TOWNSHIP OF JACKSON

MUNICIPAL UTILITIES AUTHORITY

In the Matter of:

MAPLE GLEN MOBILE HOME PARK
2025 RATE HEARING

Jackson Township MUA
135 Manhattan Street
Jackson, New Jersey 08527

May 22, 2025
Time Noted: 5:30 PM

BEFORE:

TODD PORTER, Chairman

LEWIS WILDMAN, Vice-Chairman

JANET LONGO, Treasurer

RICHARD EGAN, Asst. Secretary/Treasurer

KAREN BRESSI, Secretary

JOSH VANN, Alternate I

GREGORY STAFFORD-SMITH, Alternate II

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P R O F E S S I O N A L S:

MICHAEL McKENNA, ESQ.
Attorney for the Board

PAMELA HILL, PE, Consulting Engineer

A U T H O R I T Y S T A F F:

JAMES DIAZ,
Asst. Executive Director/Director of Finance

EARL QUIJANO, Principal Engineer

HEATHER FAMELIO, Executive Assistant

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Exhibit 2	Affidavit of Publication for Newark Star Ledger	3
Exhibit 3	Maple Glen Sewerage Plant 2025 Capital Reinvestment Projection Proposed Rate Schedule	3

(Affidavit of Publication for Asbury Park Press received and marked Exhibit 1 for identification.)

(Affidavit of Publication for Newark Star Ledger received and marked Exhibit 2 for identification.)

(Maple Glen Sewerage Plant 2025 Capital Reinvestment Projection Proposed Rate Schedule received and marked Exhibit 3 for identification.)

MS. FAMELIO: My name is Heather Famelio, Executive Assistant at the Jackson Township Municipal Utilities Authority. It is 5:30 p.m. and we will commence with the public portion of the regularly-scheduled meeting of May 22nd, 2025.

This meeting is being held in person and via teleconference and is being recorded. If any remote participant is disconnected, please dial back in. For any of the public participating remotely, you will be muted until the chairman opens this meeting. For any public comment, you will be asked to state your name.

MR. PORTER: Roll call, please.

MS. FAMELIO: Ms. Bressi?

MS. BRESSI: Here.

MS. FAMELIO: Mr. Egan?

MR. EGAN: Here.

MS. FAMELIO: Ms. Longo?

MS. LONGO: Here.

MS. FAMELIO: Mr. Porter?

MR. PORTER: Here.

MS. FAMELIO: Mr. Stafford-Smith?

MR. STAFFORD-SMITH: Here.

MS. FAMELIO: Mr. Wildman?

MR. WILDMAN: Here.

MS. FAMELIO: Mr. Vann?

MR. VANN: Here.

MR. PORTER: Open Public Meetings Act announcement, please.

MS. FAMELIO: As Executive Assistant at this meeting, I publicly announce that in compliance with the provisions of the Open Public Meetings Act, adequate notice of this public meeting has been advertised in the manner prescribed by law. This statement shall be entered into the minutes of this meeting.

MR. PORTER: Rate hearing.

Mr. McKenna?

MR. McKENNA: Thank you, Mr. Chairman. Good evening, everyone.

Good evening, Mr. Diaz.

MR. DIAZ: Good evening.

MR. McKENNA: I have taken the liberty of marking three exhibits in advance to save a few minutes. Exhibit 1 is the Affidavit of Publication for the Asbury Park Press, Exhibit 2 is the Affidavit of Publication for the Newark Star Ledger, and Exhibit 3 is the copy of the Maple Glen Sewerage Plant 2025 Capital Reinvestment Projection Proposed Rate Schedule.

Mr. Diaz, would you please tell the board, even though everybody knows who you are, for the record, your name and your title?

MR. DIAZ: James Diaz. I'm the Assistant Executive Director and Director of Finance for the Authority.

MR. McKENNA: Are you familiar with the Maple Glen residential development?

MR. DIAZ: I am.

MR. McKENNA: I would like you to -- do you have a copy of Exhibit 3 in front of you?

MR. DIAZ: I do.

MR. McKENNA: Okay. Was that prepared either by you or at your direction?

MR. DIAZ: It was.

MR. McKENNA: I would like to direct your attention to Exhibit 3. Please explain for the board and the public the methodology that was used to complete and determine the proposed rates, including reference, if you can, to the respective schedules.

MR. DIAZ: Thank you.

The Maple Glen is a stand-alone system that serves approximately 83 residents. The 2025 proposed quarterly rate is $20,537.29. The rate is based on direct cost/indirect cost.

The direct cost, actual cost, attributed to Maple Glen during 2024 totaled $70,681.81. The indirect cost consists of the percentage of the authority's administrative fees, office costs and insurance. Maple Glen's 2024 indirect cost is comprised of a calculation utilizing prior year 2024 gross indirect total -- I'm sorry, strike that -- 2023 gross indirect total cost plus annual CPI. CPI for 2024 was 3.5 percent. Maple Glen's share is based on a percentage of the Maple Glen's revenues compared to the Authority's total service revenues. The percentage is then used to calculate the Maple Glen share of the indirect cost.

The 2024 percentage use is .54 percent. The indirect cost for 2024 totaled $11,325.95. The

activity reconciliation consists of the payments received for 2024 billing of $78,311.16. The direct/indirect cost for 2024 was $82,007.76. The excess revenues over expense shortfall was $3,696.60. Maple Glen's annual depreciation was $11,820.41. The amount to be deposited to the Maple Glen account for the renewal replacement would be the net of the -- the depreciation of 11,820.41, less the shortfall of $3,696.60, totaling $8,123.81.

In summary, the total proposed 2025 annual charge is based on the combination of the 2024 direct cost, indirect cost and capital reinvestments of 80,856.26. This includes two quarters under the current rate and two quarters under the proposed rate. The proposed rate, once again, is slated to be $20,837.29. The current quarterly rate is $19,890.84. The proposed quarterly change is $646.45, which equates to 3.25 percent increase.

Thank you.

MR. McKENNA: Thank you, Mr. Diaz. And based on your experience and expertise, are the proposed rates that you just summarized adequate to properly operate the Maple Glen facility?

MR. DIAZ: It is.

MR. McKENNA: Thank you very much,

Mr. Chairman.

MR. PORTER: So we go to the resolution. The 2025-083 resolution of the Jackson Township Municipal Utilities Authority adopting the Maple Glen Mobile Home Park rate schedule.

Do we have a motion?

MR. WILDMAN: Motion.

MS. BRESSI: Second.

MR. PORTER: Motion and second. All in favor?

(Unanimous aye.)

MR. PORTER: Any opposed? Any Abstentions?

Thank you.

(Matter concluded.)

C E R T I F I C A T E

I, KELLY A. WENZEL, a Notary Public, Registered Professional Reporter and Certified Court Reporter of the State of New Jersey, do hereby certify that the foregoing is a true and accurate transcript of the testimony that was taken stenographically by and before me at the time, place and on the date hereinbefore set forth.

I DO FURTHER CERTIFY that I am neither a relative nor employee nor attorney nor counsel of any of the parties to this action, and that I am neither a relative nor employee of such attorney or counsel, and that I am not financially interested in the action.

I DO FURTHER CERTIFY that this transcript complies with all standards cited in NJ ADC 13:43-5.9

/s/Kelly A. Wenzel, CCR
Certified Court Reporter
License No. X101713

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