l. The Atlantic Club (LBS-0334)

Preconstruction was held. Construction start date pending submission, review and approval of administrative items.

Colliers Engineering & Design

m. Santos Subdivision (LBS-0004)

The applicant has submitted revised plans proposing individual grinder pumps for approval, the NJDEP has confirmed that a TWA will be required for the application. Revised plans showing the same have been reviewed and comments returned to the applicant.

n. 156-164 Franklin Avenue (LBS-0005)

Construction of sewer facilities and final testing are complete. Final inspection to be scheduled and punchlist to be issued upon completion of inspection. Developer constructing buildings in phases.

o. Second Avenue Multi-Use Development (LBS-0336)

The majority of sanitary sewer construction is complete and final testing remains to be completed. Final inspection to be scheduled and punchlist to be issued upon completion of inspection.

p. Enclave at West End (LBS-0337)

All construction work is complete and final testing and inspections have been performed. All construction related punchlist items have been satisfactorily addressed. Project closeout contingent on submission of outstanding administrative items.

q. 169 Chelsea Avenue (LBS-0338)

Revised plans to eliminate proposed deep connections to existing sewer have been reviewed and approved. The contractor has installed three (3) sanitary sewer laterals of 3 to be constructed and connected to an existing manhole per the approved plans.

r. 333-345 Second Avenue Proposed Townhouse Development (LBS-0339)

Sanitary sewer construction is complete and final testing remains to be completed. Final inspection to be scheduled and punchlist to be issued upon completion of inspection.

s. Ocean Acre (LBS-0340)

Approval letter was provided to the Applicant on March 21, 2024.

t. Branchport Crossing (LBS-0342)

Conditional approval letter was provided to the Applicant on February 21, 2025. TWA approval has been received.

Colliers Engineering & Design

u. Monmouth University BSACAM (LBS-0344)

Conditional approval letter was provided to LBSA on July 10, 2024. NJDOT approval has been received. A pre-construction meeting was held June 4, 2025.

v. Sephardic Torah Temple (LBS-0345)

The application received conditional approval at the October 2024 meeting. Notice has been sent to the Applicant. Resubmission documents have been reviewed and comments provided.

w. RCHP Affordable Housing Corporations (LBS-0346)

The application received conditional approval at the October 2024 meeting. Notice has been sent to the Applicant. Awaiting submission of revised documents for review and approval.

x. 201, 213 & 215 Third Ave. (LBS-0347)

Revised application documents have been reviewed, and review letter was issued January 22, 2025. A capacity study is to be performed by the applicant and results of the same submitted for review and approval.

y. Seventh Avenue Apartments (LBS-0349)

The application received conditional approval at the April 2025 meeting. Notice has been sent to the Applicant. Awaiting submission of revised documents for review and approval.

z. 112 Brighton Avenue (LBS-0350)

The application received conditional approval at the April 2025 meeting. Notice has been sent to the Applicant. Revised documents have been submitted and reviewed, notice of approval has been sent to the Applicant.

aa. 85 Chelsea Avenue (LBS-0351)

The application received conditional approval at the July 2025 meeting. Notice has been sent to the Applicant.

bb. 305 Broadway Mixed-Use Development (LBS-0353)

A letter of conditional approval has been provided to the Authority for consideration at the next monthly meeting.

cc. Wave Condominium (LBS-0354)

A letter of conditional approval has been provided to the Authority for consideration at the next monthly meeting.

Colliers Engineering & Design

dd. 400 Morris Avenue (LBS-0355)

A letter of conditional approval has been provided to the Authority for consideration at the next monthly meeting.

ee. 648 Second Avenue (LBS-0356)

Application documents have been received and are under review.

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)

John J. McKelvey, P.E.
Senior Project Manager

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LONG BRANCH SEWERAGE AUTHORITY
RECEIPTS FOR THE MONTH OF JULY 2025
AMOUNTED TO $632,012.25

DIVIDED AS FOLLOWS:			**Acct. #**
Service, Fees & Interest on Sewer Charges	$	593,155.84	300024645
Interest on Collection Account		1,269.61	300024645
Interest on Developers Escrow		440.036	300032044
Interest on Payroll Checking		128.81	300024660
Interest on A/P Checking		172.7	300024652
Interest on EFT Checking		8.35	300005872
June 2025 Interest			
Interest on Revenue Fund		22,704.36	217800
Interest on General Fund		13,919.42	217801
Interest on Bond Service Fund		0.31	217802
Interest on Maintenance Reserve Fund		212.81	217803
	$	632,012.25	

Investments as of 8/20/2025

C/D's

Maintenance Reserve Fund - Kearny Bank	$	123,000.00
General Fund - Kearny Bank	$	140,000.00

Cash Transfers for the Month of July 2025

From Operating Ckg. to Payroll Ckg.	$	132,008.84
From Collection Ckg. to EFT Ckg.		111,260.96
From Collection to Operating Ckg		500,000.00
From Developer's Escrow to Collection Ckg		25,542.06

LONG BRANCH SEWERAGE AUTHORITY
BANK BALANCE, PETTY CASH, AND INVESTMENTS
FOR THE MONTH OF JULY 2025
AMOUNTED TO $13,813,898.88

REVOLVING CKG ACCTS.- KEARNEY FEDERAL SVGS.			**Acct. #**
Payroll Checking	$	132,104.36	300024660
Accounts Payable Checking		159,452.42	300024652
EFT Checking		8.35	340785872
Petty Cash		400.00	N/A
	$	291,965.13	

ESCROW ACCT. - KEARNEY FEDERAL SVGS.			**Acct. #**
Developer's Escrow	$	392,175.21	300032044

TRUST ACCT. - KEARNEY FEDERAL SVGS.			**Acct. #**
Collection Account	$	1,286,299.19	300024645

TRUST ACCOUNTS - BANK OF NEW YORK			**Acct. #**
June 2025 Balances			
2024 Revenue Bonds Escrow Fund	$	0.00	958452
2024 Revenue Bonds COI Fund		0.00	958454
Revenue Fund		7,305,650.19	217800
General Fund		4,478,880.48	217801
Bond Service Fund		107.12	217802
Maint. Reserve Fund		58,821.56	217803
	$	11,843,459.35	

Cash Requirements for Payroll

Payperiod End 7/24/25 in the amount of	$	61,053.84
Payperiod End 8/2/25 in the amount of		62,000.24
Health Insurance Waiver		4,357.22

Long Branch Sewerage Authority
Purchase Order Listing By Vendor Name

08/18/2025
01:03 PM

Ranges	Item Status	Purchase Types	Misc
Range: *First to Last* ***Rcvd Batch Id Range:*** *First to Last* ***Encumbrance Date Range:*** *First to 12/31/25*	***Open:*** *N* ***Void:*** *N* ***Paid:*** *N* ***Held:*** *N* ***Aprv:*** *Y* ***Rcvd:*** *N*	***Bid:*** *Y* ***State:*** *Y* ***Other:*** *Y* ***Exempt:*** *Y*	***P.O. Type:*** *All* ***Include Project Line Items:*** *Yes* ***Format:*** *Detail without Line Item Notes* ***Include Non-Budgeted:*** *Y* ***Prior Year Only:*** *N* **** Means Prior Year Line:*** ***Vendors:*** *All*

Vendor # / *P.O. #* / *Item Description*	*Name* / *PO Date*	*Description* / *Amount*	*Charge Account*	*Acct Type*	*Contract Description*	*PO Type* / *Stat/Chk*	*First Enc Date*	*Rcvd Date*	*Chk/Void Date*	*Invoice*	*1099 Excl*
APGNE005	APG-NEUROS INC.										
25000065	01/17/25	EPRM PLAN - 3 YEAR OPTION									
1 EPRM PLAN - 3 YEAR OPTION		$12,825.00	01-600-001-1609	G	RESERVE- SECONDARY TREATMENA		01/17/25	08/18/25			N
2 TAXES PER EPRM - WILL ADJUST		$0.00	01-600-001-1609	G	RESERVE- SECONDARY TREATMENA		01/17/25	08/18/25			N
		$12,825.00									
	Vendor Total:	**$12,825.00**									
ATLAN005	ATLANTIC PLUMB SUPPLY INC										
25000060	01/02/25	2025 BLANKET				B					
35 PVC, ASST PLUGS, TOWEL		$103.52	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL	A	01/02/25	08/14/25		S4400136.001	N
36 ARCY FULL ROLL		$137.76	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL	A	01/02/25	08/14/25		S4410541.001	N
37 BALL VALVE, NIPPLE,BUSHING,CAI		$100.92	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL	A	01/02/25	08/14/25		S4410388.001	N
38 DRAIN OPENER		$17.01	01-900-002-7101	E	REPAIRS & SUPPLIES-COLLECTION	A	01/02/25	08/14/25		S4410166.001	N
39 BALL VALVE		$90.22	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL	A	01/02/25	08/14/25		S4413571.001	N
40 CHECK VALVE, GASKET, BOLTS,NU		$1,599.84	01-900-002-7101	E	REPAIRS & SUPPLIES-COLLECTION	A	01/02/25	08/14/25		S4414609.001	N
41 GASKET		$22.92	01-900-002-7101	E	REPAIRS & SUPPLIES-COLLECTION	A	01/02/25	08/14/25		S4414772.001	N
		$2,072.19									
	Vendor Total:	**$2,072.19**									
BRENN005	BRENNTAG NORTHEAST, LLC										
25000013	01/01/25	SODIUM HYPOCHLORITE 2025				B					
21 SODIUM HYPOCHLORITE - JULY		$4,832.50	01-900-003-7504	E	CHEMICALS-SODIUM HYPOCHLORITA		01/02/25	08/14/25		BNE344521	N
22 SODIUM HYPOCHLORITE - JULY		$4,432.50	01-900-003-7504	E	CHEMICALS-SODIUM HYPOCHLORITA		01/02/25	08/14/25		BNE345868	N
23 SODIUM HYPOCHLORITE - JULY		$4,000.00	01-900-003-7504	E	CHEMICALS-SODIUM HYPOCHLORITA		01/02/25	08/14/25		BNE347276	N
24 SODIUM HYPOCHLORITE - JULY		$4,037.50	01-900-003-7504	E	CHEMICALS-SODIUM HYPOCHLORITA		01/02/25	08/14/25		BNE348238	N
		$17,302.50									
	Vendor Total:	**$17,302.50**									
BULLE005	BULLET LOCK & SAFE INC										
25000411	08/01/25	KEYS									

Long Branch Sewerage Authority
Purchase Order Listing By Vendor Name

08/18/2025
01:03 PM

Vendor # / P.O. # / Item Description	PO Date	Name / Description	Amount	Charge Account	Acct Type	Contract Description	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
BULLE005		BULLET LOCK & SAFE INC				Account Continued							
1 KEYS			$8.00	01-900-004-7101	E	REPAIRS AND SUPPLIES-PUMPING		A	08/01/25	08/11/25		159694	N
	Vendor Total:		**$8.00**										
CENTR010		CENTRAL JERSEY EQUIPMENT LLC											
25000406	07/23/25	REPAIRS TO GODWIN PUMP											
1 REPAIRS TO GODWIN PUMP			$485.50	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL		A	07/23/25	08/04/25		1546639	N
2 REPAIRS TO GODWIN PUMP			$2,261.86	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL		A	07/23/25	08/04/25		1548217	N
			$2,747.36										
	Vendor Total:		**$2,747.36**										
CHESA005		CHESAPEAKE EXTERMINATING											
25000058	01/02/25	PEST CONTROL BLANKET					B						
8 PEST CONTROL - JULY			$80.00	01-900-001-8300	E	OFFICE EXPENSES		A	01/02/25	08/04/25			N
	Vendor Total:		**$80.00**										
COLLI005		COLLIERS ENGINEERING & DESIGN											
25000383	07/01/25	VUEWorks ANNAUL MAINT.&SUPPORT											
1 VUEWorks ANNAUL MAINT.&SUPPOF			$5,000.00	01-900-001-8002	E	ENGINEERING		A	07/01/25	08/18/25		1071261	N
25000386	07/01/25	ENGINEERING JULY											
1 ENGINEERING JULY			$867.50	01-900-001-8002	E	ENGINEERING		A	07/01/25	08/18/25			N
2 MONTHLY HOSTING FEE - JUNE			$500.00	01-900-001-8002	E	ENGINEERING		A	07/01/25	08/18/25		1071250	N
3 NJDOT BRIDGE DESIGN REVIEW			$1,045.00	01-900-001-8002	E	ENGINEERING		A	07/01/25	08/18/25		1076285	N
4 HOEY PUMP STATION - NJFIB			$1,774.81	01-900-001-8002	E	ENGINEERING		A	07/01/25	08/18/25		1076276	N
			$4,187.31										
	Vendor Total:		**$9,187.31**										
DELIS005		DELISA DEMOLITION & DISPOSAL											
25000064	01/02/25	2025 BLANKET					B						
8 TRASH REMOVAL - AUGUST			$195.30	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL		A	01/02/25	08/14/25		344582	N
	Vendor Total:		**$195.30**										
DELTA005		DELTA DENTAL OF NEW JERSEY,INC											
25000026	01/13/25	DENTAL INSURANCE - BLANKET					B						
9 DENTAL INSURANCE			$1,589.97	01-900-001-8105	E	FRINGE BENEFITS-DENTAL PLAN		A	01/14/25	08/18/25		1172704	N
	Vendor Total:		**$1,589.97**										
EASTE010		EASTERN DATACOMM, LLC											

Long Branch Sewerage Authority
Purchase Order Listing By Vendor Name

08/18/2025
01:03 PM

Vendor # / P.O. # / Item Description	Name / PO Date	Description / Amount	Charge Account	Acct Type	Contract / Description	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
EASTE010	EASTERN DATACOMM, LLC				*Account Continued*							
25000388	06/04/25	SUPPORT - AVAYA IP OFFICE										
1 SUPPORT - AVAYA IP OFFICE		$900.00	01-900-001-8605	E	MISCELLANEOUS		A	06/04/25	08/18/25		189361	N
	Vendor Total:	**$900.00**										
FISHE005	FISHER SCIENTIFIC INC.											
25000014	01/01/25	LAB SUPPLIES BLANKET				B						
19 LAB SUPPLIES - JULY		$124.49	01-900-003-7102	E	REPAIRS & SUPPLIES - LAB		A	01/02/25	08/14/25		2099788	N
20 LAB SUPPLIES - JULY		$84.99	01-900-003-7102	E	REPAIRS & SUPPLIES - LAB		A	01/02/25	08/15/25		2665341	N
		$209.48										
	Vendor Total:	**$209.48**										
FLRAU005	FLR AUTO REPAIR LLC											
25000381	07/25/25	BRAKES, ALINGMENT, TUNE UP										
1 BRAKES, ALINGMENT, TUNE UP		$2,299.40	01-900-002-7401	E	AUTO,TRUCK-REPAIR,PARTS-COLL.		A	07/25/25	08/04/25		2059	N
	Vendor Total:	**$2,299.40**										
FREEH005	FREEHOLD CARTAGE INC											
25000005	01/01/25	SLUDGE, SAND & GRIT - BLANKET				B						
19 GRIT REMOVAL - JULY		$1,775.00	01-900-003-7300	E	GRIT REMOVAL		A	01/15/25	08/14/25		2300160	N
20 GRIT REMOVAL - JULY		$1,775.00	01-900-003-7300	E	GRIT REMOVAL		A	01/15/25	08/14/25		2310112	N
21 SLUDGE REMOVAL - JULY		$64,522.95	01-900-003-7301	E	SLUDGE REMOVAL EXPENSES		A	01/01/25	08/14/25		1802	N
		$68,072.95										
	Vendor Total:	**$68,072.95**										
GARDE005	GARDEN STATE LABS INC											
25000007	01/01/25	LAB SUPPLIES -BLANKET				B						
8 LAB SUPPLIES - JUNE		$518.00	01-900-003-7102	E	REPAIRS & SUPPLIES - LAB		A	01/02/25	08/14/25		00592868	N
	Vendor Total:	**$518.00**										
GRAIN005	GRAINGER INC.											
25000010	01/01/25	VARIOUS SUPPLIES - BLANKET				B						
57 HEX HEAD CAP SCREW		$234.20	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL		A	01/02/25	08/14/25		956566397	N
	Vendor Total:	**$234.20**										
HOMED005	HOME DEPOT CREDIT SERVICES											
25000414	07/28/25	STAKES, SCREWS, STUDS										
1 STAKES, SCREWS, STUDS		$81.01	01-900-002-7101	E	REPAIRS & SUPPLIES-COLLECTION		A	07/28/25	08/14/25		2010576	N

Long Branch Sewerage Authority
Purchase Order Listing By Vendor Name

08/18/2025
01:03 PM

Vendor # / P.O. # / Item Description	Name / PO Date	Description / Amount	Charge Account	Acct Type	Contract / Description	PO Type / Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
HOMED005	HOME DEPOT CREDIT SERVICES				*Account Continued*						
	Vendor Total:	**$81.01**									
JOHNG005	JOHN GUIRE SUPPLY LLC										
25000008	01/01/25	SUPPLIES/LIME - BLANKET				B					
17 EDGER-STRAIGHT ENDS		$15.60	01-900-002-7101	E	REPAIRS & SUPPLIES-COLLECTION	A	01/02/25	08/14/25		252822	N
18 CLEAN BLUE STONE, BLACK TOP		$201.29	01-900-002-7101	E	REPAIRS & SUPPLIES-COLLECTION	A	01/02/25	08/14/25		252931	N
19 SAKRETE HIGH STRENTH MIX		$33.68	01-900-002-7101	E	REPAIRS & SUPPLIES-COLLECTION	A	01/02/25	08/14/25		252955	N
		$250.57									
	Vendor Total:	**$250.57**									
JOSEP015	JOSEPH FAZZIO - WALL LLC.										
25000407	08/05/25	ALUMINUM BEAMS									
1 METAL BEAM		$325.76	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL	A	08/05/25	08/11/25			N
2 ALUMINUM BEAM		$205.08	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL	A	08/11/25	08/11/25		20529194	N
		$530.84									
	Vendor Total:	**$530.84**									
JOSE0010	JOSEPH NUNEZ										
25000418	08/18/25	J.NUNEZ - LICENSE RENEWALS									
1 J.NUNEZ - LICENSE RENEWALS		$103.30	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL	A	08/18/25	08/18/25			N
	Vendor Total:	**$103.30**									
LAWSO005	LAWSON PRODUCTS, INC.										
25000415	08/05/25	HEADLAMPS, WASHERS, NUTS, BITS									
1 HEADLAMPS, WASHERS, NUTS, BIT		$513.42	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL	A	08/05/25	08/15/25		9312705479	N
	Vendor Total:	**$513.42**									
LOCAL005	LOCAL 32 OPEIU										
25000419	07/01/25	WHITE COLLAR DUES - JULY									
1 WHITE COLLAR DUES - JULY		$273.00	01-500-001-1871	G	OPEIU-DUES PAYABLE	A	07/01/25	08/18/25			N
	Vendor Total:	**$273.00**									
LYONS005	LYONS ENVIRONMENTAL SERVICES										
25000006	01/01/25	ENTEROCCI ANALYSIS - BLANKET				B					
8 ENTEROCCI ANALYSIS - JULY		$360.00	01-900-003-7102	E	REPAIRS & SUPPLIES - LAB	A	01/02/25	08/11/25		LBSA0725	N
	Vendor Total:	**$360.00**									

Long Branch Sewerage Authority
Purchase Order Listing By Vendor Name

08/18/2025
01:03 PM

Vendor # / P.O. # / Item Description	PO Date	Name / Description / Amount	Charge Account	Acct Type	Contract Description	PO Type / Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
MANNA005		MANNA & BONELLO PA									
25000075	01/02/25	LEGALS SERVICES - 2025 BLANKET				B					
8 LEGAL SERVICES- JULY		$1,605.00	01-900-001-8008	E	LEGAL	A	01/02/25	08/11/25		11407	N
	Vendor Total:	**$1,605.00**									
MILLE010		MILLER ENERGY INC.									
25000374	07/16/25	2025 CALIBRATION									
1 2025 CALIBRATION		$2,052.63	01-900-003-7102	E	REPAIRS & SUPPLIES - LAB	A	07/16/25	08/15/25			N
	Vendor Total:	**$2,052.63**									
NAPAA005		NAPA AUTO PARTS									
25000061	01/02/25	2025 BLANKET				B					
24 2.5 DEF FLUID		$103.92	01-900-002-7401	E	AUTO,TRUCK-REPAIR,PARTS-COLL.	A	01/02/25	08/11/25		056589	N
25 BATTERY, OZIUM FOGGER		$452.98	01-900-002-7401	E	AUTO,TRUCK-REPAIR,PARTS-COLL.	A	01/02/25	08/11/25		057299	N
26 CORE CHARGE REFUND		36.00-	01-900-002-7401	E	AUTO,TRUCK-REPAIR,PARTS-COLL.	A	01/02/25	08/11/25		057359	N
27 OIL FILTER AND OIL		$88.40	01-900-002-7401	E	AUTO,TRUCK-REPAIR,PARTS-COLL.	A	01/02/25	08/11/25		057360	N
28 STARTER FLUID		$6.21	01-900-002-7401	E	AUTO,TRUCK-REPAIR,PARTS-COLL.	A	01/02/25	08/11/25		057364	N
29 OILS FILTERS & OIL		$78.89	01-900-003-7401	E	AUTO,TRUCK-REPAIR/PARTS-DISP.	A	01/02/25	08/11/25		058224	N
30 LEVER PUMP & FILTERS		$80.59	01-900-003-7401	E	AUTO,TRUCK-REPAIR/PARTS-DISP.	A	01/02/25	08/11/25		058276	N
31 FUEL FILTER		$27.56	01-900-003-7401	E	AUTO,TRUCK-REPAIR/PARTS-DISP.	A	01/02/25	08/11/25		058294	N
32 OIL/AIR FILTER, GREASE WASHER		$80.27	01-900-003-7401	E	AUTO,TRUCK-REPAIR/PARTS-DISP.	A	01/02/25	08/11/25		058648	N
		$882.82									
	Vendor Total:	**$882.82**									
ONECA005		ONE CALL CONCEPTS INC.									
25000076	01/02/25	2025 BLANKET				B					
8 MARK OUTS - JULY		$537.70	01-900-002-7101	E	REPAIRS & SUPPLIES-COLLECTION	A	01/02/25	08/15/25		5075398	N
	Vendor Total:	**$537.70**									
PETTY005		PETTY CASH									
25000417	08/18/25	PETTY CASH									
1 BOARD MEETING DONUTS		$44.95	01-900-001-8605	E	MISCELLANEOUS	A	08/18/25	08/18/25			N
2 FUEL 2023 EXPLORER		$45.00	01-900-001-8605	E	MISCELLANEOUS	A	08/18/25	08/18/25			N
3 CHAIRMAN LUNCH		$14.20	01-900-001-8605	E	MISCELLANEOUS	A	08/18/25	08/18/25			N
4 DMV - REGISTER NEW VEHICLES		$60.00	01-900-003-7405	E	AUTO,TRUCK-MISC.-DISP.	A	08/18/25	08/18/25			N
5 TIMECARDS		$33.52	01-900-001-8300	E	OFFICE EXPENSES	A	08/18/25	08/18/25			N

Long Branch Sewerage Authority
Purchase Order Listing By Vendor Name

08/18/2025
01:03 PM

Vendor # / P.O. # / Item Description	Name / PO Date	Description / Amount	Charge Account	Acct Type	Contract / Description	PO Type / Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
PETTY005	PETTY CASH				*Account Continued*						
		$197.67									
	Vendor Total:	**$197.67**									
PILOT005	PILOT ELECTRIC CO. INC.										
25000111	01/02/25	PUMP & MOTORS BLANKET 2025				B					
5 20HP AURORA PLANT SVC H2O PUM		$2,983.74	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL	A	01/02/25	08/15/25		69339	N
	Vendor Total:	**$2,983.74**									
POLYD005	POLYDYNE INC.										
25000003	01/01/25	DRY/EMULSION POLYMER - BLANKET				B					
9 CLARIFLOC NE-203 - JULY		$7,406.00	01-900-003-7503	E	CHEMICALS-POLYMER	A	01/02/25	08/15/25		1943657	N
	Vendor Total:	**$7,406.00**									
RACHL005	RACHLES/MICHELE'S OIL COMPANY										
25000077	01/02/25	GAS/DIESEL BLANKET 2025				B					
25 UNLEADED FUEL - JULY		$264.46	01-900-001-7402	E	AUTO,TRUCK-GASOLINE-ADM.	A	01/02/25	08/06/25		434848	N
26 UNLEADED FUEL - JULY		$264.46	01-900-002-7402	E	AUTO,TRUCK-GASOLINE-COLL.	A	01/02/25	08/06/25		434848	N
27 UNLEADED FUEL - JULY		$528.91	01-900-003-7402	E	AUTO,TRUCK-GASOLINE-DISP.	A	01/02/25	08/06/25		434848	N
28 DIESEL FUEL - JULY		$2,000.28	01-900-004-7101	E	REPAIRS AND SUPPLIES-PUMPING	A	01/02/25	08/06/25		72551	N
29 UNLEADED FUEL - JULY		$154.35	01-900-001-7402	E	AUTO,TRUCK-GASOLINE-ADM.	A	01/02/25	08/06/25		435859	N
30 UNLEADED FUEL - JULY		$154.35	01-900-002-7402	E	AUTO,TRUCK-GASOLINE-COLL.	A	01/02/25	08/06/25		435859	N
31 UNLEADED FUEL - JULY		$308.70	01-900-003-7402	E	AUTO,TRUCK-GASOLINE-DISP.	A	01/02/25	08/06/25		435859	N
32 DIESEL FUEL - JULY		$1,465.25	01-900-004-7101	E	REPAIRS AND SUPPLIES-PUMPING	A	01/02/25	08/06/25		435857	N
		$5,140.76									
	Vendor Total:	**$5,140.76**									
SAFEN005	SAFENET SOLUTIONS LLC										
25000078	01/02/25	COMPUTER MAINTENANCE BLANKET				B					
8 COMPUTER MAINTENANCE - JULY		$3,137.08	01-900-001-8401	E	COMPUTER MAINTENANCE	A	01/02/25	07/23/25		10084	N
	Vendor Total:	**$3,137.08**									
SEABO005	SEABOARD WELDING INC										
25000088	01/02/25	2025 BLANKET				B					
13 TANK RENTALS - JULY		$35.80	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL	A	01/02/25	08/11/25		984597	N
	Vendor Total:	**$35.80**									
SEMCO005	SEMCOR II RENTAL CENTER, LLC										

Long Branch Sewerage Authority
Purchase Order Listing By Vendor Name

08/18/2025
01:03 PM

Vendor # / P.O. # / Item Description	Name / PO Date	Description / Amount	Charge Account	Acct Type	Contract / Description	PO Type / Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
SEMCO005	SEMCOR II RENTAL CENTER, LLC				*Account Continued*						
25000412	07/30/25	DEMO HAMMER RENTAL									
1 DEMO HAMMER RENTAL		$103.40	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL	A	07/30/25	08/11/25		104481	N
	Vendor Total:	**$103.40**									
SHORE005	SHORE BUSINESS SOLUTIONS										
25000068	01/02/25	2025 BLANKET				B					
4 COPIER MAINT. 4/19-7/18/25		$319.63	01-900-001-8300	E	OFFICE EXPENSES	A	01/02/25	08/15/25		AR125363	N
	Vendor Total:	**$319.63**									
SHORE010	SHORETEMP HEATING & COOLING										
25000379	07/25/25	ANNUAL MAINTENANCE HEAT/AC									
1 ANNUAL MAINTENANCE HEAT/AC		$900.00	01-900-001-8300	E	OFFICE EXPENSES	A	07/25/25	07/28/25		2325	N
	Vendor Total:	**$900.00**									
SIPER005	SIP'S PAINT & HARDWARE										
25000113	01/02/25	2025 BLANKET				B					
89 HI-VELOCITY FLR FAN		$122.18	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL	A	01/02/25	08/15/25		53094/H	N
90 POISON IVY KILLER		$69.98	01-900-002-7101	E	REPAIRS & SUPPLIES-COLLECTION	A	01/02/25	08/15/25		53284/H	N
91 CLEANER, CAR AIR FRESHNER		$28.16	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL	A	01/02/25	08/15/25		53289/H	N
92 SILICONE, CONCRETER SEAL,SCR		$95.50	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL	A	01/02/25	08/15/25		53405/H	N
93 OIL FILTER WRENCH		$12.21	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL	A	01/02/25	08/15/25		53469/H	N
94 CONCRETE MIX		$11.99	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL	A	01/02/25	08/15/25		53494/H	N
		$340.02									
	Vendor Total:	**$340.02**									
SOUTH005	SOUTH CROSS CLEANING INC										
25000062	01/02/25	2025 OFFICE CLEANING BLANKET				B					
8 OFFICE CLEANING - JULY		$415.23	01-900-001-8300	E	OFFICE EXPENSES	A	01/02/25	08/04/25		10783	N
	Vendor Total:	**$415.23**									
ULINE005	ULINE										
25000016	01/01/25					B					
9 NITRILE GLOVES		$425.01	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL	A	01/02/25	08/15/25		195270683	N
	Vendor Total:	**$425.01**									
UNIFI005	UNIFIRST CORPORATION										
25000091	01/02/25	2025 BLANKET-UNIFORM RENTALS				B					

Long Branch Sewerage Authority
Purchase Order Listing By Vendor Name

08/18/2025
01:03 PM

Vendor # / P.O. # / Item Description	PO Date	Name / Description	Amount	Charge Account	Acct Type	Contract / Description	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
UNIFI005		UNIFIRST CORPORATION				Account Continued							
28 UNIFORM RENTALS - JULY			$173.48	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL		A	01/02/25	08/15/25		1260768094	N
29 UNIFORM RENTALS - JULY			$168.33	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL		A	01/02/25	08/15/25		1260771439	N
30 UNIFORM RENTALS - JULY			$168.33	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL		A	01/02/25	08/15/25		1260774813	N
31 UNIFORM RENTALS - JULY			$168.33	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL		A	01/02/25	08/15/25		1260778578	N
			$678.47										
	Vendor Total:		**$678.47**										
UNITE005		UNITED RENTALS, INC											
25000399	06/10/25	CONCRETE MIXER RENTAL											
1 CONCRETE MIXER RENTAL			$496.58	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL		A	06/10/25	07/31/25		249108171-001	N
2 CONCRETE MIXER RENTAL			$250.79	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL		A	06/10/25	07/31/25		249108171-002	N
			$747.37										
	Vendor Total:		**$747.37**										
UNIVA005		UNIVAR SOLUTIONS											
25000004	01/01/25	ALUMINUM HYDROXIDE - BLANKET					B						
9 ALUMINUM HYDROXIDE - JULY			$1,312.71	01-900-003-7507	E	CHEMICAL-ALUMINUM HYDROXIDE		A	01/02/25	08/15/25		53157767	N
10 ALUMINUM HYDROXIDE - JULY			$1,312.71	01-900-003-7507	E	CHEMICAL-ALUMINUM HYDROXIDE		A	01/02/25	08/15/25		53169026	N
			$2,625.42										
	Vendor Total:		**$2,625.42**										
USABL005		USA BLUEBOOK											
25000011	01/01/25	VARIOUS SUPPLIES - BLANKET					B						
10 Ph 4.0 BUFFER RED			$50.36	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL		A	01/02/25	08/15/25		INV00774544	N
11 WALCHEM EHE SERIES PUMP			$1,711.20	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL		A	01/02/25	08/15/25		INV00776833	N
			$1,761.56										
	Vendor Total:		**$1,761.56**										
USWIN005		USW INTERNATIONAL UNION											
25000420	07/01/25	BLUE COLLAR UNION DUES - JULY											
1 BLUE COLLAR UNION DUES - JULY			$667.62	01-500-001-1870	G	USW-UNION DUES		A	07/01/25	08/18/25			N
	Vendor Total:		**$667.62**										
WBMAS005		W.B.MASON CO.INC.											
25000102	01/02/25	2025 BLANKET					B						
27 WATER, PAPER, COFFEE, TP			$175.22	01-900-001-8300	E	OFFICE EXPENSES		A	01/02/25	08/15/25		255273305	N

Long Branch Sewerage Authority
Purchase Order Listing By Vendor Name

08/18/2025
01:03 PM

Vendor # / P.O. # / Item Description	Name / PO Date	Description / Amount	Charge Account	Acct Type	Contract / Description	PO Type / Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
WBMAS005	W.B.MASON CO.INC.				*Account Continued*						
28 SUPER GLUE, COPY PAPER		$81.89	01-900-001-8300	E	OFFICE EXPENSES	A	01/02/25	08/15/25		255388419	N
29 WATER & PENS		$67.22	01-900-001-8300	E	OFFICE EXPENSES	A	01/02/25	08/15/25		25599422	N
30 CLEANER, MOP HEADS, LINERS		$334.97	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL	A	01/02/25	08/15/25		255600824	N
31 MOP HEADS		$7.49	01-900-003-7101	E	REPAIRS AND SUPPLIES-DISPOSAL	A	01/02/25	08/15/25		255624212	N
32 WATER , PAPER TOWELS		$58.25	01-900-001-8300	E	OFFICE EXPENSES	A	01/02/25	08/15/25		2557781728	N
		$725.04									
	Vendor Total:	**$725.04**									

Total Purchase Orders: 45 Total P.O. Line Items: 100 Total List Amount: $154,041.77 Total Void Amount: $0.00

Long Branch Sewerage Authority
Purchase Order Listing By Vendor Name

08/18/2025

01:03 PM

Totals by Year-Fund

Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
	5-01	$140,276.15	$0.00	$13,765.62	$154,041.77
Total Of All Funds:		$140,276.15	$0.00	$13,765.62	$154,041.77

Totals by Fund

Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
	01	$140,276.15	$0.00	$13,765.62	$154,041.77
Total Of All Funds:		$140,276.15	$0.00	$13,765.62	$154,041.77

Long Branch Sewerage Authority
Breakdown of Expenditure Account Current/Prior Received/Prior Open

08/18/2025

01:03 PM

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
	5-01	$140,276.15	$0.00	$0.00	$0.00	$140,276.15
	Total Of All Funds:	$140,276.15	$0.00	$0.00	$0.00	$140,276.15

Range of Checking Accts: DEV ESCROW to PAYROLL Range of Check Dates: 07/17/25 to 08/19/25
Report Type: All Checks Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check # / PO #	Check Date / Item	Vendor / Description	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num / Ref Seq	Acct
DEV ESCROW		DEVELOPER'S ESCROW						
4311	07/18/25	COLLI005 COLLIERS ENGINEERING & DESIGN					2050	
25000375	1	Professional Services Redeem	510.00	LBS-319 20 THIRD AVE - SICA BUILDING	Project		1	1
4312	07/18/25	1517T005 15-17 THIRD AVENUE LLC					2051	
25000376	1	ESCROW REFUND	364.60	LBS-305 PAX PLAZA	Project		1	1
4313	07/29/25	COLLI005 COLLIERS ENGINEERING & DESIGN					2052	
25000382	1	CONST.ADMINIST./OBSERVATION	340.00	LBS-279 WILLOW AVE REDEVELOPMENT	Project		1	1
4314	07/29/25	COLLI005 COLLIERS ENGINEERING & DESIGN					2053	
25000384	1	ENGINEERING REVIEW	415.00	LBS0345 213 LENOX AVENUE	Project		1	1
4315	07/29/25	COLLI005 COLLIERS ENGINEERING & DESIGN					2054	
25000385	1	APPLICATION REVIEW	362.50	LBS0353 305 BROADWAY	Project		1	1
4316	07/29/25	COLLI005 COLLIERS ENGINEERING & DESIGN					2055	
25000387	1	APPLICATION REVIEW	42.50	LBS0354 36 MORRIS AVE	Project		1	1
4317	07/29/25	COLLI005 COLLIERS ENGINEERING & DESIGN					2056	
25000389	1	APPLICATION REVIEW	42.50	LBS0355 400 MORRIS AVE	Project		1	1
4318	07/29/25	BACCB005 BACC BUILDERS NJ INC					2060	
25000394	1	ESCROW REFUND	358.25	LBS-279 WILLOW AVE REDEVELOPMENT	Project		1	1
4319	07/29/25	ANSEL005 ANSELMO SILVA					2061	
25000395	1	REFUND ESCROW FOR 18 GRANT AVE	831.95	242-16 18 GRANT AVE	Project		1	1
4320	07/31/25	495WE005 495 WESTEND LLC					2063	
25000396	1	ESCROW REFUND	862.00	111-6-02 491 WESTWOOD AVE	Project		1	1
4321	07/31/25	495WE005 495 WESTEND LLC					2064	
25000397	1	ESCROW REFUND	862.00	111-6-03 487 WESTWOOD AVE	Project		1	1

Check # / PO #	Check Date / Item	Vendor / Description	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num / Ref Seq	Acct
DEV ESCROW		DEVELOPER'S ESCROW		Continued				

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	11	0	4,991.30	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	11	0	4,991.30	0.00

