

**TOWNSHIP OF OCEAN SEWERAGE AUTHORITY**  
**REGULAR MEETING**  
**March 4, 2025**

1. Meeting called to Order
2. Pledge of Allegiance
3. Roll Call - Galvin, Johnson, Miller, Theodora, Valentino
4. Let the minutes show this meeting is being held in accordance with the requirements of the Open Public Meetings Act of 1975 and adequate notice has been duly posted where required and sent to the Asbury Park Press and the Coaster on February 21, 2025 and mailed to its service communities on February 21, 2025, and posted on its website. The minutes of this meeting will be available after Board approval at a subsequent meeting.

The meeting is available in real time to the public by logging in to [meet.google.com/hvy-nivn-pdi](https://meet.google.com/hvy-nivn-pdi) or calling 857-323-2408, PIN 182 159 490#.

**WORK SESSION**

5. Auditor Report
6. Executive Director's Report
7. Attorney's Report
8. Engineering Report
9. Operator's, Maintenance and Collection Reports
  - a. Motion to receive and file Operator's Report
10. Review of resolutions on business session agenda
  - a. Board comments
  - b. Public comment

**BUSINESS SESSION**

11. Communications -
12. Review of Bill List
  - a. Board comments
  - b. Public comment
13. **Resolution 25-14: Bill List**
14. Consent Agenda a-e: **items will be voted on together unless an item is removed from the Consent Agenda prior to reading of Consent Agenda**
  - a. Approval of minutes of February 4, 2025 regular meeting

- b. **Resolution 25-15** Ratifying the Hiring of Hugo Purificacao as Operator In Training.
  - c. **Resolution 25-16** Authorizing the Hiring of Mark Visinski as Operator In Training
  - d. **Resolution 25-17** Final Approval for 44 Monmouth Road, Application # 205
  - e. **Resolution 25-18** Authorizing Reverse Auction Bid by EMEX, LLC for Electricity Supply.
- 15. **Resolution 25-19** - Ratifying Disciplinary Action
  - 16. Closed Session, if necessary
  - 17. Adjournment

**RESOLUTION 25-14**

**BILL LIST**

**BE IT RESOLVED** by the Township of Ocean Sewerage Authority, in the County of Monmouth, New Jersey (not less than three (3) members affirmatively concurring) as follows:

1. All bills or claims as reviewed and approved by the Executive Director and as set forth in this Resolution are hereby approved for payment.

2. The authorized signers of checks are hereby authorized and directed to sign checks in the payment of bills and claims which are hereby approved.

The computer print-out of the list of bills will be on file in the Purchasing Agent's Office.

CURRENT FUND	\$232,223.00
REVIEW and INSPECTION	0
RENEWAL and REPLACEMENT	0
EIT and CONSTRUCTION	11,720.50
PAYROLL ACCOUNT	<u>83,559.54</u>
<b>TOTAL BILLS PAYABLE</b>	<b>\$327,503.04</b>

	Motion	Second	Aye	Nay	Abstain	Absent
Galvin						
Johnson						
Miller						
Theodora						
Valentino						

I hereby certify the above to be a true copy of a Resolution duly adopted by the Township of Ocean Sewerage Authority at its Meeting held on March 4, 2025.

\_\_\_\_\_  
Secretary

**BILL LIST SUMMARY**

Meeting Date March 4, 2024

<b>General Fund Vouchers</b>	<b>\$232,223.00</b>	
Bill List Total		\$327,503.04
<b>Payroll</b>	<b>\$83,559.54</b>	
February 7 Payroll		\$40,443.95
February 21 Payroll		\$43,115.59
<b>Construction</b>	<b>\$11,720.50</b>	
2016 NJEIT Project (Interlaken PS Bulkhead)	\$0.00	
Colliers		\$0.00
2017 NJEIT Project (Asbury Ave & Longview)	\$0.00	
DeMaio Electrical Company, Inc.		\$0.00
T&M Associates		\$0.00
Dilworth Paxson		\$0.00
2017 MCIA Bond	\$0.00	
PS&S Wayside PS CM		\$0.00
2019 MCIA Bond	\$0.00	
2021 MCIA Bond	\$0.00	
Mark Woszczak (19 Roberts Pl Lateral)		\$0.00
CME (Sludge Building C&A)		\$0.00
2024 MCIA Bond	\$11,720.50	
CME 2025 WWTP Imp Design		\$11,720.50
<b>Review &amp; Inspection</b>	<b>\$0.00</b>	
CME Associates	\$0.00	
Ocean Town Centre		\$0.00
280 Norwood		\$0.00
<b>R &amp; R</b>	<b>\$0.00</b>	
		\$0.00
		\$0.00
<b>TOTAL BILL LIST AMOUNT</b>		<b>\$327,503.04</b>

