

**RESOLUTION OF THE WASHINGTON TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY TO RESCIND
RESOLUTION NO. 2025-023 APPROVING THE FORM B-1
APPLICATION FROM TURNERSVILLE EQUITIES, LLC**

WHEREAS, the Washington Township Municipal Utilities Authority, a duly constituted public body in the County of Gloucester, State of New Jersey (hereinafter referred to as “MUA”), had adopted Resolution No. 2025-023 approving the Form B-1 Application from Turnersville Equities, LLC for water and sewer services for mixed use at 3900, 3940, 4020 and 4050 Route (Block 112.01, Lots 12.04, 12, 12.01 & 13, based upon the Engineer’s review letter dated March 27, 2025.

WHEREAS, the MUA has reconsidered the approval of Form B-1 from Turnersville Equities, LLC; and

WHEREAS, the MUA believes it appropriate and proper to rescind Resolution 2025-023 which approved the Form B-1 from Turnersville Equities, LLC..

NOW THEREFORE BE IT RESOLVED, upon proper motion and vote at a public meeting by the Authority in the County of Gloucester, State of New Jersey as follows:

1. The MUA hereby formally rescinds Resolution 2025-023 which approved the Form B-1 Application from Turnersville Equities, LLC for water and sewer services for mixed use at 3900, 3940, 4020 and 4050 Route Block 112.01, Lots 12.04, 12, 12.01 & 13)
2. The Executive Director or Superintendent is authorized to execute any and all necessary documents as necessary in order to implement the intent of this Resolution.
3. The Contract Award is contingent on the Authority’s Chief Financial Officer’s Certification that there exists sufficient appropriated funds for the Contract.


ADOPTED by Washington Township Municipal Utilities Authority on April 28, 2025.

ATTEST:



Keith Ludwig, Secretary/Treasurer

**WASHINGTON TOWNSHIP MUNICIPAL
UTILITIES AUTHORITY**



Scott Behm, Chairman

**RESOLUTION OF THE WASHINGTON TOWNSHIP MUNICIPAL UTILITIES
AUTHORITY TO APPROVE THE FORM 'D' APPLICATION FOR WATER AND
SEWER SERVICES FOR 7 BREW COFFEE AT 5200 ROUTE 42; BLOCK 196.01,
LOT 1, BASED UPON THE ENGINEER'S REVIEW LETTER DATED
April 23, 2025**

WHEREAS, the Washington Township Municipal Utilities Authority, a duly constituted public body in the County of Gloucester, State of New Jersey ("Authority") received an Application for Form D, Water and Sewer Service, from 7 Brew Coffee (the "Applicant") at the property identified as Block 196.01, Lot 1, on the Tax Map of Washington Township, commonly known as 5200 Route 42; and

WHEREAS, the Authority received a letter from Authority Engineer, David J. Skibicki, P.E., dated April 23, 2025, reviewing the Application ("Review Letter"), which is incorporated by reference into this Resolution as if set forth at length; and

WHEREAS, the Authority has determined that it is appropriate to grant Form D approval to the Applicant, contingent on all of the terms and conditions contained in the Authority Engineer's Review Letter, if any.

NOW, THEREFORE BE IT RESOLVED, upon proper motion and vote at a public meeting of the Washington Township Municipal Utilities Authority in the County of Gloucester, State of New Jersey, as follows:

1. Form D approval, as defined by the Authority's Rules and Regulations, is granted to the Applicant.
2. This Approval is conditioned on all of the terms and conditions contained in the April 23, 2025 Authority Engineer's Review Letter, if any.
3. This Approval is further conditioned on the accuracy of all the representations made by the Applicant in its application materials or otherwise.


ADOPTED by Washington Township Municipal Utilities Authority on April 28, 2025.

