TOWNSHIP OF JACKSON

MUNICIPAL UTILITIES AUTHORITY

----------X
In the Matter of:

#2026-077
MAPLE GLEN MOBILE HOME PARK
RATE HEARING.
----------X

Jackson Township MUA
135 Manhattan Street
Jackson, New Jersey 08527

May 28, 2026
Time Noted: 5:30 PM

BEFORE:

TODD PORTER, Chairman

JOSHUA VANN, Vice-Chairman

KAREN BRESSI, Secretary

RICHARD EGAN, Treasurer

LEWIS WILDMAN, Asst. Secretary/Treasurer

GREGORY STAFFORD-SMITH, Alternate I

CHAVIE HELLER, Alternate II

DENISE SWEET & ASSOCIATES
Certified Court Reporters
256 Leswing Drive
Brick, New Jersey 08723
(732) 462-6096 Fax: (732) 262-7731
dsweetassoc@gmail.com

A P P E A R A N C E S:

MICHAEL McKENNA, ESQ.,
Attorney for the Board

A L S O P R E S E N T:

TERRENCE ROMAN, Executive Director

JAMES R. DIAZ, Asst. Executive Director/Director of of Finance

PAMELA HILLA, P.E, Consulting Engineer

NICHOLAS SPECHT, P.E., Acting Principal Engineer Civil

HEATHER FAMELIO, Executive Assistant

E X H I B I T S

NUMBER	DESCRIPTION	PAGE
Exhibit 1	Rate Schedule and Public Notice	3
Exhibit 2	Affidavit of Publication	3
Exhibit 3	Affidavit of Publication	3
Exhibit 4	Affidavit of Publication	3

CHAIRMAN PORTER: Thank you. We will now proceed with the rate hearing for Maple Glen Mobile Park.

MR. McKENNA: Thank you, Mr. Chairman.

I have taken the liberty of marking four exhibits. Exhibit 1 is the Rate Schedule along with the copy of the Public Notice. Exhibits 2 and 3 are Affidavits of Publications necessary under the law, as is Exhibit 4, which I am going to hand to Mr. Diaz.

(Rate Schedule and Public Notice received and marked Exhibit 1 for identification.)

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

(Affidavit of Publication received and marked Exhibit 3 for identification.)

(Affidavit of Publication received and marked Exhibit 4 for identification.)

MR. DIAZ: Thank you.

MR. McKENNA: Good evening, Mr. Diaz. I know everybody knows who you are, but for the record can you tell us what your title is here at the Authority?

MR. DIAZ: James Diaz. My title is 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: Do you have a copy of the proposed Rate Schedule in front of you?

MR. DIAZ: I do.

MR. McKENNA: What role did you play in the preparation of the Rate Schedule?

MR. DIAZ: I prepared it.

MR. McKENNA: I'd like to direct your attention to the Rate Schedule itself and ask you if you could explain to the Board and the public the methodology that was used to complete and determine the proposed rates, including reference to the respective schedules contained in the Rate Schedule.

MR. DIAZ: Thank you.

MR. McKENNA: Thank you.

MR. DIAZ: Maple Glen is a stand-alone system that serves approximately 83 residents. The 2026 proposed quarterly rate is $22,705.02 a quarter. The rate is based on direct cost and indirect cost.

The direct costs, which are detailed on Schedule A, are the actual costs attributed to Maple Glen during 2025. Total of the direct cost for 2025

was $78,718.55.

The indirect cost detailed on Schedule B consist of a percentage of the Authority's administrative fees, office costs and insurance. Maple Glen's 2025 indirect cost is comprised of a calculation utilizing prior year, 2024, gross indirect total cost plus annual CPI, which for 2025 was 3.3 percent. Maple Glen's share is based on a percentage of Maple Glen's revenues compared to the Authority's total service revenues. The percentage is then used to calculate Maple Glen's share of the indirect cost. The 2025 percentage used was .56 percent. Total indirect cost for 2025 was $12,101.51.

Activity reconciliation, which is detailed on Schedule C, consists of the payments received for 2025 billing of $80,856.26. The direct and indirect cost for 2025 totaled $90,820.06. That left excess revenues over expenses as a deficit of $9,963.80. Maple Glen's annual depreciation was $10,944.68. The amount to be deposited into Maple Glen's account for renewal and replacement is a net of $980.88.

In summary, the total proposed 2026 annual charges, based on a combination of the 2025

direct cost, indirect cost, capital reinvestment, was $90,820.06. This includes two quarters under the current rate and two quarters with the proposed rate. Proposed rate, again, was $22,705.02, compared to the current quarterly rate of $20,537.29, for a proposed quarterly change of $2,167.73.

