

**RESOLUTION RE: AUTHORIZATION TO ENTER INTO HARDSHIP AGREEMENT
WITH VERNON I REDEVELOPMENT URBAN RENEWAL, LLC
(A/K/A "BRIGHT HORIZONS"), VERNON TOWNSHIP, NEW JERSEY**

WHEREAS SCMUA provides utilities, including but not limited to, sewage disposal and connection to SCMUA's sewerage system, to certain property owners in Sussex County, including Property Owner; and

WHEREAS SCMUA is authorized, pursuant to N.J.S.A. 40:14B-22 to impose upon the owner or occupant of the property so connected, a charge of a connection fee or tapping fee, in respect of each connection of any property with the sewerage system ("Connection Fee"); and

WHEREAS SCMUA is authorized, pursuant to N.J.S.A. 40:14B-42, to file a Priority Lien Claim against a property owner's real property for any unpaid service charges, including but not limited to the unpaid Connection Fees; and

WHEREAS O'Neill Group Vernon I Redevelopment Urban Renewal, LLC (f/k/a Bright Horizons Development, LLC) ("Property Owner"), wishes to obtain connection to SCMUA's Upper Wallkill Facilities sewerage system for the facility located at 7 Theta Drive, Vernon Township, New Jersey, but due to its representation of economic hardship, is unable to pay for the full Connection Fee at this time; and

WHEREAS Property Owner wishes to enter into a Hardship Agreement ("Agreement") and voluntarily permit and consent to SCMUA asserting and recording a Priority Lien Claim for unpaid Connection Fees against Property Owner's real property;¹ and

WHEREAS SCMUA is willing to enter into an Agreement and, with the consent of Property Owner, assert and record a First Priority Lien Claim for said unpaid connection fees against Property Owner's real property; and

WHEREAS Vernon Township is a participating municipal entity under the SCMUA Hardship Policy, and by Resolution #26-10 adopted at the regular meeting of the Vernon Township Municipal Utilities Authority on March 19, 2026, has approved Property Owner for a sanitary sewer connection payment deferral for the property located at 7 Theta Drive; and

WHEREAS to lessen the financial burden associated with the Connection Fee, SCMUA has established an Amended and Restated Hardship Policy, adopted by the SCMUA Board of Commissioners on June 19, 2024, for property owners suffering from financial hardship where said property owner has been approved by the local participating municipal entity for a hardship installment plan; and

WHEREAS Jonathan Maroshick, of S H Bernstein & Assoc CPA P.C., has certified, as the designated corporate representative of Property Owner, that Property Owner and its ownership collectively qualify as a "Small Business" under the SCMUA Hardship Policy, having fewer than one hundred (100) employees and gross revenues not exceeding \$5,000,000.00, and SCMUA hereby relies on those representations in adopting this Resolution.

¹ Because SCMUA has already caused a First Priority Lien against the subject property,

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Sussex County Municipal Utilities Authority, that:

1. The above recitals are incorporated by reference.
2. Pursuant to the SCMUA Amended and Restated Hardship Policy adopted June 19, 2024, and based upon (a) Vernon Township, through its Vernon Township Municipal Utilities Authority Resolution #26-10, adopted March 19, 2026, approving Property Owner for a sanitary sewer connection payment deferral for the property located at 7 Theta Drive, Vernon Township, and (b) the Certification of Designated Corporate Representative dated June 4, 2026, submitted by Jonathan Maroshick of S H Bernstein & Assoc CPA P.C., confirming that Property Owner and its ownership collectively qualify as a "Small Business" under the SCMUA Hardship Policy, SCMUA concurs that Property Owner is unable to pay for the full Connection Fee at this time. Accordingly, SCMUA considers Property Owner to be suffering a "hardship" and shall offer to Property Owner the within Agreement permitting the Connection Fee to be paid in five (5) installments as delineated below.
3. Property Owner has consented to SCMUA's recording of a First Priority Lien Claim against Property Owner's real property located at 7 Theta Drive, Vernon Township, N.J. as a condition of approving this hardship waiver in order to connect Property Owner's property to SCMUA's Upper Wallkill sewerage collection and treatment system.
4. SCMUA's filing of a First Priority Lien Claim for unpaid connection fee charges is pursuant to a voluntary agreement by SCMUA with Property Owner.
5. Property Owner agrees to make five (5) payments and pay off the unpaid Connection Fee/Lien Claim within five (5) years of the date of the execution of this Agreement, time being of the essence as to each payment date noted below. There shall be no prepayment penalty if the connection fee is paid in advance of the payment schedule. Property Owner further agrees to pay off the unpaid Connection Fee/Lien Claim pursuant to the following payment schedule, with the initial payment, inclusive of all recording fees, being made simultaneously with the execution of this Agreement:

Payment Due Date	Amount
Initial Payment upon execution 20% of the Connection Fee plus legal costs and fees*	\$42,694.55
January 31, 2027, 20% of the Connection Fee	\$42,694.55
January 31, 2028, 20% of the Connection Fee	\$42,694.55
January 31, 2029, 20% of the Connection Fee	\$42,694.55
January 31, 2030, 20% of the Connection Fee plus discharge and any remaining balance of legal costs, if any and fees	\$42,694.55
subtotal	\$213,472.75

* recording costs, legal fees, and applicable costs are not included in the above table and shall be invoiced to hardship recipient once invoices are received by SCMUA as stated in Paragraph 6 below.