Ranges		Item Status	Purchase Types	Misc					
<i>Range: First to Last</i> <i>Rcvd Batch Id Range: First to Last</i>		<i>Open: N</i> <i>Void: N</i> <i>Paid: N</i> <i>Held: Y</i> <i>Aprv: N</i> <i>Rcvd: Y</i>	<i>Bid: Y</i> <i>State: Y</i> <i>Other: Y</i> <i>Exempt: Y</i>	<i>P.O. Type: All</i> <i>Format: Condensed</i> <i>Include Non-Budgeted: Y</i> <i>Prior Year Only: N</i> <i>Vendors: All</i>					
Vendor #	P.O. #	PO Date	Name	Description	Status	Amount	Void Amount	Contract	PO Type
AEA 001	25-00082	02/24/25	AEA HEADQUARTERS	Spring Conference	Open	\$390.00	\$0.00		
ALTEK	25-00064	02/12/25	Altek Business Systems, Inc	IT Services	Open	\$1,913.00	\$0.00		
ARMSTR01	25-00071	02/19/25	ARMSTRONG TREE SERVICE	Tree Removal	Open	\$3,000.00	\$0.00		
ATH001	25-00098	02/25/25	LINDAATHANS	Medicare Reimbursement	Open	\$1,110.00	\$0.00		
ATT	25-00023	01/09/25	AT&T MOBILITY	Cell Service	Open	\$387.96	\$0.00		
BANK001	25-00054	02/12/25	THE BANK OF NEW YORK MELLON	MCIA 2017 Trustee	Open	\$3,300.00	\$0.00		
BILLS001	25-00069	02/14/25	BILLS WORK CLOTHING STORE INC.	Desposito Boots	Open	\$295.00	\$0.00		
CLEARY	25-00055	02/12/25	CLEARY GIACOBBE ALFIERI JACOBS	Labor Attorney	Open	\$869.50	\$0.00		
CME00001	25-00081	02/24/25	CME ASSOCIATES	General Engineering	Open	\$106.50	\$0.00		
EIT00942	02/25/25			2025 WWTP Improvements	Open	\$11,720.50	\$0.00		
<b>Vendor Total:</b>						<b>\$11,827.00</b>			
CON002	25-00094	02/25/25	MYRIAM C CONDELLO	Medicare Reimbursement	Open	\$1,110.00	\$0.00		
D ESPOSI	25-00078	02/24/25	VINCENT D'ESPOSITO	s-2 Refresher Course	Open	\$250.00	\$0.00		
DELT001	25-00002	12/16/24	DELTA DENTAL PLAN OF NJ	Dental Premiums	Open	\$3,102.56	\$0.00		
DESAR001	25-00091	02/25/25	ANDREW G DE SARNO	Medicare Reimbursement	Open	\$1,110.00	\$0.00		
ELE001	25-00058	02/12/25	ELECTRO MAINTENANCE INC	Electrical repairs	Open	\$1,680.00	\$0.00		
	25-00061	02/12/25		Electrical Repairs	Open	\$472.50	\$0.00		
<b>Vendor Total:</b>						<b>\$2,152.50</b>			
GRAI001			GRAINGER WW INC						

