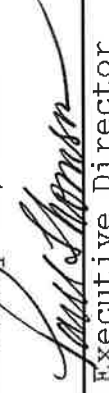


RES. 01/2026

BE IT RESOLVED by the Township of Middletown Sewerage Authority that Steven Schweizer be appointed Chairperson of the Authority for a period of one (1) year.

	Motion		Recorded Vote			
	1st	2nd	Aye	Nay	Abstain	Absent
Commissioner						
Rogers			X			
Eteson						X
Weikel		X	X			
Iannaci			X			
Schweizer			X			
Skelly (Alt)	X		X			
Ricca (Alt)						

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 17, 2026



 Executive Director

RES. 02/2026

BE IT RESOLVED by the Township of Middletown Sewerage Authority that Michael Iannaci be appointed Vice Chairperson of the Authority for a period of one (1) year.

	Motion		Recorded Vote		
	1st	2nd	Aye	Nay	Abstain
Commissioner					
Rogers			X		
Eteson					X
Weikel			X		
Iannaci			X		
Schweizer	X		X		
Skelly (Alt)		X	X		
Ricca (Alt)					

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 17, 2026


 Executive Director

RES. 03/2026

BE IT RESOLVED by the Township of Middletown Sewerage Authority that Edward Skelly be appointed Secretary/Treasurer of the Authority for a period of (1) one year.

	Motion			Recorded Vote		
	1st	2nd	Aye	Nay	Abstain	Absent
Commissioner						
Rogers		X	X			
Eteson						X
Weikel			X			
Iannaci			X			
Schweizer	X		X			
Skelly (Alt)			X			
Ricca (Alt)						

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 17, 2026



Executive Director

RES. 04/2026

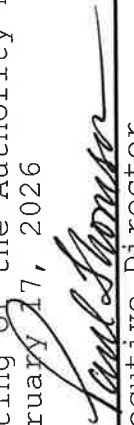
WHEREAS, there exists a need for an Attorney for the Authority; and
WHEREAS, funds are available for this purpose, and the Local Public Contracts Law (N.J.S.A. 40A:11-et.seq.) requires that the Resolution authorizing the appointment without competitive bidding must be publicly advertised.

NOW THEREFORE BE IT RESOLVED by the Township of Middletown Sewerage Authority that:

1. John Napolitano of Cleary, Giacobbe, Alfieri & Jacobs be and is hereby appointed as Authority Attorney for a period of one (1) year, effective February 18th, 2026, to advise the Authority in reference to all legal matters before the Authority and perform all services of Legal nature which are necessary in the operation of the Authority.
2. The compensation shall be set forth between the Authority and the Attorney as outlined in the contract submitted to the Authority dated Jan 28th, 2026.
3. This appointment is being made without competitive bidding because it involves a member of a recognized profession licensed and regulated by Law and is, therefore exempt under N.J.S.A. 40A:11-5.
4. This appointment is made after request and receipt of proposals in accordance with N.J.S.A. 19:44A-20.4 et seq. under the ‘Fair and Open Process’ for contract awards.
5. A copy of this Resolution shall be published in the official newspaper of the Authority as required by Law within ten (10) days of its passage.

	Motion		Recorded Vote		
	1st	2nd	Aye	Nay	Abstain
Commissioner					
Rogers	X		X		
Eteson					X
Weikel			X		
Iannaci		X	X		
Schweizer			X		
Skelly (Alt)			X		
Ricca (Alt)					

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 17, 2026


Executive Director

RES. 05/2026

WHEREAS, there exists a need for an Auditor for the Authority and


WHEREAS, funds are available for this purpose, and the Local Public Contracts Law (N.J.S.A. 40: 11-1 et.seq.) requires that the Resolution authorizing the appointment without competitive bidding must be publicly advertised.

NOW THEREFORE BE IT RESOLVED by the Township of Middletown Sewerage Authority that:

1. HOLMAN, FRENIA, ALLISON P.C., be and is hereby appointed as Authority Auditor, effective February 18, 2026, for the period of one (1) year, to perform all auditing services required in the operation of the Authority.
2. That the rate Schedule remain the same as the contract submitted to the Authority dated Jan 28, 2026.
3. This appointment is being made without competitive bidding because it involves a member of a recognized profession licensed and regulated by Law and is, therefore exempt under N.J.S.A. 40a: 11-5.
4. This appointment is made after request and receipt of proposals in accordance with N.J.S.A. 19:44 A-20.4 et seq. under the "Fair and Open Process" for contract awards.
5. A copy of this Resolution shall be published in the official newspaper of the Authority as required by Law within ten (10) days of its passage.

Commissioner	Motion			Recorded Vote		
	1st	2nd		Aye	Nay	Abstain
Rogers	X			X		
Eteson						
Weikel				X		X
Iannaci				X		
Schweizer				X		
Skelly (Alt)		X		X		
Ricca (Alt)						

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 17, 2026


Executive Director

RES. 06/2026 A

AWARDING CONTRACT FOR AUTHORITY ENGINEER

WHEREAS, the Township of Middletown Sewerage Authority (“Authority”) has a need for an Authority Engineer; and

WHEREAS, the Authority Engineer to perform all engineering services required in the operation of the Authority; and

WHEREAS, the Authority previously distributed requests for proposals for professional engineering services to serve as the Authority Engineer; and

WHEREAS, the proposal submitted by Colliers Engineering and Design (“Colliers”) was deemed the responsible proposal submitted to the Authority; and

WHEREAS, the Board desires to award the contract to Colliers in accordance with the terms of their proposal for professional engineering services; and

WHEREAS, this contract is being awarded under the New Jersey Local Public Contracts Law (N.J.S.A. 40A:11-5) fair and open process for professional services; and

WHEREAS, in accordance with N.J.A.C. 5:30-5.4(a)(3), the Authority certifies the availability of funds to cover the maximum dollar value of the pending contract as set forth in this Resolution.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Township of Middletown Sewerage Authority that:

1. The aforesaid recitals are incorporated herein as though fully set forth at length.
2. **COLLIERS ENGINEERING AND DESIGN**, be and is hereby appointed as Authority Engineer, effective February 18, 2026, for the period of one (1) year, to perform all engineering services required in the operation of the Authority, subject to negotiation of a professional services contract acceptable to the Authority’s Executive Director and Authority Attorney. The rate Schedule remains the same as the contract submitted to the Authority.
3. The Authority’s Executive Director, Authority Attorney or any other official, officer or employee of the Authority be, and they are hereby authorized and directed to execute the contract with Colliers and any other documents required to effectuate the intent and purpose of this Resolution.
4. A copy of this Resolution shall be published in the official newspaper of the Authority as required by Law within ten (10) days of its passage.
5. This Resolution shall take effect immediately.
6. A copy of this Resolution shall be sent to:
 - a. Paul Thomson, Executive Director
 - b. John A. Napolitano, Esq., Authority Attorney
 - c. Colliers Engineering and Design

	Motion		Recorded Vote			
	1st	2nd	Aye	Nay	Abstain	Absent
Commissioner						
Rogers			X			
Eteson						X
Weikel		X	X			
Iannaci			X			
Schweizer			X			
Skelly (Alt)	X		X			
Ricca (Alt)						

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 17, 2026



Executive Director

RES. 06/2026 B

AWARDING CONTRACTS FOR AUTHORITY PROJECT ENGINEERS

WHEREAS, the Township of Middletown Sewerage Authority (“Authority”) has a need for an Authority Project Engineer; and

WHEREAS, the Authority Project Engineer will oversee engineering services at various stages from conception to completion and will assist the Executive Director in responding to and managing project engineering issues as they arise; and

WHEREAS, the Authority previously distributed requests for proposals for professional engineering services to serve as the Authority Project Engineers; and

WHEREAS, the proposals submitted by REMINGTON & VERNICK; T & M; PS &S; VAN CLEEF; MORGAN ENGINEERING AND CME were deemed the responsible proposers submitted to the Authority; and

WHEREAS, the Board desires to award contracts to REMINGTON & VERNICK; T & M; PS &S; VAN CLEEF; MORGAN ENGINEERING AND CME in accordance with the terms of their proposals for professional engineering services to serve as the Authority Project Engineers; and

WHEREAS, this contract is being awarded under the New Jersey Local Public Contracts Law (N.J.S.A. 40A:11-5) fair and open process for professional services; and

WHEREAS, in accordance with N.J.A.C. 5:30-5.4(a)(3), the Authority certifies the availability of funds to cover the maximum dollar value of the pending contract as set forth in this Resolution.

NOW THEREFORE BE IT RESOLVED by the Township of Middletown Sewerage Authority that:

1. The aforesaid recitals are incorporated herein as though fully set forth at length.
2. REMINGTON & VERNICK; T & M; PS &S; VAN CLEEF; MORGAN ENGINEERING AND CME, be and are hereby appointed as Authority Project Engineers, effective February 18, 2026, for the period of one (1) year, to perform all project engineering services as assigned in the operation of the Authority, subject to negotiation of a professional services contracts acceptable to the Executive Director and Authority Attorney. The rate Schedule remains the same as the contracts submitted to the Authority.
3. The Authority’s Executive Director, Authority Attorney or any other official, officer or employee of the Authority be, and they are hereby authorized and directed to execute the contracts with REMINGTON & VERNICK; T & M; PS &S; VAN CLEEF; MORGAN ENGINEERING AND CME and any other documents required to effectuate the intent and purpose of this Resolution.
4. A copy of this Resolution shall be published in the official newspaper of the Authority as required by Law within ten (10) days of its passage.
5. This Resolution shall take effect immediately.
6. A copy of this Resolution shall be sent to:
 - a. Paul Thomson, Executive Director
 - b. John A. Napolitano, Esq., Authority Attorney
 - c. REMINGTON & VERNICK; T & M; PS &S; VAN CLEEF; MORGAN ENGINEERING AND CME

	Motion		Recorded Vote			
	1st	2nd	Aye	Nay	Abstain	Absent
Commissioner						
Rogers			X			
Eteson						X
Weikel		X	X			
Iannaci			X			
Schweizer			X			
Skelly (Alt)	X		X			
Ricca (Alt)						

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 17, 2026


Executive Director

RES. 07/2026

AWARDING CONTRACT FOR SPECIAL CONFLICT ATTORNEY

WHEREAS, the Township of Middletown Sewerage Authority (“Authority”) has a need for a Conflict Attorney; and

WHEREAS, the Conflict Attorney will handle all legal services for the Authority for which the Authority Attorney has a conflict; and

WHEREAS, the Authority previously distributed requests for proposals for professional legal services to serve as Conflict Attorney; and

WHEREAS, the proposal submitted by Weiner Law Group, LLP was deemed the responsible proposal submitted to the Authority on Jan 22, 2026; and

WHEREAS, the Board desires to award the contract to Weiner Law Group, LLP in accordance with the terms of their proposal for professional legal services to serve as Conflict Attorney for the Authority; and

WHEREAS, this contract is being awarded under the New Jersey Local Public Contracts Law (N.J.S.A. 40A:11-5) fair and open process for professional services; and

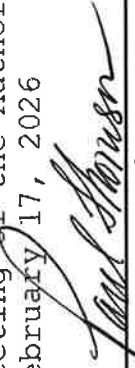
WHEREAS, in accordance with N.J.A.C. 5:30-5.4(a)(3), the Authority certifies the availability of funds to cover the maximum dollar value of the pending contract as set forth in this Resolution.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Township of Middletown Sewerage Authority that:

1. The aforesaid recitals are incorporated herein as though fully set forth at length.
2. **WEINER LAW GROUP, LLP**, be and is hereby appointed as Authority Conflict Attorney for a period of one (1) year, effective February 18, 2026, to advise the Authority in reference to legal matters pertaining to conflicts involving the Authority. The compensation shall be set forth between the Authority and the Attorney as outlined in the contract submitted to the Authority dated Jan 22, 2026.
3. The Authority’s Executive Director, Authority Attorney or any other official, officer or employee of the Authority be and they are hereby authorized and directed to execute the contract with Weiner Law Group, LLP and any other documents required to effectuate the intent and purpose of this Resolution.
4. A copy of this Resolution shall be published in the official newspaper of the Authority as required by Law within ten (10) days of its passage.
5. This Resolution shall take effect immediately.
6. A copy of this Resolution shall be sent to:
 - a. Paul Thomson, Executive Director
 - b. John A. Napolitano, Esq., Authority Attorney
 - c. Weiner Law Group, LLP

	Motion		Recorded Vote			
	1st	2nd	Aye	Nay	Abstain	Absent
Commissioner						
Rogers		X	X			
Eteson						X
Weikel			X			
Iannaci	X		X			
Schweizer			X			
Skelly (Alt)			X			
Ricca (Alt)						

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 17, 2026

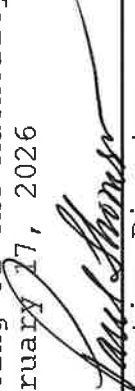

 Executive Director

RES. 08/2026

BE IT RESOLVED by the Township of Middletown Sewerage Authority that the **OceanFirst Financial Corp** is hereby designated as Official Depositories for funds of the Township of Middletown Sewerage Authority.