EFT CHECKING		EFT ACCOUNT						
262	08/05/25	PERS0005 P.E.R.S.					2068	
25000405	1	PENSION PERIOD END 7/5/2025	5,390.23	01-500-001-1850 PERS-PENSION	G/L		1	1
25000405	2	CONTRIBUTORY INSURANCE	349.38	01-500-001-1855 PERS-CONTRIBUTORY INSURANCE	G/L		2	1
25000405	3	PENSION LOANS	1,680.83	01-500-001-1860 PERS-LOANS	G/L		3	1
25000405	4	PENSION PERIOD END 7/19/2025	5,390.23	01-500-001-1850 PERS-PENSION	G/L		4	1
25000405	5	CONTRIBUTORY INSURANCE	349.38	01-500-001-1855 PERS-CONTRIBUTORY INSURANCE	G/L		5	1
25000405	6	PENSION LOANS	1,680.83	01-500-001-1860 PERS-LOANS	G/L		6	1
			14,840.88					
263	08/08/25	NJSH0010 NJSHBP					2071	
25000018	16	ACTIVE EMPLOYEES HEALTH INS.	43,338.03	01-900-001-8104 FRINGE BENEFITS-HEALTH PLAN	Expenditure		1	1
25000018	17	RETIRED EMPLOYEES HEALTH INS.	20,086.12	01-900-001-8104 FRINGE BENEFITS-HEALTH PLAN	Expenditure		2	1
			63,424.15					

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	2	0	78,265.03	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	78,265.03	0.00

OPERATIONS		Operating Account						
18165	07/21/25	LBSEW005 L.B.SEWERAGE AUTH.PAYROLL					2057	
25000390	1	HEALTH INSURANCE WAIVER/MISC	3,318.33	01-000-001-1021 P/R CK'G #100024660-CJB	G/L		1	1
25000390	2	TAXES	1,038.89	01-000-001-1021 P/R CK'G #100024660-CJB	G/L		2	1
			4,357.22					
18166	07/21/25	FPMAI010 FP MAILING SOLUTIONS					2058	
25000391	1	POSTAGE MACHINE REFILL	1,000.00	01-900-001-8300 OFFICE EXPENSES	Expenditure		1	1
18167	07/24/25	LBSEW005 L.B.SEWERAGE AUTH.PAYROLL					2059	
25000392	1	PAYPERIOD END 7/19/25 D.D.	40,712.02	01-000-001-1021 P/R CK'G #100024660-CJB	G/L		1	1
25000392	2	EMPLOYEE DEDUCTIONS	15.14	01-000-001-1021 P/R CK'G #100024660-CJB	G/L		2	1

Check # / PO #	Check Date / Item	Vendor / Description	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num / Ref Seq	Acct
OPERATIONS		Operating Account	Continued					
18167		L.B.SEWERAGE AUTH.PAYROLL	Continued					
25000392	3	TAXES	20,326.68	01-000-001-1021 P/R CK'G #100024660-CJB	G/L		3	1
			61,053.84					
18168	08/01/25	COMCA005 COMCAST					2062	
25000021	15	PHONE & INTERNET - JULY	292.96	01-900-001-7901 TELEPHONE-OFFICE	Expenditure		4	1
25000021	16	PHONE & INTERNET - JULY	292.96	01-900-003-7901 TELEPHONE-DISPOSAL	Expenditure		5	1
			585.92					
18169	08/01/25	FEDER005 FEDERAL EXPRESS CORP.					2062	
25000393	1	J.CAPIZZI CHECK	35.20	01-900-001-8300 OFFICE EXPENSES	Expenditure		21	1
18170	08/01/25	NEWJE005 NEW JERSEY AMERICAN WATER					2062	
25000023	44	150 JOLINE AVE	1,166.38	01-900-003-7801 WATER - PLANT - JOLINE AVENUE	Expenditure		6	1
25000023	45	150 JOLINE AVE	535.10	01-900-003-7801 WATER - PLANT - JOLINE AVENUE	Expenditure		7	1
25000023	46	SEAVIEW AVE MUNGARAGE	333.22	01-900-003-7801 WATER - PLANT - JOLINE AVENUE	Expenditure		8	1
25000023	47	LINCOLN GARDENS PS	23.86	01-900-003-7801 WATER - PLANT - JOLINE AVENUE	Expenditure		9	1
25000023	48	OCEAN AVE PS	23.86	01-900-003-7801 WATER - PLANT - JOLINE AVENUE	Expenditure		10	1
25000023	49	OVERLOOK AVE PS	24.80	01-900-003-7801 WATER - PLANT - JOLINE AVENUE	Expenditure		11	1
25000023	50	WILLOW AVE PS	59.64	01-900-003-7801 WATER - PLANT - JOLINE AVENUE	Expenditure		12	1
			2,166.86					
18171	08/01/25	NJNAT005 NJ NATURAL GAS CO.					2062	
25000024	50	150 JOLINE AVE	1,790.35	01-900-003-7602 HEAT-GAS	Expenditure		13	1
25000024	51	150 JOLINE AVE	43.00	01-900-003-7602 HEAT-GAS	Expenditure		14	1
25000024	52	UTILITY BUILDING	585.56	01-900-003-7602 HEAT-GAS	Expenditure		15	1
25000024	53	HOEY & OVERLOOK AVE PS	49.00	01-900-004-7101 REPAIRS AND SUPPLIES-PUMPING	Expenditure		16	1
25000024	54	LINCOLN GARDENS PS	57.60	01-900-004-7101 REPAIRS AND SUPPLIES-PUMPING	Expenditure		17	1
25000024	55	MCCLELLAN ST. PS	55.83	01-900-004-7101 REPAIRS AND SUPPLIES-PUMPING	Expenditure		18	1
25000024	56	MONMOUTH PL PS	57.60	01-900-004-7101 REPAIRS AND SUPPLIES-PUMPING	Expenditure		19	1
			2,638.94					

Check # / PO #	Check Date / Item	Vendor / Description	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num / Ref Seq	Acct
OPERATIONS		Operating Account	Continued					
18172	08/01/25	THEST005 THE STANDARD					2062	
25000019	9	LIFE INSURANCE - AUGUST	561.26	01-900-001-8107 FRINGE BENEFITS-OTHER	Expenditure		1	1
18173	08/01/25	VERIZ005 VERIZON WIRELESS					2062	
25000020	15	TELEPHONE - AUGUST	160.22	01-900-003-7901 TELEPHONE-DISPOSAL	Expenditure		2	1
25000020	16	TELEPHONE - AUGUST	160.23	01-900-001-7901 TELEPHONE-OFFICE	Expenditure		3	1
			320.45					
18174	08/01/25	VERIZ010 VERIZON					2062	
25000025	8	FIOS INTERNET - JULY	109.00	01-900-001-7901 TELEPHONE-OFFICE	Expenditure		20	1
18175	08/06/25	LBSEW005 L.B.SEWERAGE AUTH.PAYROLL					2069	
25000408	1	PAYPERIOD END 8/2/2025 D.D	41,766.48	01-000-001-1021 P/R CK'G #100024660-CJB	G/L		1	1
25000408	2	EMPLOYEE DEDUCTIONS	15.14	01-000-001-1021 P/R CK'G #100024660-CJB	G/L		2	1
25000408	3	TAXES	20,218.62	01-000-001-1021 P/R CK'G #100024660-CJB	G/L		3	1
			62,000.24					
18176	08/06/25	MARBB016 MARLIN BUSINESS BANK					2072	
25000027	16	MAIL MACHINE	62.22	01-900-001-8300 OFFICE EXPENSES	Expenditure		1	1
25000027	17	FOLDING MACHINE	310.00	01-900-001-8300 OFFICE EXPENSES	Expenditure		2	1
			372.22					
18177	08/11/25	UPSBI005 UPS BILLING CENTER					2073	
25000416	1	2ND DAY DOCUMENTS - J.CAPIZZI	29.78	01-900-001-8605 MISCELLANEOUS	Expenditure		1	1
18178	08/15/25	USBAN005 U.S. BANK NA					2074	
25000413	1	2010A TRUST LOAN - PRINCIPAL	71,000.00	01-900-001-6500 DEBT SERVICE EXPENSE-PRINCIPAL	Expenditure		1	1
25000413	2	2010A ST. NJ LOAN - PRINCIPAL	119,523.08	01-900-001-6500 DEBT SERVICE EXPENSE-PRINCIPAL	Expenditure		2	1
25000413	3	2010A TRUST LOAN - INTEREST	7,500.00	01-900-001-6510 DEBT SERVICE EXPENSE-INTEREST	Expenditure		3	1
25000413	4	2010A - ADMIN FEE	1,725.00	01-900-001-8001 TRUSTEE FEES	Expenditure		4	1
25000413	5	2010A ARRA-TRUST LOAN PRINCIPA	204,000.00	01-900-001-6500 DEBT SERVICE EXPENSE-PRINCIPAL	Expenditure		5	1
25000413	8	2010A ARRA - ST.NJ LOAN PRINC.	186,000.00	01-900-001-6500 DEBT SERVICE EXPENSE-PRINCIPAL	Expenditure		6	1
25000413	9	2010A ARRA- INTEREST	22,240.00	01-900-001-6510 DEBT SERVICE EXPENSE-INTEREST	Expenditure		7	1
25000413	10	2010A ARRA- ADMIN. FEE	5,130.00	01-900-001-8001 TRUSTEE FEES	Expenditure		8	1

Check # / PO #	Check Date / Item	Vendor / Description	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num / Ref Seq	Acct
OPERATIONS		Operating Account	Continued					
18178 U.S. BANK NA		Continued						
25000413	11	2025A-SW1/C-SW1 NJIB INTEREST	12,877.74	01-900-001-6510 DEBT SERVICE EXPENSE-INTEREST	Expenditure		9	1
25000413	12	2025A-SW1/C-SW1 ST.NJ PRINC.	6,178.50	01-900-001-6500 DEBT SERVICE EXPENSE-PRINCIPAL	Expenditure		10	1
25000413	13	2025A-SW1/C-SW1 ADMIN. FEE	1,334.16	01-900-001-8001 TRUSTEE FEES	Expenditure		11	1
25000413	14	2025A-SW1/C-SW1 NJDEP FEE	15,684.00	01-100-001-1290 RF-DUE FROM/TO GENERAL FUND	G/L		12	1
25000413	15	2025A-SW1/C-SW1 ST.NJ	9,736.11	01-900-001-6500 DEBT SERVICE EXPENSE-PRINCIPAL	Expenditure		13	1
25000413	16	2025A-SW1/C-SW1 NJIB INTEREST	18,674.26	01-900-001-6510 DEBT SERVICE EXPENSE-INTEREST	Expenditure		14	1
25000413	17	2025A-SW1/C-SW1 ADMIN. FEE	3,693.94	01-900-001-8001 TRUSTEE FEES	Expenditure		15	1
25000413	18	2025A-SW1/C-SW1 NJDEP FEE	23,275.00	01-100-001-1290 RF-DUE FROM/TO GENERAL FUND	G/L		16	1
			708,571.79					

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	14	0	843,802.72	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	14	0	843,802.72	0.00

PAYROLL		PAYROLL CHECKING						
702	07/21/25	INTER005 INTERNAL REVENUE SERVICE					2066	
25000400	1	FEDERAL TAX- HEALTH INS. WAIVE	292.12	01-500-001-1820 FEDERAL WITHHOLDING PAYABLE	G/L		4	1
25000400	2	FICA EMPLOYEE	308.72	01-500-001-1810 FICA PAYABLE-EMPLOYEE	G/L		5	1
25000400	3	FICA EMPLOYER	308.73	01-900-001-8101 FRINGE BENEFITS-FICA	Expenditure		6	1
			909.57					
703	07/21/25	NJST0010 NJ STATE GROSS INCOME TAX					2066	
25000398	1	STATE TAXES-HEALTH INS. WAIVER	87.15	01-500-001-1830 N.J. WITHHOLDING TAX PAYABLE	G/L		1	1
25000398	2	NJSUI/SDI EMPLOYEE	29.12	01-500-001-1840 SUI, SDI PAYABLE-EMPLOYEE	G/L		2	1
25000398	3	NJ SUI/SDI EMPLOYER	13.05	01-900-001-8102 FRINGE BENEFITS-SUI & SDI	Expenditure		3	1
			129.32					
704	07/24/25	INTER005 INTERNAL REVENUE SERVICE					2067	
25000402	1	FEDERAL TAXES PERIOD END 7/19	6,995.03	01-500-001-1820 FEDERAL WITHHOLDING PAYABLE	G/L		4	1
25000402	2	FICA EMPLOYEE	4,906.59	01-500-001-1810 FICA PAYABLE-EMPLOYEE	G/L		5	1
25000402	3	FICA EMPLOYER	4,906.59	01-900-001-8101 FRINGE BENEFITS-FICA	Expenditure		6	1
			16,808.21					

Check # / PO #	Check Date / Item	Vendor / Description	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num / Ref Seq	Acct
PAYROLL		PAYROLL CHECKING Continued						
705	07/24/25	NJST0010 NJ STATE GROSS INCOME TAX					2067	
25000401	1	STATE TAXES PERIOD END 7/19	2,945.42	01-500-001-1830 N.J. WITHHOLDING TAX PAYABLE	G/L		1	1
25000401	2	NJ SUI/SDI EMPLOYEE	451.95	01-500-001-1840 SUI, SDI PAYABLE-EMPLOYEE	G/L		2	1
25000401	3	NJ SUI/SDI EMPLOYER	121.10	01-900-001-8102 FRINGE BENEFITS-SUI & SDI	Expenditure		3	1
			3,518.47					
706	08/07/25	INTER005 INTERNAL REVENUE SERVICE					2070	
25000410	1	FEDERAL TAXES PERIOD END 8/2	6,864.16	01-500-001-1820 FEDERAL WITHHOLDING PAYABLE	G/L		4	1
25000410	2	FICA EMPLOYEE	4,965.65	01-500-001-1810 FICA PAYABLE-EMPLOYEE	G/L		5	1
25000410	3	FICA EMPLOYER	4,965.64	01-900-001-8101 FRINGE BENEFITS-FICA	Expenditure		6	1
25000410	4	SUI/SDI EMPLOYER	12.50	01-900-001-8102 FRINGE BENEFITS-SUI & SDI	Expenditure		7	1
			16,807.95					
707	08/07/25	NJST0010 NJ STATE GROSS INCOME TAX					2070	
25000409	1	STATE TAXES PERIOD END 8/2	2,915.57	01-500-001-1830 N.J. WITHHOLDING TAX PAYABLE	G/L		1	1
25000409	2	NJ SUI/SDI EMPLOYEE	428.12	01-500-001-1840 SUI, SDI PAYABLE-EMPLOYEE	G/L		2	1
25000409	3	NJ SUI/SDI EMPLOYEE	66.98	01-900-001-8102 FRINGE BENEFITS-SUI & SDI	Expenditure		3	1
			3,410.67					

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	6	0	41,584.19	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	6	0	41,584.19	0.00

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	33	0	968,643.24	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	33	0	968,643.24	0.00

Totals by Year-Fund Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
	5-01	751,251.16	0.00	212,400.78	963,651.94
Total Of All Funds:		751,251.16	0.00	212,400.78	963,651.94

Totals by Fund

Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
	01	751,251.16	0.00	212,400.78	963,651.94
Total Of All Funds:		751,251.16	0.00	212,400.78	963,651.94

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
	5-01	751,251.16	0.00	0.00	0.00	751,251.16
Total Of All Funds:		751,251.16	0.00	0.00	0.00	751,251.16

Project Description	Project No.	Project Total
491 WESTWOOD AVE	111-6-02	862.00
487 WESTWOOD AVE	111-6-03	862.00
18 GRANT AVE	242-16	831.95
WILLOW AVE REDEVELOPMENT	LBS-279	698.25
PAX PLAZA	LBS-305	364.60
20 THIRD AVE - SICA BUILDING	LBS-319	510.00
213 LENOX AVENUE	LBS0345	415.00
305 BROADWAY	LBS0353	362.50
36 MORRIS AVE	LBS0354	42.50
400 MORRIS AVE	LBS0355	42.50
Total Of All Projects:		4,991.30

Range of Accounts: 01-900-001-0000 to 01-900-005-9013 Include Cap Accounts: Yes As Of: 08/20/25
Current Period: 07/17/25 to 08/20/25 Skip Zero Activity: Yes
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 / Date	Description / Transaction Data/Comment	Prior Budget / Payable YTD	Adopted / Expended YTD / Expended Curr	Amended / Encumber YTD	Transfers / Reimbrsd YTD / Reimbrsd Curr	Modified / Canceled / Pd/Chrgd YTD	Balance YTD / Unexpended	%Used	Vendor/Reference	Trans Amount	Trans Balance	User
01-900-001-0000	ADMINISTRATION											
01-900-001-5002	OFFICE SALARIES											
		0.00	517,724.84	0.00	0.00	517,724.84	196,250.85	62				
		0.00	321,473.99	0.00	0.00	0.00	196,250.85					
			39,944.20		0.00	321,473.99						
Begin Balance: 07/17/25											236,195.05	
07/24/25	Expenditure								Reference 3083 1	19,972.10-	216,222.95	MARION
08/07/25	Expenditure								Reference 3084 1	19,972.10-	196,250.85	MARION
01-900-001-5003	OFFICERS' COMPENSATION											
		0.00	12,500.00	0.00	0.00	12,500.00	4,166.80	67				
		0.00	8,333.20	0.00	0.00	0.00	4,166.80					
			2,083.30		0.00	8,333.20						
Begin Balance: 07/17/25											6,250.10	
08/07/25	Expenditure								Reference 3084 2	2,083.30-	4,166.80	MARION
01-900-001-6500	DEBT SERVICE EXPENSE-PRINCIPAL											
		0.00	1,350,135.00	0.00	0.00	1,350,135.00	303,565.77	78				
		0.00	1,046,569.23	0.00	0.00	0.00	303,565.77					
			596,437.69		0.00	1,046,569.23						
Begin Balance: 07/17/25											900,003.46	
08/13/25	PO 25000413 6 Deleted		D/S 2010A ARRA - ST. NJ LOAN						USBAN005 U.S. BANK NA	En 08/13/25	186,000.00 **	900,003.46	MARION
08/15/25	PO 25000413 1 Paid Ck 18178		2010A TRUST LOAN - PRINCIPAL						USBAN005 U.S. BANK NA	En 08/01/25	71,000.00-	829,003.46	MARION
08/15/25	PO 25000413 2 Paid Ck 18178		2010A ST. NJ LOAN - PRINCIPAL						USBAN005 U.S. BANK NA	En 08/01/25	119,523.08-	709,480.38	MARION
08/15/25	PO 25000413 5 Paid Ck 18178		2010A ARRA-TRUST LOAN PRINCIPA						USBAN005 U.S. BANK NA	En 08/13/25	204,000.00-	505,480.38	MARION
08/15/25	PO 25000413 8 Paid Ck 18178		2010A ARRA - ST.NJ LOAN PRINC.						USBAN005 U.S. BANK NA	En 08/15/25	186,000.00-	319,480.38	MARION
08/15/25	PO 25000413 12 Paid Ck 18178		2025A-SW1/C-SW1 ST.NJ PRINC.						USBAN005 U.S. BANK NA	En 08/15/25	6,178.50-	313,301.88	MARION
08/15/25	PO 25000413 15 Paid Ck 18178		2025A-SW1/C-SW1 ST.NJ						USBAN005 U.S. BANK NA	En 08/15/25	9,736.11-	303,565.77	MARION

Account No / Date	Transaction Data/Comment	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 / Unexpended	%Used	Vendor/Reference	Trans Amount	Trans Balance	User
01-900-001-6510	DEBT SERVICE EXPENSE-INTEREST											
		0.00	445,285.00	0.00	0.00	445,285.00	232,243.00	48				
		0.00	213,042.00	0.00	0.00	0.00	232,243.00					
			61,292.00		0.00	213,042.00						
Begin Balance: 07/17/25											293,535.00	
08/13/25 PO 25000413	7 Deleted	D/S 2010A ARRA - INTEREST			USBAN005 U.S. BANK NA		En 08/13/25			22,240.00 **	293,535.00	MARION
08/15/25 PO 25000413	3 Paid Ck 18178	2010A TRUST LOAN - INTEREST			USBAN005 U.S. BANK NA		En 08/01/25			7,500.00-	286,035.00	MARION
08/15/25 PO 25000413	9 Paid Ck 18178	2010A ARRA- INTEREST			USBAN005 U.S. BANK NA		En 08/15/25			22,240.00-	263,795.00	MARION
08/15/25 PO 25000413	11 Paid Ck 18178	2025A-SW1/C-SW1 NJIB INTEREST			USBAN005 U.S. BANK NA		En 08/15/25			12,877.74-	250,917.26	MARION
08/15/25 PO 25000413	16 Paid Ck 18178	2025A-SW1/C-SW1 NJIB INTEREST			USBAN005 U.S. BANK NA		En 08/15/25			18,674.26-	232,243.00	MARION
01-900-001-7401	AUTO,TRUCK-REPAIRS,PARTS-ADMIN											
		0.00	6,500.00	0.00	0.00	6,500.00	4,409.43	32				
		0.00	1,990.57	100.00	0.00	0.00	4,509.43					
			0.00		0.00	2,090.57						
01-900-001-7402	AUTO,TRUCK-GASOLINE-ADM.											
		0.00	0.00	0.00	0.00	0.00	5,000.00-	0				
		0.00	2,596.41	2,403.59	0.00	0.00	2,596.41-					
			418.81		0.00	5,000.00						
Begin Balance: 07/17/25											5,000.00-	
08/20/25 PO 25000077	25 Paid Ck 18209	UNLEADED FUEL - JULY			RACHL005 RACHLES/MICHELE'S OIL COMPANY		En 01/02/25 BS			264.46-*	5,000.00-	MARION
08/20/25 PO 25000077	29 Paid Ck 18209	UNLEADED FUEL - JULY			RACHL005 RACHLES/MICHELE'S OIL COMPANY		En 01/02/25 BS			154.35-*	5,000.00-	MARION
01-900-001-7405	AUTO,TRUCK-MISC.-ADM.											
		0.00	0.00	0.00	0.00	0.00	3,600.00-	0				
		0.00	2,210.00	1,390.00	0.00	0.00	2,210.00-					
			0.00		0.00	3,600.00						
01-900-001-7901	TELEPHONE-OFFICE											
		0.00	6,000.00	0.00	0.00	6,000.00	605.00-	110				
		0.00	3,764.87	2,840.13	0.00	0.00	2,235.13					
			562.19		0.00	6,605.00						
Begin Balance: 07/17/25											605.00-	
08/01/25 PO 25000020	16 Paid Ck 18173	TELEPHONE - AUGUST			VERIZ005 VERIZON WIRELESS		En 01/03/25 BS			160.23-*	605.00-	MARION
08/01/25 PO 25000021	15 Paid Ck 18168	PHONE & INTERNET - JULY			COMCA005 COMCAST		En 01/13/25 BS			292.96-*	605.00-	MARION
08/01/25 PO 25000025	8 Paid Ck 18174	FIOS INTERNET - JULY			VERIZ010 VERIZON		En 01/06/25 BS			109.00-*	605.00-	MARION

Account No / Date	Transaction Data/Comment	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 / Unexpended	%Used	Vendor/Reference	Trans Amount	Trans Balance	User
01-900-001-8001	TRUSTEE FEES											
		0.00	25,000.00	0.00	0.00	25,000.00	11,391.90	54				
		0.00	13,608.10	0.00	0.00	0.00	11,391.90					
			11,883.10		0.00	13,608.10						
Begin Balance: 07/17/25											23,275.00	
08/15/25	PO 25000413 4 Paid Ck 18178	2010A - ADMIN FEE			USBAN005 U.S. BANK NA		En 08/01/25			1,725.00-	21,550.00	MARION
08/15/25	PO 25000413 10 Paid Ck 18178	2010A ARRA- ADMIN. FEE			USBAN005 U.S. BANK NA		En 08/15/25			5,130.00-	16,420.00	MARION
08/15/25	PO 25000413 13 Paid Ck 18178	2025A-SW1/C-SW1 ADMIN. FEE			USBAN005 U.S. BANK NA		En 08/15/25			1,334.16-	15,085.84	MARION
08/15/25	PO 25000413 17 Paid Ck 18178	2025A-SW1/C-SW1 ADMIN. FEE			USBAN005 U.S. BANK NA		En 08/15/25			3,693.94-	11,391.90	MARION
01-900-001-8002	ENGINEERING											
		0.00	54,500.00	0.00	0.00	54,500.00	8,696.44	84				
		0.00	45,803.56	0.00	0.00	0.00	8,696.44					
			9,187.31		0.00	45,803.56						
Begin Balance: 07/17/25											8,696.44	
08/20/25	PO 25000383 1 Paid Ck 18185	VUEWorks ANNAUL MAINT.&SUPPORT			COLLI005 COLLIERS ENGINEERING & DESIGN		En 07/01/25			5,000.00-*	8,696.44	MARION
08/20/25	PO 25000386 1 Paid Ck 18186	ENGINEERING JULY			COLLI005 COLLIERS ENGINEERING & DESIGN		En 07/01/25			867.50-*	8,696.44	MARION
08/20/25	PO 25000386 2 Paid Ck 18186	MONTHLY HOSTING FEE - JUNE			COLLI005 COLLIERS ENGINEERING & DESIGN		En 07/01/25			500.00-*	8,696.44	MARION
08/20/25	PO 25000386 3 Paid Ck 18186	NJDOT BRIDGE DESIGN REVIEW			COLLI005 COLLIERS ENGINEERING & DESIGN		En 07/01/25			1,045.00-*	8,696.44	MARION
08/20/25	PO 25000386 4 Paid Ck 18186	HOEY PUMP STATION - NJFIB			COLLI005 COLLIERS ENGINEERING & DESIGN		En 07/01/25			1,774.81-*	8,696.44	MARION
01-900-001-8008	LEGAL											
		0.00	50,000.00	0.00	0.00	50,000.00	20,000.00	60				
		0.00	11,603.97	18,396.03	0.00	0.00	38,396.03					
			1,605.00		0.00	30,000.00						
Begin Balance: 07/17/25											20,000.00	
08/20/25	PO 25000075 8 Paid Ck 18202	LEGAL SERVICES- JULY			MANNA005 MANNA & BONELLO PA		En 01/02/25 BS			1,605.00-*	20,000.00	MARION
01-900-001-8009	LEGAL-OTHER											
		0.00	0.00	0.00	0.00	0.00	5,200.00-	0				
		0.00	5,200.00	0.00	0.00	0.00	5,200.00-					
			0.00		0.00	5,200.00						
01-900-001-8010	LEGAL-LABOR RELATIONS											
		0.00	0.00	0.00	0.00	0.00	1,155.00-	0				
		0.00	1,155.00	0.00	0.00	0.00	1,155.00-					
			0.00		0.00	1,155.00						

Account No / Date	Transaction Data/Comment	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 / Unexpended	%Used	Vendor/Reference	Trans Amount	Trans Balance	User
01-900-001-8012	ACCOUNTING											
		0.00	37,500.00	0.00	0.00	37,500.00	37,500.00	0				
		0.00	0.00	0.00	0.00	0.00	37,500.00					
			0.00		0.00	0.00						
01-900-001-8013	PROFESSIONAL-OTHER											
		0.00	6,500.00	0.00	0.00	6,500.00	6,500.00	0				
		0.00	0.00	0.00	0.00	0.00	6,500.00					
			0.00		0.00	0.00						
01-900-001-8101	FRINGE BENEFITS-FICA											
		0.00	159,308.86	0.00	0.00	159,308.86	72,019.81	55				
		0.00	87,289.05	0.00	0.00	0.00	72,019.81					
			10,180.96		0.00	87,289.05						
Begin Balance: 07/17/25											81,892.04	
07/21/25 PO 25000400	3 Paid Ck 702	FICA EMPLOYER			INTER005	INTERNAL REVENUE SERVICE	En 06/30/25			308.73-*	81,892.04	MARION
07/24/25 PO 25000402	3 Paid Ck 704	FICA EMPLOYER			INTER005	INTERNAL REVENUE SERVICE	En 07/24/25			4,906.59-	76,985.45	MARION
08/07/25 PO 25000410	3 Paid Ck 706	FICA EMPLOYER			INTER005	INTERNAL REVENUE SERVICE	En 08/06/25			4,965.64-	72,019.81	MARION
01-900-001-8102	FRINGE BENEFITS-SUI & SDI											
		0.00	16,000.00	0.00	0.00	16,000.00	7,879.79	51				
		0.00	8,120.21	0.00	0.00	0.00	7,879.79					
			213.63		0.00	8,120.21						
Begin Balance: 07/17/25											8,080.37	
07/21/25 PO 25000398	3 Paid Ck 703	NJ SUI/SDI EMPLOYER			NJST0010	NJ STATE GROSS INCOME TAX	En 06/30/25			13.05-*	8,080.37	MARION
07/24/25 PO 25000401	3 Paid Ck 705	NJ SUI/SDI EMPLOYER			NJST0010	NJ STATE GROSS INCOME TAX	En 07/24/25			121.10-	7,959.27	MARION
08/07/25 PO 25000409	3 Paid Ck 707	NJ SUI/SDI EMPLOYEE			NJST0010	NJ STATE GROSS INCOME TAX	En 08/06/25			66.98-	7,892.29	MARION
08/07/25 PO 25000410	4 Paid Ck 706	SUI/SDI EMPLOYER			INTER005	INTERNAL REVENUE SERVICE	En 08/06/25			12.50-	7,879.79	MARION
01-900-001-8103	FRINGE BENEFITS-PERS-PENSION											
		0.00	323,239.03	0.00	0.00	323,239.03	32,781.03	90				
		0.00	290,458.00	0.00	0.00	0.00	32,781.03					
			0.00		0.00	290,458.00						
01-900-001-8104	FRINGE BENEFITS-HEALTH PLAN											
		0.00	1,083,064.58	0.00	0.00	1,083,064.58	301,121.59	72				
		0.00	492,751.11	289,191.88	0.00	0.00	590,313.47					
			55,799.45		0.00	781,942.99						
Begin Balance: 07/17/25											293,496.89	

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01-900-001-8104	FRINGE BENEFITS-HEALTH PLAN			Continued							
07/21/25 Expenditure								Reference 3082 1	3,750.00-	289,746.89	MARION
07/24/25 Expenditure								Reference 3083 5	5,751.03	295,497.92	MARION
08/07/25 Expenditure								Reference 3084 6	5,623.67	301,121.59	MARION
08/08/25 PO 25000018	16 Paid Ck 263	ACTIVE EMPLOYEES HEALTH INS.					En 01/13/25 BS	NJSH0010 NJSHBP	43,338.03-*	301,121.59	MARION
08/08/25 PO 25000018	17 Paid Ck 263	RETIRED EMPLOYEES HEALTH INS.					En 01/13/25 BS	NJSH0010 NJSHBP	20,086.12-*	301,121.59	MARION
01-900-001-8105	FRINGE BENEFITS-DENTAL PLAN										
		0.00	0.00	0.00	0.00	0.00	19,200.00- 0				
		0.00	12,719.55	6,480.45	0.00	0.00	12,719.55-				
			1,589.97		0.00	19,200.00					
Begin Balance: 07/17/25										19,200.00-	
08/20/25 PO 25000026	9 Paid Ck 18188	DENTAL INSURANCE						DELTA005 DELTA DENTAL OF NEW JERSEY,INC En 01/14/25 BS	1,589.97-*	19,200.00-	MARION
01-900-001-8107	FRINGE BENEFITS-OTHER										
		0.00	1,500.00	0.00	0.00	1,500.00	6,350.44 323-				
		0.00	7,360.36-	2,509.92	0.00	0.00	8,860.36				
			586.26		0.00	4,850.44-					
Begin Balance: 07/17/25										6,375.44	
07/24/25 Expenditure	Meal Allowance 7/24							Reference 3083 4	12.50-	6,362.94	MARION
08/01/25 PO 25000019	9 Paid Ck 18172	LIFE INSURANCE - AUGUST					En 01/13/25 BS	THEST005 THE STANDARD	561.26-*	6,362.94	MARION
08/07/25 Expenditure								Reference 3084 5	12.50-	6,350.44	MARION
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	70,000.00	0.00	0.00	70,000.00	21,048.92 70				
		0.00	33,161.16	15,789.92	0.00	0.00	36,838.84				
			3,538.38		0.00	48,951.08					
Begin Balance: 07/17/25										22,982.44	
07/21/25 PO 25000391	1 Paid Ck 18166	POSTAGE MACHINE REFILL					En 07/17/25	FPMAI010 FP MAILING SOLUTIONS	1,000.00-	21,982.44	MARION
07/28/25 PO 25000379	2 Deleted	ANNUAL MAINTENANCE HEAT/AC					En 07/25/25	SHORE010 SHORETEMP HEATING & COOLING	900.00 **	21,982.44	NICOLE
08/01/25 PO 25000393	1 Paid Ck 18169	J.CAPIZZI CHECK					En 07/14/25	FEDER005 FEDERAL EXPRESS CORP.	35.20-*	21,982.44	MARION
08/06/25 PO 25000027	16 Paid Ck 18176	MAIL MACHINE					En 01/14/25 BS	MARBB016 MARLIN BUSINESS BANK	62.22-*	21,982.44	MARION

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01-900-001-8300	OFFICE EXPENSES			Continued							
08/06/25 PO 25000027	17 Paid Ck 18176	FOLDING MACHINE		MARBB016	MARLIN BUSINESS BANK		En 01/14/25 BS		310.00-*	21,982.44	MARION
08/20/25 PO 25000058	8 Paid Ck 18184	PEST CONTROL - JULY		CHESA005	CHESAPEAKE EXTERMINATING		En 01/02/25 BS		80.00-*	21,982.44	MARION
08/20/25 PO 25000062	8 Paid Ck 18216	OFFICE CLEANING - JULY		SOUTH005	SOUTH CROSS CLEANING INC		En 01/02/25 BS		415.23-*	21,982.44	MARION
08/20/25 PO 25000068	4 Paid Ck 18213	COPIER MAINT. 4/19-7/18/25		SHORE005	SHORE BUSINESS SOLUTIONS		En 01/02/25 BS		319.63-*	21,982.44	MARION
08/20/25 PO 25000102	27 Paid Ck 18223	WATER, PAPER, COFFEE, TP		WBMAS005	W.B.MASON CO.INC.		En 01/02/25 BS		175.22-*	21,982.44	MARION
08/20/25 PO 25000102	28 Paid Ck 18223	SUPER GLUE, COPY PAPER		WBMAS005	W.B.MASON CO.INC.		En 01/02/25 BS		81.89-*	21,982.44	MARION
08/20/25 PO 25000102	29 Paid Ck 18223	WATER & PENS		WBMAS005	W.B.MASON CO.INC.		En 01/02/25 BS		67.22-*	21,982.44	MARION
08/20/25 PO 25000102	32 Paid Ck 18223	WATER , PAPER TOWELS		WBMAS005	W.B.MASON CO.INC.		En 01/02/25 BS		58.25-*	21,982.44	MARION
08/20/25 PO 25000379	1 Paid Ck 18214	ANNUAL MAINTENANCE HEAT/AC		SHORE010	SHORETEMP HEATING & COOLING		En 07/25/25		900.00-	21,082.44	MARION
08/20/25 PO 25000417	5 Paid Ck 18206	TIMECARDS		PETTY005	PETTY CASH		En 08/18/25		33.52-	21,048.92	MARION
01-900-001-8401	COMPUTER MAINTENANCE										
		0.00	0.00	0.00	0.00	0.00	16,300.00-	0			
		0.00	14,010.50	2,289.50	0.00	0.00	14,010.50-				
			3,137.08		0.00	16,300.00					
Begin Balance: 07/17/25										16,300.00-	
08/20/25 PO 25000078	8 Paid Ck 18210	COMPUTER MAINTENANCE - JULY		SAFEN005	SAFENET SOLUTIONS LLC		En 01/02/25 BS		3,137.08-*	16,300.00-	MARION
01-900-001-8500	INSURANCE										
		0.00	330,611.03	0.00	0.00	330,611.03	41,397.03	87			
		0.00	289,214.00	0.00	0.00	0.00	41,397.03				
			0.00		0.00	289,214.00					
01-900-001-8604	ADVERTISING-MEETINGS & BIDS										
		0.00	0.00	0.00	0.00	0.00	1,494.47-	0			
		0.00	1,494.47	0.00	0.00	0.00	1,494.47-				
			0.00		0.00	1,494.47					
01-900-001-8605	MISCELLANEOUS										
		0.00	20,000.00	0.00	0.00	20,000.00	9,968.42	50			
		0.00	10,031.58	0.00	0.00	0.00	9,968.42				
			1,033.93		0.00	10,031.58					
Begin Balance: 07/17/25										10,102.35	
08/11/25 PO 25000416	1 Paid Ck 18177	2ND DAY DOCUMENTS - J.CAPIZZI		UPSBI005	UPS BILLING CENTER		En 08/11/25		29.78-	10,072.57	MARION
08/20/25 PO 25000388	1 Paid Ck 18189	SUPPORT - AVAYA IP OFFICE		EASTE010	EASTERN DATACOMM, LLC		En 06/04/25		900.00-*	10,072.57	MARION
08/20/25 PO 25000417	1 Paid Ck 18206	BOARD MEETING DONUTS		PETTY005	PETTY CASH		En 08/18/25		44.95-	10,027.62	MARION
08/20/25 PO 25000417	2 Paid Ck 18206	FUEL 2023 EXPLORER		PETTY005	PETTY CASH		En 08/18/25		45.00-	9,982.62	MARION