ATTEST:



Keith Ludwig, Secretary/Treasurer

**Washington Township Municipal Utilities
Authority**



Scott Behm, Chairman

**RESOLUTION OF THE WASHINGTON TOWNSHIP MUNICIPAL UTILITIES
AUTHORITY TO APPROVE THE FORM ‘A’ APPLICATION FOR WATER AND
SEWER SERVICES FROM NEXUS WATSON DRIVE, LLC AT 301 WATSON DRIVE
(BLOCK 115, LOT 7) BASED UPON THE ENGINEER’S REVIEW LETTER DATED
APRIL 23, 2025**

WHEREAS, the Washington Township Municipal Utilities Authority, a duly constituted public body in the County of Gloucester, State of New Jersey (“Authority”) received an Application for Form A, Water and Sewer Service, from Nexus Watson Drive, LLC (the “Applicant”) at the property identified as Block 115, Lot 7, on the Tax Map of Washington Township, commonly known as 301 Watson Drive; and

WHEREAS, the Authority received a letter from Authority Engineer, David J. Skibicki, P.E., dated April 23, 2025, reviewing the Application (“Review Letter”), which is incorporated by reference into this Resolution as if set forth at length; and

WHEREAS, the Authority has determined that it is appropriate to grant Form A approval to the Applicant, contingent on all of the terms and conditions contained in the Authority Engineer’s Review Letter, if any.

NOW, THEREFORE BE IT RESOLVED, upon proper motion and vote at a public meeting of the Washington Township Municipal Utilities Authority in the County of Gloucester, State of New Jersey, as follows:

1. Form A approval, as defined by the Authority’s Rules and Regulations, is granted to the Applicant.
2. This Approval is conditioned on all of the terms and conditions contained in the April 23, 2025 Authority Engineer’s Review Letter, if any.
3. This Approval is further conditioned on the accuracy of all the representations made by the Applicant in its application materials or otherwise.

ADOPTED by Washington Township Municipal Utilities Authority on April 28, 2025.

ATTEST:



Keith Ludwig, Secretary/Treasurer

**Washington Township Municipal Utilities
Authority**



Scott Behm, Chairman

**RESOLUTION OF THE WASHINGTON TOWNSHIP MUNICIPAL UTILITIES
AUTHORITY TO APPROVE THE FORM 'A' APPLICATION FOR WATER AND
SEWER SERVICES FROM SUP II MILL POND VILLAGE, LLC AT 372-386 EGG
HARBOR ROAD (BLOCK 194.12, LOT 7) BASED UPON THE ENGINEER'S
REVIEW LETTER DATED APRIL 21, 2025.**

WHEREAS, the Washington Township Municipal Utilities Authority, a duly constituted public body in the County of Gloucester, State of New Jersey ("Authority") received an Application for Form A, Water and Sewer Service, from SUP II Mill Pond Village, LLC (the "Applicant") at the property identified as Block 194.12, Lot 7, on the Tax Map of Washington Township, commonly known as 372-386 Egg Harbor Road; and

WHEREAS, the Authority received a letter from Authority Engineer, David J. Skibicki, P.E., dated April 21, 2025, reviewing the Application ("Review Letter"), which is incorporated by reference into this Resolution as if set forth at length; and

WHEREAS, the Authority has determined that it is appropriate to grant Form A approval to the Applicant, contingent on all of the terms and conditions contained in the Authority Engineer's Review Letter, if any.

NOW, THEREFORE BE IT RESOLVED, upon proper motion and vote at a public meeting of the Washington Township Municipal Utilities Authority in the County of Gloucester, State of New Jersey, as follows:

1. Form A approval, as defined by the Authority's Rules and Regulations, is granted to the Applicant.
2. This Approval is conditioned on all of the terms and conditions contained in the April 21, 2025 Authority Engineer's Review Letter, if any.
3. This Approval is further conditioned on the accuracy of all the representations made by the Applicant in its application materials or otherwise.

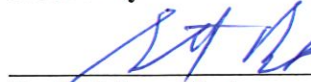
ADOPTED by Washington Township Municipal Utilities Authority on April 28, 2025.