6. Consistent with the SCMUA Hardship Policy, payments shall be made as indicated in the above schedule directly to SCMUA. Property Owner shall be responsible for paying all recording fees associated with recording the Agreement and/or Priority Lien Claim. As provided for at Section 8(a) of the SCMUA Hardship Policy, Property Owner is responsible to pay actual filing costs for recording the Priority Lien (and any amendments thereto), recording any discharge of said lien, and any other fees and costs reasonably incurred by SCMUA including and any other attorneys' fees, charges and costs reasonably incurred by SCMUA. Lien discharge may be issued upon full payment only.
7. No interest or finance charges will accrue so long as Property Owner makes payments in accordance with the payment schedule outlined in § 5 and cures any Default within 30 days of the demand date.
8. If Property Owner fails to make a required payment in accordance with the payment schedule in § 5, Property Owner will be in default ("Default"). The SCMUA may, as a courtesy, advise Property Owner in writing of Default and advise that Property Owner has thirty (30) calendar days to cure the Default. If Property Owner fails to cure the Default within that thirty (30) calendar day period, the remaining outstanding balance shall accelerate and become due immediately along with any costs of collection, including reasonable attorney's fees and costs of court. Interest and/or finance charges will accrue at 1.5% per month for the unpaid balance per the terms of this Agreement and pursuant to N.J.S.A. 40:14B-41.
9. The Authority's Executive Director is authorized and directed to execute, on behalf of the Authority, the agreement incorporating the foregoing terms.

Certified as a true copy of
the Resolution adopted by the
Authority at their Regular meeting
held on Wednesday, July 15, 2026.


Andrea Cocula, Secretary

RESOLUTION RE: AUTHORIZING RENEWAL OF A PROFESSIONAL SERVICES AGREEMENT WITH MICROCOMPUTER CONSULTING GROUP, INC. TO PROVIDE INFORMATION TECHNOLOGY (IT) CYBER SECURITY SERVICES FOR THE SUSSEX COUNTY MUNICIPAL UTILITIES AUTHORITY

WHEREAS, the Sussex County Municipal Utilities Authority (SCMUA) has a need for Cyber Security Services for Information Technology, a notice thereof was advertised for RFP/RFQ on the SCMUA official webpage; and

WHEREAS, Microcomputer Consulting Group, Inc. of New York, NY has submitted a proposal dated July 1, 2026, to provide for IT Cyber Security Services to SCMUA and possesses a staff having requisite training, expertise and experience required to provide such services; and

WHEREAS, SCMUA thereby determined to award \$13,500.00 for IT Cyber Security Services under the "Fair and Open Process" for one year, with the option of a 3-year extension; and

WHEREAS, the Professional Services Agreement shall be extended for one year for IT Cyber Security Services to be provided by Microcomputer Consulting Group for the period retroactive from September 1, 2026 and ending August 31, 2027; and

WHEREAS, SCMUA has the option to award up to an additional 1 year based on original competitive contracting RFP proposal; and

WHEREAS, the local public contracts law requires that the Resolution authorizing the award of a contract for Professional Services and the Agreement itself, must be available for public inspection.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Sussex County Municipal Utilities Authority as follows:

1. That the Chairman and Secretary of the Authority are hereby authorized and directed to execute a Professional Services Agreement with Microcomputer Consulting Group, Inc. for the provision of IT Cyber Security Services, contingent upon SCMUA attorney review/approval.
2. The Professional Services Agreement with Microcomputer Consulting Group shall further be effective from September 1, 2026 and ending August 31, 2027.

3. That SCMUA, at its discretion, can authorize (by Resolution) renewals of this contract for up to 2 years.
4. That said 2026 contract is hereby awarded utilizing the "Fair and Open" process pursuant to N.J.A.S. 19:44-20.4 et. seq.
5. That one (1) copy of this Resolution, together with the contract itself, upon the execution thereof, shall be made available at the SCMUA's offices for public inspection during the normal business hours of said office.
6. This resolution shall take effect in accordance with both N.J.S.A. 40:14B-14(e) and N.J.S.A.40A11-4.5.

Certified as a true copy of the Resolution
adopted by the Authority at their Regular Authority Meeting
held on Wednesday, July 15, 2026.