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01-900-001-8605	MISCELLANEOUS			Continued								
08/20/25 PO 25000417	3 Paid Ck 18206	CHAIRMAN LUNCH							PETTY005 PETTY CASH			
							En 08/18/25			14.20-	9,968.42	MARION
Control: 001	Total	0.00	4,531,118.34	0.00	0.00	4,531,118.34	1,280,486.75	72				
		0.00	2,909,240.17	341,391.42	0.00	0.00	1,621,878.17					
			799,493.26		0.00	3,250,631.59						
01-900-002-0000	COLLECTION											
01-900-002-5001	MAINTENANCE LABOR-COLLECTION											
		0.00	419,062.26	0.00	0.00	419,062.26	208,414.67	50				
		0.00	210,647.59	0.00	0.00	0.00	208,414.67					
			23,625.06		0.00	210,647.59						
Begin Balance: 07/17/25											232,039.73	
07/24/25 Expenditure									Reference 3083 2	13,148.95-	218,890.78	MARION
08/07/25 Expenditure									Reference 3084 3	10,476.11-	208,414.67	MARION
01-900-002-7101	REPAIRS & SUPPLIES-COLLECTION											
		0.00	53,500.00	0.00	0.00	53,500.00	22,163.99-	141				
		0.00	26,152.24	49,511.75	0.00	0.00	27,347.76					
			2,579.03		0.00	75,663.99						
Begin Balance: 07/17/25											22,082.98-	
08/20/25 PO 25000008	17 Paid Ck 18196	EDGER-STRAIGHT ENDS							JOHNG005 JOHN GUIRE SUPPLY LLC			
							En 01/02/25	BS		15.60-*	22,082.98-	MARION
08/20/25 PO 25000008	18 Paid Ck 18196	CLEAN BLUE STONE, BLACK TOP							JOHNG005 JOHN GUIRE SUPPLY LLC			
							En 01/02/25	BS		201.29-*	22,082.98-	MARION
08/20/25 PO 25000008	19 Paid Ck 18196	SAKRETE HIGH STRENTH MIX							JOHNG005 JOHN GUIRE SUPPLY LLC			
							En 01/02/25	BS		33.68-*	22,082.98-	MARION
08/20/25 PO 25000060	38 Paid Ck 18180	DRAIN OPENER							ATLAN005 ATLANTIC PLUMB SUPPLY INC			
							En 01/02/25	BS		17.01-*	22,082.98-	MARION
08/20/25 PO 25000060	40 Paid Ck 18180	CHECK VALVE, GASKET, BOLTS,NUT							ATLAN005 ATLANTIC PLUMB SUPPLY INC			
							En 01/02/25	BS		1,599.84-*	22,082.98-	MARION
08/20/25 PO 25000060	41 Paid Ck 18180	GASKET							ATLAN005 ATLANTIC PLUMB SUPPLY INC			
							En 01/02/25	BS		22.92-*	22,082.98-	MARION
08/20/25 PO 25000076	8 Paid Ck 18205	MARK OUTS - JULY							ONECA005 ONE CALL CONCEPTS INC.			
							En 01/02/25	BS		537.70-*	22,082.98-	MARION
08/20/25 PO 25000113	90 Paid Ck 18215	POISON IVY KILLER							SIPER005 SIP'S PAINT & HARDWARE			
							En 01/02/25	BS		69.98-*	22,082.98-	MARION
08/20/25 PO 25000414	1 Paid Ck 18195	STAKES, SCREWS, STUDS							HOMED005 HOME DEPOT CREDIT SERVICES			
							En 07/28/25			81.01-	22,163.99-	MARION
01-900-002-7401	AUTO,TRUCK-REPAIR,PARTS-COLL.											
		0.00	26,200.00	0.00	0.00	26,200.00	19,598.57	25				
		0.00	4,499.79	2,101.64	0.00	0.00	21,700.21					
			2,914.91		0.00	6,601.43						
Begin Balance: 07/17/25											23,515.64	

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01-900-002-7401	AUTO,TRUCK-REPAIR,PARTS-COLL.			Continued								
07/24/25 PO 25000378	1 Open	JET VAC MAINTENANCE							JETVA010 JET VAC EQUIPMENT, LLC	1,617.67-	21,897.97	NICOLE
08/20/25 PO 25000061	24 Paid Ck 18204	2.5 DEF FLUID					En 01/02/25 BS		NAPAA005 NAPA AUTO PARTS	103.92-*	21,897.97	MARION
08/20/25 PO 25000061	25 Paid Ck 18204	BATTERY, OZIUM FOGGER					En 01/02/25 BS		NAPAA005 NAPA AUTO PARTS	452.98-*	21,897.97	MARION
08/20/25 PO 25000061	26 Paid Ck 18204	CORE CHARGE REFUND					En 01/02/25 BS		NAPAA005 NAPA AUTO PARTS	36.00 *	21,897.97	MARION
08/20/25 PO 25000061	27 Paid Ck 18204	OIL FILTER AND OIL					En 01/02/25 BS		NAPAA005 NAPA AUTO PARTS	88.40-*	21,897.97	MARION
08/20/25 PO 25000061	28 Paid Ck 18204	STARTER FLUID					En 01/02/25 BS		NAPAA005 NAPA AUTO PARTS	6.21-*	21,897.97	MARION
08/20/25 PO 25000381	1 Paid Ck 18191	BRAKES, ALINGMENT, TUNE UP					En 07/25/25		FLRAU005 FLR AUTO REPAIR LLC	2,299.40-	19,598.57	MARION
01-900-002-7402	AUTO,TRUCK-GASOLINE-COLL.											
		0.00	0.00	0.00	0.00	0.00	5,000.00-	0				
		0.00	2,596.41	2,403.59	0.00	0.00	2,596.41-					
			418.81		0.00	5,000.00						
Begin Balance: 07/17/25											5,000.00-	
08/20/25 PO 25000077	26 Paid Ck 18209	UNLEADED FUEL - JULY					En 01/02/25 BS		RACHL005 RACHLES/MICHELE'S OIL COMPANY	264.46-*	5,000.00-	MARION
08/20/25 PO 25000077	30 Paid Ck 18209	UNLEADED FUEL - JULY					En 01/02/25 BS		RACHL005 RACHLES/MICHELE'S OIL COMPANY	154.35-*	5,000.00-	MARION
Control: 002	Total	0.00	498,762.26	0.00	0.00	498,762.26	200,849.25	60				
		0.00	243,896.03	54,016.98	0.00	0.00	254,866.23					
			29,537.81		0.00	297,913.01						
01-900-003-0000	DISPOSAL											
01-900-003-5001	OPERATING LABOR-DISPOSAL											
		0.00	1,393,425.39	0.00	0.00	1,393,425.39	721,823.80	48				
		0.00	671,601.59	0.00	0.00	0.00	721,823.80					
			74,991.94		0.00	671,601.59						
Begin Balance: 07/17/25											796,815.74	
07/21/25 Expenditure					Reference	3082	2			285.44-	796,530.30	MARION
07/24/25 Expenditure					Reference	3083	3			36,768.18-	759,762.12	MARION
08/07/25 Expenditure					Reference	3084	4			37,938.32-	721,823.80	MARION
01-900-003-7101	REPAIRS AND SUPPLIES-DISPOSAL											
		855.52	215,000.00	0.00	0.00	215,855.52	62.89	100				
		0.00	128,108.77	87,683.86	0.00	0.00	87,746.75					
			12,104.69		0.00	215,792.63						
Begin Balance: 07/17/25											4,061.21	

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01-900-003-7101	REPAIRS AND SUPPLIES-DISPOSAL			Continued						
08/20/25 PO 25000010	57 Paid Ck 18194	HEX HEAD CAP SCREW		GRAIN005	GRAINGER INC.		En 01/02/25 BS	234.20-*	4,061.21	MARION
08/20/25 PO 25000011	10 Paid Ck 18221	Ph 4.0 BUFFER RED		USABL005	USA BLUEBOOK		En 01/02/25 BS	50.36-*	4,061.21	MARION
08/20/25 PO 25000011	11 Paid Ck 18221	WALCHEM EHE SERIES PUMP		USABL005	USA BLUEBOOK		En 01/02/25 BS	1,711.20-*	4,061.21	MARION
08/20/25 PO 25000016	9 Paid Ck 18217	NITRILE GLOVES		ULINE005	ULINE		En 01/02/25 BS	425.01-*	4,061.21	MARION
08/20/25 PO 25000060	35 Paid Ck 18180	PVC, ASST PLUGS, TOWEL		ATLAN005	ATLANTIC PLUMB SUPPLY INC		En 01/02/25 BS	103.52-*	4,061.21	MARION
08/20/25 PO 25000060	36 Paid Ck 18180	ARCY FULL ROLL		ATLAN005	ATLANTIC PLUMB SUPPLY INC		En 01/02/25 BS	137.76-*	4,061.21	MARION
08/20/25 PO 25000060	37 Paid Ck 18180	BALL VALVE, NIPPLE,BUSHING,CAP		ATLAN005	ATLANTIC PLUMB SUPPLY INC		En 01/02/25 BS	100.92-*	4,061.21	MARION
08/20/25 PO 25000060	39 Paid Ck 18180	BALL VALVE		ATLAN005	ATLANTIC PLUMB SUPPLY INC		En 01/02/25 BS	90.22-*	4,061.21	MARION
08/20/25 PO 25000064	8 Paid Ck 18187	TRASH REMOVAL - AUGUST		DELIS005	DELISA DEMOLITION & DISPOSAL		En 01/02/25 BS	195.30-*	4,061.21	MARION
08/20/25 PO 25000088	13 Paid Ck 18211	TANK RENTALS - JULY		SEABO005	SEABOARD WELDING INC		En 01/02/25 BS	35.80-*	4,061.21	MARION
08/20/25 PO 25000091	28 Paid Ck 18218	UNIFORM RENTALS - JULY		UNIFI005	UNIFIRST CORPORATION		En 01/02/25 BS	173.48-*	4,061.21	MARION
08/20/25 PO 25000091	29 Paid Ck 18218	UNIFORM RENTALS - JULY		UNIFI005	UNIFIRST CORPORATION		En 01/02/25 BS	168.33-*	4,061.21	MARION
08/20/25 PO 25000091	30 Paid Ck 18218	UNIFORM RENTALS - JULY		UNIFI005	UNIFIRST CORPORATION		En 01/02/25 BS	168.33-*	4,061.21	MARION
08/20/25 PO 25000091	31 Paid Ck 18218	UNIFORM RENTALS - JULY		UNIFI005	UNIFIRST CORPORATION		En 01/02/25 BS	168.33-*	4,061.21	MARION
08/20/25 PO 25000102	30 Paid Ck 18223	CLEANER, MOP HEADS, LINERS		WBMAS005	W.B.MASON CO.INC.		En 01/02/25 BS	334.97-*	4,061.21	MARION
08/20/25 PO 25000102	31 Paid Ck 18223	MOP HEADS		WBMAS005	W.B.MASON CO.INC.		En 01/02/25 BS	7.49-*	4,061.21	MARION
08/20/25 PO 25000111	5 Paid Ck 18207	20HP AURORA PLANT SVC H2O PUMP		PILOT005	PILOT ELECTRIC CO. INC.		En 01/02/25 BS	2,983.74-*	4,061.21	MARION
08/20/25 PO 25000113	89 Paid Ck 18215	HI-VELOCITY FLR FAN		SIPER005	SIP'S PAINT & HARDWARE		En 01/02/25 BS	122.18-*	4,061.21	MARION
08/20/25 PO 25000113	91 Paid Ck 18215	CLEANER, CAR AIR FRESHNER		SIPER005	SIP'S PAINT & HARDWARE		En 01/02/25 BS	28.16-*	4,061.21	MARION
08/20/25 PO 25000113	92 Paid Ck 18215	SILICONE, CONCRETER SEAL,SCREW		SIPER005	SIP'S PAINT & HARDWARE		En 01/02/25 BS	95.50-*	4,061.21	MARION
08/20/25 PO 25000113	93 Paid Ck 18215	OIL FILTER WRENCH		SIPER005	SIP'S PAINT & HARDWARE		En 01/02/25 BS	12.21-*	4,061.21	MARION
08/20/25 PO 25000113	94 Paid Ck 18215	CONCRETE MIX		SIPER005	SIP'S PAINT & HARDWARE		En 01/02/25 BS	11.99-*	4,061.21	MARION
08/20/25 PO 25000399	1 Paid Ck 18219	CONCRETE MIXER RENTAL		UNITE005	UNITED RENTALS, INC		En 06/10/25	496.58-*	4,061.21	MARION
08/20/25 PO 25000399	2 Paid Ck 18219	CONCRETE MIXER RENTAL		UNITE005	UNITED RENTALS, INC		En 06/10/25	250.79-*	4,061.21	MARION
08/20/25 PO 25000406	1 Paid Ck 18183	REPAIRS TO GODWIN PUMP		CENTR010	CENTRAL JERSEY EQUIPMENT LLC		En 07/23/25	485.50-	3,575.71	MARION
08/20/25 PO 25000406	2 Paid Ck 18183	REPAIRS TO GODWIN PUMP		CENTR010	CENTRAL JERSEY EQUIPMENT LLC		En 07/23/25	2,261.86-	1,313.85	MARION
08/20/25 PO 25000407	1 Paid Ck 18198	METAL BEAM		JOSEP015	JOSEPH FAZZIO - WALL LLC.		En 08/05/25	325.76-	988.09	MARION
08/20/25 PO 25000407	2 Paid Ck 18198	ALUMINUM BEAM		JOSEP015	JOSEPH FAZZIO - WALL LLC.		En 08/11/25	205.08-	783.01	MARION
08/20/25 PO 25000412	1 Paid Ck 18212	DEMO HAMMER RENTAL		SEMCO005	SEMCOR II RENTAL CENTER, LLC		En 07/30/25	103.40-	679.61	MARION
08/20/25 PO 25000415	1 Paid Ck 18199	HEADLAMPS, WASHERS, NUTS, BITS		LAWSO005	LAWSON PRODUCTS, INC.		En 08/05/25	513.42-	166.19	MARION
08/20/25 PO 25000418	1 Paid Ck 18197	J.NUNEZ - LICENSE RENEWALS		JOSE0010	JOSEPH NUNEZ		En 08/18/25	103.30-	62.89	MARION

Account No / Date	Transaction Data/Comment	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 / Unexpended	%Used	Vendor/Reference	Trans Amount	Trans Balance	User
01-900-003-7102	REPAIRS & SUPPLIES - LAB											
		0.00	0.00	0.00	0.00	0.00	49,259.66-	0				
		0.00	24,752.73	24,506.93	0.00	0.00	24,752.73-					
			3,140.11		0.00	49,259.66						
Begin Balance: 07/17/25											48,594.48-	
07/25/25 PO 25000380	1 Open		REPAIR SENSOR						PENDE005 PENDERGAST SAFETY EQUIP	665.18-	49,259.66-	MARION
08/20/25 PO 25000006	8 Paid Ck 18201		ENTEROCCI ANALYSIS - JULY						LYONS005 LYONS ENVIRONMENTAL SERVICES	En 01/02/25 BS 360.00-*	49,259.66-	MARION
08/20/25 PO 25000007	8 Paid Ck 18193		LAB SUPPLIES - JUNE						GARDE005 GARDEN STATE LABS INC	En 01/02/25 BS 518.00-*	49,259.66-	MARION
08/20/25 PO 25000014	19 Paid Ck 18190		LAB SUPPLIES - JULY						FISHE005 FISHER SCIENTIFIC INC.	En 01/02/25 BS 124.49-*	49,259.66-	MARION
08/20/25 PO 25000014	20 Paid Ck 18190		LAB SUPPLIES - JULY						FISHE005 FISHER SCIENTIFIC INC.	En 01/02/25 BS 84.99-*	49,259.66-	MARION
08/20/25 PO 25000374	1 Paid Ck 18203		2025 CALIBRATION						MILLE010 MILLER ENERGY INC.	En 07/16/25 2,052.63-*	49,259.66-	MARION
01-900-003-7300	GRIT REMOVAL											
		0.00	28,500.00	0.00	0.00	28,500.00	0.00	100				
		0.00	21,300.00	7,200.00	0.00	0.00	7,200.00					
			3,550.00		0.00	28,500.00						
Begin Balance: 07/17/25											0.00	
08/20/25 PO 25000005	19 Paid Ck 18192		GRIT REMOVAL - JULY						FREEH005 FREEHOLD CARTAGE INC	En 01/15/25 BS 1,775.00-*	0.00	MARION
08/20/25 PO 25000005	20 Paid Ck 18192		GRIT REMOVAL - JULY						FREEH005 FREEHOLD CARTAGE INC	En 01/15/25 BS 1,775.00-*	0.00	MARION
01-900-003-7301	SLUDGE REMOVAL EXPENSES											
		0.00	700,000.00	0.00	0.00	700,000.00	50,000.00	93				
		0.00	430,569.42	219,430.58	0.00	0.00	269,430.58					
			64,522.95		0.00	650,000.00						
Begin Balance: 07/17/25											50,000.00	
08/20/25 PO 25000005	21 Paid Ck 18192		SLUDGE REMOVAL - JULY						FREEH005 FREEHOLD CARTAGE INC	En 01/01/25 BS 64,522.95-*	50,000.00	MARION
01-900-003-7302	NJ-PERMIT & REGISTRATION FEES											
		0.00	80,000.00	0.00	0.00	80,000.00	31,447.87	61				
		0.00	48,552.13	0.00	0.00	0.00	31,447.87					
			0.00		0.00	48,552.13						
01-900-003-7401	AUTO,TRUCK-REPAIR/PARTS-DISP.											
		0.00	17,500.00	0.00	0.00	17,500.00	16,089.17	8				
		0.00	690.37	720.46	0.00	0.00	16,809.63					
			267.31		0.00	1,410.83						
Begin Balance: 07/17/25											16,089.17	

Account No / Date	Transaction Data/Comment	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 / Unexpended	%Used	Vendor/Reference	Trans Amount	Trans Balance	User
01-900-003-7401	AUTO,TRUCK-REPAIR/PARTS-DISP.			Continued								
08/20/25 PO 25000061	29 Paid Ck 18204	OILS FILTERS & OIL							NAPAA005 NAPA AUTO PARTS	78.89-*	16,089.17	MARION
08/20/25 PO 25000061	30 Paid Ck 18204	LEVER PUMP & FILTERS							NAPAA005 NAPA AUTO PARTS	80.59-*	16,089.17	MARION
08/20/25 PO 25000061	31 Paid Ck 18204	FUEL FILTER							NAPAA005 NAPA AUTO PARTS	27.56-*	16,089.17	MARION
08/20/25 PO 25000061	32 Paid Ck 18204	OIL/AIR FILTER, GREASE WASHER							NAPAA005 NAPA AUTO PARTS	80.27-*	16,089.17	MARION
01-900-003-7402	AUTO,TRUCK-GASOLINE-DISP.											
		0.00	0.00	0.00	0.00	0.00	10,000.00-	0				
		0.00	5,192.80	4,807.20	0.00	0.00	5,192.80-					
			837.61		0.00	10,000.00						
Begin Balance: 07/17/25											10,000.00-	
08/20/25 PO 25000077	27 Paid Ck 18209	UNLEADED FUEL - JULY							RACHL005 RACHLES/MICHELE'S OIL COMPANY	528.91-*	10,000.00-	MARION
08/20/25 PO 25000077	31 Paid Ck 18209	UNLEADED FUEL - JULY							RACHL005 RACHLES/MICHELE'S OIL COMPANY	308.70-*	10,000.00-	MARION
01-900-003-7405	AUTO,TRUCK-MISC.-DISP.											
		0.00	0.00	0.00	0.00	0.00	176.38-	0				
		0.00	176.38	0.00	0.00	0.00	176.38-					
			60.00		0.00	176.38						
Begin Balance: 07/17/25											116.38-	
08/20/25 PO 25000417	4 Paid Ck 18206	DMV - REGISTER NEW VEHICLES							PETTY005 PETTY CASH	60.00-	176.38-	MARION
01-900-003-7501	CHEMICALS											
		0.00	449,750.00	0.00	0.00	449,750.00	449,750.00	0				
		0.00	0.00	0.00	0.00	0.00	449,750.00					
			0.00		0.00	0.00						
01-900-003-7503	CHEMICALS-POLYMER											
		0.00	0.00	0.00	0.00	0.00	132,500.00-	0				
		0.00	64,236.00	68,264.00	0.00	0.00	64,236.00-					
			7,406.00		0.00	132,500.00						
Begin Balance: 07/17/25											132,500.00-	
08/20/25 PO 25000003	9 Paid Ck 18208	CLARIFLOC NE-203 - JULY							POLYD005 POLYDYNE INC.	7,406.00-*	132,500.00-	MARION
01-900-003-7504	CHEMICALS-SODIUM HYPOCHLORITE											
		0.00	0.00	0.00	0.00	0.00	152,500.00-	0				
		0.00	82,425.25	70,074.75	0.00	0.00	82,425.25-					
			17,302.50		0.00	152,500.00						

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01-900-003-7504	CHEMICALS-SODIUM HYPOCHLORITE			Continued								
Begin Balance: 07/17/25											152,500.00-	
08/20/25	PO 25000013 21 Paid Ck 18181	SODIUM HYPOCHLORITE - JULY			BRENN005	BRENNTAG NORTHEAST, LLC	En 01/02/25 BS			4,832.50-*	152,500.00-	MARION
08/20/25	PO 25000013 22 Paid Ck 18181	SODIUM HYPOCHLORITE - JULY			BRENN005	BRENNTAG NORTHEAST, LLC	En 01/02/25 BS			4,432.50-*	152,500.00-	MARION
08/20/25	PO 25000013 23 Paid Ck 18181	SODIUM HYPOCHLORITE - JULY			BRENN005	BRENNTAG NORTHEAST, LLC	En 01/02/25 BS			4,000.00-*	152,500.00-	MARION
08/20/25	PO 25000013 24 Paid Ck 18181	SODIUM HYPOCHLORITE - JULY			BRENN005	BRENNTAG NORTHEAST, LLC	En 01/02/25 BS			4,037.50-*	152,500.00-	MARION
01-900-003-7505	CHEMICALS-OTHER											
		0.00	0.00	0.00	0.00	0.00	2,000.00-	0				
		0.00	1,456.00	544.00	0.00	0.00	1,456.00-					
			0.00		0.00	2,000.00						
01-900-003-7506	CHEMICALS-MAGNESIUM HYDROXIDE											
		0.00	0.00	0.00	0.00	0.00	137,500.00-	0				
		0.00	42,856.12	94,643.88	0.00	0.00	42,856.12-					
			0.00		0.00	137,500.00						
01-900-003-7507	CHEMICAL-ALUMINUM HYDROXIDE											
		0.00	0.00	0.00	0.00	0.00	19,423.85-	0				
		0.00	15,736.56	3,687.29	0.00	0.00	15,736.56-					
			2,625.42		0.00	19,423.85						
Begin Balance: 07/17/25											19,423.85-	
08/20/25	PO 25000004 9 Paid Ck 18220	ALUMINUM HYDROXIDE - JULY			UNIVA005	UNIVAR SOLUTIONS	En 01/02/25 BS			1,312.71-*	19,423.85-	MARION
08/20/25	PO 25000004 10 Paid Ck 18220	ALUMINUM HYDROXIDE - JULY			UNIVA005	UNIVAR SOLUTIONS	En 01/02/25 BS			1,312.71-*	19,423.85-	MARION
01-900-003-7602	HEAT-GAS											
		0.00	120,000.00	0.00	0.00	120,000.00	0.00	100				
		0.00	55,045.59	64,954.41	0.00	0.00	64,954.41					
			2,418.91		0.00	120,000.00						
Begin Balance: 07/17/25											0.00	
08/01/25	PO 25000024 50 Paid Ck 18171	150 JOLINE AVE			NJNAT005	NJ NATURAL GAS CO.	En 02/07/25 BS			1,790.35-*	0.00	MARION
08/01/25	PO 25000024 51 Paid Ck 18171	150 JOLINE AVE			NJNAT005	NJ NATURAL GAS CO.	En 02/07/25 BS			43.00-*	0.00	MARION
08/01/25	PO 25000024 52 Paid Ck 18171	UTILITY BUILDING			NJNAT005	NJ NATURAL GAS CO.	En 02/07/25 BS			585.56-*	0.00	MARION
01-900-003-7701	ELECTRIC-DISPOSAL											
		0.00	350,000.00	0.00	0.00	350,000.00	0.00	100				
		0.00	147,186.88	202,813.12	0.00	0.00	202,813.12					
			0.00		0.00	350,000.00						

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01-900-003-7801	WATER - PLANT - JOLINE AVENUE												
		0.00	16,840.00	0.00	0.00	16,840.00	40.00	100					
		0.00	10,260.00	6,540.00	0.00	0.00	6,580.00						
			2,166.86		0.00	16,800.00							
Begin Balance: 07/17/25												40.00	
08/01/25 PO 25000023	44 Paid Ck 18170	150 JOLINE AVE			NEWJE005	NEW JERSEY AMERICAN WATER	En 01/03/25	BS			1,166.38-*	40.00	MARION
08/01/25 PO 25000023	45 Paid Ck 18170	150 JOLINE AVE			NEWJE005	NEW JERSEY AMERICAN WATER	En 01/03/25	BS			535.10-*	40.00	MARION
08/01/25 PO 25000023	46 Paid Ck 18170	SEAVIEW AVE MUNGARAGE			NEWJE005	NEW JERSEY AMERICAN WATER	En 01/03/25	BS			333.22-*	40.00	MARION
08/01/25 PO 25000023	47 Paid Ck 18170	LINCOLN GARDENS PS			NEWJE005	NEW JERSEY AMERICAN WATER	En 01/03/25	BS			23.86-*	40.00	MARION
08/01/25 PO 25000023	48 Paid Ck 18170	OCEAN AVE PS			NEWJE005	NEW JERSEY AMERICAN WATER	En 01/03/25	BS			23.86-*	40.00	MARION
08/01/25 PO 25000023	49 Paid Ck 18170	OVERLOOK AVE PS			NEWJE005	NEW JERSEY AMERICAN WATER	En 01/03/25	BS			24.80-*	40.00	MARION
08/01/25 PO 25000023	50 Paid Ck 18170	WILLOW AVE PS			NEWJE005	NEW JERSEY AMERICAN WATER	En 01/03/25	BS			59.64-*	40.00	MARION
01-900-003-7901	TELEPHONE-DISPOSAL												
		0.00	6,000.00	0.00	0.00	6,000.00	595.00	90					
		0.00	3,331.62	2,073.38	0.00	0.00	2,668.38						
			453.18		0.00	5,405.00							
Begin Balance: 07/17/25												595.00	
08/01/25 PO 25000020	15 Paid Ck 18173	TELEPHONE - AUGUST			VERIZ005	VERIZON WIRELESS	En 01/03/25	BS			160.22-*	595.00	MARION
08/01/25 PO 25000021	16 Paid Ck 18168	PHONE & INTERNET - JULY			COMCA005	COMCAST	En 01/13/25	BS			292.96-*	595.00	MARION
Control: 003	Total	855.52	3,377,015.39	0.00	0.00	3,377,870.91	766,448.84	77					
		0.00	1,753,478.21	857,943.86	0.00	0.00	1,624,392.70						
			191,847.48		0.00	2,611,422.07							
01-900-004-0000	PUMP STATIONS												
01-900-004-7101	REPAIRS AND SUPPLIES-PUMPING												
		0.00	37,500.00	0.00	0.00	37,500.00	16,352.00	56					
		0.00	11,381.95	9,766.05	0.00	0.00	26,118.05						
			3,693.56		0.00	21,148.00							
Begin Balance: 07/17/25												16,360.00	
08/01/25 PO 25000024	53 Paid Ck 18171	HOEY & OVERLOOK AVE PS			NJNAT005	NJ NATURAL GAS CO.	En 02/07/25	BS			49.00-*	16,360.00	MARION
08/01/25 PO 25000024	54 Paid Ck 18171	LINCOLN GARDENS PS			NJNAT005	NJ NATURAL GAS CO.	En 02/07/25	BS			57.60-*	16,360.00	MARION
08/01/25 PO 25000024	55 Paid Ck 18171	MCCLELLAN ST. PS			NJNAT005	NJ NATURAL GAS CO.	En 02/07/25	BS			55.83-*	16,360.00	MARION
08/01/25 PO 25000024	56 Paid Ck 18171	MONMOUTH PL PS			NJNAT005	NJ NATURAL GAS CO.	En 02/07/25	BS			57.60-*	16,360.00	MARION
08/20/25 PO 25000077	28 Paid Ck 18209	DIESEL FUEL - JULY			RACHL005	RACHLES/MICHELE'S OIL COMPANY	En 01/02/25	BS			2,000.28-*	16,360.00	MARION

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01-900-004-7101		REPAIRS AND SUPPLIES-PUMPING		Continued								
08/20/25 PO 25000077	32 Paid Ck 18209	DIESEL FUEL - JULY							RACHL005 RACHLES/MICHELE'S OIL COMPANY	En 01/02/25 BS	1,465.25-*	16,360.00 MARION
08/20/25 PO 25000411	1 Paid Ck 18182	KEYS							BULLE005 BULLET LOCK & SAFE INC	En 08/01/25	8.00-	16,352.00 MARION
01-900-004-7701		ELECTRIC-PUMP STATIONS										
		0.00	29,500.00	0.00	0.00	29,500.00	0.00	100				
		0.00	23,866.67	5,633.33	0.00	0.00	5,633.33					
			0.00		0.00	29,500.00						
Control: 004	Total	0.00	67,000.00	0.00	0.00	67,000.00	16,352.00	76				
		0.00	35,248.62	15,399.38	0.00	0.00	31,751.38					
			3,693.56		0.00	50,648.00						
01-900-004-7801		WATER										
01-900-004-7802		WATER- PUMP STATIONS										
		0.00	2,000.00	0.00	0.00	2,000.00	0.00	100				
		0.00	548.11	1,451.89	0.00	0.00	1,451.89					
			0.00		0.00	2,000.00						
Control: 004	Total	0.00	2,000.00	0.00	0.00	2,000.00	0.00	100				
		0.00	548.11	1,451.89	0.00	0.00	1,451.89					
			0.00		0.00	2,000.00						
01-900-005-0000		CAPITAL										
01-900-005-9003		VEHICLES										
		0.00	30,000.00	0.00	0.00	30,000.00	30,000.00	0				
		0.00	0.00	0.00	0.00	0.00	30,000.00					
			0.00		0.00	0.00						
01-900-005-9005		TREATMENT PLANT EQUIPMENT										
		0.00	60,000.00	0.00	0.00	60,000.00	60,000.00	0				
		0.00	0.00	0.00	0.00	0.00	60,000.00					
			0.00		0.00	0.00						
01-900-005-9006		ROOF REPLACEMENT										
		0.00	20,000.00	0.00	0.00	20,000.00	20,000.00	0				
		0.00	0.00	0.00	0.00	0.00	20,000.00					
			0.00		0.00	0.00						

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01-900-005-9007	SECONDARY TREATMENT PLANT											
		0.00	30,000.00	0.00	0.00	30,000.00	30,000.00	0				
		0.00	0.00	0.00	0.00	0.00	30,000.00					
			0.00		0.00	0.00						
01-900-005-9008	DIGESTER CLEANING/COVERS											
		0.00	65,000.00	0.00	0.00	65,000.00	65,000.00	0				
		0.00	0.00	0.00	0.00	0.00	65,000.00					
			0.00		0.00	0.00						
01-900-005-9009	JET VAC TRUCK											
		0.00	55,000.00	0.00	0.00	55,000.00	55,000.00	0				
		0.00	0.00	0.00	0.00	0.00	55,000.00					
			0.00		0.00	0.00						
01-900-005-9011	COLLECTION SYSTEM IMPROVEMENTS											
		0.00	22,500.00	0.00	0.00	22,500.00	22,500.00	0				
		0.00	0.00	0.00	0.00	0.00	22,500.00					
			0.00		0.00	0.00						
01-900-005-9012	PUMP STATION EQUIPMENT											
		0.00	30,000.00	0.00	0.00	30,000.00	30,000.00	0				
		0.00	0.00	0.00	0.00	0.00	30,000.00					
			0.00		0.00	0.00						
Control: 005	Total	0.00	312,500.00	0.00	0.00	312,500.00	312,500.00	0				
		0.00	0.00	0.00	0.00	0.00	312,500.00					
			0.00		0.00	0.00						
Fund: 01	Budgeted Total											
		855.52	8,788,395.99	0.00	0.00	8,789,251.51	2,576,636.84	71				
		0.00	4,942,411.14	1,270,203.53	0.00	0.00	3,846,840.37					
			1,024,572.11		0.00	6,212,614.67						
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											
		855.52	8,788,395.99	0.00	0.00	8,789,251.51	2,576,636.84	71				
		0.00	4,942,411.14	1,270,203.53	0.00	0.00	3,846,840.37					
			1,024,572.11		0.00	6,212,614.67						

Account No / Date	Transaction Data/Comment	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 / Unexpended	%Used	Trans Amount	Trans Balance	User
Final Budgeted		855.52	8,788,395.99	0.00	0.00	8,789,251.51	2,576,636.84	71			
		0.00	4,942,411.14	1,270,203.53	0.00	0.00	3,846,840.37				
			1,024,572.11		0.00	6,212,614.67					
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		855.52	8,788,395.99	0.00	0.00	8,789,251.51	2,576,636.84	71			
		0.00	4,942,411.14	1,270,203.53	0.00	0.00	3,846,840.37				
			1,024,572.11		0.00	6,212,614.67					

LONG BRANCH SEWERAGE AUTHORITY

MINUTES OF THE REGULAR MEETING

JULY 16, 2025

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

A Regular Meeting of the Long Branch Sewerage Authority was called to order at 3:02 p.m., prevailing time, on Wednesday, July 16, 2025, by the Executive Director, Thomas Roguski, both in person and electronically via telephonic communication conference call, attended by Mr. Riley, Mr. Booth and Mr. Larco. Mr. Brown & Mrs. Morris were absent.

In addition to the Members of the Authority hereinabove stated, there were present at said Regular Meeting the following professional attaches: Thomas Roguski, P.E., Executive Director; John McKelvey P.E., of the firm Colliers Engineering and Design, Authority Engineers; Charles J. Fallon, CPA, RMA, of the firm Fallon & Company LLP, Authority Auditor; David L. Isabel, of the firm Trenk Isabel Siddiqi & Shahdanian P.C., Authority Environmental Counsel; and Elisabete Vieira, Secretary. John L. Bonello, Esq., of the firm Manna & Bonello, P.A., was absent.

III. Announcement Pursuant to New Jersey Open Public Meeting Act

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

IV. Public Participation.

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

Mr. Lepore questioned Correspondence Item No. 15 regarding the $6,750 and the additional $500 fee for legal services. Mr. Roguski replied that the amount questioned is costs related to the work, printing, obtaining certain documentation, and computer research for potential funding from PFAS legal settlements.

Next, Mr. Lepore inquired if Mr. Bonello will also be reviewing the information. Mr. Roguski replied that Mr. Bonello will look it over, but the memo will come from Mr. Isabel and will be presented to the Board, providing the path forward. Mr. Lepore also questioned the 30

hours allocated and what is the timeframe for those hours. Mr. Roguski stated that there is no timeframe. We're starting as soon as possible as Mr. Roguski would like the Authority to be ready to participate in PFAS legal settlements for PFAS treatment if required.

Next Mr. Lepore questioned Mr. Roguski's report. It mentioned an employee resignation and if the employee left on good terms. Mr. Roguski replied affirmatively.

Finally, Mr. Lepore inquired as to why a former commissioner, Mr. Frank Blaisdell and wife, are receiving the semi-annual Medicare reimbursement of $1,110.00. Mr. Roguski explained that Mr. Blaisdell was a tier one commissioner, and those are the benefits that are given to tier one commissioners as per State law. Mr. Lepore stated that he understood that there was a new State law that revealed part-time government employees are no longer entitled to medical benefits. Mr. Roguski answered, for Commissioners and part-time employees hired or appointed after a certain date, medical benefits are no longer available. However, Commissioners and part-time employees that were hired or appointed prior to that date are grandfathered into the program. Next, Mr. Lepore asked which Commissioners are currently receiving benefits. Mr. Roguski replied, Mr. Booth.

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

On Motion by Mr. Riley, seconded by Mr. Booth, 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

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

Mr. Lepore reported that there is a new law going into effect April of 2026. He stated that the law will allow for posting of bids directly to the website of the municipality, instead of going to newspapers and online newspapers. Mr. Roguski confirmed that all municipalities and sewer authorities are going to be required to do that and post them to their website. Mr. Roguski stated that the Authority fully intends to comply with the law, and that he has reviewed the law. Mr. Roguski explained that the meeting schedule is already online along with meeting call-in information and postings for any new positions.

Finally, Mr. Lepore questioned the matter of energy costs and where the Authority currently stands in the position of energy costs. Mr. Roguski stated that the Authority's current contract for energy expires in the fall. Mr. Roguski said that he will have a meeting with the energy consultant that handles the bidding in the fall. If the market is volatile and we don't know what's going to happen, we may decide not to bid on it and just go back to the utility rate. Mr. Roguski continued to respond to Mr. Lepore's other question about where we stand on energy costs. Mr. Roguski stated that the Authority has experienced an energy cost increase due to a change in law. We're required to pay it, he said, even though it was a bid price. He continued, it's a direct, straight pass-through, however he does not foresee a problem with the budget this year.

Mr. Roguski stated, next year, the line item of electricity is going to be greater, and we will review the budget at that time.

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

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

VI. As to the Minutes of the Regular Meeting of June 18, 2025

On Motion by Mr. Riley, seconded by Mr. Booth, 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 June 18, 2025, to be dispensed with and that such Minutes be, and they are hereby, approved as recorded and circulated.