**Township of Ocean Sewerage Authority**  
Bill List By Vendor Id

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
GRAI001		GRAINGER WW INC	<i>Account Continued</i>				
25-00083	02/24/25	Supplies and Materials	Open	\$1,518.89	\$0.00		
HOME001		HOME DEPOT CREDIT SERVICES					
25-00080	02/24/25	Plant Supplies	Open	\$1,226.34	\$0.00		
INGE001		INGERSOLL-RAND COMPANY					
24-00234	06/20/24	PSA Parts	Open	\$514.57	\$0.00		
JCPL001		JERSEY CENTRAL POWER & LIGHT					
24-00519	12/31/24	Electric	Open	\$27,039.13	\$0.00		
25-00070	02/14/25	Electric	Open	\$20,057.09	\$0.00		
		<b>Vendor Total:</b>		<b>\$47,096.22</b>			
JEM		JEM INDUSTRIAL SERVICES, INC.					
25-00087	02/24/25	Nitrile Gloves	Open	\$579.00	\$0.00		
JETV001		JET VAC INC					
24-00515	01/27/25	Atlas Pro Ear Muffs	Open	\$6,430.00	\$0.00		
25-00076	02/19/25	Annual Maint Jet Truck	Open	\$8,849.12	\$0.00		
		<b>Vendor Total:</b>		<b>\$15,279.12</b>			
JSUMC		Jersey Shore Univ Med Center					
25-00084	02/24/25	Roman Shoulder	Open	\$2,954.00	\$0.00		
KOCHEL01		DAVID R KOCHER					
25-00093	02/25/25	Medicare Reimbursement	Open	\$1,636.20	\$0.00		
LYONS		LYONS ENVIRONMENTAL SERVICES					
25-00063	02/12/25	Lab Services January	Open	\$820.00	\$0.00		
MATT001		MATT'S PEST CONTROL					
25-00079	02/24/25	Rodent Control Plant	Open	\$850.00	\$0.00		
MCMAS005		MCMAS-CARR SUPPLY CO.					
25-00096	02/25/25	Parts and Supplies	Open	\$436.85	\$0.00		
MODERN01		MODERN GROUP LTD.					
25-00040	01/23/25	Fork Lift Tires	Open	\$1,168.00	\$0.00		
NALCO		NALCO COMPANY					
25-00014	12/26/24	COOLING TOWER WATER TREATMENT	Open	\$599.75	\$0.00		
25-00056	02/12/25	Water Treatment	Open	\$134.82	\$0.00		
		<b>Vendor Total:</b>		<b>\$734.57</b>			
NEPTUNE		TOWNSHIP OF NEPTUNE					
25-00062	02/12/25	Annual Sewer Fees	Open	\$4,140.00	\$0.00		
NJAM001		NEW JERSEY AMERICAN WATER					
25-00052	02/12/25	Water	Open	\$1,332.89	\$0.00		
NJNAT001		NEW JERSEY NATURAL GAS CO					

**Township of Ocean Sewerage Authority**  
Bill List By Vendor Id

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
NJNAT001		NEW JERSEY NATURAL GAS CO					<i>Account Continued</i>
25-00075	02/19/25	Natural Gas	Open	\$2,894.20	\$0.00		
OFFDUTY 25-00088	02/24/25	Off Duty Management Inc Traffic Control	Open	\$620.40	\$0.00		
OLSE001 25-00089	02/25/25	BRUCE OLSEN Medicare Reimbursement	Open	\$925.00	\$0.00		
ONECALL 25-00066	02/12/25	ONE CALL CONCEPTS, INC One Call	Open	\$255.97	\$0.00		
PACE 25-00074	02/19/25	Pace Analytical Services Lab Testing	Open	\$665.00	\$0.00		
PIL001 25-00051	02/10/25	PILOT ELECTRIC CO INC Interlaken Grinder Grab Link	Open	\$860.45	\$0.00		
PRAX001 25-00060	02/12/25	LINDE, INC. Liquid Oxygen	Open	\$1,940.00	\$0.00		
PUMP001 24-00507	12/31/24	PUMPING SERVICES INC Wear Strip for Clarifier	Open	\$6,342.15	\$0.00		
RCM 25-00095	02/25/25	Rainone Coughlin Minchello,LLC February Legal Serevices	Open	\$525.00	\$0.00		
RUSS001 25-00057	02/12/25	RUSSELL REID Sludge Disposal	Open	\$56,275.38	\$0.00		
SCHMEL01 25-00092	02/25/25	WILLIAM E SCHMELING Medicare Reimbursement	Open	\$1,110.00	\$0.00		
SEAB001 25-00065	02/12/25	SEABOARD WELDING SUPPLY INC Tank Rental	Open	\$57.75	\$0.00		
SPECTROT 25-00027	01/14/25	SPECTROTEL Telephone	Open	\$388.86	\$0.00		
STAT002 25-00013	12/24/24	STATE OF NJ DEPT.OF TREAS.DIV. HEALTH INSURANCE PREMIUMS 2025	Open	\$47,280.81	\$0.00		
STATEDEP 25-00068	02/14/25	TREASURER, STATE OF NEW JERSEY Backflow Permit	Open	\$205.10	\$0.00		
TOWN001 25-00072	02/19/25	TOWNSHIP OF OCEAN Fuel January	Open	\$1,473.19	\$0.00		
TOWN002 25-00073	02/19/25	TOWNE HARDWARE Chainsaw Blades	Open	\$161.94	\$0.00		
UGI001 25-00086	02/24/25	UGI Energy Services Natural Gas	Open	\$1,012.28	\$0.00		