And that's how the rates were calculated.

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

MR. DIAZ: It is.

MR. McKENNA: Okay. Thank you very much.

Thank you, Mr. Chairman.

MR. DIAZ: Thank you.

Are there any questions?

CHAIRMAN PORTER: Seeing no questions, we'll vote now.

Any questions from the public?

MR. DIAZ: At this point we would go into a vote.

CHAIRMAN PORTER: 2026-077, resolution of the Jackson Township Municipality Utilities

Authority adopting the Maple Glen Mobile Home Park Rate Schedule.

Do we have a motion?

MR. WILDMAN: Motion.

MS. BRESSI: Second.

CHAIRMAN PORTER: Motion and second, all in favor?

(Unanimous aye.)

CHAIRMAN PORTER: Any as opposed? Do we have any abstentions?

Thank you.

(Matter concluded.)

(Time noted: 5:37.)

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

CHAIRMAN PORTER: [5] 3/1 6/19 6/24 7/6 7/9
MR. DIAZ: [10]
MR. McKENNA: [9]
MR. WILDMAN: [1] 7/4
MS. BRESSI: [1] 7/5

$

$10,944.68 [1] 5/21
$12,101.51 [1] 5/14
$2,167.73 [1] 6/6
$20,537.29 [1] 6/5
$22,705.02 [2] 4/21 6/4
$78,718.55 [1] 5/1
$80,856.26 [1] 5/17
$9,963.80 [1] 5/20
$90,820.06 [2] 5/18 6/2
$980.88 [1] 5/23

-

----------X [2] 1/3 1/6

.

.56 [1] 5/13
.56 percent [1] 5/13

/

/s/Kelly [1] 8/22

0

077 [2] 1/5 6/24
08527 [1] 1/8
08723 [1] 1/24

1

135 [1] 1/7
13:43-5.9 [1] 8/19

2

2024 [1] 5/6
2025 [9]
2026 [3] 1/9 4/21 5/24
2026-077 [2] 1/5 6/24
256 [1] 1/23
262-7731 [1] 1/24
28 [1] 1/9

3

3.3 percent [1] 5/8

4

462-6096 [1] 1/24

5

5.9 [1] 8/19
5:30 [1] 1/9
5:37 [1] 7/13

6

6096 [1] 1/24

7

732 [2] 1/24 1/24
7731 [1] 1/24

8

83 [1] 4/20

A

abstentions [1] 7/10
account [1] 5/22
accurate [1] 8/7
Acting [1] 2/10
action [2] 8/14 8/16
Activity [1] 5/15
actual [1] 4/24
ADC [1] 8/19
adequate [1] 6/12
administrative [1] 5/4
adopting [1] 7/1
Affidavit [6] 2/20 2/21 2/22 3/13 3/15 3/17
Affidavits [1] 3/8
again [1] 6/4
all [2] 7/6 8/19
alone [1] 4/19
along [1] 3/6
Alternate [2] 1/17 1/18
am [5] 3/9 4/4 8/12 8/14 8/16
amount [1] 5/21
annual [3] 5/7 5/20 5/25
any [5] 6/18 6/21 7/9 7/10 8/13
approximately [1] 4/20
are [7] 3/7 3/21 4/2 4/23 4/24 6/10 6/18
as [3] 3/8 5/19 7/9
ask [1] 4/12
Assistant [2] 2/11 3/25
ASSOCIATES [1] 1/22
Asst [2] 1/16 2/8
attention [1] 4/12
attorney [3] 2/2 8/13 8/15
attributed [1] 4/24
AUTHORITY [4] 1/2 3/23 4/1 7/1
Authority's [2] 5/3 5/10
aye [1] 7/8

B

based [4] 4/22 5/8 5/25 6/10
be [1] 5/21
before [2] 1/11 8/9
billing [1] 5/17
Board [2] 2/2 4/13
BRESSI [1] 1/14
Brick [1] 1/24

C

calculate [1] 5/11
calculated [1] 6/8
calculation [1] 5/6
can [1] 3/22
capital [1] 6/1
CCR [1] 8/22
Certified [3] 1/23 8/5 8/23
certify [3] 8/6 8/12 8/18
Chairman [4] 1/12 1/13 3/4 6/16
change [1] 6/6
charges [1] 5/25
CHAVIE [1] 1/18
cited [1] 8/19
Civil [1] 2/10
combination [1] 5/25
compared [2] 5/9 6/4
complete [1] 4/14
complies [1] 8/18
comprised [1] 5/5
concluded [1] 7/12
consist [1] 5/3
consists [1] 5/16
Consulting [1] 2/9
contained [1] 4/16
copy [2] 3/7 4/5
cost [11]
costs [3] 4/23 4/24 5/4
could [1] 4/13
counsel [2] 8/13 8/15
Court [3] 1/23 8/5 8/23
CPI [1] 5/7
current [2] 6/3 6/5