VII. As to the Minutes of the Executive Session held on June 18, 2025, if any

None

VIII. Correspondence

Mr. Roguski introduced Mr. David Isabel, the environmental attorney from Trenk, Isabel Siddiqi & Shahdanian. Mr. Isabel submitted a proposal from his firm to investigate some of the PFAS monies that may be available to the Authority through legal settlements. Mr. Isabel stated that he has been practicing environmental law for over 30 years and was delighted when he was selected to be the environmental counsel for the Long Branch Sewerage Authority. He stated that he met with the executive director and general counsel and discussed some of the litigations and settlements that his firm has been tracking for other public clients that may be of interest to the Long Branch Sewerage Authority.

Mr. Isabel stated there was a settlement that was recently reached by the State of New Jersey – a 3M settlement of the statewide PFAS litigation. He continued that there was some preliminary research done and there appears to be a $450 million settlement. Mr. Isabel expressed that they have been tracking the settlement for approximately a year, however they have been involved in that case for about five years.

Mr. Isabel believes that, regarding the wastewater improvements, it looks like there may be some immediate benefits. He continued to say that there are two major litigations, one federal litigation and one state. Mr. Isabel mentioned Brick Water Supply, as a litigation example. Mr. Isabel explained some solutions for the Township of Brick, one being for example, installing a GAC system, a granulated activated carbon treatment system, to scrub out PFAS before it gets to consumers.

Mr. Isabel expressed that, at the state level, he believes there is more of an immediate return, as the rules and the qualifications come into focus. Mr. Isabel also stated that, at the federal level, he foresees it to trail behind a little bit as the plaintiff's regroup and start to work with the sewerage authorities, as opposed to just the water suppliers and bodily injury claims.

Mr. Isabel said his firm would perform a thorough assessment and look at other financial settlements to make sure that they are not missing anything at the state and federal levels. He also stated that they have composed a memo for the Board making some recommendations about how to proceed. The memo, he said, contains a status report about where each of these litigations is with respect to sewerage authorities and tracking.

Mr. Roguski said this is a first step forward. He also stated that there's a lot of talk at the DEP level regarding PFAS treatment requirements, and we at the Authority want to make sure we are prepared. Mr. Roguski thanked Mr. Isabel for a great presentation and a great overview. Mr. Roguski stated that Correspondence Item No. 15 is a proposal from Trenk, Isabel Siddiqi & Shahdanian to perform work as detailed by Mr. Isabel.

The following resolution was presented:

RESOLUTION

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

WHEREAS, the Long Branch Sewerage Authority (the "Authority") has heretofore received a proposal from its Environmental Counsel, Trenk Isabel Siddiqi & Shahdanian P.C., dated June 17, 2025, for Professional Services for Assessment of PFAS Settlement Funding Opportunities, and

WHEREAS, the Authority's Executive Director has reviewed the proposal and recommended that the contract be awarded to Trenk Isabel Siddiqi & Shahdanian P.C., per their proposal, dated June 17, 2025, attached hereto and made a part hereof, for Professional Services for Assessment of PFAS Settlement Funding Opportunities, and

WHEREAS, the cost for the services is not to exceed $7,250.00 for Professional Services for Assessment of PFAS Settlement Funding Opportunities, and

WHEREAS, the Authority's Executive Director has certified that there are funds available for this purpose, as per the certification attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED that:

1. The Long Branch Sewerage Authority hereby awards Trenk Isabel Siddiqi & Shahdanian P.C. the proposal for Professional Services for Assessment of PFAS Settlement Funding Opportunities in the total amount of not to exceed $7,250.00 subject to Trenk Isabel Siddiqi & Shahdanian P.C. complying with all of the requirements of the terms and conditions of the proposal.

2. The Authority is authorized to enter into a contract with Trenk Isabel Siddiqi & Shahdanian P.C. for the purpose expressed hereinabove.

3. The Authority Chairman and/or Executive Director are authorized to sign any documents needed to effectuate this resolution.

ROLL CALL:

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

Date: July 16, 2025
R4.7-25
Exhibits D & E

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Let the record reflect that Mr. Isabel left the meeting with his business being concluded.

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

Mr. Roguski stated that Correspondence Item No. 3 is a unit change application for 237 Albert Place. Mr. Roguski reported that this is a previous three (3) unit property, which is now being converted into one (1) unit. The existing structure has been demolished, and plans have been submitted for a single-family home.

The following resolution was presented:

RESOLUTION

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

WHEREAS, the property owner, Robert Missry, has requested a reduction in the number of units from three (3) to one (1) for service billing at 237 Albert Place., Block 22.02, Lot 8, in an application to the Executive Director received June 26, 2025 which is attached hereto and made a part hereof, for said property being serviced by the Long Branch Sewerage Authority under Account #305-0, and

WHEREAS, the Authority inspector has made a physical inspection of said property, and the property is presently temporarily disconnected and will constitute one (1) unit for service per application made and plans provided for future construction.

NOW, THEREFORE, BE IT RESOLVED by the Long Branch Sewerage Authority that the number of units for service billing on said property, which is known as 237 Albert Place., Block 22.02, Lot 8, is hereby reduced from three (3) units to one (1) unit as of the third quarter 2025 and that in the event of a change of use on said property, the Authority reserves its right to assess a connection or reconnection fee.

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

ROLL CALL:

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

Date: July 16, 2025
R1.7-25
Exhibit A

****

Mr. Roguski reported that Correspondence Item No. 9 is a letter from Colliers Engineering and Design recommending approval of Change Order No. 1 for the Hoey Avenue

Pump Station Improvement Project. This change order is a no-cost change order and is strictly for a time extension. The reason for the extension is due to the manufacturer delivery timeframe for the pumps, generator, and electrical equipment.

The following resolution was presented:

RESOLUTION

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

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

WHEREAS, the Authority Engineer, Colliers Engineering & Design, has recommended approval of Change Order No. 1, in their letter dated July 2, 2025, attached hereto and made a part hereof, and,

WHEREAS, Change Order No. 1 results in no change to the total contract price and results in an increase to the completion time only for the contact.

NOW, THEREFORE, BE IT RESOLVED by the Long Branch Sewerage Authority that Change Order No. 1, attached hereto and made a part hereof, is hereby approved.

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

ROLL CALL:

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

Date: July 16, 2025
R2.7-25
Exhibit B

****

Lastly, Mr. Roguski stated that Correspondence Item No. 12 is a letter from Colliers Engineering and Design. The letter recommends conditional approval of the application for 85

Chelsea Avenue. The location is the parking lot at the intersection of Chelsea Avenue and Second Avenue, next to the Senior Center. The project is for ten (10) units consisting of two (2) buildings. The applicant proposes to connect into Chelsea Avenue.

Mr. Roguski stated that there's no concern with capacity on Chelsea Avenue. He continued to express that there is a sanitary sewer interceptor that runs very close to the project. Therefore, there is a requirement that the applicant must televise the interceptor prior to starting the work and then televise it again post-construction to check for any potential damages caused by construction. If any damage is done, the applicant will be responsible for addressing those damages.

The following resolution was presented:

RESOLUTION

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

WHEREAS, Ian Holdings, LLC has applied for sewer connection for 85 Chelsea Ave, known as Block 287.01, Lot 21, and

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

WHEREAS, the Authority Consulting Engineer, Colliers Engineering & Design, has reviewed the application and associated documents, and has recommended that the application be conditionally approved in their letter, dated July 9, 2025, attached hereto and made a part hereof, and

WHEREAS, there is adequate capacity at the treatment plant to service the request.

NOW, THEREFORE, BE IT RESOLVED by the Long Branch Sewerage Authority that the application of Ian Holdings, LLC for connection to the sewerage system be and the same is hereby approved conditionally as per the letter of the Authority Consulting Engineer, Colliers Engineering & Design, dated July 9, 2025 and upon the payment of all requisite fees, including, but not limited to, 50% of the total connection fee due prior to issuance of the City of Long Branch Building Permit, and the remaining 50% due prior to issuance of any Certificate of Occupancy.

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

ROLL CALL:

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

Date: July 16, 2025
R3.7-25
Exhibit C

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Mr. Roguski had nothing further to report.

LIST OF CORRESPONDENCE FOR REGULAR MEETING

LONG BRANCH SEWERAGE AUTHORITY

JULY 16, 2025

1) Certified Notice of Public Hearing dated 06/09/25 received 06/17/25 from Steven Gouin, Esq. re; Jemal's Star of the Sea School, LLC/179 Chelsea Ave / Block 278 Lot 1/ The applicant received amended preliminary and final major site plan approval

2) Letter dated 06/25/25 received 06/25/25 from InSite Engineering, re: Utility Availability Request/ Sewer Proposed Single Family Homes/ 100 Lincoln Ave & Lincoln Gardens/ Block 4 Lots 9.02, 9.03, 10 & 11

ACTION

3) Unit change request application dated 06/26/25 received 06/26/25 from Ike Nesser, re:237 Albert Place / Block 22.02 Lot 8

4) Letter dated 06/26/25 received 06/27/25 from Colliers Engineering & Design, re: Hoey Pump Station Improvements/ Executed Contract Book

5) Letter dated 06/13/25 received 06/30/25 from L2A Land Design LLC, re: The permit application request for authorization to construct a multi-family building consisting of twenty-eight (28) one-bedroom, sixty-four (64) two-bedroom and thirty-two (32) three-bedroom units/ 145 Morris Ave/ Block 229 Lot 24

6) Letter dated 06/23/25 received 06/24/25 from Dynamic Engineering, re: North Light, LLC/ Proposed Mix-Use Residential & Retail/ 305 Broadway/ Block 268 Lots 1-7, 32 &33

7) Copy of letter dated 07/01/25 received 07/01/25 from Thomas Roguski to Kevin J. Hayes, re: Request for Service Availability: Sanitary Sewer/ Proposed Development/100 Lincoln Avenue and 4, 6, & 8 Lincoln Gardens / Block 4 Lots 9.02, 9.03, 10 & 11

8) Certified Notice of Hearing received 07/02/25 from Paul Edinger, Esq. re:172 Second Ave/ Block 229 Lot 17.01/ Application is to expand the existing onsite residential building via conforming additions and to remove and replace virtually all appurtenant site improvements

ACTION 9) Letter from Colliers Engineering & Design dated 07/02/25 received 07/02/25, re: Change Order No. 1/ Hoey Pump Station

10) Certified Letter dated 07/01/25 received 07/08/25 from Ansell Grimm & Aaron, re: 22 Palmer Ave/ Block 42 Lot 1 **(NOT LBSA)**

11) Letter dated 07/09/25 received 07/09/25 from Colliers Engineering & Design, re: Engineer's Status Report

ACTION 12) Letter dated 07/09/25 received 0710/25 from Colliers Engineering & Design, re: Application Approval /Ian Holding LLC. / 85 Chelsea Ave/ Block 287.01 Lot 21

13) Letter dated 07/09/25 received 07/09/25 from InSite Engineering, re: PV Condo, LLC-Wave Condominium/ 36 Morris Ave / Block 218 Lot 4.01/ 46 Units

14) Letter dated 07/09/25 received 07/10/25 from East Point Engineering, re: Residential Sewer Application/ 400 Morris Avenue/ Block 230 Lots 13 & 14/ 8 Units Total

ACTION 15) Letter dated 06/17/25 received 06/17/25 from Trenk Isabel Siddiqi & Shahdanian P.C., re: Environmental Counsel for proposal for settlement money.

16) Letter dated 07/10/25 received 07/11/25 from State of NJ Department of transportation, re: Urgent request for right of entry agreement – Route 36 Bridge Over Troutman's Creek / Block 401 Lot 13

On Motion by Mr. Booth, seconded by Mr. Riley, 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 July 16, 2025 Authority Meeting

Mr. Roguski reported that over the last month the Authority treated an average of 2.53 MGD and met all the limits of our discharge permit.

Mr. Roguski said that, last month, he reported about the need for new capital improvement projects to try to capitalize on some possible principal forgiveness. He reported that since that time, he has put out a request for proposals from our qualified special/capital improvements engineers. There was a meeting here at the office and a tour of the plant, and then there were a few questions for the Authority. Mr. Roguski issued answers to those questions and a formal request for a proposal along with photos and backup information. He reported that the proposals are due September 9, 2025. Once proposals are received from the professionals, the Authority staff will meet with the engineering committee, go over all the proposals, and rank those proposals, and then a report and recommendation will be issued to the Board for the September meeting.

Mr. Roguski stated that this week one of our collection system crew members, Mr. Michael Henry, has put in his two-week resignation notice. His last day at the Authority is July 25th, so we will need to find a replacement for that position. Additionally, upon looking over our staffing, we still need one Utility Crew position at the Authority. Mr. Roguski asked the Board for authorization to go out and seek qualified applicants for the following positions: Collection System Crew/Utility Crew position and Utility Crew/Operator position. Mr. Roguski requested the Board's authorization to advertise the jobs. The Board granted authorization accordingly.

Mr. Roguski had nothing further to report.

On Motion by Mr. Booth, seconded by Mr. Riley and passed by the affirmative vote of all members present, no nays, 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 June 18, 2025

Mr. Roguski reported that Mr. Bonello couldn’t be present today, but he did speak with him. Mr. Roguski advised that Mr. Bonello said that he reviewed the agenda and had nothing to report.

On Motion by Mr. Riley, seconded by Mr. Booth, 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 June 18, 2025

Mr. Fallon stated that they are working on the Authority's 2024 Audit, and it should be completed by the end of the month.

On Motion by Mr. Riley, seconded by Mr. Booth, 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 June 18, 2025

Mr. McKelvey reported that, on the capital projects, there are no real updates on the older 08 and 09 projects, and all the closeout paperwork has been submitted to the DEP.

The other ongoing capital project at this point is the Hoey Avenue Pump Station Project. Colliers Engineering and Design received several shop drawings and have reviewed and returned them.

Mr. McKelvey stated that, on the development projects, there have been a few new applications that will be reviewed.

Lastly, Mr. McKelvey said, one item under the development projects is the NJDOT Trautmann's Creek Bridge Project. Colliers Engineering and Design have reviewed several submissions from the DOT engineer. He continued that DOT are going to be doing some work on the LBSA utilities out by the bridge. We also believe that they're raising two clean-out covers and two manhole covers. Mr. McKelvey continued, we've reviewed the plans and specs for that and have approved of them. Mr. McKelvey stated that Mr. Roguski is working with the DOT for escrow for engineering services and monies that required during construction.

Mr. McKelvey had nothing further to report.

On Motion by Mr. Riley, seconded by Mr. Booth, and passed by the affirmative vote of all members present, no nays, 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. Riley, seconded by Mr. Booth, and passed by all the affirmative vote of all members present, no nays, two absent, no abstain, approving the Authority Transfers for the month of June 2025 as listed.

RESOLUTION

BE IT RESOLVED BY THE LONG BRANCH SEWERAGE AUTHORITY IN SESSION AT A REGULAR MEETING THEREOF ON THIS 16TH DAY OF JULY 2025 PURSUANT TO NOTICE AT WHICH AT LEAST A QUORUM IS PRESENT THAT THE AUTHORITY HEREBY APPROVES THE TRANSFERS MADE FOR THE MONTH OF JUNE 2025 AS SUBMITTED BY THE EXECUTIVE DIRECTOR AND ORDERS SAID REPORT RECEIVED AND FILED.

XIV. As to Bills submitted for payment by Long Branch Sewerage Authority for the Month of June 2025

The following Resolution was moved by Mr. Booth, 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 16th DAY OF JULY 2025 PURSUANT TO NOTICE AT WHICH AT LEAST A QUORUM IS PRESENT, the List of Bills for the month of June 2025 are found regular and payment of each and all, thereof is authorized to be paid out of the Revolving Fund, General Funds, Revenue Fund or Collection Account as indicated on the said List of Bills attached to the Executive Director's Report.

XV. Report, if any, by Investment Committee.

No report from the Investment Committee.

XVI. Old Business.

No old business.

XVII. New Business

No new business.

XVIII. Adjournment at 3:38 p.m.

There being no further business, on Motion by Mr. Riley, seconded by Mr. Booth, and passed by the affirmative vote of all members present, no nays, two absent, no abstain, the meeting was adjourned at 3:38 p.m.

Respectfully submitted,

_____
David G. Brown, Secretary

_____
Thomas Roguski, Executive Director

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

Colliers
Engineering
& Design

July 18, 2025

VIA EMAIL

Christopher Bednarski, P.E.
InSite Engineering, LLC
1955 Route 34
Suite 1A
Wall, New Jersey 07719

Sephardic Torah Center
213 and 205 Lenox Avenue
Block 95, Lots 5.01, 5.02
City of Long Branch, Monmouth County, New Jersey
Colliers Engineering & Design Project No. LBS-0345

Dear Mr. Bednarski,

I have received documents submitted for the above referenced application in response to our November 4, 2024 Review Letter. The following documents were reviewed:

- Response letter dated June 12, 2025;
- Plans entitled "Preliminary & Final Major Site Plan for 213 Lenox Avenue" Sheet C101 Plan Notes, Sheet C500 Utility Plan, and Sheet C801 Construction Details, dated May 20, 2022, last revised March 19, 2025;
- Report entitled "Sanitary Sewer Report and Technical Specifications", dated May 20, 2022, last revised March 19, 2025; and,
- City of Long Branch Planning Board Resolution Approval letter dated January 20, 2023;

Approval is subject to compliance with the following:

1. An evaluation of the existing sanitary sewer systems' capacity and suitable condition to convey the proposed flow is required at the Applicant's cost. The existing sanitary sewer shall be evaluated from the manhole upstream of the proposed connection point to the manhole located within the intersection of Lenox Ave and Hollywood Ave. A location map indicating the areas requiring evaluation is attached. The existing sanitary sewer system conveying the proposed flow is required to be inspected by the Applicant via internal television inspection, at the Applicant's cost, to confirm acceptable condition of same to convey the proposed flow. A capacity study of the existing sanitary sewer system conveying the proposed flow is required to

TOM, File

8-1

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Engineering & Design

be performed, at the Applicant's cost, to confirm capacity of same to convey the proposed flow. Any improvements necessary to address capacity issues and/or unsatisfactory conditions, to be determined at the sole discretion of the Long Branch Sewerage Authority, shall be performed by the Applicant, at the Applicant's cost.

The applicant has agreed to comply with the above condition as indicated in a response letter dated June 12, 2025. Additional documents will be submitted under separate cover for review and approval.

2. All sanitary fixtures must comply with LBSA Rules and Regulations Section 7A.6 – Elevation of Sanitary Fixtures. A written certification from the Plumbing Engineer or Architect shall be provided indicating all sanitary fixtures comply with Section 7A.6 of the LBSA Rules and Regulations.

   The applicant has agreed to comply with the above condition as indicated in a response letter dated June 12, 2025. Additional documents will be submitted under separate cover for review and approval.

3. Submission of two (2) signed and sealed originals and one (1) PDF of complete final drawings incorporating the following revisions:

   a. Utility Plan shall be provided, with the following:

      - Existing property lateral(s) servicing the existing Sephardic Torah Center building and the point(s) of connection to the main shall be shown directly on the plan.
      - The applicant shall confirm existing property lateral(s) servicing the existing Sephardic Torah Center building are to remain in service.
      - All existing manholes shall be surveyed and shown directly on the plans. Approximate manhole locations shown based on existing mapping or as-builts is not acceptable.

   b. The Applicant is advised the above is subject to change pending the evaluation of the existing sanitary sewer systems' capacity and condition.

4. Submission of two (2) signed and sealed originals and one (1) PDF copy of the Engineer's Report incorporating the following revisions:

   a. The engineer's report shall be revised to include calculations for peak flows anticipated based on proposed fixture counts for the existing structure and proposed addition.

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The applicant has agreed to comply with the above condition as indicated in a response letter dated June 12, 2025. Additional documents will be submitted under separate cover for review and approval.

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 $153,295.11, based upon the capacity of the proposed addition, as calculated below:

   99 students x 15 gpd/student = 1,485 gpd (Proposed Classrooms)

   198 people x 15 gpd/person = 2,973 gpd (Proposed Dining Area)

   2,250 sf x 0.1 gpd/sf = 225 gpd (Proposed Storage Area)

   5 people x 15 gpd/person = 75 gpd (Proposed Kitchen)

   687 sf x 0.1 gpd/sf = 68.7 gpd (Proposed Utility)

   3,768 sf x 0.1 gpd/sf = 376.8 gpd (Proposed Circulation)

   1,485 gpd + 2,973 gpd + 225 gpd + 75 gpd + 68.7 gpd + 376.8 gpd = 5,203.5 gpd (Total Proposed Flow)

   5,203.5 gpd at the current rate of $29.46/gpd = $153,295.11

   Total Connection Fee = $153,295.11

   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.

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& Design

9. Per LBSA Rules and Regulations 8.5 Performance Guarantee and Insurance, Subsection (f), the Applicant shall provide sign-off as follows:

   The Applicant shall agree to indemnify and save harmless the LBSA, its officers, Engineers, agents and servants from and against any loss, resulting from negligence or the fault of the applicant in the case of work covered by the application. Further, the Applicant shall also indemnify and save harmless the LBSA (including costs of providing a defense) against any damage done to other utilities arising out of the applicant's operation, and name LBSA as an additional insured on their general liability policy.

10. 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.

11. Shop drawings for all materials must be submitted to LBSA for approval prior to installation.

12. The operation and maintenance of the sanitary sewer lateral, exclusively serving the Sephardic Torah Temple Development, shall be the responsibility of the property owner(s).

13. Even though operation and maintenance of the sanitary sewer lateral, exclusively serving the Sephardic Torah Temple 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)

John J. McKelvey, P.E.
Senior Project Manager

JJM/DJI

cc: Thomas Roguski, P.E., CME, Executive Director, Long Branch Sewerage Authority
Ronald Ashkenzi, Trustee

R:\Projects\I-L\Lbs\LBS0345\Correspondence\OUT\250718_Review Letter\250718_JJM_Bednarski_Review Letter.docx

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

RECEIVED
JUL 18 2025
L.B. SEWERAGE AUTHORITY

Colliers
Engineering
& Design

July 17, 2025

VIA EMAIL

David Boesch, LLA, Executive Vice President
Nelson Engineering Associates, Inc.
444 Neptune Boulevard
Suite 4
Neptune, New Jersey 07753

Ian Holdings, LLC
85 Chelsea Avenue
Block 287.01, Lot 21
City of Long Branch, Monmouth County, New Jersey
Colliers Engineering & Design Project No. LBS-0351

Dear Mr. Boesch,

Please be advised that at the July 16, 2025 Meeting, Long Branch Sewerage Authority (LBSA) conditionally approved the Proposed Townhouse Development Application, based upon the following documents:

- LBSA Form A, Application for Conceptual Review;
- Plans entitled, "Preliminary and Final Major Site Plan for Ian Holdings LLC", dated May 7, 2025; and,
- Engineer's Report entitled, "Sanitary Sewer Engineer's Report for Ian Holdings LLC", dated May 6, 2025;

Approval is subject to compliance with the following:

1. Submission of two (2) signed and sealed originals and one (1) PDF of complete final drawings incorporating the following revisions:

    a. Grading and Utilities Plan shall be provided, with the following:

        - The Applicant is advised of the 36" sanitary sewer interceptor line which runs along the western side of Ocean Boulevard (1st Ave). The Applicant shall take extra care to avoid any disruption to this main and the main shall be protected throughout the course of

Tom, File

8-2

the proposed work. In addition, the 36" sanitary sewer interceptor line shall be shown directly on the plans. Mapping of the Interceptor line is attached for your reference.

- An evaluation of the existing sanitary sewer interceptor line is required at the Applicant's cost. The existing interceptor line shall be evaluated from the manhole upstream of the intersection of Chelsea Avenue and Ocean Boulevard (manhole within Franklin Ave) to the manhole downstream of the intersection (manhole within the intersection of Laird Street and Ocean Boulevard). The interceptor line is required to be inspected by the Applicant, at the Applicant's cost, via internal television inspection prior to and following construction work to confirm no damage has been caused to the system. Any damage caused to the sanitary system, to be determined at the sole discretion of the Long Branch Sewerage Authority, shall be repaired by the Applicant, at the Applicant's cost to the satisfaction of the Authority. Mapping of the interceptor line and limits of inspection is attached for your referenced.

- The applicant is advised of an abandoned sanitary sewer main extending along the southern property line. The applicant is advised to use caution and shall perform test pits as required to ensure no conflict with the proposed sanitary system and the abandoned sanitary main.

- The abandoned sanitary main is required to be inspected by the Applicant, at the Applicant's cost, via internal television inspection prior to any demolition or abandonment. The main shall be televised from the abandoned manhole within the sidewalk on the southwestern corner of the site west to the sanitary sewer within 2nd Avenue. Plans indicating the limits of inspection is attached for your reference.

- The two abandoned manholes within the sidewalk to the east of the entrance driveway shall be removed. The manholes shall be demolished a minimum of 4' below grade and removed. The remaining manhole section shall be abandoned. The manhole covers shall be salvaged and returned to the Long Branch Sewerage Authority. The abandoned manhole within the sidewalk on the southwestern corner of the site shall be left in place and abandoned. The connecting sewer pipes shall be filled with flowable fill and plugged from within the manhole. The manhole structure shall then be filled with suitable fill. Plans indicating the manhole structures to be abandoned/filled is attached for your reference.

- PVC sewer lateral type (SDR-35, push-on, gasketed joint) shall be noted directly on the plans.

- Only one connection to the existing sanitary sewer shall be made. The proposed sanitary laterals shall manifold within the property and one single lateral shall extend beyond the property line and connect to the existing sewer. If there will be a dedicated right of

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way within the access driveway, then a single 8" gravity sewer extension shall be proposed to connect to the existing sewer.

- Direct connection via Inserta Tee to the existing sanitary sewer will not be permitted. A doghouse manhole shall be installed on the existing sewer, and the proposed lateral or sewer shall connect directly to this manhole.

- Length, size, and material of proposed laterals connecting each townhome to the primary 6" sanitary sewer lateral shall be indicated directly on the plans.

- Cleanout rim and invert elevations for all proposed cleanouts shall be indicated directly on the plans.

- Length, size, and material of the existing sanitary sewer in Chelsea Avenue shall be indicated directly on the plans.

- Rim and Invert of the Eastern manhole located at the intersection of Second Ave and Chelsea Ave shall be provided.

- Long Branch Sewerage Authority Construction note #3 shall be removed, unless a sewer extension will be proposed.

b. Details

- The following LBSA standard Details shall be included:
  - Doghouse Manhole Detail
  - Standard or Watertight Sanitary Manhole Frame and Cover
  - A copy of LBSA standard details can be provided upon request.

2. Submission of two (2) signed and sealed originals and one (1) PDF of the Engineer's Report incorporating the following revisions:

   - The construction cost estimate shall be revised to reflect the requested changes.

3. Submission of two (2) signed and sealed originals and one (1) PDF copy of the Architectural Plans.

4. 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.

5. The Applicant's compliance with any additional revisions/comments that may be required upon review of submittal and/or resubmittal documents.

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& Design

6. Prior to acceptance, As-Built Plans, both in electronic and paper formats, for the sanitary sewer improvements, shall be submitted to LBSA for review and approval.

7. Submission of a Performance Bond or Letter of Credit in the amount of 120% of the Sanitary Sewer Construction Cost Estimate, once approved. It is required that the Performance Bond be submitted prior to the start of construction.

8. 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.

9. Submission of Connection Fees in the amount of $63,660.00, based upon a total of 10 residential units, as calculated below:

   10 proposed units at the current rate of $6,366.00 per unit = $63,660.00

   Total Connection Fee =$63,660.00

   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.

   The Applicant is also advised that the Connection Fee is subject to change pending confirmation of estimated flows and number of units.

10. Per LBSA Rules and Regulations 8.5 Performance Guarantee and Insurance, Subsection (f), the Applicant shall provide sign-off as follows:

    The Applicant shall agree to indemnify and save harmless the LBSA, its officers, Engineers, agents and servants from and against any loss, resulting from negligence or the fault of the applicant in the case of work covered by the application. Further, the Applicant shall also indemnify and save harmless the LBSA (including costs of providing a defense) against any damage done to other utilities arising out of the applicant's operation, and name LBSA as an additional insured on their general liability policy.

11. 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.

12. Shop drawings for all materials must be submitted to LBSA for approval prior to installation.

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Engineering
& Design

13. The operation and maintenance of the sanitary sewer lateral, exclusively serving the 85 Chelsea Avenue Development, shall be the responsibility of the property owner(s).

14. Even though operation and maintenance of the sanitary sewer lateral, exclusively serving the 85 Chelsea Avenue 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.

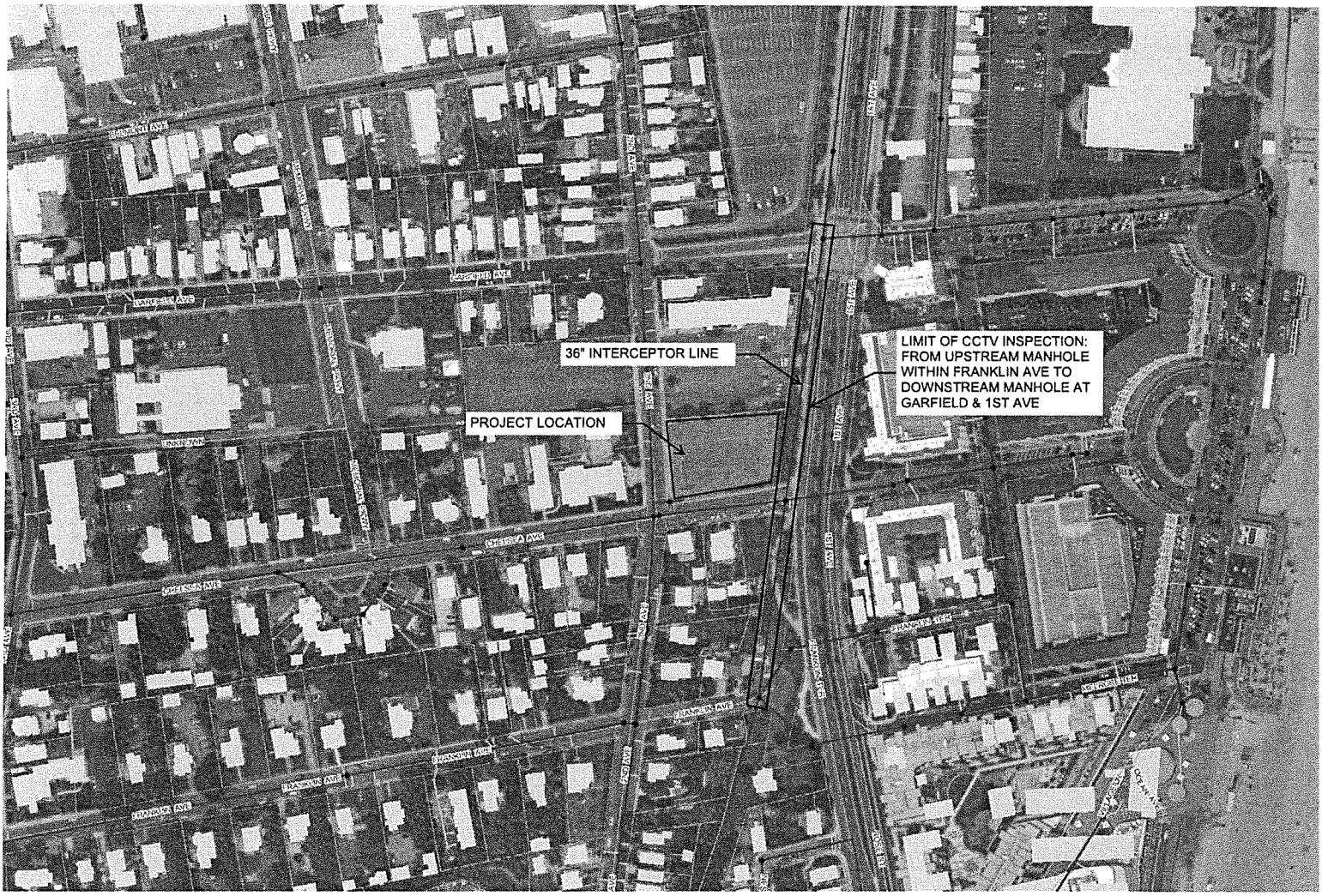
Should you have any questions or require additional information, please do not hesitate to contact me directly.

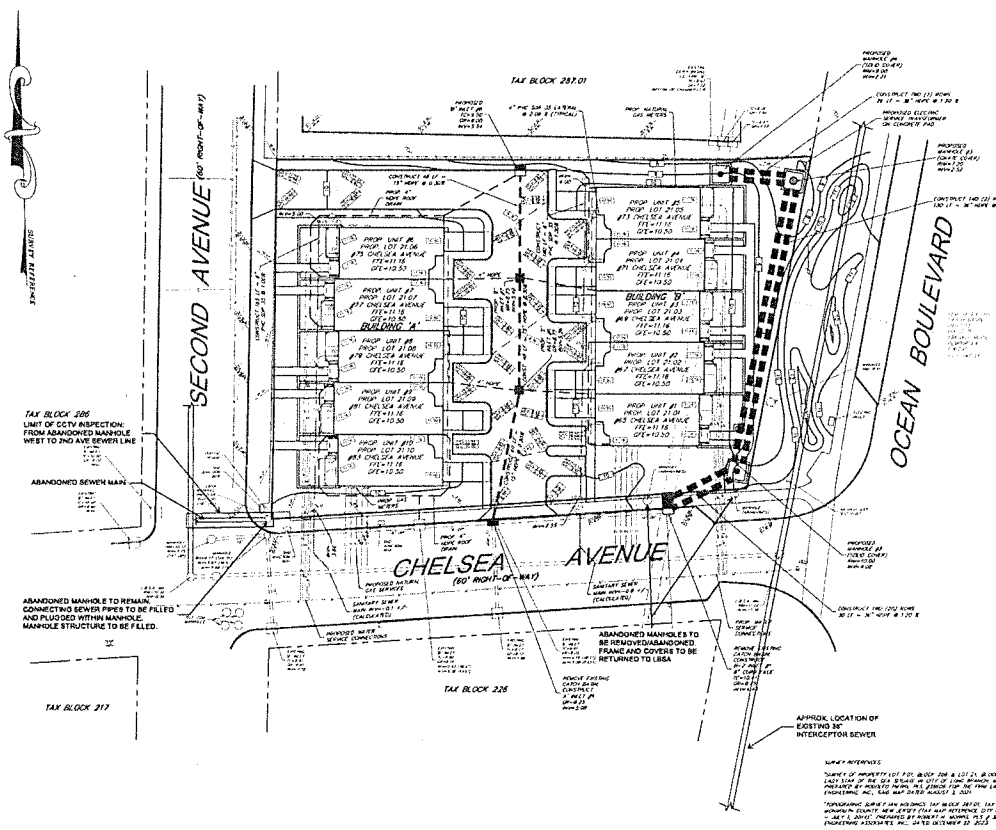
Sincerely,

Colliers Engineering & Design
(DBA Maser Consulting)

John McKelvey, P.E.
Senior Project Manger

JJM/DJI


36" INTERCEPTOR LINE
LIMIT OF CCTV INSPECTION: FROM UPSTREAM MANHOLE WITHIN FRANKLIN AVE TO DOWNSTREAM MANHOLE AT GARFIELD & 1ST AVE
PROJECT LOCATION



LONG BRANCH SEWERAGE AUTHORITY CONSTRUCTION NOTES

1. ALL EXISTING SANITARY SEWER CONNECTIONS SHALL BE ABANDONED AND PLUGGED AT THE POINT OF CONNECTION TO THE MAIN IN ACCORDANCE WITH THE L.B.S.A. RULES AND REGULATIONS. THE AUTHORITY ENGINEER MUST BE PRESENT FOR ALL LATERAL ABANDONMENT OPERATIONS.

2. CONTRACTOR / APPLICANT SHALL BE RESPONSIBLE TO LOCATE THE EXISTING SANITARY LATERALS AND ABANDON THEM PER L.B.S.A. REQUIREMENTS. THE L.B.S.A. ENGINEER SHALL BE NOTIFIED A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO ABANDONMENT OF OPERATIONS.

3. THE PROPOSED 8" PVC SANITARY SEWER SHALL BE CONNECTED TO THE EXISTING SEWER MAIN VIA A DOGHOUSE MANHOLE.

4. SANITARY SEWER LATERAL MINIMUM COVER SHALL BE THREE (3) FEET. IF A MINIMUM COVER OF THREE (3) FEET CANNOT BE PROVIDED, DUCTILE IRON PIPE (CLASS 52) SHALL BE PROVIDED. COVER OF LESS THAN TWO AND ONE-HALF (2.5) FEET SHALL NOT BE PERMITTED.

5. ANY DAMAGE CAUSED TO THE LONG BRANCH SEWERAGE AUTHORITY SANITARY SEWER SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES, AS SOLELY DETERMINED BY THE LONG BRANCH SEWERAGE AUTHORITY, SHALL BE REPAIRED BY THE CONTRACTOR / APPLICANT, AT THE CONTRACTOR'S / APPLICANT'S COST, TO THE SATISFACTION OF THE AUTHORITY.

6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LONG BRANCH SEWERAGE AUTHORITY RULES AND REGULATIONS AND STANDARD DETAILS.