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
UGI001		UGI Energy Services					<i>Account Continued</i>
USA BLUE 25-00097	02/25/25	USA BLUE BOOK Lab Supplies	Open	\$278.95	\$0.00		
VACC001 25-00090	02/25/25	FRANK VACCHIANO Medicare Reimbursement	Open	\$1,110.00	\$0.00		
WEF001 25-00085	02/24/25	WEF MEMBERSHIP RENEWALS Membership Renewals	Open	\$238.00	\$0.00		
WOSZCZ01 25-00053	02/12/25	MARK WOSZCZAK Force Main Repair	Open	\$8,218.90	\$0.00		

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**Total Purchase Orders: 56 Total P.O. Line Items: 0 Total List Amount: \$243,943.50 Total Void Amount: \$0.00**

**RATIFYING THE HIRING OF HUGO PURIFICACAO AS  
OPERATOR IN TRAINING**

**WHEREAS**, the Township of Ocean Sewerage Authority has determined there is a need for an Operator In Training; and

**WHEREAS**, Hugo Purificacao provided a resume indicating the requisite experience for the Operator In Training position; and

**WHEREAS**, the Technical Services Manager and Plant Foreman interviewed Hugo Purificacao and recommended Hugo Purificacao for the position of Operator In Training; and

**WHEREAS**, the Executive Director hired Hugo Purificacao effective February 24, 2025, in accordance with TOSA Personnel Policies and Procedures Manual.

**NOW, THEREFORE, BE IT RESOLVED** that the Township of Ocean Sewerage Authority hereby ratifies the hiring of Hugo Purificacao to the position of Operator In Training at a starting salary of \$44,000/yr.

	Motion	Second	Aye	Nay	Abstain	Absent
Galvin						
Johnson						
Miller						
Theodora						
Valentino						

I hereby certify the above to be a true copy of a Resolution duly adopted by the Township of Ocean Sewerage Authority at its Regular Meeting held on March 4, 2025.

\_\_\_\_\_  
DAVID MILLER, SECRETARY

**AUTHORIZING THE HIRING OF MARK VISINSKI AS  
OPERATOR IN TRAINING**

**WHEREAS**, the Township of Ocean Sewerage Authority has determined there is a need for an Operator In Training; and

**WHEREAS**, Mark Visinski provided a resume indicating the requisite experience for the Operator In Training position; and

**WHEREAS**, the Technical Services Manager and Plant Foreman interviewed Mark Visinski and recommended Mark Visinski for the position of Operator In Training; and

**WHEREAS**, the Executive Director has offered Mark Visinski the position of Operator In Training effective March 10, 2025, in accordance with TOSA Personnel Policies and Procedures Manual.

**NOW, THEREFORE, BE IT RESOLVED** that the Township of Ocean Sewerage Authority hereby authorizes the hiring of Mark Visinski to the position of Operator In Training at a starting salary of \$44,000/yr.

	Motion	Second	Aye	Nay	Abstain	Absent
Galvin						
Johnson						
Miller						
Theodora						
Valentino						

I hereby certify the above to be a true copy of a Resolution duly adopted by the Township of Ocean Sewerage Authority at its Regular Meeting held on March 4, 2025.