ATTEST:



Keith Ludwig, Secretary/Treasurer

**Washington Township Municipal Utilities
Authority**



Scott Behm, Chairman

**RESOLUTION OF THE WASHINGTON TOWNSHIP MUNICIPAL
UTILITIES AUTHORITY, COUNTY OF GLOUCESTER, STATE OF
NEW JERSEY AWARDING A CONTRACT TO SCALFO ELECTRIC,
INC. FOR THE REPLACEMENT OF THE GENERATOR AT THE
WASHINGTON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
BUILDING**

WHEREAS, the Municipal Utilities Authority of the Township of Washington, County of Gloucester, State of New Jersey (hereinafter referred to as the “Authority”), has solicited bids for the replacement of a complex generator for the Municipal Utilities Authority Office (hereinafter referred to as the “project”); and

WHEREAS, through a fair and open process, the Authority prepared the bid package and solicited bids for the Contract, to be opened publicly and announced at the offices of the Authority; and

WHEREAS, in response to the request for bids, bids were submitted; and

WHEREAS, the Authority Engineer reviewed the bid documents and made recommendations to the Authority; and

WHEREAS, the bid submitted by the apparent lowest responsible bidder, Scalfo Electric, Inc. has been reviewed by the Authority and its Administrative Professional Staff and found to be acceptable as to form and content; and

WHEREAS, the award of the bid for this project is in compliance with the Authority’s budgetary constraints; and

NOW, THEREFORE, BE IT RESOLVED, this 28th day of April, 2025 by the Municipal Utilities Authority of the Township of Washington, County of Gloucester, State New Jersey, as follows:

1. The Authority accepts the recommendations of its professional staff and awards the bid for this project to Scalfo Electric, Inc. for and in consideration of \$476,000.00.
2. The Authority authorizes and directs the Chairman, Secretary and Executive Director to execute any and all necessary documents in order to implement the intent of this Resolution.
3. A copy of this Resolution shall be forwarded by the Authority to the following:
 - a. Scott Behm, Chairman
 - b. Authority CFO
 - c. Elizabeth Rogale, Executive Director
 - d. Jerry J. Dasti, Esq
4. This resolution shall take effect immediately, according to law.

CERTIFICATION

IN WITNESS WHEREOF, the Municipal Utilities Authority has caused these presents to be executed by its duly authorized representatives has set his or her hand and seal hereunder on the day and year first above written.



Keith Ludwig, Secretary/Treasurer



Scott Behm, Chairman

Resolution No. 2025-039

**RESOLUTION OF THE WASHINGTON TOWNSHIP MUNICIPAL UTILITIES
AUTHORITY APPROVING THE EMERGENCY REPAIR OF 1-1/2" WATER SERVICE
AT 115 JOHNSON ROAD IN AN AMOUNT NOT TO EXCEED \$17,000.00**

WHEREAS, the Washington Township Municipal Utilities Authority ("Authority") a duly constituted public body in the County of Gloucester, State of New Jersey, has determined that there exists the need to approve the emergency repair of a 1-1/2" water service at 115 Johnson Road in an amount not to exceed \$17,000.00; and

WHEREAS, the Authority finds that there was an emergency that affected the health, safety, and welfare of the public which required the immediate delivery of services. The Authority also finds that the emergency repair was not reasonably foreseeable; and

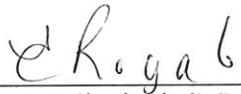
WHEREAS, the Authority has approved the emergency repair of a 1-1/2" water service at 115 Johnson Road in an amount not to exceed \$17,000.00, to be charged from Budget Account number 5-01-01-200-613 by proper motion.

NOW, THEREFORE BE IT RESOLVED, by the Authority, County of Gloucester, and State of New Jersey, that the Authority has approved the emergency repair of a 1-1/2" water service at 115 Johnson Road in an amount not to exceed \$17,000.00.

CERTIFICATE OF AVAILABLE FUNDS

I, Elizabeth S. Rogale, Authority Executive Director/Chief Financial Officer, hereby certify that the funds as stated in this Resolution are available to the Authority. The Budget Account number to be charged is 5-01-01-200-613.

Dated: 4/28/25



Elizabeth S. Rogale,
Executive Director/CFO

ADOPTED by Washington Township Municipal Utilities Authority on April 28, 2025

ATTEST:

**Washington Township Municipal Utilities
Authority**



Keith Ludwig, Secretary/Treasurer



Scott Behm, Chairman

Resolution No. 2025-040

**RESOLUTION OF THE WASHINGTON TOWNSHIP MUNICIPAL UTILITIES
AUTHORITY APPROVING THE EMERGENCY REPAIR OF 1-1/2" WATER SERVICE
AT 209 STAGE COACH ROAD IN AN AMOUNT NOT TO EXCEED \$12,000.00**