	Motion			Recorded Vote		
	1st	2nd	Aye	Nay	Abstain	Absent
Commissioner						
Rogers	X		X			
Eteson						X
Weikel			X			
Iannaci			X			
Schweizer			X			
Skelly (Alt)		X	X			
Ricca (Alt)						

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 17, 2026



 Executive Director

RES. 09/2026

BE IT RESOLVED by the Township of Middletown Sewerage Authority that the Two River Times, the Star Ledger and the Asbury Park Press, be and hereby are designated as the official newspapers of the Authority.

	Motion		Recorded Vote			
	1st	2nd	Aye	Nay	Abstain	Absent
Commissioner						
Rogers			X			
Eteson						X
Weikel			X			
Iannaci		X	X			
Schweizer			X			
Skelly (Alt)	X		X			
Ricca (Alt)						

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 11, 2026


 Executive Director

RES. 10/2026

WHEREAS, pursuant to the provisions of the Sewerage Authorities Law, N.J.S.A. 40:14A-1, et seq, the Township of Middletown enacted an Ordinance entitled "Ordinance Creating the Township of Middletown Sewerage Authority" (Ordinance No. 634) and in said Ordinance and in the amendments to said Ordinance (Ordinance Nos. 1856 and 2019) the Township of Middletown has provided for the payment of compensation to the members of Township of Middletown Sewerage in accordance with N.J.S.A. 40:14A-5(d) and

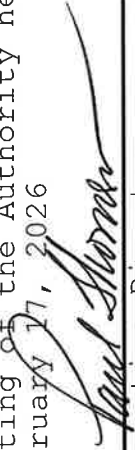
WHEREAS, in accordance with N.J.S.A. 40:14A-5 and pursuant to the aforementioned Ordinances, each member of the Authority is entitled to receive compensation in a sum not to exceed **ONE THOUSAND SEVEN HUNDRED FIFTY (\$1,750.00) DOLLARS PER YEAR**, commencing on February 1, 2026 and

NOW THEREFORE BE IT RESOLVED by the Township of Middletown Sewerage Authority that each member with exception of the chairperson receives and annual compensation of **ONE THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$1,750.00)**, commencing on February 1, 2026.

BE IT FURTHER RESOLVED that, in accordance with N.J.S.A. 40:14A-5 and pursuant to the aforementioned Ordinances, the Chairperson is and hereby is entitled to receive compensation in a sum not to exceed **TWO THOUSAND ONE HUNDRED FIFTY (\$2,150.00) DOLLARS PER YEAR**, commencing on February 1, 2026

Commissioner	Motion			Recorded Vote		
	1st	2nd	Aye	Nay	Abstain	Absent
Rogers	X		X			
Eteson						
Weikel			X			X
Iannaci		X	X			
Schweizer			X			
Skelly (Alt)			X			
Ricca (Alt)						

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 17, 2026


Executive Director

RES. 11/2026

BE IT RESOLVED by the Township of Middletown Sewerage Authority that the schedule for its Regular Public Meetings shall here by be amended as follows:

- March 16, 2026
- April 20, 2026
- May 18, 2026
- June 15, 2026
- July 20, 2026
- August 17, 2026
- September 21, 2026
- October 19, 2026
- November 16, 2026
- December 21, 2026
- January 19, 2027
- February 16, 2027

Meetings will be held at the Administration Office of the Authority, 100 Beverly Way, Belford, NJ at 6:30 p.m.

A Public Hearing will be held at the November 16, 2026, meeting to adjust the Authority’s connection fee in accordance with N.J.S.A. 40:14A. Arrangements will be made for a Certified Court Reporter to transcribe the proceedings as required in N.J.S.A. 40:14 A-8.

The agenda for the regular meetings shall be as follows:

1. Salute to the Flag
2. Notice of Compliance with Sunshine Act
3. Roll Call
4. Minute of Regular Meeting
5. Engineer’s Report
6. Staff Reports
7. Executive Director’s Report
8. The Consent Agenda
9. Treasurer’s Report
10. General Discussion
 - a. Old Business
 - b. New Business
11. Public Comments
12. Executive Session (If Necessary)

The amended schedule shall supersede all prior published schedules.

In consideration of Executive Orders 103 (Murphy 3/9/2020), 107 (Murphy 3/21/2020), and 108 (Murphy 3/21/2020) and N.J.S.A. 10:4-6 et seq., public notice is hereby provided that the public sessions may be held via conference call. If held via conference call, instructions to attend will be posted on the Authority’s website (www.tomsanj.com) a minimum of seven calendar days prior to the meeting.

Please be advised that comments from the public may be submitted prior to the meeting. Comments submitted prior to the meeting must be sent via e-mail (publiccomment@tomsanj.com) or mail Attn: Executive Director, P.O. Box 205, Belford, NJ 07718 and contain the heading “Public Comment”.

	Motion		Recorded Vote			
	1st	2nd	Aye	Nay	Abstain	Absent
Commissioner						
Rogers			X			
Eteson						X
Weikel			X			
Iannaci	X		X			
Schweizer			X			
Skelly (Alt)		X	X			
Ricca (Alt)						

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 17, 2026


 Executive Director

RESOLUTION 12/2026

SETTING GRACE PERIOD AND INTEREST RATES FOR SEWER RENTAL CHARGES

WHEREAS, N.J.S.A. 40:14A permits the Board of Commissioners to fix the rate of interest to be charged for nonpayment of sewer rental charges subject to any abatement or discount for late payment of sewer rental charges as provided by law; and

WHEREAS, any unpaid sewer rental charges constitute an unfair burden on those ratepayers who pay their sewer rental charges in a timely manner and delinquent ratepayers should be required to carry their share of the burden; and