\_\_\_\_\_  
DAVID MILLER, SECRETARY

**AUTHORIZING GRANT OF FINAL APPROVAL FOR 44  
MONMOUTH ROAD - APPLICATION NUMBER 205**

**WHEREAS**, the applicant proposes to construct a 3-story, 11unit multi-family building at 44 Monmouth Road, Block 7, Lot 51; and

**WHEREAS**, the project will result in an additional sewerage flow from the property of 2,850 gpd. which will be conveyed via a new 4” lateral connecting to the 8” main on Monmouth Road; and

**WHEREAS**, preliminary and tentative approval was granted on December 3, 2024 with conditions; and

**WHEREAS**, the Authority’s Executive Director has reviewed the project and recommends the granting of final approval in accordance with an Engineer’s Report dated February 25, 2025, and

**WHEREAS**, a connection fee in the amount of \$72,864.00 (11 units X \$6,624.00/unit) shall be paid to the Township of Ocean Sewerage Authority prior to issuance of a building permit. The connection fee is subject to change in accordance with the approved fee at the time of payment.

**NOW, THEREFORE, BE IT RESOLVED** by the Township of Ocean Sewerage Authority that conditional Final approval is granted to 44 Monmouth Road - application number 205.

	Motion	Second	Aye	Nay	Abstain	Absent
Galvin						
Johnson						
Miller						
Theodora						
Valentino						

I hereby certify the above to be a true copy of a Resolution duly adopted by the Township of Ocean Sewerage Authority at its Regular Meeting held on March 4, 2025.

\_\_\_\_\_  
David Miller, Secretary

**TOWNSHIP OF OCEAN SEWERAGE AUTHORITY**  
**PRELIMINARY / TENTATIVE / FINAL**  
**ENGINEER'S REPORT**

PRELIMINARY      \_\_\_\_\_      TOSA APPLICATION NO. 205      DATE: 2/25/2025

TENTATIVE      \_\_\_\_\_      BLOCK NO(S). 7      LOT NO(S) 51

FINAL        X  

APPLICANT:      MEMO Investments, LLC

MUNICIPALITY:      Ocean Township

APPLICANT'S ADDRESS:      MEMO Investments, LLC  
259 Monmouth Road  
Deal, NJ 07712  
Phone: 732-517-0400  
Email: ike@monmouthcustom.com

ENGINEER:      Patrick Ward, P.E  
Insite Engineering, LLC  
1955 Route 34, Suite 1A  
Wall NJ 07719  
Phone: 732-531-7100  
Fax: 732-531-7344  
Email: patrick@insiteeng.net

DEVELOPMENT:      44 Monmouth Road  
LOCATION:      44 Monmouth Road  
Ocean, NJ 07755  
Block 7, Lot 51

APPLICATION:      Complete

No. of Units:      11

Flow:      2,850 gpd

**Scope of the Project:**

The applicant proposes to construct a 3-story multi-family building on site providing 11 new 2 and 3 bedroom residential units. Additional improvements include site lighting, landscaping, stormwater improvements and an access driveway to Monmouth Road. The property will receive sewer services via a new 6" lateral connecting to the 8" main on Monmouth Road. The project will result in an increase in sanitary sewer flow of 2,850 gpd.

**TOWNSHIP OF OCEAN SEWERAGE AUTHORITY**  
**PRELIMINARY / TENTATIVE / FINAL**  
**ENGINEER'S REPORT**

PRELIMINARY                                    TOSA APPLICATION NO. 205                      DATE: 2/25/2025  
TENTATIVE                                     BLOCK NO(S). 7                      LOT NO(S) 51  
FINAL                  X  

**Recommendation:**

We recommend the Authority can grant Preliminary and Tentative Approval, subject to the following conditions:

1. Applications and Fees - Units = 11 Units

a. Application	Required	Received	Due
Preliminary (\$200 )	\$ 200	\$ 200	\$ 0
Design Review Fee	\$ 1,000	\$ 1,000	\$ 0
 Tentative (\$500 + \$10/unit)	 \$ 610	 \$ 510	 \$ 100
Design Review Fee	\$ 1,000	\$ 1,000	\$ 0
 Final (\$500 + \$10/unit)	 \$ 610	 \$ 510	 \$ 100
Design Review Fee	<u>\$ 1,000</u>	<u>\$ 1,000</u>	<u>\$ 0</u>
 Total	 \$ 4,420	 \$ 4,220	 \$ 200

- b. A TWA permit is not required as anticipated flows will be less than 8,000 gpd.  
c. Current connection fees are \$6,624.00 per unit. Actual connection fee due may be different at time of payment. Refer to comment #7 below.

