

**MINUTES
HARDYSTON TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY
May 1, 2023**

The meeting of the Hardyston Township Municipal Utilities Authority was held on Monday, May 1, 2023 at 7:00 p.m., at the Municipal Building located at 149 Wheatsworth Road.

After salute to the flag, Mr. Cicerale stated compliance with the Open Public Meetings Act.

Members Present: Mr. Frank Cicerale, Mr. Brian Kaminski, Mr. Ellis Marples, Mr. Michael O’Grady, Mr. Robert Codner, Mr. Dave Van Ginneken, and Mr. George Wortche.

Members Absent: None

Also present: Mrs. Carrine Kaufer, Mr. Mike Vreeland, and Mr. Ryan Scerbo.

Minutes: A **MOTION** was made by O’Grady seconded by Kaminski to approve the minutes of the April 3, 2023 meeting. In favor, Cicerale, Kaminski, Marples, O’Grady, and Codner,

OLD BUSINESS: Indian Field

Phase II As-Built Plans-Mr. Vreeland reported he is still waiting on the surveyor to send the draft set of As-Built plans.

OLD BUSINESS: Crystal Springs

Shotmeyer Tract/ Bypass-Mr. Vreeland reported by-pass pumping will be needed to change the flow direction on the Shotmeyer Bypass.

Operational Considerations / Metering / Strategic Planning:

Conversion to a Meter Based Billing System – Nothing further to report.

Fixed Assets/Developer Conveyance – Nothing further to report.

NEW BUSINESS:

A **MOTION** was made by O’Grady and seconded by Codner to adopt the Resolution Authorizing the Execution of a Service Agreement with Department of Community Affairs in Connection with Low Income Household Water Assistance Program. In favor: Cicerale, Kaminski, Marples, O’Grady, and Codner.

A RESOLUTION OF THE HARDYSTON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY AUTHORIZING THE EXECUTION OF A SERVICE AGREEMENT WITH THE DEPARTMENT OF COMMUNITY AFFAIRS IN CONNECTION WITH THE LOW INCOME HOUSEHOLD WATER ASSISTANCE PROGRAM (“LIHWAP”)

WHEREAS, the Hardyston Township Municipal Utilities Authority (the “Authority”) owns and operates a water supply system and a wastewater conveyance system servicing the residents of Hardyston Township (collectively the “Systems”); and

WHEREAS, the Department of Community Affairs (“DCA”) has implemented LIHWAP to assist water utility customers that are having difficulty paying their water utility bills; and

WHEREAS, the Authority wishes to participate in LIHWAP both to assist qualifying Authority customers and to receive payment for certain quality past-due water accounts; and

WHEREAS, to participate in LIHWAP, DCA requires that the Authority enter into a Services Agreement, a copy of which is attached hereto as Exhibit A (the “Agreement”); and

NOW, THEREFORE, BE IT RESOLVED by the Board of the Hardyston Township Municipal Utilities Authority as follows:

1. That the Authority’s Executive Director is hereby authorized and directed to execute Service Agreement and any additional documents associated with LIHWAP on behalf of the Authority and take all other actions necessary to effectuate the intent and purpose of this Resolution.
2. That this Resolution shall take effect upon adoption

A MOTION was made by Kaminski and seconded by Marples to adopt the Resolution Authorizing Acceptance of Sanitary Sewer and Water System Easements for the Tarn Project from Crystal Springs Builders, LLC. In favor: Cicerale, Kaminski, Marples, O’Grady, and Codner.

A RESOLUTION OF THE HARDYSTON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY AUTHORIZING ACCEPTANCE OF SANITARY SEWER AND WATER SYSTEM EASEMENTS FOR “THE TARN” PROJECT FROM CRYSTAL SPRINGS BUILDERS, L.L.C.