WHEREAS, the Washington Township Municipal Utilities Authority ("Authority") a duly constituted public body in the County of Gloucester, State of New Jersey, has determined that there exists the need to approve the emergency repair of a 1-1/2" water service at 209 Stage Coach Road in an amount not to exceed \$12,000.00; and

WHEREAS, the Authority finds that there was an emergency that affected the health, safety, and welfare of the public which required the immediate delivery of services. The Authority also finds that the emergency repair was not reasonably foreseeable; and

WHEREAS, the Authority has approved the emergency repair of a 1-1/2" water service at 209 Stage Coach Road in an amount not to exceed \$12,000.00, to be charged from Budget Account number 5-01-01-200-613 by proper motion.

NOW, THEREFORE BE IT RESOLVED, by the Authority, County of Gloucester, and State of New Jersey, that the Authority has approved the emergency repair of a 1-1/2" water service at 209 Stage Coach Road in an amount not to exceed \$12,000.00.

CERTIFICATE OF AVAILABLE FUNDS

I, Elizabeth S. Rogale, Authority Executive Director/Chief Financial Officer, hereby certify that the funds as stated in this Resolution are available to the Authority. The Budget Account number to be charged is 5-01-01-200-613.

Dated: 4/28/25



Elizabeth S. Rogale,
Executive Director/CFO

ADOPTED by Washington Township Municipal Utilities Authority on April 28, 2025

ATTEST:

**Washington Township Municipal Utilities
Authority**



Keith Ludwig, Secretary/Treasurer



Scott Behm, Chairman

**RESOLUTION OF THE WASHINGTON TOWNSHIP MUNICIPAL UTILITIES
AUTHORITY AUTHORIZING ACCEPTANCE AND EXECUTION OF A SHARED
SERVICES AGREEMENT WITH THE DEPTFORD TOWNSHIP MUNICIPAL
UTILITIES AUTHORITY**

WHEREAS, the Washington Township Municipal Utilities Authority, a duly constituted public body in the County of Gloucester, State of New Jersey ("Authority") wishes to enter into a Shared Services Agreement with the Deptford Township Municipal Utilities Authority ("Deptford"); and

WHEREAS, the proposed Agreement concerns the Authority to utilize the services of the authority's chief financial officer; and

WHEREAS, the Agreement, a true copy of which is on file at the office of the Executive Director and can be reviewed during normal business hours, calls for a consideration to be paid by Deptford to the Authority in the amount of \$10,000.00 annually; and

WHEREAS, the proposed Agreement will commence on May 1, 2025 and end on April 30, 2027; and

WHEREAS, the acceptance and execution of the proposed Shared Services Agreement is in the best interest of the Authority and its rate payers.

NOW, THEREFORE BE IT RESOLVED, this 28th day of April, 2025 upon proper motion and vote at a public meeting of the Washington Township Municipal Utilities Authority in the County of Gloucester, State of New Jersey, as follows:

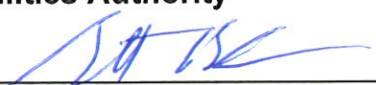
1. The Washington Township Municipal Utilities Authority hereby authorizes acceptance and execution of the aforementioned Shared Services Agreement with the Deptford Township Municipal Utilities Authority.

ADOPTED by Washington Township Municipal Utilities Authority on April 28, 2025.

ATTEST:



Keith Ludwig, Secretary/Treasurer

**Washington Township Municipal
Utilities Authority**


Scott Behm, Chairman

**RESOLUTION OF THE WASHINGTON TOWNSHIP MUNICIPAL
UTILITIES AUTHORITY, COUNTY OF GLOUCESTER, STATE OF
NEW JERSEY AWARDING A CONTRACT FOR RENTING
PROPERTY OWNED BY THE AUTHORITY FOR OUTDOOR
ADVERTISING PURPOSES TO GARDEN STATE OUTDOOR, LLC**

WHEREAS, the Municipal Utilities Authority of the Township of Washington, County of Gloucester, State of New Jersey (hereinafter referred to as the “Authority”), is the owner of real property known and designated as Block 87.01, Lot 3.02 a/k/a Tuckahoe Road, Sewell, New Jersey (hereinafter referred to as the “property”); and

WHEREAS, the Authority has solicited bids to lease a portion of the property for outdoor billboard purposes; and

