

**MINUTES
HARDYSTON TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY
September 13, 2021**

The meeting of the Hardyston Township Municipal Utilities Authority was held on Monday, September 13, 2021 at 7:00 p.m., at the Municipal Building located at 149 Wheatsworth Road. Members present were: Mr. Cicerale, Mr. Kula, Mr. Marples, Mrs. Leatham, and via conference call, Ms. Van Allen. Also present Mrs. Kaufer, and Mr. Scerbo.

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

Minutes: A **MOTION** was made by Leatham seconded by Van Allen, to approve the minutes of the August 2, 2021 meeting. In favor, Cicerale, Kula, Leatham, and Van Allen.

OLD BUSINESS:

INDIAN FIELDS:

Phase II As- Built Plans- Mrs. Kaufer indicated that the well will need to be tested to determine if it is under the influence of service water. She said Ron and Mike are working with the DEP to establish testing protocols.

Bonds- Mrs. Kaufer reported one last publication will be needed to confirm there is no claim to the cash or bond. She said after the confirmation is determined she will provide a letter of agreement between the Hardyston Township and the Municipal Utility Authority so the funds can be transferred.

CRYSTAL SPRINGS:

Shotmeyer Tract/Bypass- Mrs. Kaufer reported TWA permits have been filed by the developer.

Irrigation – Mrs. Kaufer reported irrigation is being handled by Crystal Spring Contractors and the Home Owners Association and she has not heard anything further from them at this time.

OPERATIONAL CONSIDERATIONS/METERING/STRATEGIC PLANNING:

Conversion to a Meter Based Billing System – Mrs. Kaufer reported that all meter routes have been updated and said meter reading samples should be starting shortly. Mr. Cicerale remarked that another project will be to test and locate shut-offs.

Asset Management Plan – Mrs. Kaufer reported the Asset Management Plan is complete and the final report will be presented at the next meeting.

Fixed Assets/Developer Conveyance – Nothing new to report.

New Business:

A **MOTION** was made by Kula and seconded by Leatham to adopt the **Resolution of the Hardyston Township Municipal Utilities Authorizing Acceptance of Sanitary Sewer and Water System Easements for “The Wentworth” Project from Crystal Springs Builders, L.L.C.** In favor, Cicerale, Kula, Marples, Leatham.

**A RESOLUTION OF THE
HARDYSTON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
AUTHORIZING ACCEPTANCE OF SANITARY SEWER AND WATER SYSTEM
EASEMENTS FOR “THE WENTWORTH” 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, 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 16.25, Lot 1 and Block 16, Lot 35 and otherwise referred to in a deed into CSB from Crystal Springs SPE, LLC, 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 and 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 16.22 Lots 6-27 as depicted on a Final Subdivision Plat entitled “ ‘THE WENTWORTH” – Phase 2 and “THE OAKS”, BLOCK 16.22- LOT 1, BLOCK 16.02- LOTS: 1 & 30, CRYSTAL SPRINGS ROAD, TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY,” prepared by Dykstra Walker Design Group, P.A., dated March 31, 2005 and last revised to May 3, 2005 and filed with the Sussex County Clerk's Office on May 26, 2005 as Registered Map # 1394 and otherwise referred to in a deed into CSB from Crystal Springs Acquisition, L.L.C., dated September 24, 2004, recorded October 20, 2004 in the Clerk's Office of the County of Sussex, New Jersey, in Deed Book 3243, page 48, and a deed into CSB from Crystal Springs Acquisition, L.L.C., dated June 2, 2005, recorded June 7, 2005 in the Clerk's Office of the County of Sussex, New Jersey, in Deed Book 2935, page 306 CSB Property are hereinafter referred to in their entirety as the (“Property”); and

WHEREAS, CSB received final major subdivision approval for the Property from the Hardyston Township Planning Board, which approval required 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”) as described on a Plan entitled, “AS BUILT PLAN OF THE WENTWORTH, BLOCK 16.22, LOTS 6-27, WENTWORTH COURT AND BRAMBLE COURT, TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY”; dated June 29, 2006 and last revised to February 12, 2020, prepared by Dykstra Walker Design Group, P.A. needed to serve the housing units in the Wentworth 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 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.

MOTION was made by Leatham and seconded by Marples to adopt the **Resolution of the Hardyston Township Municipal Utilities Authorizing Acceptance of Sanitary Sewer and Water System Easements for “The Oaks” Also Referred to as “Oaks East” Project from Crystal Springs Builders, L.L.C.** In favor, Cicerale, Kula, Marples, Leatham.

**A RESOLUTION OF THE
HARDYSTON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
AUTHORIZING ACCEPTANCE OF SANITARY SEWER AND WATER SYSTEM
EASEMENTS FOR “THE OAKS” ALSO REFERRED TO AS “OAKS EAST” PROJECT
FROM CYRSTAL 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, 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 16.22 Lots 1-5 as depicted on a Final Subdivision Plat entitled “THE WENTWORTH” – Phase 2 and “THE OAKS”, BLOCK 16.22- LOT 1, BLOCK 16.02- LOTS: 1 & 30, CRYSTAL SPRINGS ROAD, TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY,” prepared by Dykstra Walker Design Group, P.A., dated March 31, 2005 and last revised to May 3, 2005 and filed with the Sussex

County Clerk's Office on May 26, 2005 as Registered Map # 1394 , and otherwise referred to in a deed into CSB from Crystal Springs Acquisition, L.L.C., dated September 24, 2004, recorded October 20, 2004 in the Clerk's Office of the County of Sussex, New Jersey, in Deed Book 3243, page 48, and a deed into CSB from Crystal Springs Acquisition, L.L.C., dated June 2, 2005, recorded June 7, 2005 in the Clerk's Office of the County of Sussex, New Jersey, in Deed Book 2935, page 306, CSB Property are hereinafter referred to in their entirety as the (“Property”); and

WHEREAS, CSB received final major subdivision approval for the Property from the Hardyston Township Planning Board, which approval required 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 , “AS BUILT PLAN OF THE OAKS, BLOCK 16.22, LOTS 1-5, WHITE OAK COURT, TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY”; dated June 29, 2006 and last revised to November 4, 2009, AND “HTMUA UTILITY EASEMENT PLAN, THE OAKS, BLOCK 16.22, LOTS 1-5 & 30” dated March 13, 2020, prepared by Dykstra Walker Design Group, P.A., needed to serve the housing units in the The Oaks (also referred to as Oaks East) section of the Crystal Springs development and 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 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 Leatham and seconded by Marples to pay the bills, as per the bills list for September 13, 2021 In favor: Cicerale, Kula, Marples, and Leatham.

CORRESPONDENCE:

A MOTION was made by Kula and seconded by Leatham to except the correspondence. In favor: Cicerale, Kula, Marples, and Leatham.

OFFICER'S REPORTS:

Nothing at this time.

PROFESSIONAL'S REPORTS:

Administrator – Mrs. Kaufer reported Ryan and Paul are working on the replacement and operating cost for Park Drive Fire Suppression System. She said the hearing can be scheduled for the November meeting.

Operator – not present

Billing Clerk – nothing further

CFO – not present

Accountant – not present

Attorney – nothing further

Engineer – not present

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.

There being no further business, **A MOTION** was made by Leatham to adjourn, meeting adjourned.

Respectfully submitted,
KAREN OSELLAME
Recording Secretary