Andrea Cocula, Secretary

RESOLUTION RE: AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT FROM COMPETITIVE CONTRACTING RFP WITH PLANET NETWORKS TO PROVIDE INFORMATION TECHNOLOGY (IT) MANAGED SERVICES FOR THE SUSSEX COUNTY MUNICIPAL UTILITIES AUTHORITY

WHEREAS, the Sussex County Municipal Utilities Authority (SCMUA) has a need for IT Managed Services for Information Technology, a notice thereof was advertised for RFP/RFQ on the SCMUA official webpage; and

WHEREAS, Planet Networks of Newton, NJ has submitted a proposal dated August 10, 2023, to provide IT Managed Services to SCMUA and possesses a staff having requisite training, expertise and experience required to provide such services; and

WHEREAS, SCMUA thereby determined to award not-to-exceed \$67,000 for IT Managed Services under the "Fair and Open Process" for one year; and

WHEREAS, the Professional Services Agreement was finalized and executed for one year for IT Managed Services to be provided by Planet Networks for the period commencing August 1, 2026 and ending July 31, 2027; and

WHEREAS, SCMUA has the option to renew said award up to an additional 3 years based on the original Competitive Contracting RFP Proposal; and

WHEREAS, the local public contracts law requires that the Resolution authorizing the award of a contract for Professional Services and the Agreement itself, must be available for public inspection.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Sussex County Municipal Utilities Authority as follows:

1. That the Chairman and Secretary of the Authority are hereby authorized and directed to execute a Professional Services Agreement with Planet Networks for the provision of IT Managed Services, contingent upon SCMUA attorney review/approval.
2. The Professional Services Agreement with Planet Networks shall further be effective on August 1, 2026, and ending July 31, 2027.
3. That said 2023 contract utilizing the "Fair and Open" process pursuant to N.J.A.S. 19:44-20.4 et. seq. is hereby extended for an additional year to July 31, 2026.

4. That SCMUA, at its discretion, can authorize (by Resolution) renewals of this contract for up to 2 years.
5. That one (1) copy of this Resolution, together with the contract itself, upon execution thereof, shall be made available at the SCMUA's offices for public inspection during the normal business hours of said office.
6. This resolution shall take effect and be in accordance with N.J.S.A. 40:14B-14(e) and N.J.S.A. 40A:11-4.5.

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Andrea Cocula, Secretary

RESOLUTION AUTHORIZING EXECUTIVE SESSION

WHEREAS, this Authority is authorized, pursuant to N.J.S.A. 10:4-12 to exclude the public from that portion of this meeting for purposes of discussing specific matters as permitted by N.J.S.A. 10:4-12; and,

WHEREAS, this Authority intends to discuss certain matters which are deemed confidential pursuant to N.J.S.A. 10:4-12, in Executive Session:

WHEREAS, at this time the Authority cannot determine the time when the discussion to be held in Executive Session will be made public but will disclose the minutes of the Executive Session when the need for confidentiality no longer exists.

NOW, THEREFORE, be it resolved by the Sussex County Municipal Utilities Authority that this meeting shall be adjourned to an Executive Session (closed session) and the public will be excluded in order that the Authority may discuss the items listed below, and upon reconvening this public meeting the Chairman will announce, if possible, the time when and the circumstances under which the discussion conducted in Executive Session will be disclosed to the public. This resolution is authorized and allowed by and pursuant to N.J.S.A. 10:4-13.

- ☐ (1) Any matter which, by express provision of federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of subsection a. of this section.

The general nature of the subject to be discussed per N.J.S.A. 10:4-13(a):

- ☐ (2) Any matter in which the release of information would impair a right to receive funds from the Government of the United States.

The general nature of the subject to be discussed per N.J.S.A. 10:4-13(a):

- ☐ (3) Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.

The general nature of the subject to be discussed per N.J.S.A. 10:4-13(a):

- ☐ (4) Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.

The general nature of the subject to be discussed per N.J.S.A. 10:4-13(a):

- ☐ (5) Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed.

The general nature of the subject to be discussed per N.J.S.A. 10:4-13(a):

- ☐ (6) Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigations of violations or possible violations of the law.

The general nature of the subject to be discussed per N.J.S.A. 10:4-13(a):

- ☒ (7) Any pending or anticipated litigation or contract negotiations other than in subsection b. (4) herein in which the public body is, or may become a party.

The general nature of the subject to be discussed per N.J.S.A. 10:4-13(a):

Vernon Township Litigation, Upper Wallkill Facility Rehabilitation Project

☐ (8) Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.

The general nature of the subject to be discussed per N.J.S.A. 10:4-13(a):

☐ (9) Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of, promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.

The general nature of the subject to be discussed per N.J.S.A. 10:4-13(a):

Personnel Item

☐ (10) Any deliberations of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party as a result of an act or omission for which the responding party bears responsibility.

The general nature of the subject to be discussed per N.J.S.A. 10:4-13(a):

NOW, THEREFORE, be it further resolved by the Sussex County Municipal Utilities Authority that pursuant to N.J.S.A. 10:4-13(b) the time when and the circumstances under which the discussion conducted in closed session of the public body can be disclosed to the public is when the need for confidentiality no longer exists.

Certified as a true copy of the
Resolution adopted by the Authority
at their Regular Authority Meeting held
on July 15, 2026


Andrea Cocula, Secretary