

**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

	YES	NO	ABSTAIN	ABSENT
Chairman Cicerale	X			
Vice Chairman Marples	X			
Secretary Kaminski	X			
Treasurer O’Grady	X			
Member Robert Codner	X			
David Van Ginneken (alt.)				
George Wortche (alt.)				

Certified to be a true copy of the Resolution adopted by the HTMUA at a meeting held on May 1, 2023

*Karen Osellame*  
Recording Secretary