MINUTES
HARDYSTON TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY
July 6, 2026

The meeting of the Hardyston Township Municipal Utilities Authority was held on Monday, July 6, 2026 at 7:00 p.m., at the Municipal Building located at 149 Wheatsworth Road.

Members Present: Mr. Alfano, Mrs. Carey, and Mr. Marotta, Mr. Caiazzo, Mr. Codner,

Members Absent: Mr. Cicerale, Mr. O'Grady

Also present: Mrs. Carrine Piccolo-Kaufer, Mr. Jason Holt, Paul Cuva (via Microsoft Teams), and Mr. Mike Vreeland.

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

MINUTES: A MOTION was made by Mr. Caiazzo seconded by Mr. Alfano, to approve the minutes of the May 4, 2026 meeting. In favor, Alfano, Caiazzo, Codner, Mrs. Carey and Mr. Marotta.

OLD BUSINESS:

a. **Indian Fields**:
   1. **Phase II As-Built Plans-** Mr. Holt indicated that the preliminary title work was received and he was sharing it electronically with the Authority's professionals in order to review and determine next steps.

   2. **Indian Field Wells - NJDEP Status Update-**. Mr. Vreeland stated the meeting went well with NJDEP and will work with MUA through this process in order to try and mitigate some of the costs associated with implementing a temporary solution while completing the final design and construction. An administrative consent order may be permitted.

b. **Crystal Springs**:
   1. **Grand Cascades/Crystal Springs Resort Water Usage & Rate-** Ms. Kaufer will be sending a letter to give notification of the anticipated change that will take effect for the last quarter based on the increased EDUs.

   2. **Sewer/Pump Station Expansion/Upgrade** – Mr. Vreeland advised nothing new to report.

   3. **Inverness Conveyance-** Mr. Vreeland advised the inspections have been completed and the punch list has been sent to the Developer. The hydrant repairs are a priority.

4. **18 Tannery Hill Water Service Line Repair/Relocation –** Mr. Holt advised that an agreement was executed between the MUA and the two affected property owners.

c. **Operational Considerations / Metering / Strategic Planning**:

1. **Conversion to a Meter Based Billing System** – nothing new to report

2. **Fixed Assets/Developer Conveyance** – Ms. Kaufer & Mr. Vreeland presented a proposed alternative to the established process for completing conveyance of the portions of the system constructed by the Developer in Crystal Springs that have not been turned over in order to help expedite the process given the age of the infrastructure. The Authority was asked to consider allowing certain repairs for minor items not to be completed in lieu of the Authority retaining a cash surety for future repairs. The punch list and inventory would still be required, and major system components such as valves and hydrants would need to be repaired as necessary. Mr. Alfano objected to this approach.

   A motion was made by Mr. Alfano to reject the alternate process and retain the status quo and rely on the bonds if necessary to compel conveyance. Second by Mr. Caiazzo. All in favor.

New Business

a. A MOTION to adopt the Resolution to Introduce the Authority Budget for Fiscal Year 2027 After the July 1, 2026 Due Date was made by Mr. Alfano. Second by Mr. Caiazzo. In favor Alfano, Caiazzo, Codner, Carey and Marotta.

HARDYSTON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

A Resolution to Introduce the Authority Budget for Fiscal Year 2027 After the July 1, 2026 Due Date

Whereas, the Local Authorities Law requires every Authority to transmit three certified copies of the Budget to the Director of Local Government Services at least 60 days prior to the end of the current fiscal year; and

Whereas, the Hardyston Township Municipal Utilities Authority Budget for the fiscal year ending August 31, 2026 is due on July 1, 2026;

Now, therefore, be it resolved by the Commissioners of the Hardyston Township Municipal Utilities Authority that the reason for the late introduction of the Authority

Budget for the fiscal year ending August 31, 2027 is that the Authority's estimated revenues and appropriations were not known at the time the Budget was to be legally introduced.

b. A MOTION to adopt the Resolution Approving the Annual Budget and Capital Budget for the Fiscal Year Beginning September 1, 2026 and Ending August 31, 2027 was made by Mr. Alfano. Second by Mr. Caiazzo. In favor Alfano, Caiazzo, Codner, Carey and Marotta

2027 AUTHORITY BUDGET RESOLUTION
Hardyston Municipal Utilities Authority
FISCAL YEAR: September 01, 2026 to August 31, 2027

WHEREAS, the Annual Budget for Hardyston Municipal Utilities Authority for the fiscal year beginning September 01, 2026 and ending August 31, 2027 has been presented before the governing body of the Hardyston Municipal Utilities Authority at its open public meeting of July 6, 2026; and
WHEREAS, the Annual Budget as introduced reflects Total Revenues of $1,966,408.00, Total Appropriations including any Accumulated Deficit, if any, of $2,059,128.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of $92,720.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of $250,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of $0.00; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Hardyston Municipal Utilities Authority, at an open public meeting held on July 6, 2026 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the) Hardyston Municipal Utilities Authority for the fiscal year beginning September 01, 2026 and ending August 31, 2027, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Hardyston Municipal Utilities Authority will consider the Annual Budget and Capital Budget/Program for Adoption on August 03, 2026.

PAYMENT OF BILLS:
A MOTION was made by Alfano and seconded by Codner to pay the bills, as per the bill list for June 1, 2026 and July 6 2026. In favor: Alfano, Caiazzo, Codner, Carey and Marotta.

CORRESPONDENCE:
A MOTION was made by Alfano and seconded by Caiazzo to accept the correspondence as presented. In favor: Alfano, Caiazzo, Codner, Carey and Marotta.

OFFICER'S REPORTS:
Mr. Alfano raised concerns regarding the operation of the hotel and conversion of hotel rooms to expand the dining facilities and relocation of dishwashing equipment. He asked Mr. Vreeland for clarification for the appropriate land use approval process for such changes.

PROFESSIONAL REPORTS:
Administrator – Nothing further to report

Operator – Nothing further to report

Billing Clerk – Nothing further to report.

CFO – Was not present.

Accountant – Was not present.

Attorney – Nothing further to report.

Engineer – Mr. Vreeland stated that the Consumer Confidence Reports for both systems were complete and available on the website. A notice was sent with the last round of bills.

OPEN PUBLIC PORTION:
The meeting was opened to the public. No public comment was made. Meeting was closed to public.

There being no further business, A MOTION was made by Alfano and seconded by Caiazzo to adjourn. Meeting adjourned at 7:42 p.m.

Respectfully submitted,

Nicole Niebuhr
Recording Secretary