NOW, THEREFORE, BE IT RESOLVED by the Township of Middletown Sewerage Authority, that the sewer rental charges shall be due and payable quarterly in the year 2026, with a five (5) day grace period, after which dates, if unpaid, shall become delinquent, with interest charges as set for below and reverting back to the due date on any quarterly installment of sewer rental charges. The Authority Billing Supervisor is hereby authorized and directed to charge, subject to any abatement or discount for the late payment of sewer rental charges as provided by law and as has been previously established by the Authority’s Rules and Regulations duly approved by Resolution on February 22, 2022:

1. Eighteen percent (18%) per annum on any amount, charged in equal quarterly increments.

Commissioner	Motion			Recorded Vote			
	1st	2nd		Aye	Nay	Abstain	Absent
Rogers				X			
Eteson							
Weikel		X		X			X
Iannaci	X			X			
Schweizer				X			
Skelly (Alt)				X			
Ricca (Alt)							

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 17, 2026


Executive Director

RESOLUTION 13/2026

AUTHORIZING BILLING SUPERVISOR TO PROCESS CERTAIN SMALL SEWER RENTAL CHARGES REFUNDS AND CANCELLATIONS

WHEREAS, State law authorizes the Board of Commissioners to authorize an employee to process sewer rental refunds of less than \$10.00 without further action of the Board of Commissioners; and

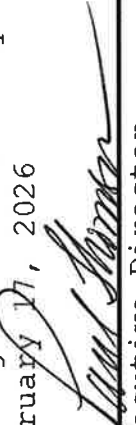
WHEREAS, State law authorizes the Board of Commissioners to appoint an employee to process the cancellation of any sewer rental refund, delinquency, or charges and fees imposed by the Authority of less than \$10.00 without further action of the governing body; and

WHEREAS, in order to realize efficiencies for the benefit of its residents, the Authority seeks to authorize its Billing Supervisor, Deirdre Colvin, to complete the foregoing.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of Middletown Sewerage Authority, that it hereby authorizes its Billing Supervisor, Deirdre Colvin, to process certain de minimis sewer rental refunds and cancellations, to the full extent permitted by State law, for the calendar year 2026.

	Motion			Recorded Vote		
	1st	2nd	Aye	Nay	Abstain	Absent
Commissioner						
Rogers			X			
Eteson						X
Weikel			X			
Iannaci	X		X			
Schweizer			X			
Skelly (Alt)		X	X			
Ricca (Alt)						

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 11, 2026


Executive Director

RESOLUTION 14/2026

AUTHORIZING FEE FOR ISSUANCE OF AUTHORITY LIEN SALE NOTICES

WHEREAS, N.J.S.A. 54:5-26 and N.J.A.C. 5:33-1.1(e)-(f) require municipalities to provide legal notice in order to conduct electronic municipal tax lien sales; and

WHEREAS, N.J.S.A. 40:14A-21 requires certain unpaid sewer rental charges to become a lien on the parcel. These provisions further permit the imposition of fees for legal notices that are issued, not to exceed \$25 per notice for a particular property, which may be added to the amount of the lien sale; and


WHEREAS, in an effort to more fairly assign fiscal responsibility for the Authority's costs relating to delinquent ratepayers, the Authority wishes to approve the imposition of such a fee.

NOW, THEREFORE, BE IT RESOLVED by the Township of Middletown Sewerage Authority Board of Commissioners that it hereby authorizes and directs the imposition of a \$25 fee per lien sale notice issued, which shall be specifically assessed to the delinquent accounts that are causing the need for a lien sale.

BE IT FURTHER RESOLVED that the Billing Supervisor is hereby authorized and directed to take any and all appropriate steps to effectuate the foregoing.

Commissioner	Motion			Recorded Vote		
	1st	2nd	Aye	Nay	Abstain	Absent
Rogers	X		X			
Eteson						X
Weikel			X			
Iannaci			X			
Schweizer			X			
Skelly (Alt)		X	X			
Ricca (Alt)						

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 17, 2026


Executive Director

RES. 15/2026

BE IT RESOLVED by the Township of Middletown Sewerage Authority that Deirdre Colvin will be a Confidential Secretary for the Authority.

	Motion			Recorded Vote		
	1st	2nd	Aye	Nay	Abstain	Absent
Commissioner						
Rogers		X	X			
Efeson						X
Weikel			X			
Iannaci	X		X			
Schweizer			X			
Skelly (Alt)			X			
Ricca (Alt)						

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 11, 2026



Executive Director

RES. 16/2026

**RESOLUTION AUTHORIZING CONTRACTS WITH CERTAIN APPROVED STATE
CONTRACT VENDORS FOR CONTRACTING UNITS
PURSUANT TO N.J.S.A 40A:11-12A**

WHEREAS, the Township of Middletown Sewerage Authority pursuant to N.J.S.A. 40A:11-12A and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

WHEREAS, the Township of Middletown Sewerage Authority has the need on a timely basis to purchase good or services utilizing State contracts; and

WHEREAS, the Township of Middletown Sewerage Authority intends to enter into contracts with the attached Referenced State Contract Vendors through this resolution and properly executed contracts, which shall be subject to all the conditions applicable to the current State contracts; and

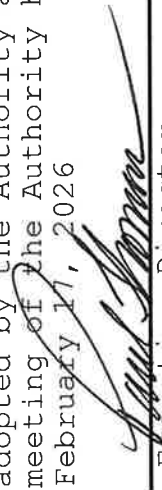
NOW THEREFORE RESOLVED, that the Board of Commissioners of the Township of Middletown Sewerage Authority authorizes the Purchasing Agent to purchase certain goods or services from those approved New Jersey State Contract Vendors on the attached list, pursuant to all conditions of the individual State contracts; and

BE IT FURTHER RESOLVED, that the governing body of the Township of Middletown Sewerage Authority pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds, shall either certify the full maximum amount against the budget at the time the contract is awarded, or no contract amount shall be chargeable or certified until such time as the goods or services are ordered or otherwise called for prior to placing the order, and a certification of availability of funds is made by the Executive Director; and

BE IT FURTHER RESOLVED, that the duration of the contracts between the Township of Middletown Sewerage Authority and the Referenced State Contract Vendors shall be from February 18, 2026 to February 16, 2027.