7. PRIOR TO ACCEPTANCE, THE SANITARY SEWER FACILITIES SHALL BE TESTED IN ACCORDANCE WITH LONG BRANCH SEWERAGE AUTHORITY RULES AND REGULATIONS, AND WITNESSED AND APPROVED BY THE AUTHORITY.

8. PRIOR TO ACCEPTANCE, AS-BUILT PLANS, BOTH ELECTRONIC AND PAPER FORMATS, FOR THE SANITARY SEWER LATERAL SHALL BE SUBMITTED TO THE LONG BRANCH SEWERAGE AUTHORITY FOR REVIEW AND APPROVAL.

9. SANITARY SEWER SHOP DRAWINGS SHALL BE PROVIDED TO, AND APPROVED BY, THE LONG BRANCH SEWERAGE AUTHORITY, PRIOR TO SANITARY SEWER WORK.

10. OPERATION AND MAINTENANCE OF THE SANITARY SEWER LATERALS EXCLUSIVELY SERVING THE TOWNHOUSE DEVELOPMENT, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).

SURVEY REFERENCES

"SURVEY OF PROPERTY (LOT 9.01, BLOCK 286 & LOT 21, BLOCK 287.01) SHOWN ON THE MAP (AS) SUM OF THE OCEAN TOWNS IN CITY OF LONG BRANCH, MON. CO., NEW JERSEY", PREPARED BY ROBERTS PAPPAS, P.L.S. (SINCE FOR THE FIRM LANDMARK SURVEYING AND ENGINEERING, INC.; SAID MAP DATED AUGUST 2, 2021

"TOPOGRAPHIC SURVEY (IAN HOLDINGS) TAX BLOCK 287.01, TAX LOT 21, CITY OF LONG BRANCH, MONMOUTH COUNTY, NEW JERSEY (THIS MAP REFERENCE CITY OF LONG BRANCH SHEET No. 26 – MAY 1, 2017)", PREPARED BY ROBERT A. MORRIS, PLS (SINCE FOR THE FIRM NELSON ENGINEERING ASSOCIATES, INC.; DATED OCTOBER 21, 2022

ELEVATIONS ARE BASED UPON NAVD 1988 DATUM. C.C.S. BENCH MARK DVR "REAL NO 1 (1987 - NO 2 FIGURE, ELEV=10.01')"

NO.	REVISION DESCRIPTION	DATE	DRAWN	CHKD BY

PRELIMINARY & FINAL SITE MAJOR SITE PLAN
GRADING AND UTILITIES PLAN
IAN HOLDINGS LLC
TAX BLOCK 287.01, TAX LOT 21
CITY OF LONG BRANCH
MONMOUTH COUNTY, NEW JERSEY
(TAX MAP REFERENCE CITY OF LONG BRANCH SHEET No. 26 – JANUARY 30, 2020)

Nelson Engineering Associates, Inc.

111 HEPTUNE BOULEVARD, SUITE 4
NEPTUNE, NEW JERSEY 07753
TEL: (732) 918-1190
FAX: (732) 918-1191
CERTIFICATE OF AUTHORIZATION # 24GA28011600

SITE ENGINEERING
TRAFFIC ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES
LAND SURVEYING & MAPPING

MATTHEW R. DUBOIS, P.E.
PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 46317

SCALE: 1"=20'	DRAWN BY: DHB	CHKD. BY: MRD
FILE: 231008	DATE: 05-07-2025	SHEET 3 OF 12

GAGLIANO & COMPANY

(www.GaglianoCo.com)

July 18, 2025

RECEIVED
CERTIFIED
JUL 22 2025
L.B. SEWERAGE AUTH

Long Branch Sewerage Authority
P.O. Box 720
Long Branch, NJ. 07740
Via Certified Mail & Return Receipt Requested

gCo File Number:	2025-104
Project:	Route 36 (1953), Section 5, From Route 35 to Atlantic Avenue City of Long Branch, Monmouth County, New Jersey
Subject:	150 Joline Avenue - Block 401, Lot 13
Interest:	E89A - Bridge Easement 375+/- S.F. E89B - Temporary Construction Easement 1,330+/- S.F. E89C - Temporary Construction Easement ~~235~~ 305+/- S.F.

Dear Sir or Madam,

The New Jersey Department of Transportation has retained Gagliano & Company to appraise the above-captioned parcel for a potential roadway improvement.

We are sending this letter in compliance with the Eminent Domain Act (1971), which requires that a property owner be notified when their property is being appraised by a government entity possessing the power of Eminent Domain. Please do not construe that this confirms that the government entity will invoke this power.

Robert Gagliano will inspect the property on Tuesday, July 29, 2025, at 10:00 a.m. Please call Sophia Taylor at 732-380-0880, ext. 102, Monday through Friday, between 9:00 am and 4:00 pm, to confirm your availability and discuss any changes in date due to inclement weather.

Tom/File

8-3

(287 Rumson Road • Little Silver, NJ 07739 • 732-380-0880)

Long Branch Sewerage Authority
Route 36 (1953), Section 5, From Route 35 to Atlantic Avenue
City of Long Branch, Monmouth County, New Jersey

Thank you.

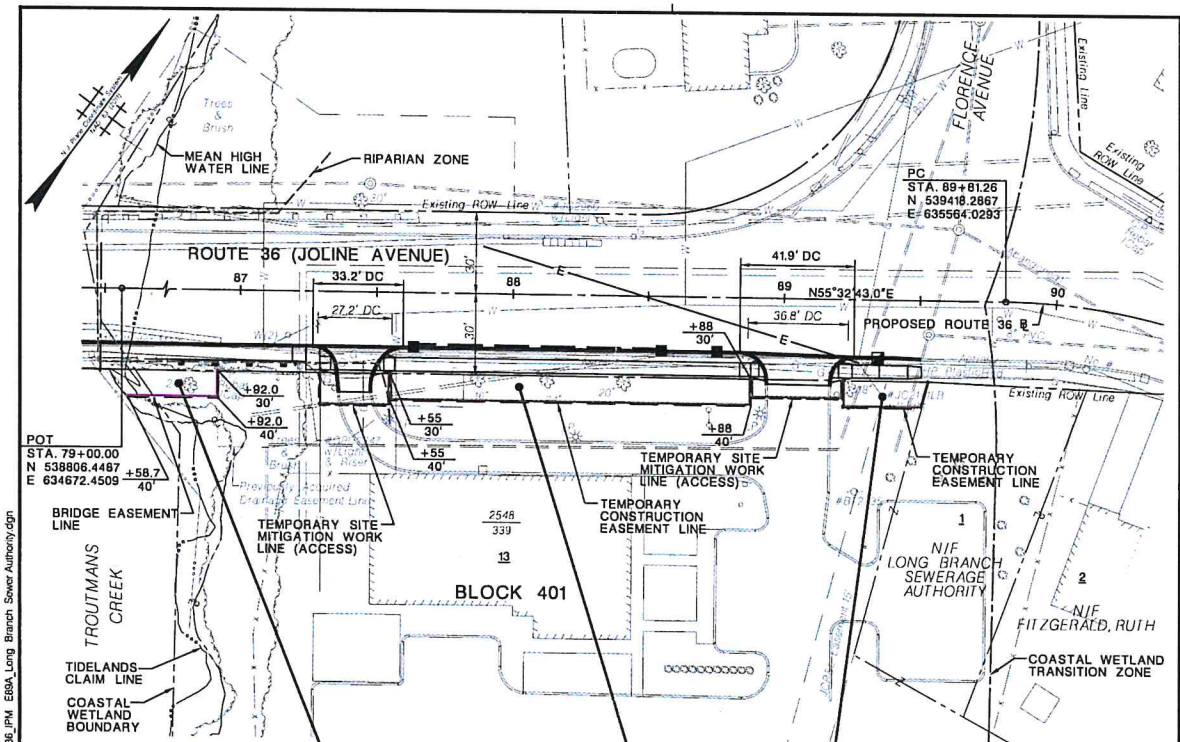
Sincerely,

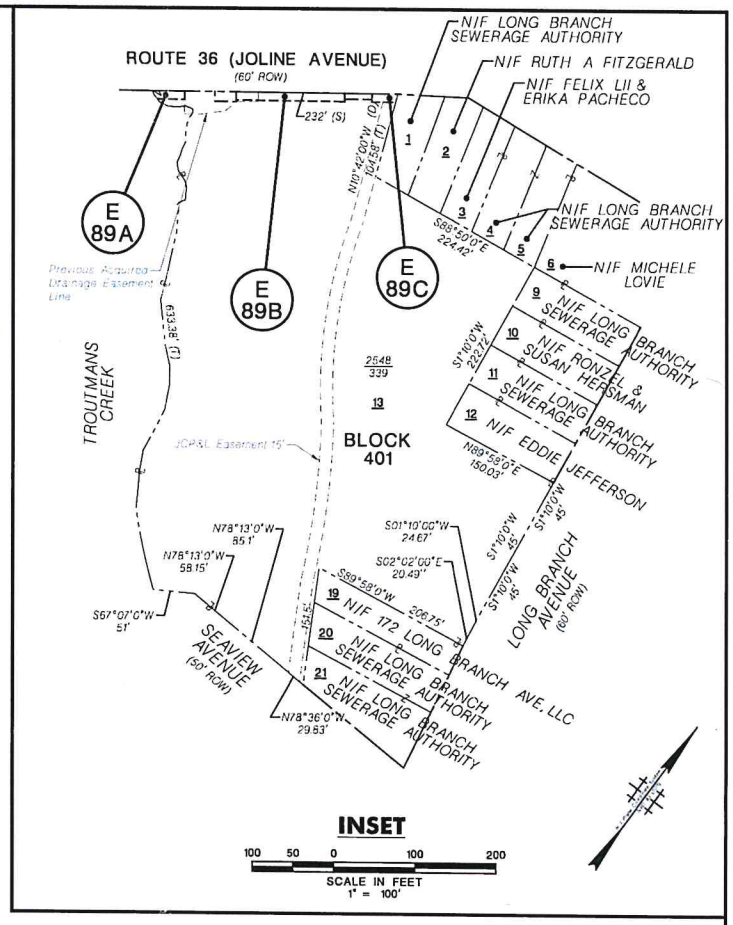
Robert Gagliano, MAI, CRE
President

Enclosures
cc: Margaret Palmer
Right-of-Way Technical Support Bureau
State of New Jersey DOT Right of Way Unit

DRAWN BY: HARDESTY & HANOVER, LLC
KMA CONSULTING ENGINEERS, INC.

REVISION OR AMENDMENT: 03/21/25 EASEMENT AREA CALLOUT REVISED





LONG BRANCH SEWERAGE AUTHORITY (E 89A)

BRIDGE EASEMENT
AREA = 375 SF ±
R.A. = 5.772 AC ±

LONG BRANCH SEWERAGE AUTHORITY (E 89B)

TEMPORARY CONSTRUCTION
EASEMENT AREA = 1330 SF ±
R.A. = 5.772 AC ±

LONG BRANCH SEWERAGE AUTHORITY (E 89C)

TEMPORARY CONSTRUCTION
EASEMENT AREA = 305 SF ±
R.A. = 5.772 AC ±

CONSTRUCTION PROJECT:
RT 36, BRIDGE OVER
TROUTMANS CREEK
CONTRACT NO: 005163490

ETM 2/2 GPPM 1/4 GPPM 2/4

COLOR CODE

PURPLE - BRIDGE EASEMENT LINE

BROWN - TEMPORARY CONSTRUCTION EASEMENT LINE
TEMPORARY SITE MITIGATION WORK LINE (ACCESS)

LEGEND:
(C) - CALCULATED
(D) - DEED
(S) - SCALED
(TM) - TAX MAP
(FM) - FILE MAP
R.A. - REMAINING AREA
1234/123 DEED BOOK/PAGE
21 - TAX MAP LOT NO.

NOTES:

1. EXISTING R.O.W. LINES SHOWN HEREON ARE BASED UPON THE AVAILABLE R.O.W. PLANS OBTAINED; AND BY DEED OF RECORD ONLY FOR THE IMPACTED PROPERTIES. ALL OTHER R.O.W. LINES ARE SHOWN AS A GRAPHIC REPRESENTATION ONLY FOR BACKGROUND INFORMATION. NO BOUNDARY ANALYSIS WAS PERFORMED.
2. REMAINING AREA (R.A.) FOR THE PROPERTY WAS CALCULATED BY SUBTRACTING THE PARCEL AREA FROM THE COMPUTER (CADD) DEED PLOTS.
3. STATIONING AND OFFSETS SHOWN HEREON ARE BASED ON PROPOSED ROUTE 36 ℄.

REFERENCES:

1. (M1) MAP ENTITLED "NEW JERSEY DEPARTMENT OF TRANSPORTATION, GENERAL PROPERTY PARCEL MAP, ROUTE 36 (1953), SECTION 5, FROM ATLANTIC AVENUE TO ROUTE 35, SHOWING EXISTING RIGHT OF WAY AND PARCELS TO BE ACQUIRED IN THE BOROUGHS OF EATONTOWN AND WEST LONG BRANCH AND CITY OF LONG BRANCH, COUNTY OF MONMOUTH" PREPARED BY MCCORMICK TAYLOR, INC. IN AUGUST OF 2004.
2. ALL DEEDS OF RECORDS.
3. (TM1) OFFICIAL TAX MAPS OF THE TOWNSHIP OF LONG BRANCH, MONMOUTH COUNTY, NEW JERSEY SHEET NO. 31.

30 0 30 60
SCALE IN FEET
1" = 30'

NEW JERSEY
DEPARTMENT OF TRANSPORTATION

ROUTE 36 (1953) SECTION 5

From Route 35 To Atlantic Avenue

PARCELS E89A, E89B & E89C

CITY OF LONG BRANCH COUNTY OF MONMOUTH
SEPTEMBER 2024

pw:\\hardesty-pw.bentley.com:hardesty-pw-01\Documents\03913\40_Highway\ROW\PM\RT36_PM E89A_Long Branch Sewer Authority.dgn
3/20/2025

09/12/2024(KMB/CMD) 4/3/2025(CMD/CDD)

Easements in certain lands and premises, situate, lying and being in the City of Long Branch, in the County of Monmouth and the State of New Jersey and more particularly described as follows:

Parcel E89A, E89B & E89C as indicated on a map entitled: "NEW JERSEY DEPARTMENT OF TRANSPORTATION, GENERAL PROPERTY PARCEL MAP, ROUTE 36 (1953) SECTION 5, From Route 35 to Atlantic Avenue, Showing Existing Right of Way and Parcels To Be Acquired In The Boroughs of Eatontown And West Long Branch And The City of Long Branch , County Of Monmouth, September 2024", and as shown more particularly on a map attached hereto, and made part hereof, marked: "Exhibit B" entitled: "NEW JERSEY DEPARTMENT OF TRANSPORTATION, ROUTE 36 (1953) SECTION 5, From Route 35 to Atlantic Avenue; PARCELS E89A, E89B & E89C City of Long Branch , County Of Monmouth, September 2024"; and also being construction project: RT 36, Bridge over Troutmans Creek, Contract No. 005163490;

Parcel E89A, consists of a right, in perpetuity, to enter with equipment, personnel and materials to construct, reconstruct, enlarge, inspect, repair and maintain a bridge (viaduct) and/or associated approaches and roadways as far as the line marked "Bridge Easement Line", as shown on the aforesaid maps. This easement right shall also include, by way of example and not limitation, the right to construct, reconstruct, enlarge, and maintain footings, abutments, piers, wing walls, retaining walls, decks, parapets and all related elements, appurtenances and structures associated with or needed for the construction and maintenance of a bridge or viaduct as far as the line marked "Bridge Easement Line", as shown on the aforesaid maps. The owner, or its assigns, as well as business invitees, tenants lessees and guests (to the extent permitted by the owner) shall retain the right to use those areas of the easement, as depicted on the aforesaid maps where travel and/or parking is permitted, so long as such use does not interfere with the rights set forth herein and does not adversely affect the physical integrity of the structures constructed or to be constructed or that may be reconstructed, enlarged or improved in the future within the area of the easement as far as the line marked "Bridge Easement Line", as shown on the aforesaid maps. However, the owner or its assigns as well as invitees, tenants and guests (to the extent permitted by the owner) shall not have the right to a) erect or construct any building or structures (exclusive of parking lots) within the area as depicted on the aforesaid maps, b) park or store vehicles on a continuous long term basis (such continuous period shall not extend more than___ hours); c) store material or carry out or permit any activity which in any manner involves or includes combustible, hazardous or toxic material that has the reasonable potential of causing, directly or indirectly, a fire, explosion, implosion, or corrosive damage; or d) store material in such a manner or carry out or permit any activity that could have the potential of causing, directly or indirectly, a detrimental effect upon the physical integrity of the structure constructed or to be constructed, or that may be reconstructed, enlarged or improved in the future within the area of the easement as far as the line marked "Bridge Easement Line", as shown on the aforesaid maps. The owner, or its assigns, also, shall not use the easement area in any manner which could reasonably cause, directly or indirectly, a potential health hazard, safety hazard to the traveling public or any personnel of the State or the contractor performing work, maintenance, or inspection services on or around the structure. Similarly, the owner, or its

assigns, shall not do anything which shall unreasonably prevent or interfere with entry or reentry by personnel of the State or a contractor, or their material or equipment to the area of the easement as depicted on the aforesaid maps when carrying out or implementing the rights created under this easement. If the bridge easement is insufficient to permit access, a specific right of entry should be provided as a separate easement. See Private Easement PAE). Any permitted improvement removed by the State within the area of the easement during entry, which is not within or near the footprint of a structure, will be reasonably replaced in kind by the State. Upon ten calendar days written notice from the State, the owner or its assigns shall vacate the area of the easement as depicted on the aforesaid maps and remove all property which may interfere with the construction, reconstruction, enlargement, improvement, maintenance, repair, inspection or operation within the reasonable discretion of the State until written notice is provided by the State that the construction or operation has been completed, except in the event of an emergency which threatens the safety of the traveling public, the owner, or its assigns, shall immediately vacate the area of the easement upon receipt of oral or written notice

Being also known as a Bridge Easement in Lot 13 in Block 401 on the tax map of the City of Long Branch;

Parcel E89B, the temporary right at about Station 88+22 (Route 36 Baseline Stationing), to enter upon the remaining lands of the owner or assigns with personnel, equipment and materials to construct sidewalk and appurtenances as far as the line marked "Temporary Construction Easement Line", as shown on the aforesaid maps. This temporary right shall begin from the date of notice from the State's Resident Engineer, and shall terminate upon completion of said work, which shall be for a duration of 3 months. If the State, within its sole discretion, determines that the temporary easement or right needs to be extended to complete the Work, such right may be extended simply by written notice from the Resident Engineer to the owner or its assigns. In such event that this temporary right is extended, payment will be made semi-annually during the extended term of the temporary right, based upon the "per-monthly" rate set forth in the State's offer Letter. This right to enter shall terminate upon completion of the construction work.

Being also known as a Temporary Construction Easement in Lot 13 in Block 401 on the tax map of the City of Long Branch;

Parcel E89C, the temporary right at about Station 89+36 (Route 36 Baseline Stationing), to enter upon the remaining lands of the owner or assigns with personnel, equipment and materials to construct sidewalk and appurtenances as far as the line marked "Temporary Construction Easement Line", as shown on the aforesaid maps. This temporary right shall begin from the date of notice from the State's Resident Engineer, and shall terminate upon completion of said work, which shall be for a duration of 3 months. If the State, within its sole discretion, determines that the temporary easement or right needs to be extended to complete the Work, such right may be extended simply by written notice from the Resident Engineer to the owner or its assigns. In such event that this temporary right is extended, payment will be made semi-annually during the extended term of the temporary right, based upon the "per-monthly" rate set forth in the State's offer Letter. This right to enter shall terminate upon completion of the construction work.

Being also known as a Temporary Construction Easement in Lot 13 in Block 401 on the tax map of the City of Long Branch;

SUBJECT, HOWEVER, to all other public utility easements, recorded or unrecorded, affecting the herein described premises;

The above described premises are color-coded on "Exhibit B" in the following manner:
Purple – Bridge Easement Line
Brown – Temporary Construction Easement Line
Brown – Temporary Site Mitigation Work Line (Access).

City of Long Branch Construction Official
City of Long Branch Planning Board
City of Long Branch Environmental Commission
Monmouth County Planning Board
Freehold Soil Conservation District
Property Owners within 200 feet of subject property

RECEIVED
CERTIFIED
JUL 22 2025
L.B. SEWERAGE AUTH

July 3, 2025

Via Certified Mail

RE: **14 OCEAN AVENUE**
Application for Flood Hazard Area Individual Permit, Flood Hazard Area Verification, and Freshwater Wetlands General Permits 6/6A
Block 51 – Lot 11.01
Borough of Monmouth Beach, Monmouth County, New Jersey

Dear Interested Party:

This letter is to provide you with legal notification that an application for a Flood Hazard Area Individual Permit, a Flood Hazard Area Verification, and Freshwater Wetlands General Permit 6/6A will be submitted to the New Jersey Department of Environmental Protection, Division of Land Resource Protection for the site shown on the enclosed plan. A brief description of the proposed project follows: The applicant is requesting authorization for the construction of a swimming pool, pickleball court, patio, cabana, and sheds, and the filling of non-tributary wetlands/freshwater wetlands transition area.

The complete 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:

New Jersey Department of Environmental Protection
Division of Land Resource Protection
P.O. Box 420, Code 501-02A
Trenton, New Jersey 08625
Attn: Borough of Monmouth Beach Supervisor

Sincerely,

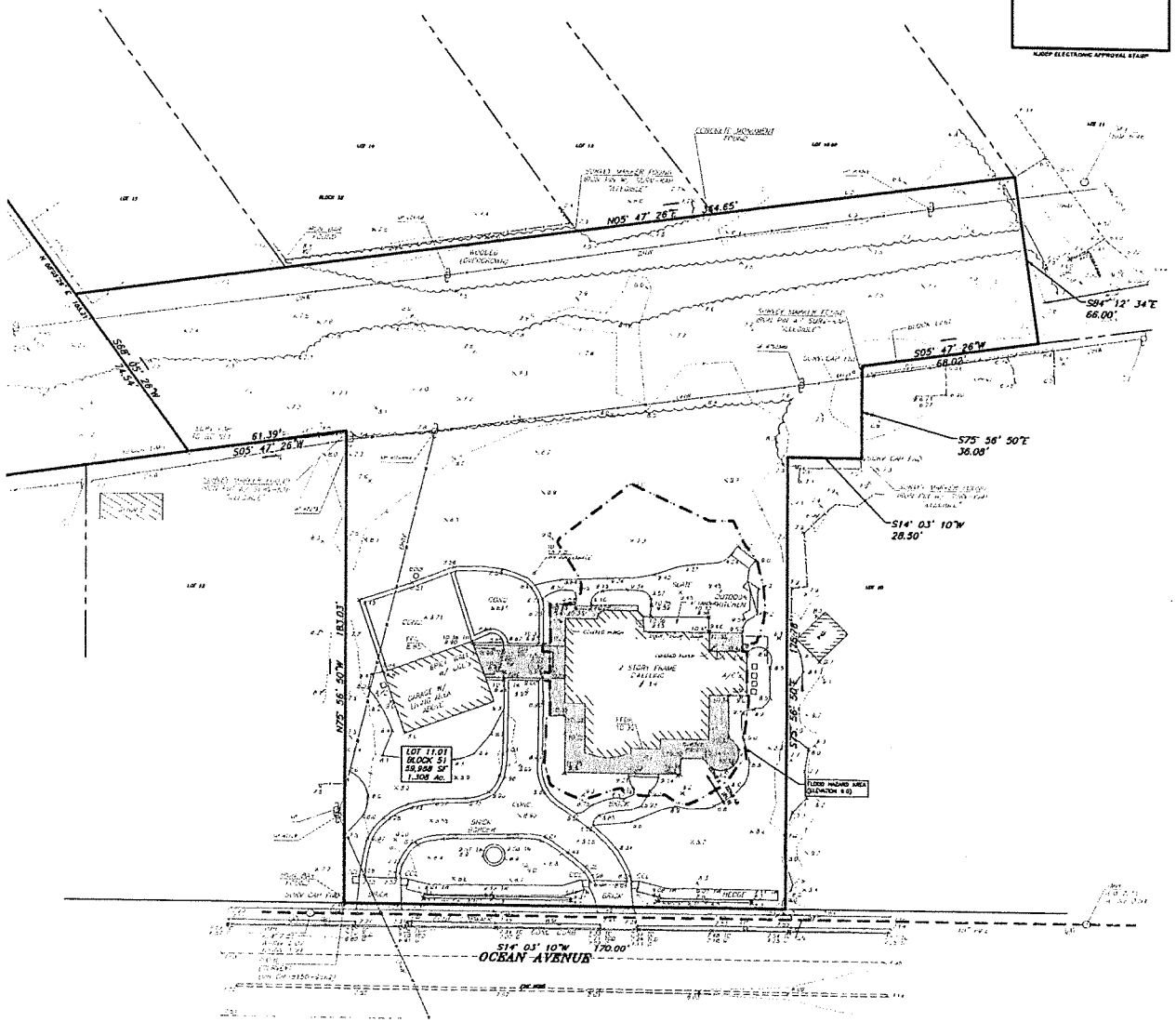
Paul Sansone, Jr., Applicant

NOT LBSA

8-4

GENERAL NOTES

1. SURVEY LIMITATIONS
2. DEED & MAP
3. PURPOSE OF THIS PLAN SHEET
4. SURVEY DATA
5. EASEMENTS & RESTRICTIONS
6. FLOOD HAZARD AREA & FLOOD ELEVATION
7. WARRANTY DEED
8. TITLE & MORE RECENT SURVEY
9. FLOW LINE
10. SEE NJDEP & OTHER PERMITS FOR ADDITIONAL INFO



LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	CENTERLINE
	CONTOUR - ELEVATION
	BUILDING
	CURB
	FENCE
	WATER
	INLET
	SEWER
	SANITARY SEWER
	STORM SEWER
	ELECTRIC
	TELEPHONE
	UNDERGROUND
	OVERHEAD
	GAS
	POLE
	STRUCTURE
	TEST PIT LOCATION
	GRAVEL DRIVEWAY
	SANITARY MANHOLE

PROJECT INFORMATION

14 OCEAN AVE

BLOCK 51, LOT 11.01
14 OCEAN AVENUE
BOROUGH OF MONMOUTH BEACH
MONMOUTH COUNTY, NJ

PAUL SANSONE, JR
14 OCEAN AVENUE
MONMOUTH BEACH, NJ 07750

PAUL SANSONE, JR
14 OCEAN AVENUE
MONMOUTH BEACH, NJ 07750

PAUL SANSONE, JR
14 OCEAN AVENUE
MONMOUTH BEACH, NJ 07750

APPLICANT'S PROFESSIONALS

SURVEYOR:
LAND SURVEYING SERVICES, LLC
524 WOODBRIDGE STREET
FREEHOLD BOROUGH, NJ 07728

INSITE ENGINEERING LLC
SINCE 2009

INSITE

INSITE ENGINEERING, LLC
CERTIFICATE OF AUTHORIZATION 24GA28001600
1 TAGE BOULEVARD, EAST BRUNSWICK, NJ 08816
11 NO. LINE STREET, SUITE 1, SOMERVILLE, NJ 08876
ALLENTOWN, NJ 08501
1 SOUTH MAIN STREET, SUITE 2B
MANAHAWKIN, NJ 08050
732-821-1160 (TEL) 732-821-1244 (FAX)
info@insiteeng.net www.insiteeng.net

CAUTION: IF THIS DRAWING IS OF DIGITAL FORMAT, THE ORIGINAL OF THE PRINT SHALL BE THE ORIGINAL AND MUST BEAR THE SEAL AND SIGNATURE.

JASON L. FICHTER, PE, PP, CFM, CNE
PROFESSIONAL ENGINEER, PLANNER
NJPE 45116 NJPP 5536 PA PE 076412
DE PE 5413 NYPE 081135 CT PE 31351
MD PE 35318 DC PE 900443 CO PE 36615

REVISIONS

NO.	DATE	REVISION

SCALE 1"=20'	DRAWN BY SGM
DATE 07/01/25	CHECKED JAF
JOB # 24-1625-15	DESIGNED BJT
FILE # 24-1625-15SD	

☒ NOT FOR CONSTRUCTION

APPROVED BY

FOR CONSTRUCTION

PLAN INFORMATION

SHEET TITLE
NJDEP PERMITTING PLAN

SHEET TITLE
FLOOD HAZARD AREA VERIFICATION PLAN

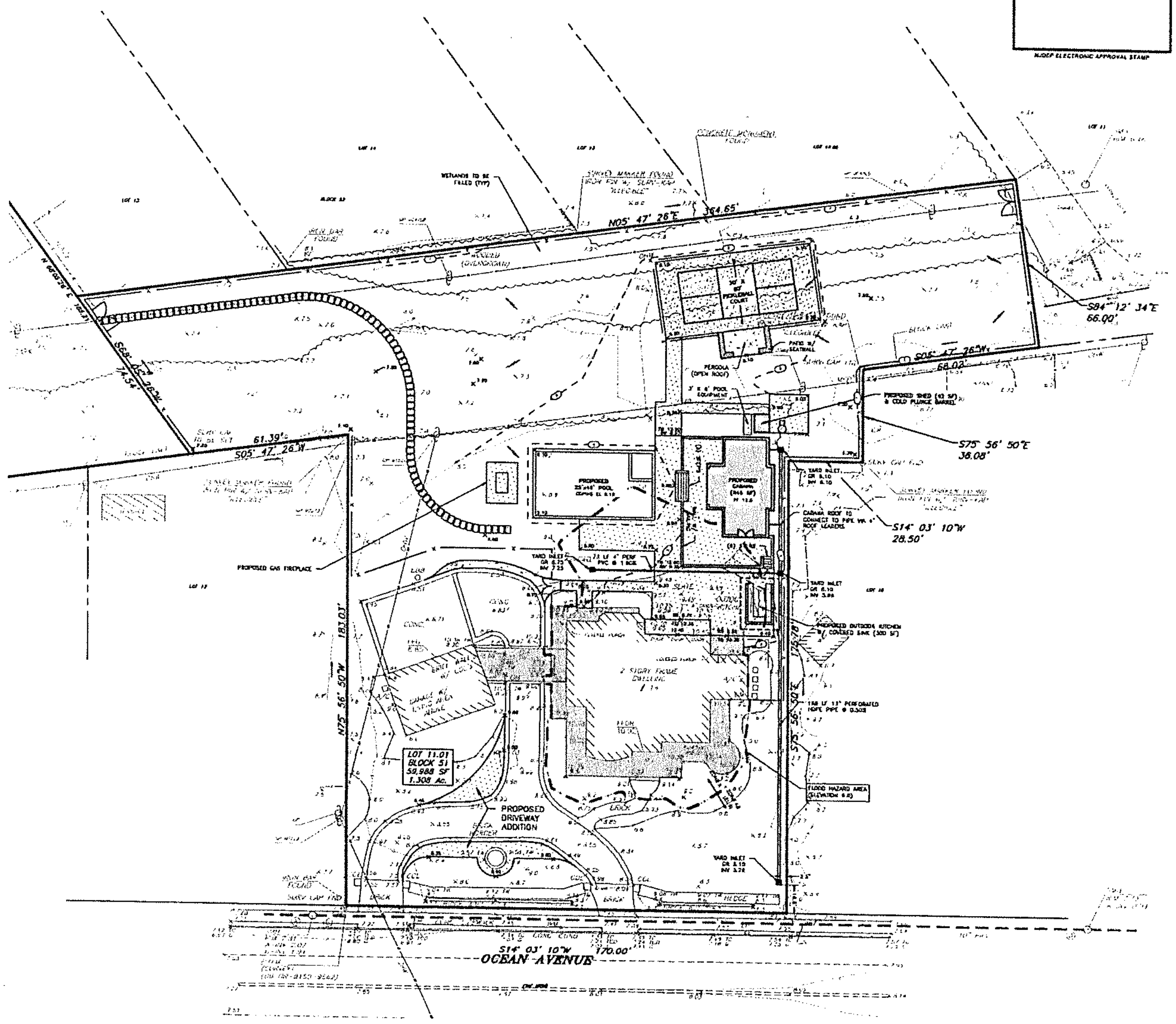
SHEET NO.
1 OF 1

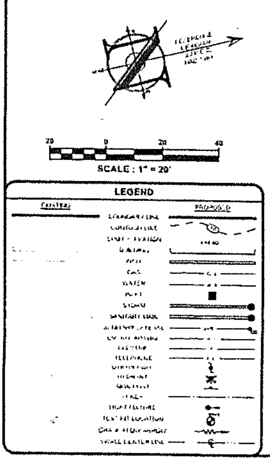
GENERAL NOTES

1. SUBJECT PROPERTY
[illegible]
2. APPLICANT
[illegible]
3. PURPOSE OF THIS PLAN SHEET
[illegible]
4. SURVEY DATA
[illegible]
5. BASE FLOOD ELEVATION
[illegible]
6. FLOOD HAZARD AREA DESIGN FLOOD ELEVATION
[illegible]
7. RIPARIAN ZONE
[illegible]
8. [illegible]
9. FLOODWAY
[illegible]
10. MAJOR DEVELOPMENT
[illegible]
11. FLOOD HAZARD COMPLIANCE - REQUIREMENTS FOR A BUILDING - N.J.A.C. [illegible]
[illegible]
12. FLOOD HAZARD COMPLIANCE - REQUIREMENTS FOR A STRUCTURE - N.J.A.C. [illegible]
[illegible]
13. FLOOD HAZARD COMPLIANCE - GARAGE, DRIVEWAYS AND PARKING AREAS - N.J.A.C. [illegible]
[illegible]
14. NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP) FLOOD HAZARD AREA
[illegible]

NJDEP LOT COVERAGE CALCULATIONS

	EXISTING	PROPOSED	DIFFERENCE
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]		[illegible]	[illegible]
[illegible]		[illegible]	[illegible]
[illegible]		[illegible]	[illegible]
[illegible]		[illegible]	[illegible]
[illegible]		[illegible]	[illegible]
[illegible]		[illegible]	[illegible]
[illegible]		[illegible]	[illegible]
[illegible]		[illegible]	[illegible]
[illegible]		[illegible]	[illegible]
[illegible]		[illegible]	[illegible]
Total [illegible] (SF)	[illegible]	[illegible]	[illegible]





PROJECT INFORMATION

14 OCEAN AVE

BLOCK 51, LOT 11.01
14 OCEAN AVENUE
BOROUGH OF MONMOUTH BEACH
MONMOUTH COUNTY, NJ

PAUL SANSONE, JR
14 OCEAN AVENUE
MONMOUTH BEACH, NJ 07750

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MONMOUTH BEACH, NJ 07750

PAUL SANSONE, JR
14 OCEAN AVENUE
MONMOUTH BEACH, NJ 07750

APPLICANT'S PROFESSIONALS

SURVEYOR
LAND CONTROL SERVICES, LLC
[illegible] STREET
LONG BRANCH, NJ 07740

INSITE ENGINEERING, LLC
SINCE 2003

CALL BEFORE YOU DIG
NJ ONE CALL [illegible]

INSITE

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION 24GA[illegible]
[illegible] ROUTE 34, SUITE 1A, WALL, NJ 07719
[illegible] ALLENDALE, NJ 07401
[illegible] MAIN STREET, SUITE 2B, [illegible]
[illegible]

JASON L. FICHTER, PE, PP, CFM, CME
PROFESSIONAL ENGINEER, PLANNER
[illegible]

REVISIONS

[illegible]	SGM
07/01/25	JAR
24-1625-15	JLF

24-1625-15[illegible]