WHEREAS, bids have been solicited pursuant to the provisions of the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq. and the New Jersey Local Land and Buildings Law, N.J.S.A. 40A:12-13; and

WHEREAS, one (1) bid was received in response to the bid solicitation, from Garden State Outdoor, LLC (hereinafter referred to as the “bidder”); and

WHEREAS, the bid documentation submitted by the bidder has been reviewed by the Authority’s Administrative Professional Staff and found to be acceptable as to form and content; and

WHEREAS, the bid submitted to the Authority is in accordance with the attached document entitled “Minimum Annual Guarantee/Percentage Share Proposal Form”; and

WHEREAS, the lease is for a twenty-five (25)-year term and calls for escalation of rent throughout the term; and

WHEREAS, the award of this bid is in accordance with the Authority’s best interest and the best interest of its rate payers.

NOW, THEREFORE, BE IT RESOLVED, this 28th day of April, 2025 by the Municipal Utilities Authority of the Township of Washington, County of Gloucester, State New Jersey, as follows:

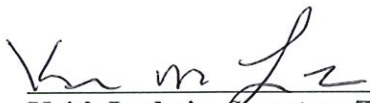
1. The Authority awards the bid for the lease of Authority property for outdoor billboard purposes to Garden State Outdoor, LLC.
2. The lease amount to be paid is in accordance with the attached document indicating the minimum annual rent to be paid quarterly and compared to the percent of gross revenue as defined therein, whichever is higher.
3. The Authority authorizes and directs the Chairman, Secretary and Executive Director to execute any and all necessary documents in order to implement the intent of this Resolution.
4. A copy of this Resolution shall be forwarded by the Authority to the following:
 - a. Scott Behm, Chairman
 - b. Elizabeth Rogale, Executive Director

Resolution No. 2025 – 042

- c. Jerry J. Dasti, Esq
5. This resolution shall take effect immediately, according to law.

CERTIFICATION

IN WITNESS WHEREOF, the Municipal Utilities Authority has caused these presents to be executed by its duly authorized representatives has set his or her hand and seal hereunder on the day and year first above written.



Keith Ludwig, Secretary/Treasurer



Scott Behm, Chairman

RESOLUTION 2025 -043

**RESOLUTION OF THE WASHINGTON TOWNSHIP MUNICIPAL
UTILITIES AUTHORITY TO ENTER INTO A CLOSED SESSION
TO DISCUSS CONTRACT NEGOTIATIONS AND PERSONNEL**

WHEREAS, the Washington Township Municipal Utilities Authority, a duly constituted public body in the County of Gloucester, State of New Jersey ("Authority"), has determined that there is a need to discuss the following subject(s) in closed session:

CONTRACT NEGOTIATIONS
PERSONNEL

NOW THEREFORE BE IT RESOLVED, upon property motion and vote at a public meeting by the Washington Township Municipal Utilities Authority, in the County of Gloucester, State of New Jersey as follows:

1. The Authority entered into closes session to discuss the topic(s) above on May 27, 2025.
2. The closed session minutes may be made available to the public shortly after the Authority adopts them by proper motion and vote.

ADOPTED by Washington Township Municipal Utilities Authority on April 28, 2025.

ATTEST:

**WASHINGTON TOWNSHIP MUNICIPAL
UTITLITIES AUTHORITY**



Keith Ludwig, Secretary/Treasurer



Scott Behm, Chairman

RESOLUTION 2025 – 044

**RESOLUTION OF THE WASHINGTON TOWNSHIP MUNICIPAL
UTILITIES AUTHORITY APPROVING JUNETEENTH AS A HOLIDAY FOR 2025**

WHEREAS, the Washington Township Municipal Utilities Authority, a duly constituted public body in the County of Gloucester, State of New Jersey (“Authority”), has determined that it would approve Juneteenth as a holiday for 2025; and

NOW THEREFORE BE IT RESOLVED, the Authority hereby approves the decision to institute Juneteenth as a holiday for 2025.

ADOPTED by Washington Township Municipal Utilities Authority on April 28, 2025

ATTEST:

**WASHINGTON TOWNSHIP MUNICIPAL
UTILITIES AUTHORITY**



Keith Ludwig, Secretary/Treasurer



Scott Behm, Chairman