Commissioner	Motion			Recorded Vote		
	1st	2nd		Aye	Nay	Abstain
Rogers	X			X		
Eteson						X
Weikel				X		
Iannaci				X		
Schweizer				X		
Skelly (Alt)		X		X		
Ricca (Alt)						

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 17, 2026


 Executive Director

RES. 17/2026

APPROVAL OF CAPITAL RESERVE FUND TO PAY DEBT SERVICE LOAN

WHEREAS, the Township of Middletown Sewerage Authority (“Authority”) has created a Board-designated capital reserve fund for capital improvement projects and their associated design engineering; and

WHEREAS, the Authority intends to use this fund to pay a capital debt payment to the I-BANK for previous capital projects; and

WHEREAS, the Authority intends to transfer up to \$1,308,681.79 from the Capital Improvement Reserve account to the Capital account for payment of the above-mentioned debt;

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Township of Middletown Sewerage Authority, that:

1. The Executive Director and Supervising Staff Accountant are hereby authorized to transfer funds from the Capital Improvement Reserve account ending in 2181 to the Capital account ending in 2215 in the amount up to \$1,308,681.79 for payment of I-BANK and misc. debt service loans due on Feb 1, 2026 and August 1st, 2026.

	Motion			Recorded Vote		
	1st	2nd	Aye	Nay	Abstain	Absent
Commissioner						
Rogers		X	X			
Eteson						X
Weikel			X			
Iannaci	X		X			
Schweizer			X			
Skelly (Alt)			X			
Ricca (Alt)						

Q

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 17, 2026


 Executive Director

RES. 18/2026

To Appoint a Labor/Employment Attorney

WHEREAS, the Township of Middletown Sewerage Authority (“Authority”) has a need to contract for Labor/Employment Legal Counsel services to be provided as a fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 et seq.; and

WHEREAS, the Executive Director has determined and certified in writing that the value of the contract may exceed \$17,500; and

WHEREAS, the anticipated term of this contract is one (1) year, effective Feb 18th, 2026; and

WHEREAS, O’Toole Scrivo, LLC of Cedar Grove, NJ has submitted a proposal indicating they will provide Labor/Employment Legal Counsel services. The compensation shall be set forth between the Authority and the Attorney as outlined in the contract submitted to the Authority dated Jan 22nd, 2026;

WHEREAS, in accordance with NJAC 5:30-5.4(a)(3), the Authority certifies the availability of funds in the Authority Legal line item, to cover the maximum dollar value of the pending contract as set forth in the Resolution.


NOW THEREFORE BE IT RESOLVED, by the Commissioners of the Middletown Township Sewerage Authority the Chairman, Secretary and/or Executive Director are authorized to enter into a contract with O’Toole Scrivo, LLC, as described more specifically in their proposal dated Jan 22nd, 2026.

BE IT FURTHER RESOLVED that the Contract with O’Toole Scrivo, LLC shall not exceed \$35,000 without prior authorization of the Commissioners, and

BE IT FURTHER RESOLVED notice of this award will be publicly advertised within ten (10) days of this award.

	Motion			Recorded Vote		
	1st	2nd	Aye	Nay	Abstain	Absent
Commissioner						
Rogers			X			
Eteson						X
Weikel			X			
Iannaci		X	X			
Schweizer			X			
Skelly (Alt)	X		X			
Ricca (Alt)						

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 17, 2026


 Executive Director

RES. 19/2026

RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR BOND COUNSEL

WHEREAS, the Township of Middletown Sewerage Authority has a need to acquire a bond counsel as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, the Executive Director has determined and certified in writing that the value of the acquisition will exceed \$17,500; and

WHEREAS, the anticipated term of this contract is 1 year; and

WHEREAS, Gibbons P.C. has submitted a proposal on January 27th, 2026, indicating they will provide bond counseling services for the amount submitted in the proposal, which is attached hereto and made apart hereof; and

WHEREAS, Gibbons P.C. has completed and submitted a Business Entity Disclosure Certification which certifies that Gibbon P.C. has not made any reportable contributions to a political or candidate committee in the Township of Middletown or Township of Middletown Sewerage Authority in the previous one year, and that the contract will prohibit Gibbons P.C. from making any reportable contributions through the term of the contract; and

WHEREAS, funds are available for this purpose, and the Local Public Contracts Law (N.J.S.A. 40: 11-1 et.seq.) requires that the Resolution authorizing this award of contract without competitive bidding must be publicly advertised; and


NOW THEREFORE, BE IT RESOLVED that the Township of Middletown Sewerage Authority authorizes the Executive Director and/or Chairman to enter into a contract with Gibbons P.C. as described herein; and

BE IT FURTHER RESOLVED that the Business Disclosure Entry Certification and the Determination of Value be placed on file with this resolution; and

BE IT FURTHER RESOLVED that a copy of the Resolution shall be published in the official newspaper of the Authority as required by Law within ten (10) days of its passage.

Commissioner	Motion			Recorded Vote		
	1st	2nd		Aye	Nay	Abstain
Rogers	X			X		
Eteson						
Weikel		X		X		X
Iannaci				X		
Schweizer				X		
Skelly (Alt)				X		
Ricca (Alt)						

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 17, 2026


Executive Director

RES. 20/2026
TOWNSHIP OF MIDDLETOWN SEWERAGE AUTHORITY
2026 CASH MANAGEMENT PLAN

WHEREAS, pursuant to the provisions of NJSA 40A:5-14, the Township of Middletown Sewerage Authority (“Authority”) is required to establish a Cash Management Plan (“Plan”); and

WHEREAS the Plan is required in order to set forth the basis for deposits and investments of public funds of said Authority; and

WHEREAS, the Plan is intended to assure that all public funds identified within it are deposited and invested in compliance with the terms set forth and required by N.J. S.A. 40A:5-14; and

WHEREAS, the Authority’s Auditor and its Commissioners have reviewed the following Plan.

NOW THEREFORE be it resolved by the Commissioners of the Township of Middletown Sewerage Authority as follows:

Cash Management Plan

The following Plan constitutes the Cash Management Plan and investment policy of the Township of Middletown Sewerage Authority (hereinafter “Authority”) adopted in accordance with N.J.S.A. 40A: 5-14

CASH MANAGEMENT AND INVESTMENT OBJECTIVES.

The objectives are as follows:

1. Preservation of capital,
2. Adequate safekeeping of assets,
3. Maintenance of liquidity to meet operating needs,
4. Diversification of Authority’s portfolio to minimize risks associated with individual investments,
5. Maximization of total return, consistent with risk levels specified herein,
6. Investment of assets in accordance with State and Federal Laws and Regulations,
7. Accurate and timely reporting of interest earnings, gains and losses,
8. Stability in the value of the Authority Net Position.