☒ NOT FOR CONSTRUCTION
APPROVED BY
☐ FOR CONSTRUCTION

PLAN INFORMATION

NJDEP PERMITTING PLAN

FHA IP PLAN

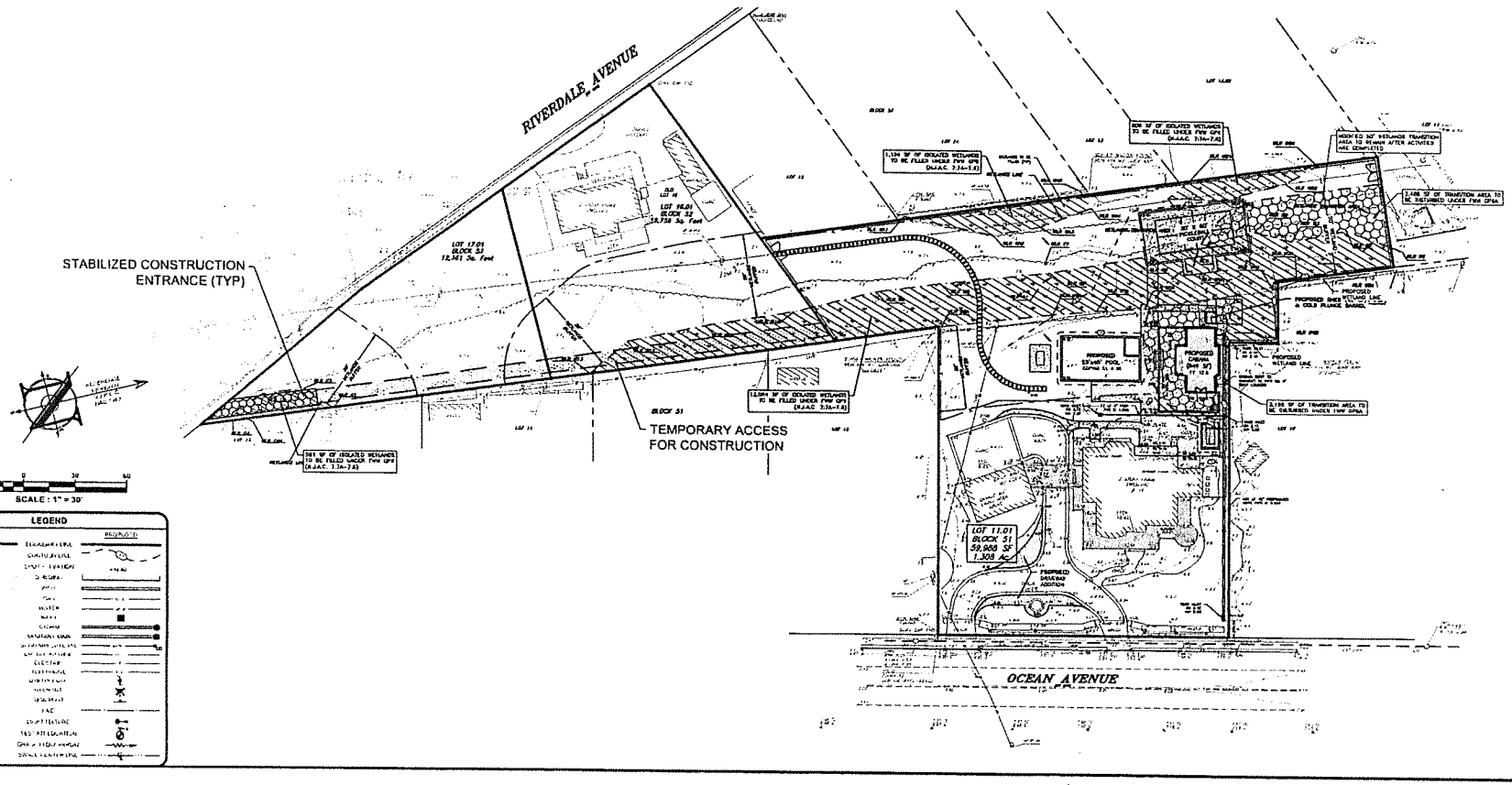
1 OF 1

GENERAL NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]

NJDEP LOT COVERAGE CALCULATIONS			
	EXISTING	PROPOSED	DIFFERENCE
Dwelling & Garage	2,624.68	2,624.68	0.00
Driveway	4,811.53	5,606.87	795.34
Gravel Drive	1,178.93	0.00	-1,178.93
Walk	314.78	314.78	0.00
Walkway	293.10	1,065.47	772.37
Columns	27.00	27.00	0.00
Pool Deck		846.00	846.00
Pool Surface		1,125.00	1,125.00
Pool Pump		1,818.15	1,818.15
Pool Filter		147.00	147.00
Outdoor Kitchen		300.00	300.00
Outdoor Lounge Area		47.00	47.00
Trellis/Pergola Area		873.44	873.44
Wall		3.00	0.00
Light Fixtures		24.00	24.00
Tennis Court		1,800.00	1,800.00
TOTAL BY SUBTRACTING (SF)	11,813.77	20,456.78	8,643.99

NJDEP ELECTRONIC APPROVAL STAMP



LEGEND

EXISTING	PROPOSED
EDGE OF WATER LINE	
CONTOUR LINE	
SPOT ELEVATION	
[illegible]	
[illegible]	
[illegible]	
WATER	
[illegible]	
GAS	
SANITARY SEWER	
[illegible]	
[illegible]	
ELECTRIC	
[illegible]	
[illegible]	
[illegible]	
[illegible]	
TREE	
LIGHT FIXTURE	
TEST PIT LOCATION	
GRAVEL FOUNDATION	
SAFETY FENCE	

PROJECT INFORMATION

14 OCEAN AVE

BLOCK 51 LOT 11.01
14 OCEAN AVENUE
BOROUGH OF MONMOUTH BEACH
MONMOUTH COUNTY, NJ

PAUL SANSONE, JR
14 OCEAN AVENUE
MONMOUTH BEACH, NJ 07750

PAUL SANSONE, JR
14 OCEAN AVENUE
MONMOUTH BEACH, NJ 07750

PAUL SANSONE, JR
14 OCEAN AVENUE
MONMOUTH BEACH, NJ 07750

APPLICANT'S PROFESSIONALS

SURVEYOR:
LAND CURTAIN SERVICES, LLC
[illegible]

INSITE ENGINEERING LLC
SINCE 2005

INSITE ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION 24GA28063200
[illegible]

JASON L. TICHTER, PE, PP, CFM, CRE
PROFESSIONAL ENGINEER, PLANNER
NJPE 43318 NJPP 3716 PA PE 074364
DE PE 10113 NY PE 091.00 LTPE 62051
RCPE 2112A DCPE 00062 CCPE 26003

REVISIONS

SCALE 1"=30'	DRAWN BY SGM
DATE 07/01/25	CHECKED BY JAR
DATE 24-1625-15	DRAWING # 3.7
DWG # 24-1625-13r0	

☒ NOT FOR CONSTRUCTION

APPROVED BY

FOR CONSTRUCTION

PLAN INFORMATION

NJDEP PERMITTING PLAN

FRESHWATER WETLANDS PLAN

SHEET 1 OF 1

Long Branch Sewerage Authority
Attn: Thomas Roguski, Executive Director
150 Joline Avenue
PO Box 720
Long Branch, NJ 07740

July 22, 2025

Via: email

RECEIVED
JUL 22 2025
L.B. SEWERAGE AUTHORITY

Subject: **Utility Availability Request: Sewer**
Proposed Multiple Dwelling
67 Joline Avenue
Block 416, Lot 2
City of Long Branch, Monmouth County, New Jersey

Dear Mr. Roguski,

InSite Engineering, LLC is currently preparing a site plan for the above-referenced project located in Long Branch. The Owner/Applicant is proposing to demolish the existing single family dwelling and construct a 4 family multiple dwelling. Verification is required that your utility will serve the proposed development with sewer service to submit for planning board approval and project financing.

Enclosed please find a Tax Map with the site clearly labeled for reference. **We kindly ask that you provide us with a letter stating that your company can provide sewer service for the proposed project**. We would also like to request any information you can provide on the location of the existing sewer infrastructure in the vicinity of the project and where our proposed sewer services could connect. We are available to meet on-site or at your office to review the sewer infrastructure and our project if that would help you respond to this request.

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 kevin.hayes@InSiteEng.net.

Sincerely,
InSite Engineering, LLC

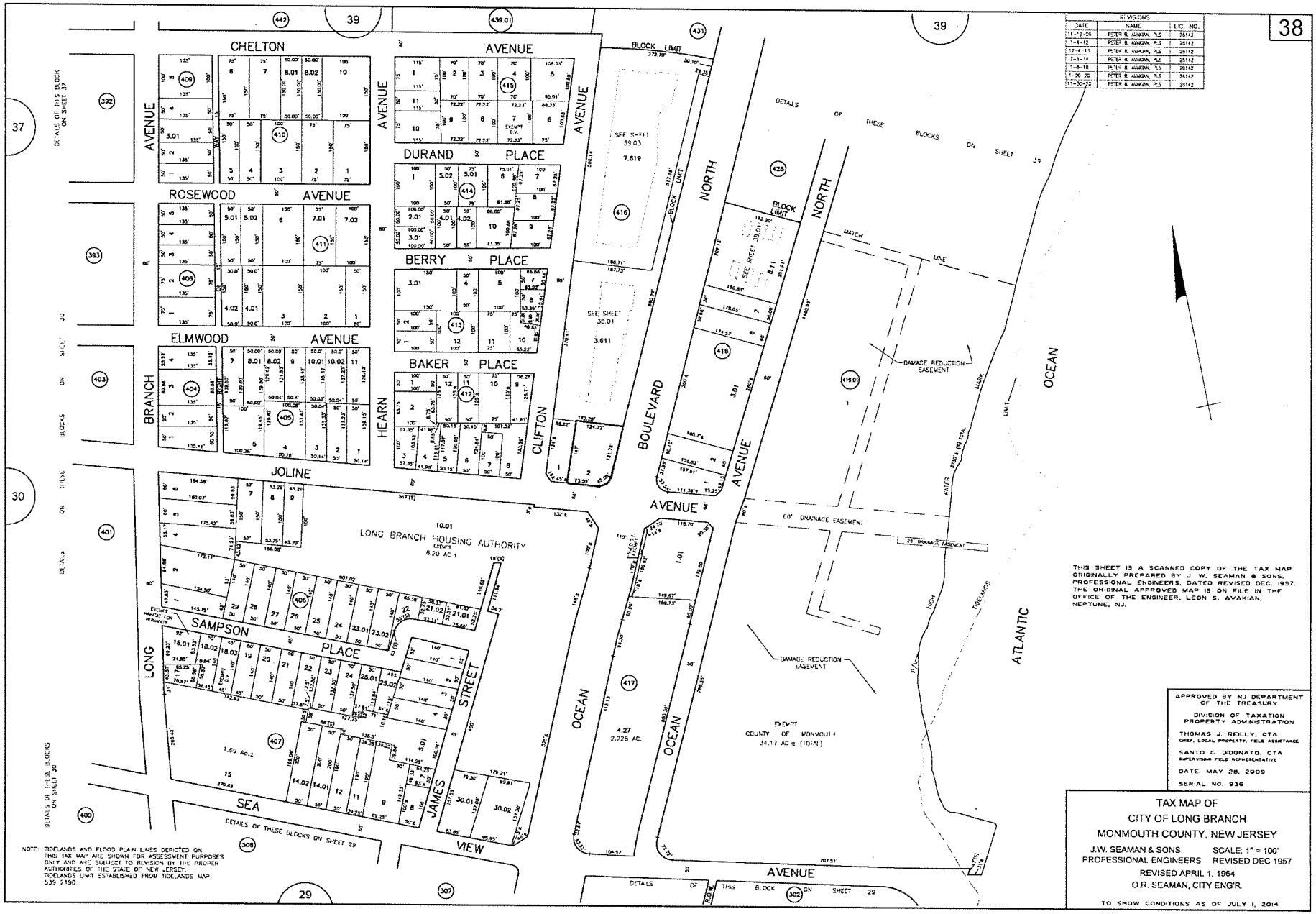
Kevin J. Hayes, Sr.

Attachments:
Tax Map
23-2201-01

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

Tom, File

8-5



REVISIONS		
DATE	NAME	LIC. NO.
11-12-09	PETER R. AVAKIAN, PLS	28142
1-4-12	PETER R. AVAKIAN, PLS	28142
12-4-13	PETER R. AVAKIAN, PLS	28142
7-1-14	PETER R. AVAKIAN, PLS	28142
1-6-18	PETER R. AVAKIAN, PLS	28142
1-26-22	PETER R. AVAKIAN, PLS	28142
11-30-22	PETER R. AVAKIAN, PLS	28142

L2A
LAND DESIGN / LLC

CIVIL ENGINEERS

RECEIVED
JUL 23 2025
Certified
L.B. SEWERAGE AUTHORITY

July 21, 2025

Long Branch Sewerage Authority
PO Box 720
Long Branch, New Jersey 07740

Re: **Proposed Mixed-Use Building**
648 Second Avenue
Long Branch, Monmouth County, NJ
Block: 93, Lot: 1

To Whom It May Concern:

Our office represents LB648 LLC, regarding the proposed mixed-use structure located on Block 93, Lot 1, at 648 Second Avenue, Long Branch, New Jersey. It is our intention to provide sanitary sewer service to the proposed building from existing infrastructure in the surrounding right-of-way of Second Avenue and West End Court.

By submitting this information, we respectfully request that LBSA provide a willingness to serve determination.

Should you have any questions or comments, please do not hesitate to call the office or email: dvalentino@L2ALandDesign.com

Very truly yours,

L2A Land Design, LLC

David Valentino
Design Engineer

Tom File

8-6

66 Grand Avenue . 2nd Floor . Englewood . NJ 07631 . T201 227 0300 . F 201 227 0001 . www.L2Alanddesign.com

L2 LAND DESIGN LLC

CIVIL ENGINEERS

RECEIVED
JUL 23 2025
L.B. SEWERAGE AUTH

LETTER OF TRANSMITTAL

Date: 07/21/2025

L2A No.: 1901.239

648 Second Ave Long Branch

Application for Conceptual Review

To: Long Branch Sewerage Authority
PO Box 720
Long Branch, NJ 07740

No.	Description	Copies
1	Form A - Application for Conceptual Review (Signed)	1
2	Checks Made Payable to "Long Branch Sewerage Authority"	1
3	Engineers Report dated 10/29/2024 (Signed & Sealed)	5
4	City of Long Branch Planning Board Resolution dated 11/28/2023	2
5	Certified Mail Return Receipts for Utility Will Serve Request	2
6	USGS Quad Map	3
7	Civil Plan Set dated 10/29/2024 (Signed & Sealed)	3
8	Certificate of Formation	2

From:

David Valentino
Design Engineer

Cc: Mr. Phil Saada (Via Email: philsaada@gmail.com)
MD, JM (L2A via email)

Tom. File

8-7

NOTICE OF HEARING
BOROUGH OF WEST LONG BRANCH
ZONING BOARD OF ADJUSTMENTS
Applicant: Troy & Stephanie Carew
Block: 37 Lot: 3
74 Beechwood Avenue
West Long Branch, NJ 07764

PLEASE TAKE NOTICE THAT the Zoning Board of the Borough of West Long Branch will hold a public meeting on the 19th day of August 2025 at 7:00 p.m. in the Council Chambers, City Hall, 965 Broadway, West Long Branch, NJ 07764, to consider the application of Troy and Stephanie Carew, as to the property known as Block: 37, Lot: 3, on the Tax Map of the Borough of West Long Branch, more commonly known as 74 Beechwood Avenue, West Long Branch, NJ 07764, for variance relief.

The applicant requests variance relief for post construction approval for installation of a concrete patio in rear yard resulting in lot coverage exceeding maximum allowed (maximum 4532 sq. ft. whereas 6310 sq. ft. is proposed) maximum lot coverage, 41.8% provided, whereas 30% is allowed, rear yard maximum coverage of 36.9% provided, whereas 25% is allowed.

The applicant also requests relief for pre-existing conditions for lot area (22,500 sq. ft. required, whereas 15,108 sq. ft. is provided), lot width (150 ft. required, whereas 100 ft. is provided), side yard setback (20 ft. required, whereas 12 ft. is provided) (50 ft. required, whereas 47 ft. is provided- as to both sides). The applicants reserve the right to request any and all necessary waivers or variances that may become apparent in the course of review and at the time of hearing.

The matter will be heard on the date indicated above at the Municipal Chambers at the Borough of West Long Branch, 965 Broadway, West Long Branch, New Jersey (Borough Hall).

You may review the application, submissions in support of the application and review letters by contacting/visiting the planning board secretary at 965 Broadway, West Long Branch, New Jersey between the hours of 8:30 and 4:30 p.m., Monday through Friday, legal holidays excepted.

7/15/2025

PAUL R. EDINGER, ESQ.
DaSilva, Newell & Edinger, LLC
489 Broadway
Long Branch, NJ 07740
(732)222-3424

NOT LBSA

8-8

Consulting & Municipal
ENGINEERS
CME ASSOCIATES

RECEIVED

JUL 25 2025
Certified
L.B. SEWERAGE AUTHORITY

1 Tower Center
20th Floor
East Brunswick, NJ 08816
732.951.2101
732.951.2106
www.cmeusa1.com

July 22, 2025

Re: Application to the NJDEP for a Freshwater Wetlands General Permit #11
And an In-water Waterfront Development Individual Permit
For the Ivy Place Drainage Improvements
Block: 455 Lot: 6.81
City of Long Branch, Monmouth County, New Jersey
Our File No. 115.LB00102.H01

To Whom It May Concern:

This letter is to provide you with legal notification that an application for a Freshwater Wetlands General Permit #11 and an In-water Waterfront Development Individual Permit will be submitted to the New Jersey Department of Environmental Protection, Division of Land Resource Protection for the development shown on the enclosed plans. A brief description of the proposed development follows: This project is proposing improvements to the outfall at the intersection of Ivy Place and Riverview Avenue.

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:

New Jersey Department of Environmental Protection
Division of Land Resource Protection
P.O. Box 420, Code 501-02A
Trenton, New Jersey 08625
Attn: Long Branch City Supervisor

Very truly yours,

CME Associates

A Bazuk

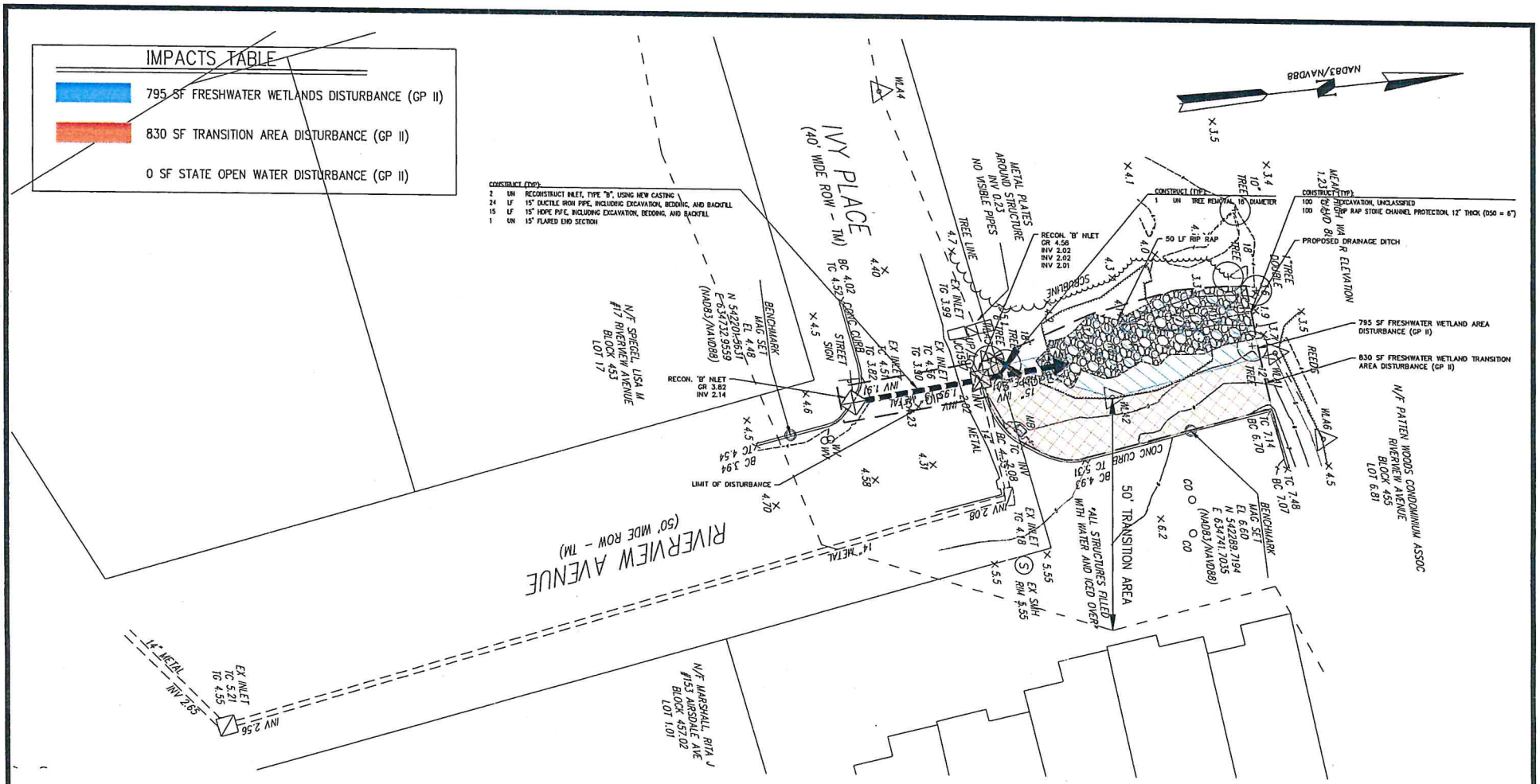
Austin Bazuk
Associate Project Manager

Tom, File

8-9

IMPACTS TABLE

795 SF FRESHWATER WETLANDS DISTURBANCE (GP II)	
830 SF TRANSITION AREA DISTURBANCE (GP II)	
0 SF STATE OPEN WATER DISTURBANCE (GP II)	



SOIL EROSION & SEDIMENT CONTROL CONSTRUCTION NOTES:

1. NO SEPARATE PAYMENT WILL BE MADE FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING ALL COMPACTION TESTING, AND/OR PERFORMING COMPACTION MITIGATION (TILLING OR DISCING). PAYMENT FOR GENERAL SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCLUDED UNDER VARIOUS ITEMS OF THE BILL. IF IT IS DETERMINED THAT COMPACTION MITIGATION IS REQUIRED, NO SEPARATE PAYMENT WILL BE MADE.
2. SOIL EROSION AND SEDIMENT CONTROL MEASURES AS DEEMED NECESSARY BY THE ENGINEER AND THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE INSTALLED WHERE REQUIRED AT NO ADDITIONAL COST.
3. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
4. ALL SOIL EROSION AND SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
5. ALL CATCH BASIN INLETS WILL BE PROTECTED DURING CONSTRUCTION.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE CONFIRMATION OF LIME, FERTILIZER, AND SEED APPLICATION RATES AT THE REQUEST OF THE FREEHOLD COUNTY SOIL CONSERVATION DISTRICT.
7. SOIL SHALL BE TESTED FOR LIME RATES AT THE TIME OF SEEDBED PREPARATION, PRIOR TO CONSTRUCTION.
8. OFF SITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE DISTRICT EROSION CONTROL INSPECTOR.
9. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION.
10. MAINTAIN SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1.

NOTES:

1. SURVEY DATA OBTAINED FROM FIELD SURVEY PERFORMED BY CME ASSOCIATES ENTITLED "DRAINAGE IMPROVEMENT PROJECT; IVY PLACE EXISTING CONDITIONS AND TOPOGRAPHY" DATED JANUARY 27, 2023.
2. 1970 SF TOTAL LAND DISTURBANCE
3. 0 SF TOTAL NEW IMPERVIOUS AREA
4. ALL IMPORTED MATERIALS WILL MEET THE DEFINITION OF CLEAN FILL PURSUANT TO NJDEP'S TECHNICAL REQUIREMENTS FOR SITE REMEDIATION FOR NJAC 7:26E.
5. NGVD29 DATUM CONVERSION: NAVD88 – 3.6 FEET = NGVD29
6. BLOCK 456, LOT 6.81
   CITY ROW

CONSTRUCT:

100	CY	EXCAVATION, UNCLASSIFIED
1	UN	TREE REMOVAL, 18" DIAMETER
100	CY	RIP RAP STONE CHANNEL PROTECTION, 12" THICK (D50 = 6")
2	UN	RECONSTRUCT INLET, TYPE "B", USING NEW CASTING
24	LF	15" DUCTILE IRON PIPE, INCLUDING EXCAVATION, BEDDING, AND BACKFILL
15	LF	15" HDPE PIPE, INCLUDING EXCAVATION, BEDDING, AND BACKFILL
1	UN	15" FLARED END SECTION

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

No.	DESCRIPTION OF REVISION	DATE	DRAWN	CHECKED
1	REVISED PER ENVIRONMENTAL TEAM COMMENTS	07/10/25	JT	MPR

CITY OF LONG BRANCH
MONMOUTH COUNTY, NEW JERSEY

IVY PLACE DRAINAGE IMPROVEMENTS

FRESHWATER WETLANDS PERMIT PLAN

CME ASSOCIATES
CONSULTING AND MUNICIPAL ENGINEERS
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28339000

LAURA J. NEUMANN P.E., P.P., C.M.E.
NEW JERSEY PROFESSIONAL ENGINEER NJ LIC. 24GE04731300

SCALE	1"=20'	DRAWN BY	MPR
DESIGNED BY	MPR	CHECKED BY	LJN
DATE	04/03/25	SHEET	1 OF 2

FILE NAME: LB102-Ivy Place
TITLE: WETLANDS
LB102 CONSTRUCT

DASILVA & NEWELL

Attorneys at Law

Long Branch Sewerage Authority
150 Joline Avenue PO Box 720
Long Branch, NJ 07740
VIA: Certified Mail, E-Mail: office@lbsa.net

July 24, 2025

RECEIVED
JUL 28 2025
Certified
L.B. SEWERAGE AUTHORITY

RE: 275 Cleveland Avenue

Good afternoon,

My firm represents Mr. Barbosa, current owner of 275 Cleveland Avenue, in Long Branch. We are writing to request written confirmation of availability and capacity of service from you for this property. Would you have the capacity to serve this property as a multifamily? Specifically, two units.

Moreover, please provide records relating to how this property is currently and was listed and/or serviced since 1969 (whether it is serviced as two or one family). Thank you in advance.

Regards,
Juscelucio F. Da Silva Jr.
Managing Partner

Tom. File

489 Broadway Mailbox 3, Long Branch New Jersey 07740 |
732-962-6262 | JDaSilva@DaSilvaNewell.com

8-10

Long Branch Sewerage Authority

150 Joline Avenue
P.O. Box 720
Long Branch, NJ 07740-0702
----
(732) 222-0500
Fax (732) 222-7947

RECEIVED
JUL 30 2025
L.B. SEWERAGE AUTH

July 30, 2025

Juscelucio F. Da Silva Jr.
Da Silva & Newell
489 Broadway, Mailbox 3
Long Branch, NJ 07740

VIA EMAIL & 1ST CLASS MAIL

Re: Long Branch Sewerage Authority
Letter of Service Availability: Sanitary Sewer
275 Cleveland Avenue, Block 187, Lot 4
City of Long Branch, Monmouth County, New Jersey

Dear Mr. Da Silva:

Please be advised that we have received your July 24, 2025 letter, a copy of which is enclosed, requesting a Letter of Service Availability for Sanitary Sewer for a proposed two (2) dwelling unit multifamily building at the above referenced property. Based upon our review of the information presented in your letter, the Long Branch Sewerage Authority (LBSA) currently has capacity to serve the proposed two (2) dwelling unit multifamily building, at 275 Cleveland Avenue, Block 187, Lot 4, in the City of Long Branch, New Jersey. It is understood that the proposed project consists of a single building with two (2) dwelling units therein on subject Block 187, Lot 4.

In order to reserve capacity for the project, a complete Application for Individual Connection of Residential Sanitary Sewer into Existing Long Branch Sewerage Authority System (Form E-1) must be submitted to and approved by the LBSA, and payment of Connection Fees, Construction Costs, and all other applicable fees must be made and other conditions met. A new sanitary sewer lateral may be required to be installed from the sanitary sewer main in the street to the property line, at the Applicant's cost, by the Authority's Contractor, for the new home. The onsite sanitary sewer lateral is the responsibility of the Applicant.

Note that 275 Cleveland Avenue, Block 187, Lot 4 is currently serviced and billed as two (2) units. Records to 1969 are not available as these were destroyed during Superstorm Sandy.

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

TOM, FILE

8-11

L2A
LAND DESIGN LLC

CIVIL ENGINEERS

July 30, 2025

RECEIVED
JUL 30 2025
L.B. SEWERAGE AUTH

Long Branch Sewerage Authority
PO Box 720
Long Branch, New Jersey 07740

Re: **Proposed Mixed-Use Building**
648 Second Avenue
Long Branch, Monmouth County, NJ
Block: 93, Lot: 1

To Whom It May Concern:

Our office represents LB648 LLC, regarding the proposed mixed-use structure located on Block 93, Lot 1, at 648 Second Avenue, Long Branch, New Jersey. It is our intention to provide sanitary sewer service to the proposed building from existing infrastructure in the surrounding right-of-way of Second Avenue and West End Court.

We are proposing a mixed-use building with 14 one-bedroom apartments, 10 two-bedroom apartments, and 2 retail units totaling 2,281 square feet. Per N.J.A.C. 7:14A-23.3, the projected sanitary flow is as follows:

Type of Establishment	Measurement Unit	Number of Units	Gallons Per Day (GPD)	Total GPD
1 Bedroom Unit	Per Dwelling	14	150	2,100
2 Bedroom Unit	Per Dwelling	10	225	2,250
Stores/Shopping Centers	Sq. Ft.	2,281	0.100	228.1
			Total:	**4,578.1**

By submitting this information, we respectfully request that LBSA provide a willingness to serve determination.

Should you have any questions or comments, please do not hesitate to call the office or email: dvalentino@L2ALandDesign.com

Very truly yours,

L2A Land Design, LLC

David Valentino
Design Engineer

TOM, FILE

8-12

66 Grand Avenue . 2nd Floor . Englewood . NJ 07631 . T201 227 0300 . F 201 227 0001 . www.L2Alanddesign.com

Donald S. Riley
Chairman

Michael Booth
Vice-Chairman

David G. Brown
Secretary

Bryan I. Larco
Treasurer

Susie Morris
Asst. Sec. Treas.

Long Branch Sewerage Authority

150 Joline Avenue
P.O. Box 720
Long Branch, NJ 07740-0702
---
(732) 222-0500
Fax (732) 222-7947

Thomas Roguski, PE, CME
Executive Director

Fallon & Co., LLP
Accountants

Colliers Engineering & Design
Consulting Engineers

Manna & Bonello, P.A.
Counsel

RECEIVED
JUL 30 2025
L.B. SEWERAGE AUTH

July 30, 2025

David Valentino
L2A Land Design, LLC
66 Grand Avenue, 2nd Floor
Englewood, NJ 07631

VIA EMAIL

Re: Request for Service Availability: Sanitary Sewer
Proposed Mixed-Use Building
648 Second Avenue, Block 93, Lot 1
Long Branch Sewerage Authority
Monmouth County, New Jersey

Dear Mr. Valentino:

Please be advised that we have received your letter, dated July 30, 2025, 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 letter, the Long Branch Sewerage Authority (LBSA) currently has capacity at its treatment plant to serve the proposed mixed-use project, located on Block 93, Lot 1, in the City of Long Branch, with a total projected daily sewer flow of 4,578.1 GPD as detailed in your letter.

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 (NJDEP TWA permit, etc.)

TOM, FILE

8-13

Please note that the proposed sanitary sewer layout, required new sanitary sewer main(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 video 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 unsatisfactorily 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.

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: John McKelvey, PE, Authority Engineer (Via Email)

K:\Applications\WillServeLetters\93_1_648SecondAvenue_WillServe\250730_L2A_LBSA_93_1_648SecondAvenue_WillServe.docx

L2A
LAND DESIGN / LLC

CIVIL ENGINEERS

July 30, 2025

Long Branch Sewerage Authority
PO Box 720
Long Branch, New Jersey 07740

Re: **Proposed Mixed-Use Building**
648 Second Avenue
Long Branch, Monmouth County, NJ
Block: 93, Lot: 1

To Whom It May Concern:

Our office represents LB648 LLC, regarding the proposed mixed-use structure located on Block 93, Lot 1, at 648 Second Avenue, Long Branch, New Jersey. It is our intention to provide sanitary sewer service to the proposed building from existing infrastructure in the surrounding right-of-way of Second Avenue and West End Court.

We are proposing a mixed-use building with 14 one-bedroom apartments, 10 two-bedroom apartments, and 2 retail units totaling 2,281 square feet. Per N.J.A.C. 7:14A-23.3, the projected sanitary flow is as follows:

Type of Establishment	Measurement Unit	Number of Units	Gallons Per Day (GPD)	Total GPD
1 Bedroom Unit	Per Dwelling	14	150	2,100
2 Bedroom Unit	Per Dwelling	10	225	2,250
Stores/Shopping Centers	Sq. Ft.	2,281	0.100	228.1
			Total:	**4,578.1**

By submitting this information, we respectfully request that LBSA provide a willingness to serve determination.

Should you have any questions or comments, please do not hesitate to call the office or email: dvalentino@L2ALandDesign.com

Very truly yours,

L2A Land Design, LLC

David Valentino
Design Engineer

Donald S. Riley
Chairman

Michael Booth
Vice-Chairman

David G. Brown
Secretary

Bryan I. Larco
Treasurer

Susie Morris
Asst. Sec. Treas.

Long Branch Sewerage Authority

150 Joline Avenue
P.O. Box 720
Long Branch, NJ 07740-0702
---
(732) 222-0500
Fax (732) 222-7947

Thomas Roguski, PE, CME
Executive Director

Fallon & Co., LLP
Accountants

Colliers Engineering & Design
Consulting Engineers

Manna & Bonello, P.A.
Counsel

July 30, 2025

RECEIVED
JUL 30 2025
L.B. SEWERAGE AUTH

Kevin J. Hayes, Sr.
InSite Engineering, LLC
1955 Route 34, Suite 1A
Wall, NJ 07719

VIA EMAIL

Re: Request for Service Availability: Sanitary Sewer
Proposed Multiple Dwelling
67 Joline Avenue
Block 416, Lot 2
Long Branch Sewerage Authority
Monmouth County, New Jersey

Dear Mr. Hayes:

Please be advised that we have received your letter, dated July 22, 2025, 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 letter, the Long Branch Sewerage Authority (LBSA) currently has capacity at their treatment plant to serve the proposed project, located on Block 416, Lot 1, in the City of Long Branch, consisting of a four (4) dwelling unit multifamily building, based upon flow criteria per NJAC 7:14A-23 Flow Criteria. It is understood that the proposed project consists of a single building with four (4) dwelling units therein on subject Block 416, Lot 2.

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
- Architectural Plan
- USGS Quad Map
- City of Long Branch Project Approval(s)
- All other required permits (NJDEP TWA Permit, if applicable, etc.)

TOM, FILE

8-14

Please note that the proposed sanitary sewer layout, required new sanitary sewer main(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. Note that the project is located adjacent to the Authority's WWTP effluent gravity line and emergency effluent force main. Therefore, special considerations will be required to protect this critical infrastructure. 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.

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.

If an evaluation of the above and response to further questions, include the questions outlined in your letter, 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: John McKelvey, PE, Authority Engineer (Via Email)

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Long Branch Sewerage Authority
Attn: Thomas Roguski, Executive Director
150 Joline Avenue
PO Box 720
Long Branch, NJ 07740

July 22, 2025

Via: email

Subject: **Utility Availability Request: Sewer**
Proposed Multiple Dwelling
67 Joline Avenue
Block 416, Lot 2
City of Long Branch, Monmouth County, New Jersey

Dear Mr. Roguski,

InSite Engineering, LLC is currently preparing a site plan for the above-referenced project located in Long Branch. The Owner/Applicant is proposing to demolish the existing single family dwelling and construct a 4 family multiple dwelling. Verification is required that your utility will serve the proposed development with sewer service to submit for planning board approval and project financing.

Enclosed please find a Tax Map with the site clearly labeled for reference. **We kindly ask that you provide us with a letter stating that your company can provide sewer service for the proposed project**. We would also like to request any information you can provide on the location of the existing sewer infrastructure in the vicinity of the project and where our proposed sewer services could connect. We are available to meet on-site or at your office to review the sewer infrastructure and our project if that would help you respond to this request.

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 kevin.hayes@InSiteEng.net.

Sincerely,
InSite Engineering, LLC

Kevin J. Hayes, Sr.

Attachments:
Tax Map
23-2201-01

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

NOTICE OF HEARING
CITY OF LONG BRANCH
PLANNING BOARD
Applicant: 135 Morris Avenue, LLC
125, 133 & 141 Morris Avenue
Long Branch, NJ 07740
Block: 229 Lots: 21, 22 & 23
TVD- Residential Zone

PLEASE TAKE NOTICE THAT the Planning Board of the City of Long Branch will hold a public meeting on 19th day of August 2025 at 7:30 p.m. in the Council Chambers, 2nd Floor, City Hall, 344 Broadway, Long Branch, NJ 07740, (732)571-5647, for the captioned properties.

The applicant, 135 Morris Avenue, LLC, shall make application for preliminary and final major site plan approval for the purpose of demolishing three (3) existing residential structures and constructing 13 single family dwellings in compliance with the TVD Residential zoning standards. The dwellings will be a part of a homeowner's association for the maintenance of the common area facilities, utilities and access.

Applicant believes that variance relief is not required but reserves the right to request any and all necessary waivers or variances that may become apparent in the course of review and at the time of hearing.

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.
DaSilva, Newell & Edinger, LLC
489 Broadway
Long Branch, NJ 07740
(732)222-3424

Tom, File

8-15

THIS NOTICE IS BEING SERVED UPON YOU AS A PROPERTY OWNER WITHIN 200 FEET OF THE BOUNDARIES OF THE PROPERTY REFERENCED BELOW

PLEASE TAKE NOTICE that on August 12, 2025 at 7:00 p.m. the Planning Board of the Borough of West Long Branch will hold a hearing on the application of Branches Events. The hearing will be held at the Borough Hall Council Chambers, 965 Broadway, West Long Branch, New Jersey. The premises which are the subject of this application are located 123 Monmouth Road, West Long Branch, New Jersey. Said premises are also known as Block 68, Lot 12.01 in West Long Branch.

The application is for Site Plan approval to permit an outdoor dining area 19.6' from the north side of the existing building on existing patio. Variances will be sought for lot area, front yard setback and maximum impervious coverage all of which are existing conditions.

The applicant also intends to request at the hearing such bulk variances and/or waivers of design standards and/or submission requirements as are required to develop the premises in the manner indicated in the application materials, and any other variances or waivers that the Board may require.