2. Plans, Profiles, Details and Specifications

- a. All previous comments have been addressed.
3. The Applicant shall obtain all necessary Local, County or State permits where and as applicable including but not limited to Local Road Opening Permits.
4. Performance Guarantee: The need for a performance guarantee is waived since only a lateral connection to the main is required. In addition, 5% of the estimated construction cost shall be posted for the initial inspection fees.
5. After Final Approval, the Applicant shall attend a preconstruction meeting with the Authority and Authority's Engineer. A certificate of insurance naming the Authority and the Authority Engineer shall be submitted prior to construction.
6. Currently the connection fee amount is \$6,624.00 per residential unit and \$33.39 per gallon per day for commercial units and shall be paid to the Authority prior to or, at the latest, at the time of building

**TOWNSHIP OF OCEAN SEWERAGE AUTHORITY**  
**PRELIMINARY / TENTATIVE / FINAL**  
**ENGINEER'S REPORT**

PRELIMINARY	<u>      </u>	TOSA APPLICATION NO. 205	DATE: <u>2/25/2025</u>
TENTATIVE	<u>      </u>	BLOCK NO(S). <u>7</u>	LOT NO(S) 51
FINAL	<u>  X  </u>		

permit. Current fee for 11 units will be \$72,864.00. Said connection fee amount is subject to change should the Authority amend same prior to the time of payment.

7. After Final Approval and prior to construction, the contractor shall submit shop drawings of sanitary sewer items for approval. No material shall be purchased or fabricated for equipment until the Authority's Engineer has approved the shop drawings. All sanitary sewer materials shall be "American Made".
8. After construction and before final acceptance by the Authority, the Applicant is to furnish the Authority an electronic copy of the auto cad as-built and three (3) sets of prints (black and white) of each drawing showing the sewers, connections, etc. as constructed.
9. The Applicant shall pay all Application and Design Review Fees to the Authority as indicated in 1.a. above. Current balance due is \$200 for tentative and final application fees.

  
\_\_\_\_\_  
Timothy Shea, P.E.  
Executive Director

**A RESOLUTION OF TOWNSHIP OF OCEAN SEWERAGE AUTHORITY AUTHORIZING THE PURCHASE OF ELECTRICITY SUPPLY SERVICES FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE**

**WHEREAS**, Township of Ocean Sewerage Authority has determined to move forward with the EMEX Reverse Auction in order procure electricity for the Township of Ocean Sewerage Authority; and

**WHEREAS**, the Local Government Electronic Procurement Act (P.L. 2018, c. 156) (the “Act”) authorizes the purchase of electricity supply service for public use through the use of an online auction service; and

**WHEREAS**, Township of Ocean Sewerage Authority will utilize the online auction services of EMEX, LLC, a division of Mantis Innovation an approved vendor pursuant to the Act; and

**WHEREAS**, EMEX, LLC is compensated for all services rendered through the participating supplier that a contract is awarded to; and

**WHEREAS**, the auction will be conducted pursuant to the Act.

**WHEREAS**, if the main load electricity supply auction achieves a price of \$0.116/kWh or less for any term; Township of Ocean Sewerage Authority may award a contract to the winning supplier for the selected term.

**NOW THEREFORE BE IT RESOLVED**, that the Executive Director of the Township of Ocean Sewerage Authority is hereby authorized to execute on behalf of the Township of Ocean Sewerage Authority any electricity supply contract proffered by the participating supplier that submits the winning bid in the EMEX Reverse Auction if the auction achieves a price of \$0.116/kWh or less for any term; Township of Ocean Sewerage Authority may award a contract to the winning supplier for the selected term.

	Motion	Second	Aye	Nay	Abstain	Absent
Galvin						
Johnson						
Miller						
Theodora						
Valentino						

I hereby certify the above to be a true copy of a Resolution duly adopted by the Township of Ocean Sewerage Authority at its Regular Meeting held on March 4, 2025.

\_\_\_\_\_  
David Miller, Secretary