PERMITTED INVESTMENTS

Investments shall be limited by the express authority of the Local Fiscal Affairs Law, N.J.S.A. 40A:5-15.1 and except as otherwise specifically provided for herein, the Authority Executive Director (hereinafter “Director”) is hereby authorized to invest the public funds covered by this plan, To the extent not otherwise held in deposits, in the following permitted investments:

1. Bond or other obligations of the United States of America or obligations guaranteed by the United States of America,
2. Government Money Market Mutual Funds,
3. Any obligation that a federal agency or a federal instrumentality has issued in accordance with an act of Congress, in which security has a maturity date not greater than 397 days from the date of purchase, provided that such obligation bears a fixed rate of interest not dependent on any index or other, external factor,
4. Bonds or other obligations, having a maturity date not more than 397 days from the date of purchase, approved by the Division of Investment of the Department of the Treasury for investment by Authorities,
5. Government Investment Pools,
6. Deposits with the State of New Jersey Cash Management Fund established pursuant to section 1 of P.L. 1977, c. 281 (C.52:18A 90.04), or
7. Agreements for the repurchase of fully collateralized securities, if:

- a. The underlying securities are permitted investments pursuant to paragraphs (1) and (3) Of this subsection;
- b. The custody of collateral is transferred to a third party,
- c. The maturity of the agreement is not more than 30 days,
- d. The underlying securities are purchased through a public depository as defined in section 1 of P.L. 1970 (as Amended), c.236 (C. 17:9-41), and
- e. A master repurchase agreement providing for the custody and security of collateral is executed.

AUTHORIZED DEPOSITORIES

The following banks and financial institutions are hereby designated as official depositories for the deposit of all public funds referred to in the Plan which must be covered by the Government Unit Protection Act (hereinafter "GUPA), including any certificates of deposit, which are not otherwise invested in Permitted Investments as provided for in this plan:

Ocean First Bank of New Jersey-which is hereby designated as the primary banking institution

Other Banks to be determined if or as needed.

All such depositories shall acknowledge in writing receipt of this Plan by sending a copy of such acknowledgement to the Authority Executive Director.

AUTHORITY FOR INVESTMENT MANAGEMENT

The Authority Executive Director is directed to make authorized investments, which shall be consistent with this Plan and all appropriate regulatory constraints.

Institution(s) will be designated as firm(s) with whom the Authority Executive Director may deal with for purposes of buying and selling securities identified in this Plan as Permitted Investments by joint decision of the Authority Executive Director and the Authority Member Chairman.

The institution(s) shall acknowledge in writing receipt of this Plan by sending a copy of such acknowledgement to the Authority Executive Director.

AUDIT

This Plan and all matters pertaining to the implementation of it, shall be subject to the Authority's annual audit. The Authority reserves the right to audit the Plan more frequently.

SAFEKEEPING CUSTODY PAYMENT AND ACKNOWLEDGMENT OF RECEIPT OF PLAN

To the extent that any deposit or Permitted Investment involves a document or security, which is not physically held by the Authority, then such an instrument or security shall be covered by a custodial agreement with an independent third party, which shall be a bank or financial institution in the State of New Jersey. Such an institution shall provide for the designation of such an investment in the name of the Authority to assure that there is no unauthorized use of the funds or the Permitted Investments or deposits. The purchase of any Permitted Investment that involves securities shall be executed by a "delivery versus payment" method to ensure that such Permitted Investments are either received by the Authority or by a third-party custodian prior to or upon the release of the Authority's payment.

To assure that all parties with whom the Authority deals either by way of Authority deposits or Permitted Investments are aware of the authority and the limits set forth in this Plan, all such parties shall be supplied a copy of this Plan in writing and all such parties shall acknowledge the receipt of that Plan in writing, a copy of which shall be on file with the Authority Executive Director.

REPORTING REQUIREMENTS

Monthly, the Authority Executive Director shall provide the Authority Members with a written report of any deposits or Permitted Investments made pursuant to this Plan, which shall include, at a minimum, the following information:

- a. Prior month end bank and investment balances
- b. Any purchases or maturities of investments in the prior month/upcoming
- c. Earned interest income for the prior month
- d.

CASH MANAGEMENT

All monies shall be deposited within forty-eight (48) hours in accordance with N.J.S.A. 40A:5-15.

The Authority Executive Director shall minimize the possibility of idle cash accumulating in accounts by assuring that all amounts in excess of established balances are kept in interest, bearing accounts or promptly credited into the investment portfolio. Cash may be withdrawn from investment pools under the discretion of the Authority Executive Director only to fund Authority operations.

AUTHORIZED SIGNATORIES AND VERIFICATION

All checks require three (3) signatures. Any three individuals included on the Resolution for authorized signers can sign checks.

The Authority Supervising Accountant is authorized to effect electronic fund transfers to investment accounts and make electronic payments to vendors that do not accept payments via check. Verification is required by any two (2) of the following positions:

- a. Authority Executive Director
- b. Authority Staff Engineer

DEVIATIONS/AMENDMENTS

Any recommendation regarding a deviation or amendment to the Cash Management Plan (to extent permitted by law then in effect), must first be approved by the Members of the Authority.

TERM OF PLAN

The plan shall be in effect from the February reorganization meeting to the subsequent February reorganization meeting. Attached to this plan is a resolution of the Members of the Authority approving this Plan for such year. The Plan may be amended from time to time. To the extent that the Members of the Authority adopts any amendment, the Authority Executive Director is directed to supply copies of the amendments to all of the parties who otherwise have received the copy of the originally approved Plan, which amendment shall be acknowledged in writing in the same manner as the original Plan was so acknowledged.