The application for development and all supporting maps, site plans and documents are on file in the office of the Borough Clerk Municipal Building, 965 Broadway, West Long Branch, New Jersey and are available for public inspection during normal business hours. Any interested party may appear at the aforesaid hearing, either in person, or by their attorney, and be given an opportunity to be heard with respect to the aforesaid application.

/s/ Salvatore Alfieri

BY: SALVATORE ALFIERI, ESQ.
CLEARY GIACOBBE ALFIERI JACOBS, LLC.
955 STATE ROUTE 34
SUITE 200
MATAWAN, NEW JERSEY 07747
(732) 583-7474

Dated: July 29, 2025

NOT LBSA

8-16

ANSELL.LAW
ANSELL GRIMM & AARON, PC

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

1177 AVENUE OF THE AMERICAS
5TH FLOOR
NEW YORK, NY 10036
800-569-3886

41 UNIVERSITY DRIVE
SUITE 400
NEWTOWN, PENNSYLVANIA 18940
267-757-8792

website: ansell.law

RECEIVED
AUG 10 2025
Certified
T.R. SEWERAGE AUTHORITY

CITY OF LONG BRANCH
PLANNING BOARD

IN THE MATTER OF THE APPLICATION OF 100 S. LINCOLN LLC, 6 LINCOLN GARDENS LLC AND 4 LINCOLN GARDENS RESIDENCE, LLC FOR PREMISES KNOWN AS LOTS 9.02, 9.03, 10 & 11 IN BLOCK 4 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 Planning Board of the City of Long Branch will hold a public hearing on Tuesday, August 19, 2025 at 7:30 p.m. at City Hall in the City Council Chambers, 2nd Floor, 344 Broadway, Long Branch, New Jersey, to consider the application of 100 S. Lincoln LLC, 6 Lincoln Gardens, LLC and 4 Lincoln Gardens Residence, LLC for premises known as Lots 9.02, 9.03, 10 & 11 in Block 4 as shown on the Official Tax Map of the City of Long Branch and located at 4 Lincoln Gardens, 6 Lincoln Gardens, 8 Lincoln Gardens and 100 Lincoln Avenue, Long Branch, New Jersey. The premises are located in the R-1 Zone.

Applicants are seeking major subdivision approval/lot line adjustment to form three (3) residential lots from the existing four (4) residential lots, as well as variance approval to permit the construction of a new home on the property located at 4 Lincoln Gardens, Block 4, Lot 11 (Proposed Lot 11.01).

The following variances are required in connection with this application:

Section 345-10B: Maximum number of sides permitted for an irregularly shaped lot is 6, where 4 are existing for Lot 10 and 10 are proposed for Proposed Lot 10.01.

File, Tom.

Section 345-10B: Maximum number of sides permitted for an irregularly shaped lot is 6, where 9 are existing for Lot 9.02 and 13 are proposed for proposed Lot 9.04.

Section 345-102: Minimum Front Yard Setback of 35 feet is required, where 58.4 feet is existing as to Lot 11 and 28 feet is proposed for Proposed Lot 11.01.

Section 345-102: Minimum Rear Yard Setback of 50 feet is required, where 2.6 feet is existing as to Lot 11 and 11.68 feet is proposed for Proposed Lot 11.01.

Section 345-44: Accessory Structure (fire pit) permitted in side and rear yards, where front yard location is proposed for Proposed Lot 11.01.

Section 345-11V: Minimum Rear Yard Setback for Accessory Structure (A/C Units) of 10 feet is required, where 5 feet is proposed for Proposed Lot 11.01.

Section 345-42D.1.a1: Minimum of 11 Parking spaces required, where 5 spaces are existing as to Lot 11 and 9 spaces are proposed for Proposed Lot 11.01.

The following are pre-existing non-conformities:

Section 345-102: Minimum Lot Depth of 175 feet is required, where 95.27 feet is existing for Lot 11 (and 95.24 feet is proposed for Proposed Lot 11.01).

Section 345-102: Minimum Lot Depth of 175 feet is required, where 94.95 feet is existing for Lot 10 (and 205.85 feet is proposed for Proposed Lot 10.01).

Section 345-102: Minimum Lot Depth of 175 feet is required, where 160 feet is existing for Lot 9.03.

Section 345-10B: Maximum number of sides permitted for an irregularly shaped lot is 6, where 13 are existing for Lot 9.03.

Section 345-102: Minimum Rear Yard Setback of 50 feet is required, where 2.6 feet is existing for Lot 11. (existing structure to be removed)

Section 345-102: Minimum Rear Yard Setback of 50 feet is required, where 19.5 feet is existing for Lot 10. (existing structure to be removed)

Section 345-102: Maximum Building Height of 35 feet, where 35.5 feet is existing on Lot 11. (existing structure to be removed)

Section 345-42A4: Minimum Driveway Setback of 10 feet is required, where 0 feet is existing on Lot 10. (existing structure to be removed)

Section 345-42C7: Maximum Front Driveway Coverage of 20% is permitted, where 26.15% is existing for Lot 11. (existing structure to be removed)

Section 345-11P(2): Minimum Rear Yard Setback for Accessory Structure (Detached Garage) of 10 feet is required, where 2.8 feet is existing on Lot 11. (existing structure to be removed)

Section 345-11P(2): Minimum Rear Yard Setback for Accessory Structure (Shed less than 100 square feet) of 10 feet is required, where 3.6 feet is existing on Lot 10. (existing structure to be removed)

Section 345-11P(2): Minimum Rear Yard Setback for Accessory Structure (Pool House) of 10 feet is required, where 2.8 feet is existing on Lot 11. (existing structure to be removed)

RSIS: 5:21-4.14: Minimum of 7 parking spaces required, where 5 are existing on Lot 11.

The Applicants will request such other variances, exceptions, interpretations and design waivers as may be determined to be necessary by the Planning Board, and/or its professionals, in order to develop this property as stated above and will amend its application on the record accordingly.

Applicants 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.

ANSELL GRIMM & AARON, PC
Attorneys for Applicants

By:_____
RICK BRODSKY, ESQ.

Dated: August 4, 2025

ANSELL. LAW
ANSELL GRIMM & AARON, PC

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)

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NEW YORK, NY 10036
800-569-3886

41 UNIVERSITY DRIVE
SUITE 400
NEWTOWN, PENNSYLVANIA 18940
267-757-8792

website: ansell.law

Email: jkrimko@ansell.law
Telephone No. 732-922-1000

CITY OF LONG BRANCH

IN THE MATTER OF THE APPLICATION OF IAN HOLDINGS LLC FOR PREMISES KNOWN AS LOT 21 IN BLOCK 287.01 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 Planning Board of the City of Long Branch ("Board") will hold a public hearing on Tuesday, August 19, 2025 at 7:30 p.m. at City Hall in the City Council Chambers, 2nd Floor, 344 Broadway, Long Branch, New Jersey to consider the application of Ian Holdings, LLC ("Applicant") for premises known as Lot 21 in Block 287.01 as shown on the Official Tax Map of the City of Long Branch and located at 85 Chelsea Avenue, Long Branch, New Jersey ("Property"). The Property has frontage on Chelsea Avenue, Second Avenue and Ocean Boulevard.

The Property, which is located within the Broadway Gateway Redevelopment Area-Planned Residential Sector, is approximately 0.849 acres and currently contains a surface parking lot with existing access provided via 2 full-movement driveways along Second Avenue. Consistent with the Redevelopment Agreement and amendments thereto with the City of Long Branch, Applicant is seeking preliminary and final site plan approval to construct two (2), three-story townhouse structures containing five (5) units in each structure for a total of 10 dwelling units each with four (4) bedrooms and ranging in size from 2,988 square feet to 3,132 square feet. Applicant also proposes to construct associated parking, drainage, lighting, landscaping, and related site improvements.

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

Tom, File

8-18

- Front yard setback to Ocean Boulevard of 25.4 feet, whereas a minimum of 50 feet is required.
- Front yard setback to Second Avenue of 27.2 feet and to Chelsea Avenue of 10.3 feet, whereas a maximum of 10 feet is permitted.
- Landscape buffer to Ocean Boulevard of 6.4 feet, whereas a minimum of 50 feet is required.
- Nine (9) on-street parking spaces along property frontages, whereas a minimum of 10 spaces is required. The Applicant is proposing an excess of off-street parking with 33 spaces proposed, whereas a minimum of 25 spaces is required. Of the 33 spaces proposed, 11 are located outside of the driveway and/or garage in common space.
- Building with entrances facing Ocean Boulevard, whereas buildings fronting on Ocean Boulevard are not permitted entrances facing the Boulevard.
- Illumination of publicly accessible areas illuminated at an average of less than 1.2 footcandles, whereas a minimum of 1.2 footcandles is required.
- Parking area and driveway setback to property lines of 5 feet, whereas a minimum of 10 feet is required.
- Townhouse complex additional regulations:
    - Interior roadway setback of 5 feet, whereas a minimum of 20 feet is required for rear and side lot lines.
    - Interior roadway setback to building of 8.5 feet, whereas a minimum of 10 feet is required.
    - Parking area setback to buildings of 4.5 feet, whereas a minimum of 20 feet is required.
    - Front façade building offsets of 2 feet, whereas a minimum of 4 feet is required.

Applicant 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.

August 6, 2025

ANSELL. LAW
ANSELL GRIMM & AARON, PC

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

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

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609-751-5551

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SUITE 400
NEWTOWN, PENNSYLVANIA 18940
267-757-8792

website: ansell.law

Email: astorrow@ansell.law
Telephone No. 732-922-1000

BOROUGH OF WEST LONG BRANCH

IN THE MATTER OF THE APPLICATION OF MICHAEL AND SUSAN SHWEKY FOR PREMISES KNOWN AS LOT 2 IN BLOCK 31 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF WEST 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 Borough of West Long Branch ("Board") will hold a public hearing on Tuesday, August 19, 2025 at 7:00 p.m. in the Borough Hall, Council Chambers Room, 965 Broadway, West Long Branch, New Jersey to consider the application of Michael and Susan Shweky ("Applicants") for premises known as Lot 2 in Block 31 as shown on the Official Tax Map of the Borough of West Long Branch and located at 66 Hollywood Avenue, West Long Branch, New Jersey ("Property").

The Property is located in the Borough's R-22 Low Density Residential Zone District and currently contains a 2-story, single-family dwelling with front porch and attached garage, freestanding shed, asphalt driveway, and related site improvements. Applicants seek approval to construct additions to the existing dwelling as follows: convert existing 1-story attached garage into living space with a second-floor addition above; 1-story attached garage addition; second-floor addition over existing living space; 1-story bathroom addition; rear pergola; and, new covered front porch. Applicants additionally propose to construct an in-ground swimming pool, pool patio, pool equipment, paver walkways, generator, fencing, and related site improvements. The Property and structures are preexisting nonconforming as to lot width, single side yard (east and west) setbacks, and combined side yard setback.

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

Tom, File

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- Lot width of 100 feet, whereas a minimum of 150 feet is required and 100 feet is existing.
- Side yard (east) setbacks of 13.3 feet to second floor addition over existing first floor, and 14.1 feet to new 1-story attached garage addition and side yard (west) setback to second floor addition over existing first floor of 15.7 feet, whereas a minimum of 20 feet is required for a single side yard setback and 13.3 feet (east) and 15.7 (west) is existing to the first floor.
- Combined side yard setback of 29.8 feet to the second floor additions, whereas a minimum of 50 feet is required and 29.8 feet is existing.

Applicants also expressly make application for any additional exceptions, waivers, variances and/or other approvals as reflected on the filed plans (as same may be further amended from time to time without further notice) as may be determined to be necessary by the Board 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 in the office of the West Long Branch Zoning Board of Adjustment, 965 Broadway, West Long Branch, New Jersey and are available for inspection during the Borough's normal business hours. To review these materials, please contact the Board Secretary at (732) 229-1756 ext. 111.

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

ANTHONY J. STORROW, ESQ.

August 6, 2025

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AUG 10 2025
Certified
L.B. SEWERAGE AUTHORITY

NOTICE OF HEARING
PLANNING BOARD
CITY OF LONG BRANCH, N.J.

PLEASE TAKE NOTICE that the F. David Coder (The Applicant) has made application to the Planning Board of the City of Long Branch seeking a minor subdivision that will involve Lots 1.03 and 2.02 in Block 227 on the tax map of the City of Long Branch. The purpose of the minor subdivision is to reconfigure lot lines of Lots 1.03 and 2.02 portions of which are contiguous to each other. 1001 SF of existing Lot 1.03 would be conveyed to existing Lot 2.02. Applicant has his principal residence on Lot 2.02. All the existing improvements on both of the lots would remain and no new improvements are proposed.

Additionally, there are certain existing non-conforming conditions that will remain including a minimum required front yard setback of 25 feet that is not met as the setback for the dwelling on proposed new Lot 1.04 is 8 feet and to the dwelling on proposed Lot 2.03 is 20.8 feet. The minimum required side yard setback is 10 feet and the setback to the dwelling on proposed Lot 1.04 is 3.9 feet. The minimum required rear yard setback is 35 feet, and the setback to the dwelling on proposed Lot 1.04 is 31.7 feet. None of these setbacks are changed as a result of this application. However, in terms of new variances, applicant has constructed a driveway with a side yard setback on proposed Lot 2.03 of 0.1 feet where 10 feet is required. Additionally, the ordinance provides that in no case shall more than 20% of any front yard area be used for parking or driveways whereas 38.5% of the front yard area for proposed Lot 2.03 would be used for parking.

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Applicant shall also request any other waivers or variances that may be required as established during the presentation before the Planning Board, and the application shall be deemed amended to include any such variances or waivers that are necessary to provide the relief requested by Applicant.

A Public Hearing will be held by the Long Branch Planning Board in the Council Chambers, Second Floor, City Hall, 344 Broadway, Long Branch, New Jersey on Tuesday, August 19, 2025 at 7:30 P.M.

All interested persons will have an opportunity to be heard. All documents related to this application may be inspected by the public between the hours of 9:00 a.m. to 4:00 p.m. in the office of the Secretary of the Planning Board at the Municipal Building in Long Branch.

THOMAS J. HIRSCH
Attorney for Applicant
3350 Route 138
Bldg. 1, Suite 214
Wall NJ 07719

August 1, 2025

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

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August 12, 2025

VIA EMAIL

Thomas Roguski, P.E., Executive Director
Long Branch Sewerage Authority
150 Joline Avenue
Long Branch, New Jersey 07740

Enclave at West End
Closeout Recommendation
Block 117, Lot 25
City of Long Branch, Monmouth County, New Jersey
Colliers Engineering & Design Project No. LBS-0337

Dear Mr. Roguski,

Based on our inspection and review of the above-referenced project, sanitary sewer site work has been satisfactorily completed. Prior to final acceptance of the sanitary sewer facilities and release of the Performance Bond for the aforementioned project, the following items remain to be addressed:

- All outstanding and project close-out engineering and Authority fees being paid;
- Submission of a two (2) year Maintenance Bond in the amount of $2,210.45, in accordance with Section 8.7 Maintenance Bond of the LBSA Rules and Regulations;
- Submission of sanitary as-builts.

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

Sincerely,

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

John J. McKelvey

John J. McKelvey, P.E.
Senior Project Manager

JJM/DJI

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Tom, File

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101 Crawfords Corner Road
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Main: 877 627 3772

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Colliers Engineering & Design

August 13, 2025

VIA EMAIL

Thomas Roguski, P.E., CME, Executive Director
Long Branch Sewerage Authority
150 Joline Avenue
P.O. Box 720
Long Branch, New Jersey 07740

North Light, LLC
305 Broadway Ave
Block 268, Lots 1-7, 32 & 33
City of Long Branch, Monmouth County, New Jersey
Colliers Engineering & Design Project No. LBS-0353

Dear Mr. Roguski,

Please be advised that I have received and reviewed documents submitted by Dynamic Engineering for Long Branch Sewerage Authority (LBSA) Sanitary Sewer Application Approval, as follows:

- LBSA Form A, Application for Conceptual Review;
- Plans entitled, "Preliminary and Final Major Site Plan for North Light, LLC, Proposed Mixed-Use Residential & Retail", signed by Robert P. Freud, P.E. of Dynamic Engineering, dated January 27, 2025 and last revised July 18, 2025;
- Engineer's Report entitled, "Sanitary Sewer & Potable Water Engineer's Report for North Light, LLC, Proposed Mixed-Use Residential & Retail", signed by Robert P. Freud, P.E. of Dynamic Engineering, dated June 2025; and,
- Survey Plans entitled, "ALTA/NSPS Land Title Survey, Block 268, Lots 1-7 & 32 & 33", signed by James D. Sens of Control Point Associates, Inc., dated October 31, 2023 and last revised August 15, 2024;

The Applicant is proposing the construction of a 39,500 SF, four-story building located on Block 268, Lots 1-7, 32, and 33. The site is currently vacant consisting of grassy open space with some ruinous asphalt pavement. The development is proposed to include approximately 2,000 SF of retail and 2,400 SF of restaurant space on the first floor, along with 78 residential units consisting of 40 one-bedroom units and 38 two-bedroom units. To service the proposed development, the applicant is proposing a single 8" PVC sanitary sewer lateral which will tie into the existing 8" PVC sanitary sewer located within

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Lippincott Avenue via a proposed doghouse manhole. The total proposed average daily flow for the development is 18,425 gallons per day.

Based upon review of the above-referenced documents, it is recommended that the North Light, LLC Mixed-Use Residential and Retail Application be approved subject to compliance with the following:

1. An evaluation of the existing sanitary sewer systems' capacity to convey the proposed flow is required at the Applicant's cost. A capacity study of the existing sanitary sewer system conveying the proposed flow is required to be performed, at the Applicant's cost, to confirm capacity of same to convey the proposed flow. Evaluation shall include flow monitoring within the existing manhole located within Broadway directly upstream (East) of the Lippincott Avenue and Broadway intersection (adjacent to the project site). A report of the findings and capacity analysis shall be submitted for review. Any improvements necessary to address capacity issues and/or unsatisfactory conditions, to be determined at the sole discretion of the Long Branch Sewerage Authority, shall be performed by the Applicant, at the Applicant's cost. Mapping of the surrounding sewer and location of sewer to be monitored is attached to this letter for the Applicant's reference.

2. Submission of the necessary NJDEP Treatment Works Approval (TWA) forms, for review and approval.

3. Submission of two (2) signed and sealed originals and one (1) PDF of complete final drawings incorporating the following revisions:

   a. Demolition Plan shall be provided, with the following:

      - All existing sanitary sewer connections shall be abandoned and plugged at the point of connection to the main in accordance with the LBSA Rules and Regulations. The Authority Engineer must be present for all lateral abandonment operations. Indicate same directly on the plans.

      - The following note shall be added to the plans: "Contractor/Applicant shall be responsible to locate the existing sanitary sewer laterals and abandon them per LBSA requirements. The LBSA Engineer shall be notified a minimum of forty-eight (48) hours prior to abandonment of operations."

   b. Utility Plan shall be provided, with the following:

      - A grease interceptor or trap shall be provided due to the proposed restaurant. Grease trap shall be installed per LBSA Rules and Regulations Section 7C.15.

      - PVC sewer lateral type (SDR-35, push-on, gasketed joint) shall be noted directly on the plans.

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- The proposed 8" sanitary lateral shall include one cleanout at the building and one manhole at the property line behind the sidewalk.
- Cleanout and manhole rim and invert elevations shall be indicated directly on the plans.
- Rim elevation of the proposed doghouse manhole shall be indicated directly on the plans.
- Flow velocity within the 8" lateral exceeds 10 ft/sec. The slope of the lateral shall be revised to decrease flow velocity within the pipe to below 10 ft/sec.
- The following Utility Notes shall be provided:
  - The contractor shall perform test pits to verify existing utility depths, sizes and locations prior to connecting the proposed sanitary sewer lateral to the existing sanitary sewer. The Contractor shall notify the Engineer in writing of any conflicts so that design modifications can be made;
  - Sanitary Sewer lateral minimum cover shall be three (3') feet. If a minimum cover of three (3') cannot be provided, ductile iron pipe (Class 52) shall be provided. Cover of less than two and one-half (2.5') feet shall not be permitted;
  - Any Damage caused to the Long Branch Sewerage Authority sanitary sewer system as a result of construction activities, as solely determined by the Long Branch Sewerage Authority, shall be repaired by the Contractor/Applicant, at the Contractor's/Applicant's cost, to the satisfaction of the Authority;
  - All work shall be performed in accordance with Long Branch Sewerage Authority Rules and Regulations and Standard Details;
  - Prior to acceptance, the sanitary sewer facilities shall be tested in accordance with Long Branch Sewerage Authority Rules and Regulations and witnessed and approved by the Authority; and,
  - Prior to acceptance, As-Built Plans, both in electronic and paper formats, for the sanitary sewer improvements, shall be submitted to Long Branch Sewerage Authority for review and approval.

c. Construction Details sheet shall be provided, with the following:

- All details shall be standard Long Branch Sewerage Authority details. The following LBSA standard Details shall be included:

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- Trench and Pavement Repair Detail
- Standard Precast Manhole Detail
- Doghouse Manhole Detail
- Standard or Watertight Sanitary Manhole Frame & Cover Detail
- Manhole Chute Detail
- Standard PVC Pipe Bedding Detail
- Standard Cleanout Detail
- Cleanout Protection Box Detail
- A copy of LBSA standard details can be provided upon request.

4. Submission of two (2) signed and sealed originals and one (1) PDF of the Engineer's Report incorporating the following revisions:

   - The Average Daily Flow provided in the Sanitary Sewer Pipe Design (Section 4) table is incorrect. Revise ADF to match the calculated ADF of 18,425 GPD.

   - Flow velocity calculations of the 8" lateral when flowing half full shall be included. Pipe velocities shall not exceed 10 ft/sec.

   - Include LBSA standard Specification Sections 7, 8, 9, 10, and 11

   - Include Construction Cost Estimate. Estimate shall include inspection fees of 10% or minimum $1,000, as-built fee of 2%, and contingency of 10%.

5. Submission of two (2) signed and sealed originals and one (1) PDF copy of the Architectural Plans.

6. 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.

7. Submission of a copy of the City of Long Branch Planning Board Resolution of Approval.

8. The Applicant's compliance with any additional revisions/comments that may be required upon review of submittal and/or resubmittal documents.

9. Prior to acceptance, As-Built Plans, both in electronic and paper formats, for the sanitary sewer improvements, shall be submitted to LBSA for review and approval.

10. Submission of a Performance Bond or Letter of Credit in the amount of 120% of the Sanitary Sewer Construction Cost Estimate, once approved. It is required that the Performance Bond be submitted prior to the start of construction.

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11. 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.

12. Submission of Connection Fees in the amount of $496,548.00, based upon a total of 78 residential units, 2,000 sf of retail, and 105 seat restaurant, as calculated below:

    Retail space: 2,000 sf of retail x 0.10 gpd/sf = 200 gpd

    Restaurant: 105 seats x 35 gpd/seat = 3,675 gpd

    Total gallons per day: 3,875 gpd

    3,875 gpd at the current rate of $29.46/gpd = $114,157.50

    78 proposed units at the current rate of $6,366.00 per unit = $496,548.00

    Total Connection Fee =$114,157.50 + $496,548.00 = $610,705.50

    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.

13. Per LBSA Rules and Regulations 8.5 Performance Guarantee and Insurance, Subsection (f), the Applicant shall provide sign-off as follows:

    The Applicant shall agree to indemnify and save harmless the LBSA, its officers, Engineers, agents and servants from and against any loss, resulting from negligence or the fault of the applicant in the case of work covered by the application. Further, the Applicant shall also indemnify and save harmless the LBSA (including costs of providing a defense) against any damage done to other utilities arising out of the applicant's operation, and name LBSA as an additional insured on their general liability policy.

14. 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.

15. Shop drawings for all materials must be submitted to LBSA for approval prior to installation.

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16. The operation and maintenance of the sanitary sewer lateral, exclusively serving the North Light, LLC Mixed-Use Residential and Retail Development, shall be the responsibility of the property owner(s).

17. Even though operation and maintenance of the sanitary sewer lateral, exclusively serving the North Light, LLC Mixed-Use Residential and Retail 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)

John McKelvey, P.E.
Senior Project Manger

JJM/DJI


PROJECT LOCATION
6TH AVE
6TH AVE
6TH AVE
BROADWAY
FLOW MONITOR IN MANHOLE UPSTREAM OF LIPPINCOTT AND BROADWAY INTERSECTION
SLOCUM PL

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

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Colliers Engineering & Design

August 13, 2025

VIA EMAIL

Thomas Roguski, P.E., CME, Executive Director
Long Branch Sewerage Authority
150 Joline Avenue
P.O. Box 720
Long Branch, New Jersey 07740

Engineer's Status Report
August 2025 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. **Capital Projects**

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

   As-builts have been submitted and accepted by the Authority and closeout documentation has been provided to the NJDEP. Awaiting full project close out with NJDEP.

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

   A final Change Order has been approved by New Jersey Department of Environmental Protection (NJDEP). Awaiting full project close out with NJDEP.

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

   LBSA approved project close out in 2024. Final As-built documentation completed by CED. Awaiting full project close out with NJDEP. Our office has prepared and submitted closeout documentation per NJDEP request.

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

   As-builts have been submitted and accepted by the Authority and closeout documentation has been provided to the NJDEP. Awaiting full project close out with NJDEP.

Tom.

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e. **WWTP Expansion Study (LBS-0329)**

Report reviewed at the January 2025 board meeting. Meeting to be scheduled by LBSA with the Engineering Committee to discuss further.

f. **Hoey Pump Station Improvements (LBS-0330)**

The NJDEP has issued Authorization to Award the Hoey Pump Station Improvements contract to Rapid Pump & Meter Service Company LLC. Fully executed contract documents have been prepared. A preconstruction meeting was held with the Contractor and the NJDEP on May 2, 2025. Notice to Proceed has been provided. The Contractor has submitted shop drawings for review. The Contractor has submitted a no cost time extension change order which was approved at the Authority's July 2025 meeting.

2. **Active Escrow Projects**

a. **180 Morris Avenue (in construction) (LBS-289)**

Sanitary sewer lateral construction has been completed and awaits final testing and preparation of punchlist items.

b. **Takanassee (in construction) (LBS-290)**

The sanitary main and laterals have been installed. Final testing is complete. Updated punch list was sent to Applicant on October 23, 2024. Developer working on building construction.

c. **Proposed 7-Eleven (LBS-292)**

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

d. **Beachfront LLC (in construction) (LBS-294)**

One lateral has been installed and awaits final inspection. Three remaining laterals to be installed at a future date.

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

The majority of sanitary sewer installation construction work within Broadway is complete and pending final inspection, testing and preparation of a punchlist. The revised plans submitted by the applicant has been reviewed and approved, construction of the sanitary sewer lateral is ongoing.

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f. **NJDOT Bridge over Troutman's Creek (LBS-315)**

A meeting with NJDOT took place on Friday, June 10, 2022. Follow up meetings with the NJDOT consulting engineer have been held on April 30, 2025 and on June 4 2025 to discuss recently submitted updated NJDOT utility plans and specifications. Revised documents have been submitted, reviewed and deemed acceptable. The final documents have been forwarded to the Authority for endorsement. The Authority will be notified in advance of any of the proposed construction activities that will impact sewer facilities. Additional escrow has been requested from the NJDOT to cover engineering services during construction.

g. **Ocean Gate (in construction) (LBS-0316)**

All construction work is complete and final testing and inspections have been performed. All construction related punchlist items have been satisfactorily addressed. Project closeout contingent on submission of outstanding administrative items.

h. **175 Chelsea Avenue (LBS-0317)**

A 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.

i. **290 Ocean Avenue (LBS-0321)**

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

j. **185 Morris Avenue (in construction) (LBS-0325)**

All construction work is complete and final testing and inspections have been performed. All construction related punchlist items have been satisfactorily addressed. Project closeout contingent on submission of outstanding administrative items.

k. **279 Third Avenue (LBS-0326)**

A review letter was sent to the Applicant on October 3, 2022.

l. **The Atlantic Club (LBS-0334)**

Preconstruction was held. Construction start date pending submission, review and approval of administrative items.

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m. **Santos Subdivision (LBS-0004)**

The applicant has submitted revised plans proposing individual grinder pumps for approval, the NJDEP has confirmed that a TWA will be required for the application. Revised plans showing the same have been reviewed and comments returned to the applicant.

n. **156-164 Franklin Avenue (LBS-0005)**

Construction of sewer facilities and final testing are complete. Final inspection to be scheduled and punchlist to be issued upon completion of inspection. Developer constructing buildings in phases.

o. **Second Avenue Multi-Use Development (LBS-0336)**

The majority of sanitary sewer construction is complete and final testing remains to be completed. Final inspection to be scheduled and punchlist to be issued upon completion of inspection.

p. **Enclave at West End (LBS-0337)**

All construction work is complete and final testing and inspections have been performed. All construction related punchlist items have been satisfactorily addressed. Project closeout contingent on submission of outstanding administrative items.

q. **169 Chelsea Avenue (LBS-0338)**

Revised plans to eliminate proposed deep connections to existing sewer have been reviewed and approved. The contractor has installed three (3) sanitary sewer laterals of 3 to be constructed and connected to an existing manhole per the approved plans.

r. **333-345 Second Avenue Proposed Townhouse Development (LBS-0339)**

Sanitary sewer construction is complete and final testing remains to be completed. Final inspection to be scheduled and punchlist to be issued upon completion of inspection.

s. **Ocean Acre (LBS-0340)**

Approval letter was provided to the Applicant on March 21, 2024.

t. **Branchport Crossing (LBS-0342)**

Conditional approval letter was provided to the Applicant on February 21, 2025. TWA approval has been received.

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u. **Monmouth University BSACAM (LBS-0344)**

Conditional approval letter was provided to LBSA on July 10, 2024. NJDOT approval has been received. A pre-construction meeting was held June 4, 2025.

v. **Sephardic Torah Temple (LBS-0345)**

The application received conditional approval at the October 2024 meeting. Notice has been sent to the Applicant. Resubmission documents have been reviewed and comments provided.

w. **RCHP Affordable Housing Corporations (LBS-0346)**

The application received conditional approval at the October 2024 meeting. Notice has been sent to the Applicant. Awaiting submission of revised documents for review and approval.

x. **201, 213 & 215 Third Ave. (LBS-0347)**

Revised application documents have been reviewed, and review letter was issued January 22, 2025. A capacity study is to be performed by the applicant and results of the same submitted for review and approval.

y. **Seventh Avenue Apartments (LBS-0349)**

The application received conditional approval at the April 2025 meeting. Notice has been sent to the Applicant. Awaiting submission of revised documents for review and approval.

z. **112 Brighton Avenue (LBS-0350)**

The application received conditional approval at the April 2025 meeting. Notice has been sent to the Applicant. Revised documents have been submitted and reviewed, notice of approval has been sent to the Applicant.

aa. **85 Chelsea Avenue (LBS-0351)**

The application received conditional approval at the July 2025 meeting. Notice has been sent to the Applicant.

bb. **305 Broadway Mixed-Use Development (LBS-0353)**

A letter of conditional approval has been provided to the Authority for consideration at the next monthly meeting.

cc. **Wave Condominium (LBS-0354)**

A letter of conditional approval has been provided to the Authority for consideration at the next monthly meeting.

Colliers Engineering & Design

dd. 400 Morris Avenue (LBS-0355)

A letter of conditional approval has been provided to the Authority for consideration at the next monthly meeting.

ee. 648 Second Avenue (LBS-0356)

Application documents have been received and are under review.

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)

John J. McKelvey

John J. McKelvey, P.E.
Senior Project Manager

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Colliers Engineering & Design

August 13, 2025

VIA EMAIL

Thomas Roguski, P.E., CME, Executive Director
Long Branch Sewerage Authority
150 Joline Avenue
P.O. Box 720
Long Branch, New Jersey 07740

PV Condo, LLC
Wave Condominium
36 Morris Ave
Block 218, Lot 4.01
City of Long Branch, Monmouth County, New Jersey
Colliers Engineering & Design Project No. LBS-0354

Dear Mr. Roguski,

Please be advised that I have received and reviewed documents submitted by In-Site Engineering, LLC. for Long Branch Sewerage Authority (LBSA) Sanitary Sewer Application Approval, as follows:

- LBSA Form A, Application for Conceptual Review;
- Plan sheets C500 Utility Plan, C501 Public Utility Plan, and C803 Construction details from the Plans entitled, "Preliminary and Final Major Site Plan for Wave Condominium", signed by Eric R. Ballou, P.E. of In-Site Engineering, dated January 16, 2025 and last revised July 1, 2025;
- Engineer's Report entitled, "Sanitary Sewer Report & Technical Specifications", signed by Eric R. Ballou, P.E. of In-Site Engineering, dated July 8, 2025;
- Construction Cost Estimate entitled, "Engineer's Estimate: Site Infrastructure", dated July 8, 2025;
- TWA-1 Permit Application, WQM-003 Statement of Consent, and WQM-006 Engineer's Report Forms; and,
- Long Branch Planning Board Resolution of Approval.

The Applicant is proposing the construction of a 46-unit residential condominium, located on Block 218, Lot 4.01. The unit breakdown will consist of 26 two-bedroom units, and 20 three-bedroom units. The site previously contained two motel buildings and two single family homes, all of which were demolished in May 2019. The current site is parking lot.

TOM, File

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The Applicant is proposing to service the development via two 8" sanitary laterals. One lateral is proposed to connect to an existing manhole located within the traffic circle at the eastern end of Morris Avenue. An additional 8" sanitary lateral will extend from the western edge of the proposed building and connect to an existing manhole near the intersection of Morris Avenue and Ocean Boulevard. The system within Morris Avenue at the connection points is existing 8" PVC gravity sewer, which upsizes to 12" PVC directly downstream of the proposed development. The total proposed average daily flow for the development is 11,850 gallons per day.

Based upon review of the above-referenced documents, it is recommended that the Wave Condominium Application be approved subject to compliance with the following:

1. Submission of two (2) signed and sealed originals and one (1) PDF of complete final drawings incorporating the following revisions:

    a. Utility Plan shall be provided, with the following:

        - PVC sewer lateral type (SDR-35, push-on, gasketed joint) shall be noted directly on the plans.

        - All 8" sanitary laterals shall have a cleanout located at the building, and a manhole located at the property line.

        - Rim and invert elevations for all proposed cleanouts and manholes shall be indicated directly on the plans.

        - The Applicant is advised of existing 8" PVC stubs connected to the existing manholes proposed to be tied into. Applicant shall verify existing pipes are stubs, and revise plans to connect to the existing manholes at the stub inverts.

        - The following Utility Notes shall be provided:

            - The contractor shall perform test pits to verify existing utility depths, sizes and locations prior to connecting the proposed sanitary sewer lateral to the existing sanitary sewer. The Contractor shall notify the Engineer in writing of any conflicts so that design modifications can be made;

            - Sanitary Sewer lateral minimum cover shall be three (3') feet. If a minimum cover of three (3') cannot be provided, ductile iron pipe (Class 52) shall be provided. Cover of less than two and one-half (2.5') feet shall not be permitted;

            - Any Damage caused to the Long Branch Sewerage Authority sanitary sewer system as a result of construction activities, as solely determined by the Long Branch

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Sewerage Authority, shall be repaired by the Contractor/Applicant, at the Contractor's/Applicant's cost, to the satisfaction of the Authority;

- All work shall be performed in accordance with Long Branch Sewerage Authority Rules and Regulations and Standard Details;
- Prior to acceptance, the sanitary sewer facilities shall be tested in accordance with Long Branch Sewerage Authority Rules and Regulations and witnessed and approved by the Authority; and,
- Prior to acceptance, As-Built Plans, both in electronic and paper formats, for the sanitary sewer improvements, shall be submitted to Long Branch Sewerage Authority for review and approval

b. Construction Details shall be provided, with the following:

- All details shall be standard Long Branch Sewerage Authority details. The following LBSA standard Details shall be included:
  - Standard Precast Manhole Detail
  - Manhole Chute Detail
  - Trench and Pavement Repair Detail
  - Cleanout Protection Box Detail
  - Standard PVC Pipe Bedding Detail
  - A copy of LBSA standard details can be provided upon request.

2. Submission of two (2) signed and sealed originals and one (1) PDF of the Engineer's Report incorporating the following revisions:

   - The Report shall be revised to include calculations of the average daily flow to be generated by the proposed development.
   - LBSA Standard Specification section 8 shall be included.

3. Submission of two (2) signed and sealed originals and one (1) PDF copy of the Construction Cost Estimate incorporating the following revisions:

   - Estimate shall include inspection fees of 10% or minimum $1,000, as-built fee of 2%, and contingency of 10%.
   - Estimate shall be revised to reflect the above requested changes.

4. Submission of one (1) hard copy and one (1) PDF copy of the NJDEP TWA forms incorporating the following revisions:

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- There shall be two separate TWA-1 forms for on-site in which the Applicant shall be the owner, and off-site in which LBSA shall be the owner. On-site forms shall include the proposed sewer from the building to the proposed manhole at the property line and shall be owned and maintained by the Applicant. Off-site forms shall include the proposed sewer from the proposed manhole at the property line to the connection to the existing sanitary system in Morris Avenue, which LBSA shall be the Applicant/owner.

- The Pipe Capacity for 8" sewer pipe shall be revised. Capacity (at half full) for an 8" pipe at 2% and 0.5% slope should be approximately 0.718MGD and 0.359MGD respectively.

5. Submission of two (2) signed and sealed originals and one (1) PDF copy of the Architectural Plans.

6. 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.