WHEREAS, the Hardyston Township Municipal Utilities Authority (the “Authority”) owns and operates a water supply system and a wastewater conveyance system servicing the residents of Hardyston Township (collectively the “Systems”); and

WHEREAS, Wild Turkey Golf Club SPE, LLC, a Delaware limited liability company having its principal office a 3621 Route 94, Hamburg, New Jersey 07419 (“WT”) is the owner of certain real property located in Hardyston Township, Sussex County, New Jersey, designated on

the Hardyston Township Tax Map as Block 16, Lot 1.05 and otherwise referred to in a deed into WT from Crystal Springs SPE, L.L.C., dated December 13, 2019, recorded March 10, 2020, in the Clerk's Office of the County of Sussex, New Jersey, in Deed Book 3551, Page 503 (the "WT Property"), and Crystal Springs Builders, L.L.C., a New Jersey limited liability company, having its principal office at 3621 Route 94, Hamburg, New Jersey 07419 ("CSB") is the developer of certain real property located in Hardyston Township, Sussex County, New Jersey, designated on the Hardyston Township Tax Map as Block 16.16, Lots 1 through 10 as depicted on a Final Subdivision Plat entitled, "THE TARN AT CRYSTAL SPRINGS (part of Lot 1.03 Block 16), LITTLE TARN COURT, TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY," prepared by Joseph F. Barbieri & Associates, Inc., dated July 7, 2000, and last revised to October 29, 2001, and filed with the Sussex County Clerk's Office on December 6, 2001, as Registered Map #1304, and otherwise referred to in a deed into CSB from Crystal Springs Real Estate Holdings, Inc., dated July 11, 2000, recorded July 19, 2000 in the Clerk's Office of the County of Sussex, New Jersey, in Deed Book 2475, page 22 (the "CSB Property," and collectively the WT Property and CSB Property are hereinafter referred to in their entirety as the "Property"); and

WHEREAS, CSB received final major subdivision approval for the CSB Property from the Hardyston Township Planning Board, which approval required WT and CSB, among other obligations, to convey sanitary sewer and water system easements to the Authority; and

WHEREAS, CSB has completed and/or installed the sanitary sewer collection system improvements, water system improvements, and equipment (hereinafter referred to as the "Completed Improvements"), and as shown on a Plan entitled, "RIGHT-OF-WAY & UTILITY PLAN OF THE TARN, BLOCK 16.16, LOTS 1-11, LITTLE TARN COURT, TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY," dated December 23, 2022, with no revisions, prepared by Dykstra Walker Design Group, P.A., needed to serve the housing units in The Tarn section of the Crystal Springs development and the Authority has inspected and approved the Completed Improvements; and

WHEREAS, CSB wants to convey the Completed Improvements and perpetual rights of access to and egress from, and rights to maintain, repair, replace, alter, improve, and modify the Completed Improvements to the Authority for \$1.00 by way of a Deed of Easement attached hereto as **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Hardyston Township Municipal Utilities Authority as follows:

1. That the Authority's Executive Director is hereby authorized and directed to execute any documents on behalf of the Authority and take all other actions necessary to effectuate the intent and purpose of this Resolution.
2. That this Resolution shall take effect upon adoption

PAYMENT OF BILLS:

A **MOTION** was made by Kaminski and seconded by Marples to pay the bills, as per the bills list for May 1, 2023. In favor: Cicerale, Kaminski, Marples, O’Grady, and Codner.

CORRESPONDENCE:

A **MOTION** was made by O’Grady and seconded by Kaminski to except the correspondence. In favor: Cicerale, Kaminski, Marples, O’Grady, and Codner.

OFFICER’S REPORTS: Nothing further to report.

PROFESSIONAL’S REPORTS:

Administrator – Mrs. Kaufer informed the Board a draft document has been submitted to the controller’s office for review regarding the request for bids on the utility system. Also indicated the public notice will be published shortly in the newspaper. Mrs. Kaufer reported the generator located at the water treatment building at Indian Field is currently working but there is a component on the control board that needs repairs or possible a replacement may be needed.

Operator – Not present.

Billing Clerk – Nothing further to report.

CFO – Not present.

Accountant – Not present.

Attorney – Nothing further to report.

Engineer – Mr. Vreeland reported Ron Schneider is working with a lab to obtain sampling equipment that is needed to sample the ground water under the influence of surface water in Indian Field Well# 3. He indicated weather conditions have been holding up the sampling process and hopes the first set of sampling can be done this week. Also indicated after sampling results are complete a summary report will be sent to the DEP to discuss.

OPEN PUBLIC PORTION:

The meeting was opened to the public.

As there were no members of the public present, the meeting was closed to the public.

Having no further business, A **MOTION** was made by O’Grady to adjourn. All were in favor. The meeting concluded at 7:25 p.m.

Respectfully submitted,
Karen Osellame
Recording Secretary

