

# **HARDYSTON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY**

## **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.

	YES	NO	ABSTAIN	ABSENT
Chairperson Cicerale	X			
Vice Chairperson Kula	X			
Secretary Marples	X			
Treasurer Leatham	X			
O'Grady				X
Van Allen (alt.)				
Bazelewich (alt.)				

Certified to be a true copy of the Resolution  
adopted by the HTMUA at a meeting held on  
September 13, 2021.

  
Recording Secretary