7. The Applicant's compliance with any additional revisions/comments that may be required upon review of submittal and/or resubmittal documents.

8. Prior to acceptance, As-Built Plans, both in electronic and paper formats, for the sanitary sewer improvements, shall be submitted to LBSA for review and approval.

9. Submission of a Performance Bond or Letter of Credit in the amount of 120% of the Sanitary Sewer Construction Cost Estimate, once approved. It is required that the Performance Bond be submitted prior to the start of construction.

10. 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.

11. Submission of Connection Fees in the amount of $292,836.00, based upon a total of 46 residential units, as calculated below:

    46 proposed units at the current rate of $6,366.00 per unit = $292,836.00

    Total Connection Fee =$292,836.00

    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.

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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.

The Applicant is also advised that the Connection Fee is subject to change pending confirmation of estimated flows and number of units.

12. Per LBSA Rules and Regulations 8.5 Performance Guarantee and Insurance, Subsection (f), the Applicant shall provide sign-off as follows:

    The Applicant shall agree to indemnify and save harmless the LBSA, its officers, Engineers, agents and servants from and against any loss, resulting from negligence or the fault of the applicant in the case of work covered by the application. Further, the Applicant shall also indemnify and save harmless the LBSA (including costs of providing a defense) against any damage done to other utilities arising out of the applicant's operation, and name LBSA as an additional insured on their general liability policy.

13. 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.

14. Shop drawings for all materials must be submitted to LBSA for approval prior to installation.

15. The operation and maintenance of the sanitary sewer lateral, exclusively serving the Wave Condominium Development, shall be the responsibility of the property owner(s).

16. Even though operation and maintenance of the sanitary sewer lateral, exclusively serving the Wave Condominium 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.

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& Design

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

Sincerely,

Colliers Engineering & Design
(DBA Maser Consulting)

John McKelvey, P.E.
Senior Project Manger

JJM/DJI

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

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L.B. SEWERAGE AUTHORITY

August 13, 2025

VIA EMAIL

Thomas Roguski, P.E., CME, Executive Director
Long Branch Sewerage Authority
150 Joline Avenue
P.O. Box 720
Long Branch, New Jersey 07740

Morris Ave Commons, LLC
400 Morris Ave
Block 230, Lots 13 & 14 (New Lot 13.01)
City of Long Branch, Monmouth County, New Jersey
Colliers Engineering & Design Project No. LBS-0354

Dear Mr. Roguski,

Please be advised that I have received and reviewed documents submitted by East Point Engineering, LLC. for Long Branch Sewerage Authority (LBSA) Sanitary Sewer Application Approval, as follows:

- LBSA Form A, Application for Conceptual Review;
- Plans entitled, "Preliminary and Final Major Site Plan for 400 Morris Avenue, Block 230, Lots 13 & 14", signed by Brent N. Papi, Jr., P.E. of East Point Engineering, dated October 20, 2024, and last revised December 18, 2024;
- Engineer's Sewer Report, dated June 30, 2025; and,
- Architectural Plans entitled "Addition/Alteration for Morris Avenue Commons", signed by James J. Monteforte, AIA of Monteforte Architectural Studio, dated June 6, 2024;

The Applicant is proposing to renovate an existing apartment building, located on Block 230, Lots 13 & 14. The current site is developed with an existing two-story apartment building and associated parking lot. The Applicant is proposing to remove a portion of the existing building and renovate the existing building to a 4,179 SF footprint. The two-story apartment building will consist of 8 residential units, including two (2) one-bedroom units and six (6) two-bedroom units. The applicant is proposing the building be serviced by the existing 4" PVC sanitary lateral which ties into the existing system within Morris Avenue. The total proposed average daily flow for the development is 1,650 gallons per day. The existing flows generated from the current development is unknown at this time.

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Based upon review of the above-referenced documents, it is recommended that the 400 Morris Avenue Application be approved subject to compliance with the following:

1. An evaluation of the existing sanitary sewer systems' condition is required at the Applicant's cost. The existing sanitary sewer shall be inspected via closed-circuit television (CCTV) inspection from the manhole upstream of the proposed connection point to the manhole located within the intersection of Chelsea Ave and 7th Ave. A location map indicating the area requiring inspection is attached. Any improvements necessary to address capacity issues and/or unsatisfactory conditions, to be determined at the sole discretion of the Long Branch Sewerage Authority, shall be performed by the Applicant, at the Applicant's cost.

2. Submission of two (2) signed and sealed originals and one (1) PDF of complete final drawings incorporating the following revisions:

   a. Existing Conditions Plan shall be provided, with the following:

      - Existing property lateral location, size, material and point of connection to main shall be shown directly on the plan for the existing structure. The existing sanitary sewer connection shall be abandoned and plugged at the point of connection to the main in accordance with the LBSA Rules and Regulations. The Authority Engineer must be present for all lateral abandonment operations. Indicate same directly on the plans.

      - The following note shall be added to the plans: "Contractor/Applicant shall be responsible to locate the existing sanitary sewer laterals and abandon them per LBSA requirements. The LBSA Engineer shall be notified a minimum of forty-eight (48) hours prior to abandonment of operations."

   b. Utility Plan shall be provided, with the following:

      - A new lateral to service the building shall be installed. The proposed lateral shall be 4" PVC sewer (SDR-35, push-on, gasketed joint). The same shall be noted directly on the plans.

      - The following Utility Notes shall be provided:

        - Any Damage caused to the Long Branch Sewerage Authority sanitary sewer system as a result of construction activities, as solely determined by the Long Branch Sewerage Authority, shall be repaired by the Contractor/Applicant, at the Contractor's/Applicant's cost, to the satisfaction of the Authority;

        - All work shall be performed in accordance with Long Branch Sewerage Authority Rules and Regulations and Standard Details;

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- Prior to acceptance, the sanitary sewer facilities shall be tested in accordance with Long Branch Sewerage Authority Rules and Regulations and witnessed and approved by the Authority; and,

- Prior to acceptance, As-Built Plans, both in electronic and paper formats, for the sanitary sewer improvements, shall be submitted to Long Branch Sewerage Authority for review and approval

3. Submission of two (2) signed and sealed originals and one (1) PDF of the Engineer's Report incorporating the following revisions:

   - The Report shall include calculations for the existing sewer demand of the current site.

   - LBSA Standard Specification sections 7, 8, 9, 10, and 11 shall be included.

4. Submission of two (2) signed and sealed originals and one (1) PDF copy of the Construction Cost Estimate.

5. 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.

6. The Applicant's compliance with any additional revisions/comments that may be required upon review of submittal and/or resubmittal documents.

7. Prior to acceptance, As-Built Plans, both in electronic and paper formats, for the sanitary sewer improvements, shall be submitted to LBSA for review and approval.

8. Submission of a Performance Bond or Letter of Credit in the amount of 120% of the Sanitary Sewer Construction Cost Estimate, once approved. It is required that the Performance Bond be submitted prior to the start of construction.

9. 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.

10. Submission of Connection Fees in the amount of $50,928.00, based upon a total of 8 residential units, as calculated below:

    8 proposed units at the current rate of $6,366.00 per unit = $50,928.00

    Total Connection Fee =$50,928.00

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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.

The Applicant is also advised that the Connection Fee is subject to change pending confirmation of estimated flows and number of units.

11. Per LBSA Rules and Regulations 8.5 Performance Guarantee and Insurance, Subsection (f), the Applicant shall provide sign-off as follows:

    The Applicant shall agree to indemnify and save harmless the LBSA, its officers, Engineers, agents and servants from and against any loss, resulting from negligence or the fault of the applicant in the case of work covered by the application. Further, the Applicant shall also indemnify and save harmless the LBSA (including costs of providing a defense) against any damage done to other utilities arising out of the applicant's operation, and name LBSA as an additional insured on their general liability policy.

12. 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.

13. Shop drawings for all materials must be submitted to LBSA for approval prior to installation.

14. The operation and maintenance of the sanitary sewer lateral, exclusively serving the 400 Morris Avenue Development, shall be the responsibility of the property owner(s).

15. Even though operation and maintenance of the sanitary sewer lateral, exclusively serving the 400 Morris Avenue 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.

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& Design

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

Sincerely,

Colliers Engineering & Design
(DBA Maser Consulting)

John McKelvey, P.E.
Senior Project Manger

JJM/DJI


Extents of CCTV: From Manhole upstream of proposed tie in location to manhole located at Chelsea Ave and 7th Ave intersection
Morris Ave
Project Location
BROADWAY
CHELSEA AVE
UNKNOWN
DIVISION ST
PROSPECT ST

TRENK ISABEL
SIDDIQI &
SHAHDANIAN P.C.

RECEIVED
AUG 18 2025
L.B. SEWERAGE AUTHORITY

MEMORANDUM

TO: Tom Roguski, Executive Director, Long Branch Sewage Authority.
FROM: David Isabel, Esq. and Steve Gengaro, Esq.
DATE: August 20, 2025
RE: Proposal for Supplemental Environmental Attorney Services

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT PRIVILEGED COMMUNICATION

We are writing to provide you with a three-step proposal for supplemental environmental services. By way of background, you have previously authorized our firm to provide services including a review of settlement agreements which could have a potential impact on funding available to the Long Branch Sewage Authority ("LBSA") for PFAS remediation. Annexed hereto as Exhibit A is our memoranda concerning the same. Our supplemental proposal includes the following three-steps:

1. Work with LBSA engineers and other professionals to draft public comments regarding the 3M Settlement in New Jersey Department of Environmental Protection et al. v. Du Pont De Nemours and Company et al., docket no. 1:19-cv-14766-RMB-JBC (the "New Jersey Litigation") on behalf of the LBSA. This public comment is due on September 19, 2025.
2. Work with LBSA engineers and other professionals to draft public comments regarding the DuPont Settlement in the New Jersey Litigation. While we do not know when public comment expires for this settlement because it has not yet been published in the New Jersey Register, we anticipate this public comment period will expire in October 2025. We also anticipate it will be largely repetitive of the public comments we submit regarding the 3M settlement.

Tom File

8-26

3. Review any responses to the public comments for either of the two settlements in the New Jersey Litigation and submit any follow-up where necessary/allowed.

Thank you for the opportunity to work with you. We request budget authorization in the amount of $5,000 to perform these supplemental services for the LBSA.

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

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August 12, 2025

VIA EMAIL

Thomas Roguski, P.E., Executive Director
Long Branch Sewerage Authority
150 Joline Avenue
Long Branch, New Jersey 07740

Enclave at West End
Closeout Recommendation
Block 117, Lot 25
City of Long Branch, Monmouth County, New Jersey
Colliers Engineering & Design Project No. LBS-0337

Dear Mr. Roguski,

Based on our inspection and review of the above-referenced project, sanitary sewer site work has been satisfactorily completed. Prior to final acceptance of the sanitary sewer facilities and release of the Performance Bond for the aforementioned project, the following items remain to be addressed:

- All outstanding and project close-out engineering and Authority fees being paid;
- Submission of a two (2) year Maintenance Bond in the amount of $2,210.45, in accordance with Section 8.7 Maintenance Bond of the LBSA Rules and Regulations;
- Submission of sanitary as-builts.

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

Sincerely,

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

John J. McKelvey

John J. McKelvey, P.E.
Senior Project Manager

JJM/DJI

R:\Projects\I-L\Lbs\LBS0337\Correspondence\OUT\250812_jjm_Roguski_Closeout.docx

EXHIBIT
A
8-20-25

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

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August 13, 2025

VIA EMAIL

Thomas Roguski, P.E., CME, Executive Director
Long Branch Sewerage Authority
150 Joline Avenue
P.O. Box 720
Long Branch, New Jersey 07740

North Light, LLC
305 Broadway Ave
Block 268, Lots 1-7, 32 & 33
City of Long Branch, Monmouth County, New Jersey
Colliers Engineering & Design Project No. LBS-0353

Dear Mr. Roguski,

Please be advised that I have received and reviewed documents submitted by Dynamic Engineering for Long Branch Sewerage Authority (LBSA) Sanitary Sewer Application Approval, as follows:

- LBSA Form A, Application for Conceptual Review;
- Plans entitled, "Preliminary and Final Major Site Plan for North Light, LLC, Proposed Mixed-Use Residential & Retail", signed by Robert P. Freud, P.E. of Dynamic Engineering, dated January 27, 2025 and last revised July 18, 2025;
- Engineer's Report entitled, "Sanitary Sewer & Potable Water Engineer's Report for North Light, LLC, Proposed Mixed-Use Residential & Retail", signed by Robert P. Freud, P.E. of Dynamic Engineering, dated June 2025; and,
- Survey Plans entitled, "ALTA/NSPS Land Title Survey, Block 268, Lots 1-7 & 32 & 33", signed by James D. Sens of Control Point Associates, Inc., dated October 31, 2023 and last revised August 15, 2024;

The Applicant is proposing the construction of a 39,500 SF, four-story building located on Block 268, Lots 1-7, 32, and 33. The site is currently vacant consisting of grassy open space with some ruinous asphalt pavement. The development is proposed to include approximately 2,000 SF of retail and 2,400 SF of restaurant space on the first floor, along with 78 residential units consisting of 40 one-bedroom units and 38 two-bedroom units. To service the proposed development, the applicant is proposing a single 8" PVC sanitary sewer lateral which will tie into the existing 8" PVC sanitary sewer located within

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Lippincott Avenue via a proposed doghouse manhole. The total proposed average daily flow for the development is 18,425 gallons per day.

Based upon review of the above-referenced documents, it is recommended that the North Light, LLC Mixed-Use Residential and Retail Application be approved subject to compliance with the following:

1. An evaluation of the existing sanitary sewer systems' capacity to convey the proposed flow is required at the Applicant's cost. A capacity study of the existing sanitary sewer system conveying the proposed flow is required to be performed, at the Applicant's cost, to confirm capacity of same to convey the proposed flow. Evaluation shall include flow monitoring within the existing manhole located within Broadway directly upstream (East) of the Lippincott Avenue and Broadway intersection (adjacent to the project site). A report of the findings and capacity analysis shall be submitted for review. Any improvements necessary to address capacity issues and/or unsatisfactory conditions, to be determined at the sole discretion of the Long Branch Sewerage Authority, shall be performed by the Applicant, at the Applicant's cost. Mapping of the surrounding sewer and location of sewer to be monitored is attached to this letter for the Applicant's reference.

2. Submission of the necessary NJDEP Treatment Works Approval (TWA) forms, for review and approval.

3. Submission of two (2) signed and sealed originals and one (1) PDF of complete final drawings incorporating the following revisions:

   a. Demolition Plan shall be provided, with the following:

      - All existing sanitary sewer connections shall be abandoned and plugged at the point of connection to the main in accordance with the LBSA Rules and Regulations. The Authority Engineer must be present for all lateral abandonment operations. Indicate same directly on the plans.

      - The following note shall be added to the plans: "Contractor/Applicant shall be responsible to locate the existing sanitary sewer laterals and abandon them per LBSA requirements. The LBSA Engineer shall be notified a minimum of forty-eight (48) hours prior to abandonment of operations."

   b. Utility Plan shall be provided, with the following:

      - A grease interceptor or trap shall be provided due to the proposed restaurant. Grease trap shall be installed per LBSA Rules and Regulations Section 7C.15.

      - PVC sewer lateral type (SDR-35, push-on, gasketed joint) shall be noted directly on the plans.

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- The proposed 8" sanitary lateral shall include one cleanout at the building and one manhole at the property line behind the sidewalk.
- Cleanout and manhole rim and invert elevations shall be indicated directly on the plans.
- Rim elevation of the proposed doghouse manhole shall be indicated directly on the plans.
- Flow velocity within the 8" lateral exceeds 10 ft/sec. The slope of the lateral shall be revised to decrease flow velocity within the pipe to below 10 ft/sec.
- The following Utility Notes shall be provided:
  - The contractor shall perform test pits to verify existing utility depths, sizes and locations prior to connecting the proposed sanitary sewer lateral to the existing sanitary sewer. The Contractor shall notify the Engineer in writing of any conflicts so that design modifications can be made;
  - Sanitary Sewer lateral minimum cover shall be three (3') feet. If a minimum cover of three (3') cannot be provided, ductile iron pipe (Class 52) shall be provided. Cover of less than two and one-half (2.5') feet shall not be permitted;
  - Any Damage caused to the Long Branch Sewerage Authority sanitary sewer system as a result of construction activities, as solely determined by the Long Branch Sewerage Authority, shall be repaired by the Contractor/Applicant, at the Contractor's/Applicant's cost, to the satisfaction of the Authority;
  - All work shall be performed in accordance with Long Branch Sewerage Authority Rules and Regulations and Standard Details;
  - Prior to acceptance, the sanitary sewer facilities shall be tested in accordance with Long Branch Sewerage Authority Rules and Regulations and witnessed and approved by the Authority; and,
  - Prior to acceptance, As-Built Plans, both in electronic and paper formats, for the sanitary sewer improvements, shall be submitted to Long Branch Sewerage Authority for review and approval.

c. Construction Details sheet shall be provided, with the following:

- All details shall be standard Long Branch Sewerage Authority details. The following LBSA standard Details shall be included:

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- Trench and Pavement Repair Detail
- Standard Precast Manhole Detail
- Doghouse Manhole Detail
- Standard or Watertight Sanitary Manhole Frame & Cover Detail
- Manhole Chute Detail
- Standard PVC Pipe Bedding Detail
- Standard Cleanout Detail
- Cleanout Protection Box Detail
- A copy of LBSA standard details can be provided upon request.

4. Submission of two (2) signed and sealed originals and one (1) PDF of the Engineer's Report incorporating the following revisions:

   - The Average Daily Flow provided in the Sanitary Sewer Pipe Design (Section 4) table is incorrect. Revise ADF to match the calculated ADF of 18,425 GPD.

   - Flow velocity calculations of the 8" lateral when flowing half full shall be included. Pipe velocities shall not exceed 10 ft/sec.

   - Include LBSA standard Specification Sections 7, 8, 9, 10, and 11

   - Include Construction Cost Estimate. Estimate shall include inspection fees of 10% or minimum $1,000, as-built fee of 2%, and contingency of 10%.

5. Submission of two (2) signed and sealed originals and one (1) PDF copy of the Architectural Plans.

6. 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.

7. Submission of a copy of the City of Long Branch Planning Board Resolution of Approval.

8. The Applicant's compliance with any additional revisions/comments that may be required upon review of submittal and/or resubmittal documents.

9. Prior to acceptance, As-Built Plans, both in electronic and paper formats, for the sanitary sewer improvements, shall be submitted to LBSA for review and approval.

10. Submission of a Performance Bond or Letter of Credit in the amount of 120% of the Sanitary Sewer Construction Cost Estimate, once approved. It is required that the Performance Bond be submitted prior to the start of construction.

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11. 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.

12. Submission of Connection Fees in the amount of $496,548.00, based upon a total of 78 residential units, 2,000 sf of retail, and 105 seat restaurant, as calculated below:

    Retail space: 2,000 sf of retail x 0.10 gpd/sf = 200 gpd

    Restaurant: 105 seats x 35 gpd/seat = 3,675 gpd

    Total gallons per day: 3,875 gpd

    3,875 gpd at the current rate of $29.46/gpd = $114,157.50

    78 proposed units at the current rate of $6,366.00 per unit = $496,548.00

    Total Connection Fee =$114,157.50 + $496,548.00 = $610,705.50

    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.

13. Per LBSA Rules and Regulations 8.5 Performance Guarantee and Insurance, Subsection (f), the Applicant shall provide sign-off as follows:

    The Applicant shall agree to indemnify and save harmless the LBSA, its officers, Engineers, agents and servants from and against any loss, resulting from negligence or the fault of the applicant in the case of work covered by the application. Further, the Applicant shall also indemnify and save harmless the LBSA (including costs of providing a defense) against any damage done to other utilities arising out of the applicant's operation, and name LBSA as an additional insured on their general liability policy.

14. 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.

15. Shop drawings for all materials must be submitted to LBSA for approval prior to installation.

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16. The operation and maintenance of the sanitary sewer lateral, exclusively serving the North Light, LLC Mixed-Use Residential and Retail Development, shall be the responsibility of the property owner(s).

17. Even though operation and maintenance of the sanitary sewer lateral, exclusively serving the North Light, LLC Mixed-Use Residential and Retail 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)

John McKelvey, P.E.
Senior Project Manger

JJM/DJI


6TH AVE
6TH AVE
6TH AVE
PROJECT LOCATION
BROADWAY
FLOW MONITOR IN MANHOLE
UPSTREAM OF LIPPINCOTT AND
BROADWAY INTERSECTION
SLOCUM PL

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

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Engineering & Design

August 13, 2025

VIA EMAIL

Thomas Roguski, P.E., CME, Executive Director
Long Branch Sewerage Authority
150 Joline Avenue
P.O. Box 720
Long Branch, New Jersey 07740

PV Condo, LLC
Wave Condominium
36 Morris Ave
Block 218, Lot 4.01
City of Long Branch, Monmouth County, New Jersey
Colliers Engineering & Design Project No. LBS-0354

Dear Mr. Roguski,

Please be advised that I have received and reviewed documents submitted by In-Site Engineering, LLC. for Long Branch Sewerage Authority (LBSA) Sanitary Sewer Application Approval, as follows:

- LBSA Form A, Application for Conceptual Review;
- Plan sheets C500 Utility Plan, C501 Public Utility Plan, and C803 Construction details from the Plans entitled, "Preliminary and Final Major Site Plan for Wave Condominium", signed by Eric R. Ballou, P.E. of In-Site Engineering, dated January 16, 2025 and last revised July 1, 2025;
- Engineer's Report entitled, "Sanitary Sewer Report & Technical Specifications", signed by Eric R. Ballou, P.E. of In-Site Engineering, dated July 8, 2025;
- Construction Cost Estimate entitled, "Engineer's Estimate: Site Infrastructure", dated July 8, 2025;
- TWA-1 Permit Application, WQM-003 Statement of Consent, and WQM-006 Engineer's Report Forms; and,
- Long Branch Planning Board Resolution of Approval.

The Applicant is proposing the construction of a 46-unit residential condominium, located on Block 218, Lot 4.01. The unit breakdown will consist of 26 two-bedroom units, and 20 three-bedroom units. The site previously contained two motel buildings and two single family homes, all of which were demolished in May 2019. The current site is parking lot.

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The Applicant is proposing to service the development via two 8" sanitary laterals. One lateral is proposed to connect to an existing manhole located within the traffic circle at the eastern end of Morris Avenue. An additional 8" sanitary lateral will extend from the western edge of the proposed building and connect to an existing manhole near the intersection of Morris Avenue and Ocean Boulevard. The system within Morris Avenue at the connection points is existing 8" PVC gravity sewer, which upsizes to 12" PVC directly downstream of the proposed development. The total proposed average daily flow for the development is 11,850 gallons per day.

Based upon review of the above-referenced documents, it is recommended that the Wave Condominium Application be approved subject to compliance with the following:

1. Submission of two (2) signed and sealed originals and one (1) PDF of complete final drawings incorporating the following revisions:

    a. Utility Plan shall be provided, with the following:

        - PVC sewer lateral type (SDR-35, push-on, gasketed joint) shall be noted directly on the plans.

        - All 8" sanitary laterals shall have a cleanout located at the building, and a manhole located at the property line.

        - Rim and invert elevations for all proposed cleanouts and manholes shall be indicated directly on the plans.

        - The Applicant is advised of existing 8" PVC stubs connected to the existing manholes proposed to be tied into. Applicant shall verify existing pipes are stubs, and revise plans to connect to the existing manholes at the stub inverts.

        - The following Utility Notes shall be provided:

            - The contractor shall perform test pits to verify existing utility depths, sizes and locations prior to connecting the proposed sanitary sewer lateral to the existing sanitary sewer. The Contractor shall notify the Engineer in writing of any conflicts so that design modifications can be made;

            - Sanitary Sewer lateral minimum cover shall be three (3') feet. If a minimum cover of three (3') cannot be provided, ductile iron pipe (Class 52) shall be provided. Cover of less than two and one-half (2.5') feet shall not be permitted;

            - Any Damage caused to the Long Branch Sewerage Authority sanitary sewer system as a result of construction activities, as solely determined by the Long Branch

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Sewerage Authority, shall be repaired by the Contractor/Applicant, at the Contractor's/Applicant's cost, to the satisfaction of the Authority;

- All work shall be performed in accordance with Long Branch Sewerage Authority Rules and Regulations and Standard Details;
- Prior to acceptance, the sanitary sewer facilities shall be tested in accordance with Long Branch Sewerage Authority Rules and Regulations and witnessed and approved by the Authority; and,
- Prior to acceptance, As-Built Plans, both in electronic and paper formats, for the sanitary sewer improvements, shall be submitted to Long Branch Sewerage Authority for review and approval

b. Construction Details shall be provided, with the following:

- All details shall be standard Long Branch Sewerage Authority details. The following LBSA standard Details shall be included:
  - Standard Precast Manhole Detail
  - Manhole Chute Detail
  - Trench and Pavement Repair Detail
  - Cleanout Protection Box Detail
  - Standard PVC Pipe Bedding Detail
  - A copy of LBSA standard details can be provided upon request.

2. Submission of two (2) signed and sealed originals and one (1) PDF of the Engineer's Report incorporating the following revisions:

   - The Report shall be revised to include calculations of the average daily flow to be generated by the proposed development.
   - LBSA Standard Specification section 8 shall be included.

3. Submission of two (2) signed and sealed originals and one (1) PDF copy of the Construction Cost Estimate incorporating the following revisions:

   - Estimate shall include inspection fees of 10% or minimum $1,000, as-built fee of 2%, and contingency of 10%.
   - Estimate shall be revised to reflect the above requested changes.

4. Submission of one (1) hard copy and one (1) PDF copy of the NJDEP TWA forms incorporating the following revisions:

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- There shall be two separate TWA-1 forms for on-site in which the Applicant shall be the owner, and off-site in which LBSA shall be the owner. On-site forms shall include the proposed sewer from the building to the proposed manhole at the property line and shall be owned and maintained by the Applicant. Off-site forms shall include the proposed sewer from the proposed manhole at the property line to the connection to the existing sanitary system in Morris Avenue, which LBSA shall be the Applicant/owner.

- The Pipe Capacity for 8" sewer pipe shall be revised. Capacity (at half full) for an 8" pipe at 2% and 0.5% slope should be approximately 0.718MGD and 0.359MGD respectively.

5. Submission of two (2) signed and sealed originals and one (1) PDF copy of the Architectural Plans.

6. 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.

7. The Applicant's compliance with any additional revisions/comments that may be required upon review of submittal and/or resubmittal documents.

8. Prior to acceptance, As-Built Plans, both in electronic and paper formats, for the sanitary sewer improvements, shall be submitted to LBSA for review and approval.

9. Submission of a Performance Bond or Letter of Credit in the amount of 120% of the Sanitary Sewer Construction Cost Estimate, once approved. It is required that the Performance Bond be submitted prior to the start of construction.

10. 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.

11. Submission of Connection Fees in the amount of $292,836.00, based upon a total of 46 residential units, as calculated below:

    46 proposed units at the current rate of $6,366.00 per unit = $292,836.00

    Total Connection Fee =$292,836.00

    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.

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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.

The Applicant is also advised that the Connection Fee is subject to change pending confirmation of estimated flows and number of units.

12. Per LBSA Rules and Regulations 8.5 Performance Guarantee and Insurance, Subsection (f), the Applicant shall provide sign-off as follows:

    The Applicant shall agree to indemnify and save harmless the LBSA, its officers, Engineers, agents and servants from and against any loss, resulting from negligence or the fault of the applicant in the case of work covered by the application. Further, the Applicant shall also indemnify and save harmless the LBSA (including costs of providing a defense) against any damage done to other utilities arising out of the applicant's operation, and name LBSA as an additional insured on their general liability policy.

13. 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.

14. Shop drawings for all materials must be submitted to LBSA for approval prior to installation.

15. The operation and maintenance of the sanitary sewer lateral, exclusively serving the Wave Condominium Development, shall be the responsibility of the property owner(s).

16. Even though operation and maintenance of the sanitary sewer lateral, exclusively serving the Wave Condominium 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.

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

Sincerely,

Colliers Engineering & Design
(DBA Maser Consulting)

John McKelvey, P.E.
Senior Project Manger

JJM/DJI

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

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Engineering & Design

RECEIVED
AUG 14 2025
L.B. SEWERAGE AUTHORITY

August 13, 2025

VIA EMAIL

Thomas Roguski, P.E., CME, Executive Director
Long Branch Sewerage Authority
150 Joline Avenue
P.O. Box 720
Long Branch, New Jersey 07740

Morris Ave Commons, LLC
400 Morris Ave
Block 230, Lots 13 & 14 (New Lot 13.01)
City of Long Branch, Monmouth County, New Jersey
Colliers Engineering & Design Project No. LBS-0354

Dear Mr. Roguski,

Please be advised that I have received and reviewed documents submitted by East Point Engineering, LLC. for Long Branch Sewerage Authority (LBSA) Sanitary Sewer Application Approval, as follows:

- LBSA Form A, Application for Conceptual Review;
- Plans entitled, "Preliminary and Final Major Site Plan for 400 Morris Avenue, Block 230, Lots 13 & 14", signed by Brent N. Papi, Jr., P.E. of East Point Engineering, dated October 20, 2024, and last revised December 18, 2024;
- Engineer's Sewer Report, dated June 30, 2025; and,
- Architectural Plans entitled "Addition/Alteration for Morris Avenue Commons", signed by James J. Monteforte, AIA of Monteforte Architectural Studio, dated June 6, 2024;

The Applicant is proposing to renovate an existing apartment building, located on Block 230, Lots 13 & 14. The current site is developed with an existing two-story apartment building and associated parking lot. The Applicant is proposing to remove a portion of the existing building and renovate the existing building to a 4,179 SF footprint. The two-story apartment building will consist of 8 residential units, including two (2) one-bedroom units and six (6) two-bedroom units. The applicant is proposing the building be serviced by the existing 4" PVC sanitary lateral which ties into the existing system within Morris Avenue. The total proposed average daily flow for the development is 1,650 gallons per day. The existing flows generated from the current development is unknown at this time.

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Based upon review of the above-referenced documents, it is recommended that the 400 Morris Avenue Application be approved subject to compliance with the following:

1. An evaluation of the existing sanitary sewer systems' condition is required at the Applicant's cost. The existing sanitary sewer shall be inspected via closed-circuit television (CCTV) inspection from the manhole upstream of the proposed connection point to the manhole located within the intersection of Chelsea Ave and 7th Ave. A location map indicating the area requiring inspection is attached. Any improvements necessary to address capacity issues and/or unsatisfactory conditions, to be determined at the sole discretion of the Long Branch Sewerage Authority, shall be performed by the Applicant, at the Applicant's cost.

2. Submission of two (2) signed and sealed originals and one (1) PDF of complete final drawings incorporating the following revisions:

   a. Existing Conditions Plan shall be provided, with the following:

      - Existing property lateral location, size, material and point of connection to main shall be shown directly on the plan for the existing structure. The existing sanitary sewer connection shall be abandoned and plugged at the point of connection to the main in accordance with the LBSA Rules and Regulations. The Authority Engineer must be present for all lateral abandonment operations. Indicate same directly on the plans.

      - The following note shall be added to the plans: "Contractor/Applicant shall be responsible to locate the existing sanitary sewer laterals and abandon them per LBSA requirements. The LBSA Engineer shall be notified a minimum of forty-eight (48) hours prior to abandonment of operations."

   b. Utility Plan shall be provided, with the following:

      - A new lateral to service the building shall be installed. The proposed lateral shall be 4" PVC sewer (SDR-35, push-on, gasketed joint). The same shall be noted directly on the plans.

      - The following Utility Notes shall be provided:

        - Any Damage caused to the Long Branch Sewerage Authority sanitary sewer system as a result of construction activities, as solely determined by the Long Branch Sewerage Authority, shall be repaired by the Contractor/Applicant, at the Contractor's/Applicant's cost, to the satisfaction of the Authority;

        - All work shall be performed in accordance with Long Branch Sewerage Authority Rules and Regulations and Standard Details;

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- Prior to acceptance, the sanitary sewer facilities shall be tested in accordance with Long Branch Sewerage Authority Rules and Regulations and witnessed and approved by the Authority; and,

- Prior to acceptance, As-Built Plans, both in electronic and paper formats, for the sanitary sewer improvements, shall be submitted to Long Branch Sewerage Authority for review and approval

3. Submission of two (2) signed and sealed originals and one (1) PDF of the Engineer's Report incorporating the following revisions:

   - The Report shall include calculations for the existing sewer demand of the current site.

   - LBSA Standard Specification sections 7, 8, 9, 10, and 11 shall be included.

4. Submission of two (2) signed and sealed originals and one (1) PDF copy of the Construction Cost Estimate.

5. 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.

6. The Applicant's compliance with any additional revisions/comments that may be required upon review of submittal and/or resubmittal documents.

7. Prior to acceptance, As-Built Plans, both in electronic and paper formats, for the sanitary sewer improvements, shall be submitted to LBSA for review and approval.

8. Submission of a Performance Bond or Letter of Credit in the amount of 120% of the Sanitary Sewer Construction Cost Estimate, once approved. It is required that the Performance Bond be submitted prior to the start of construction.

9. 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.

10. Submission of Connection Fees in the amount of $50,928.00, based upon a total of 8 residential units, as calculated below:

    8 proposed units at the current rate of $6,366.00 per unit = $50,928.00

    Total Connection Fee =$50,928.00

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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.

The Applicant is also advised that the Connection Fee is subject to change pending confirmation of estimated flows and number of units.

11. Per LBSA Rules and Regulations 8.5 Performance Guarantee and Insurance, Subsection (f), the Applicant shall provide sign-off as follows:

    The Applicant shall agree to indemnify and save harmless the LBSA, its officers, Engineers, agents and servants from and against any loss, resulting from negligence or the fault of the applicant in the case of work covered by the application. Further, the Applicant shall also indemnify and save harmless the LBSA (including costs of providing a defense) against any damage done to other utilities arising out of the applicant's operation, and name LBSA as an additional insured on their general liability policy.

12. 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.

13. Shop drawings for all materials must be submitted to LBSA for approval prior to installation.

14. The operation and maintenance of the sanitary sewer lateral, exclusively serving the 400 Morris Avenue Development, shall be the responsibility of the property owner(s).

15. Even though operation and maintenance of the sanitary sewer lateral, exclusively serving the 400 Morris Avenue 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.

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

Sincerely,

Colliers Engineering & Design
(DBA Maser Consulting)

John McKelvey, P.E.
Senior Project Manger

JJM/DJI


Extents of CCTV: From Manhole upstream of proposed tie in location to manhole located at Chelsea Ave and 7th Ave intersection
Morris Ave
Project Location
BROADWAY
CHELSEA AVE
UNKNOWN
DIVISION ST
PROSPECT ST
W

TRENK ISABEL
SIDDIQI &
SHAHDANIAN P.C.

MEMORANDUM

TO: Tom Roguski, Executive Director, Long Branch Sewage Authority.
FROM: David Isabel, Esq. and Steve Gengaro, Esq.
DATE: August 20, 2025
RE: Proposal for Supplemental Environmental Attorney Services

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT PRIVILEGED COMMUNICATION

We are writing to provide you with a three-step proposal for supplemental environmental services. By way of background, you have previously authorized our firm to provide services including a review of settlement agreements which could have a potential impact on funding available to the Long Branch Sewage Authority ("LBSA") for PFAS remediation. Annexed hereto as Exhibit A is our memoranda concerning the same. Our supplemental proposal includes the following three-steps:

1. Work with LBSA engineers and other professionals to draft public comments regarding the 3M Settlement in New Jersey Department of Environmental Protection et al. v. Du Pont De Nemours and Company et al., docket no. 1:19-cv-14766-RMB-JBC (the "New Jersey Litigation") on behalf of the LBSA. This public comment is due on September 19, 2025.
2. Work with LBSA engineers and other professionals to draft public comments regarding the DuPont Settlement in the New Jersey Litigation. While we do not know when public comment expires for this settlement because it has not yet been published in the New Jersey Register, we anticipate this public comment period will expire in October 2025. We also anticipate it will be largely repetitive of the public comments we submit regarding the 3M settlement.

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3. Review any responses to the public comments for either of the two settlements in the New Jersey Litigation and submit any follow-up where necessary/allowed.

Thank you for the opportunity to work with you. We request budget authorization in the amount of $5,000 to perform these supplemental services for the LBSA.

CERTIFICATION REQUIRED BY THE LOCAL FINANCE BOARD

I, THOMAS ROGUSKI, EXECUTIVE DIRECTOR OF THE LONG BRANCH SEWERAGE AUTHORITY, COUNTY OF MONMOUTH, HEREBY CERTIFY THAT THERE ARE FUNDS AVAILABLE FOR THE PURPOSE OF AWARDING A CONTRACT FOR THE PURPOSE IDENTIFIED BELOW. THE AMOUNT OF THE CONTRACT AND/OR EXPENDITURE IS ETIMATED TO BE: ***$5,000.00***

PURPOSE***: Environmental Counsel***

Supplemental Environmental Attorney Services

ACCOUNT TO BE CHARGED**: Legal/ 01-900-001-8008**

NAME OF PAYEE AND/OR SUCESSFUL BIDDER:

David L. Isabel, Esq. of Trenk Isabel Siddiqi & Shahdanaian P.C.

CERTIFICATION DATED***: August 20, 2025***

Thomas Roguski, Executive Director

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