DEFINITIONS

- A. Government Money Market Mutual Funds. Investment companies or investment trusts:
 1. Which are registered with the Securities and Exchange Commission under the "Investment Company Act of 1940", 15 U.S.C. sec. 80a-1 et seq., and operated in accordance with 17 C.F.R. sec. 270.2a-7,
 2. The portfolio of which is limited to U.S. Government securities that meet the definition of any eligible security pursuant to 17 C.F.R. sec. 270.2a-7 and repurchase agreements that are collateralized by such U.S. Government securities, and

Which have:

- a. Attained the highest ranking or the highest letter and numerical rating of a nationally recognized statistical rating organization, or
 - b. Retained an investment advisor registered or exempt from registration with the Securities and Exchange Commission pursuant to the "Investment Advisors Act of 1940", 15 U.S.C. sec. 80b-1 et seq., with experience investing in U.S. Government securities for at least the most recent 60 months and with assets under management in excess of \$500 million.
- B. Local Government Investment Pools, Investment pools:
 1. Which are managed in accordance with 17 C.F.R. sec. 270.2a-7,
 2. Which are rated in the highest category by a nationally recognized statistical rating agency,
 3. Which are limited to U.S. Government securities that meet the definition of eligible security pursuant to 17 C.F.R. sec. 270.2a-7 and repurchase agreements that are collateralized by such U.S. Government securities,

4. Which are in compliance with rules adopted to the "Administrative Procedure Act, P.L. 1968, c.410 (c.52:14B-1 et seq.) by the Local Finance Board of the Division of Local Government Services in the Department of Community Affairs, which rules shall provide for the disclosure and reporting requirements, and other provisions deemed necessary by the Board to provide for the safety, liquidity and yield of the investments.
5. Which does not permit investments in instruments that: are subject to high price volatility with changing market conditions, cannot reasonably be expected, at the time of the interest rate adjustment, to have a market value that approximates their par value, or utilize an index that does not support a stable net asset value, and
6. Which purchases and redeems investments directly from the issuer, government money market mutual fund, or the State of New Jersey Cash Management Fund, or through the use of a national or State bank located within the State, or through a broker-dealer which, at the time of purchase or redemption, has been registered continuously for a period of at least two years pursuant to section 9 of P.L. 1967 c9 (C.49:3-56) and has at least \$25 million in capital stock (or equivalent capitalization if not a corporation), surplus reserves for contingencies and undivided profits, or through a securities dealer who makes primary markets in U.S. Government securities and reports daily to the Federal Reserve Bank of New York its position in and borrowing on such U.S. Government securities.

Commissioner	Motion			Recorded Vote		
	1st	2nd	Aye	Nay	Abstain	Absent
Rogers			X			
Eteson						X
Weikel			X			
Iannaci		X	X			
Schweizer			X			
Skelly (Alt)	X		X			
Ricca (Alt)						

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 17, 2026


 Executive Director



CONSENT AGENDA

In consideration of a Consent Agenda of Res. 21/2026 through 24/2026 does anyone desire to discuss an individual item on any of these resolutions?

	Motion		Recorded Vote			
	1st	2nd	Aye	Nay	Abstain	Absent
Commissioner						
Rogers		X	X			
Eteson						X
Weikel			X			
Iannaci	X		X			
Schweizer			X			
Skelly (Alt)			X			
Ricca (Alt)						

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 17, 2026



Executive Director


RES. 21/2026

BE IT RESOLVED BY the Township of Middletown Sewerage Authority that the Operating Bills in the amount of \$784,173.76 is hereby approved for payment.

BE IT FURTHER RESOLVED that OceanFirst Bank (Middletown Branch) 1250 Highway 35, Middletown, NJ 07748 transfer \$784,173.76 from the T.O.M.S.A. Revenue Account to T.O.M.S.A. Operating Account.

	Motion		Recorded Vote			
	1st	2nd	Aye	Nay	Abstain	Absent
Commissioner						
Rogers		X	X			
Eteson						X
Weikel			X			
Iannaci	X		X			
Schweizer			X			
Skelly (Alt)			X			
Ricca (Alt)						

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 17, 2026


 Executive Director

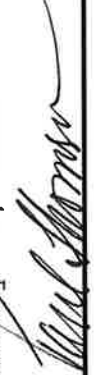
RES. 22/2026

BE IT RESOLVED BY the Township of Middletown Sewerage

Authority that the Construction Fund Bills in the amount of
 \$319,836.55 is hereby approved for payment to meet Construction
 Requisition No. 751.

	Motion		Recorded Vote			
	1st	2nd	Aye	Nay	Abstain	Absent
Commissioner						
Rogers		X	X			
Eteson						X
Weikel			X			
Iannaci	X		X			
Schweizer			X			
Skelly (Alt)			X			
Ricca (Alt)						

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 17, 2026


 Executive Director

RES. 23/2026

BE IT RESOLVED BY the Township of Middletown Sewerage Authority that the Revenue Fund Requisition No. 2/2026 in the amount of \$1,134,173.76 is hereby approved.

BE IT FURTHER RESOLVED that \$784,173.76 of this requisition 2/2026 has been approved for transfer in Resolution 21/2026 and that the additional \$350,000.00 be transferred into The Authority's

Payroll Checking Account at:

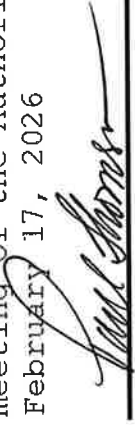
OceanFirst Bank
(Middletown Office)

1250 Highway 35, Middletown, NJ 07748

At the request of the Executive Director.

	Motion		Recorded Vote		
	1st	2nd	Aye	Nay	Abstain
Commissioner					
Rogers		X	X		
Eteson					X
Weikel			X		
Iannaci	X		X		
Schweizer			X		
Skelly (Alt)			X		
Ricca (Alt)					

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 17, 2026


Executive Director


RES. 24/2026

BE IT RESOLVED BY the Township of Middletown Sewerage

Authority that the Construction Fund Bills in the amount of
 \$319,836.55 is hereby approved for payment to meet Construction
 Requisition No. 751.

Commissioner	Motion			Recorded Vote			
	1st	2nd		Aye	Nay	Abstain	Absent
Rogers		X		X			
Eteson							
Weikel				X			X
Iannaci	X			X			
Schweizer				X			
Skelly (Alt)				X			
Ricca (Alt)							

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 17, 2026


 Executive Director

RES. 26/2026

Resolution Designating Online News Publications

WHEREAS, P.L. 2025, c. 72 establishes new requirements for the publication of legal notices by public entities, including mandatory publication on a public entity's official Internet website beginning March 1, 2026; and

WHEREAS, section 5 of P.L. 2025, c. 72 requires that, from January 1, 2026 through December 31, 2026, a public entity provide an advertisement at least twice per month in an eligible online news publication stating that the complete text of each legal notice may be obtained or viewed on the public entity's official Internet website beginning March 1, 2026; and

WHEREAS, an "eligible online news publication" is defined by statute and must meet specific requirements relating to accessibility, searchability, archival retention, geographic circulation, and free public access; and

WHEREAS, APP.Com and NJ.com each represent that it meets the statutory requirement to qualify as an eligible online news publication under P.L. 2025, c. 72; and

WHEREAS, The Middletown Township Sewerage Authority ("AUTHORITY") desires to designate qualifying online news sources to ensure compliance with the bi-monthly notice requirement and to provide clarity and consistency for public legal notice publication for the Authority.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of The Township of Middletown Sewerage Authority ("AUTHORITY") that, for the period January 1, 2026 through December 31, 2026, the Authority shall publish the required bi-monthly legal notice in either APP.com or NJ.com, which are hereby designated as a qualifying online news sources for that statutory purpose.

BE IT FURTHER RESOLVED that this designation shall not be construed to require publication of any legal notice in an online news publication except as expressly required or permitted by law.

	Motion			Recorded Vote		
	1st	2nd	Aye	Nay	Abstain	Absent
Commissioner						
Rogers			X			
Eteson						X
Weikel		X	X			
Iannaci			X			
Schweizer			X			
Skelly (Alt)	X		X			
Ricca (Alt)						

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 17, 2026


 Executive Director

Res 27/2026

RESOLUTION APPROVING THE PROPOSED AREA-WIDE WATER QUALITY MANAGEMENT PLAN SITE-SPECIFIC AMENDMENT FOR THE EXPANSION OF THE TOWNSHIP OF MIDDLETOWN SEWERAGE AUTHORITY SEWER SERVICE AREA TO INCLUDE A PORTION OF BLOCK 1131, LOTS 30, 31 AND 32 IN THE TOWNSHIP OF MIDDLETOWN

WHEREAS, the Middletown Township Sewerage Authority Board of Commissioners

desires to plan for the comprehensive and orderly development of environmental infrastructure; and

WHEREAS, the New Jersey Department of Environmental Protection (NJDEP) requires that proposed wastewater treatment facilities as well as related environmental issues, be in conformance with an approved Water Quality Management (WQM) Plan; and

WHEREAS, the NJDEP has established at N.J.A.C. 7:15-3.3, WQM Plan amendment and revision procedures as well as the method of incorporating unplanned facilities into a WQM Plan; and

WHEREAS, a proposed Site-Specific Amendment has been requested by Dynamic Engineering Consultants, PC on behalf of Avalon Middletown Urban Renewal, LLC for a proposed 135,884 SF, 340-unit multi-family housing structure; a proposed Starbucks; and three existing office buildings on a 35.19-acre site located at Block 1131, Lots 30, 31, and 32 in the BP Business Park Zone; and

WHEREAS, the majority of the project area is already included in Monmouth County's Future Wastewater Service Area Map, and the office buildings are currently served by Township of Middletown Sewerage Authority ("TOMSA") Sewer Service Area; and

WHEREAS, one of the existing office buildings is being replaced by a 340-unit, multi-family housing structure, and a Starbucks is to be added to the site; and

WHEREAS, a portion of the new residential structure's footprint lies outside the current mapped sewer service area; and

WHEREAS, 0.27 acres+/- are proposed to be added to the sewer service area; and

WHEREAS, the wastewater flow associated with the amendment is projected to be 67,425 gallons per day (gpd); and

WHEREAS, the estimated wastewater flow for the entire site, including the Starbucks

and remaining office buildings, was calculated to be 104,985 gpd; and

WHEREAS, the NJDEP concurrently received the application under the Site-Specific Amendment process; and

WHEREAS, Middletown Township's *River Centre South Redevelopment Plan* sets use, bulk, design and performance standards that supersede the zoning provisions of the Middletown Township Land Use Development Ordinance for Block 1131, Lots 30, 31 and 32 which are currently zoned as BP Business Park; and

WHEREAS, Middletown Township Ordinance 2023-3396, adopted November 20, 2023, approving the *River Centre South Redevelopment Plan* for Block 1131, Lots 30-32; and

WHEREAS, Middletown Township Resolution 23-172, adopted June 5, 2023, provides consent from the Middletown Township governing body to the proposed Water Quality Management (WQM) Plan Amendment; and

WHEREAS, on January 15, 2025, TOMSA issued a "Will Serve" letter to include the additional portion of Block 1131, Lots 30, 31, and 32 in Middletown Township within the Township of Middletown Sewerage Authority's Future Wastewater Service Area and increase the estimated flow by 67,425 gpd from the current conditions; and

WHEREAS, the Monmouth County Planning Board Amendment Review Committee (ARC) carefully considered the application submitted on behalf of the applicant at the April 2, 2025 ARC meeting, voted to support the requested site specific amendment to allow the proposed estimated flow of 67,425 gpd in the 0.27 +/- acre amendment area on a portion of Block 1131, Lot 32 with final approval of the proposed amendment being contingent upon a favorable review by the NJDEP, issuance of applicable NJDEP permits, and/or associated approvals; and

WHEREAS, the Monmouth County Planning Board adopted Resolution 2025-07 at its April 21, 2025 meeting, concurring with the findings of the Amendment Review Committee; and


WHEREAS, New Jersey Department of Environmental Protection reviewed the application and informed the County via email dated November 12, 2025 of its decision to proceed to public notice in the December 15, 2025 New Jersey Register indicating an intention to consider moving forward with the amendment after public comment is received and evaluated; and

WHEREAS, at the close of the 30-day public comment period, January 15, 2026, the Monmouth County Division of Planning did not receive any public comments on the proposed amendment.

NOW, THEREFORE, BE IT RESOLVED that the Middletown Township Sewerage Authority, Board of Commissioners does hereby approve the amendment entitled "Avalon Bay - Middletown", for the purpose of incorporating this amendment into the applicable WQM plan and the Monmouth County Future Wastewater Service Area Map.

Commissioner	Motion		Recorded Vote		
	1st	2nd	Aye	Nay	Abstain
Rogers	X		X		
Eteson					X
Weikel			X		
Iannaci		X	X		
Schweizer			X		
Skelly (Alt)			X		
Ricca (Alt)					

I, Paul Thomson, Executive Director of the Township of Middletown Sewerage Authority, do hereby certify that the foregoing is a true copy of a resolution adopted by the Authority at a meeting of the Authority held on February 17, 2026


 Executive Director