D

date [1] 8/9
deficit [1] 5/19
DENISE [1] 1/22
deposited [1] 5/21
depreciation [1] 5/20
DESCRIPTION [1] 2/17
detailed [3] 4/23 5/2 5/16
determine [1] 4/14
development [1] 4/3
DIAZ [5] 2/8 3/9 3/20 3/24 6/9
did [1] 4/8
direct [6] 4/11 4/22 4/23 4/25 5/17 6/1
Director [5] 2/7 2/8 2/8 3/25 3/25
Director/Director [1] 2/8
do [7] 4/5 4/7 7/3 7/9 8/6 8/12 8/18
Drive [1] 1/23
dsweetassoc [1] 1/25
during [1] 4/25

E

EGAN [1] 1/15
employee [2] 8/13 8/15
Engineer [2] 2/9 2/10
ESQ [1] 2/2
evening [1] 3/20
everybody [1] 3/21
excess [1] 5/19
Executive [4] 2/7 2/8 2/11 3/25
Exhibit [6] 3/6 3/9 3/11 3/14 3/16 3/18
exhibits [2] 3/6 3/7
expenses [1] 5/19
experience [1] 6/10
expertise [1] 6/10
explain [1] 4/13

F

facility [1] 6/12
FAMELIO [1] 2/11
familiar [1] 4/2
favor [1] 7/7
Fax [1] 1/24
fees [1] 5/4
Finance [2] 2/8 3/25
financially [1] 8/16
foregoing [1] 8/7
forth [1] 8/10
four [1] 3/5
front [1] 4/6
FURTHER [2] 8/12 8/18

G

GLEN [6] 1/5 3/2 4/3 4/19 4/25 7/1
Glen's [6] 5/5 5/8 5/9 5/11 5/20 5/22
gmail.com [1] 1/25
go [1] 6/22
going [1] 3/9
Good [1] 3/20
GREGORY [1] 1/17
gross [1] 5/6

H

hand [1] 3/9
have [4] 3/5 4/5 7/3 7/10
hearing [2] 1/6 3/2
HEATHER [1] 2/11
HELLER [1] 1/18
here [1] 3/22
hereby [1] 8/6
hereinbefore [1] 8/10
HILLA [1] 2/9
HOME [2] 1/5 7/1
how [1] 6/7

I

I'd [1] 4/11
identification [4] 3/12 3/14 3/16 3/18
II [1] 1/18
includes [1] 6/2
including [1] 4/15
indirect [8] 4/22 5/2 5/5 5/6 5/12 5/13 5/18 6/1
insurance [1] 5/4
interested [1] 8/16
is [14]
it [2] 4/10 6/13
itself [1] 4/12

J

JACKSON [4] 1/1 1/7 1/8 6/25
JAMES [2] 2/8 3/24
Jersey [3] 1/8 1/24 8/6
JOSHUA [1] 1/13
just [1] 6/11

K

KAREN [1] 1/14
KELLY [2] 8/4 8/22
know [1] 3/21
knows [1] 3/21

L

law [1] 3/8
left [1] 5/19
Leswing [1] 1/23
LEWIS [1] 1/16
liberty [1] 3/5
License [1] 8/24
like [1] 4/11

M

Manhattan [1] 1/7
MAPLE [12]
marked [4] 3/11 3/14 3/16 3/18
marking [1] 3/5
Matter [2] 1/4 7/12
May [1] 1/9
McKENNA [1] 2/2
me [1] 8/9
methodology [1] 4/14
MICHAEL [1] 2/2
MOBILE [3] 1/5 3/3 7/1
motion [3] 7/3 7/4 7/6
Mr [2] 3/4 6/16
Mr. [3] 3/9 3/20 6/9
Mr. Diaz [3] 3/9 3/20 6/9
MUA [1] 1/7
much [1] 6/15
MUNICIPAL [1] 1/2
Municipality [1] 6/25
My [1] 3/24

N

necessary [1] 3/8
neither [2] 8/12 8/14
net [1] 5/22
New [3] 1/8 1/24 8/6
NICHOLAS [1] 2/10
NJ [1] 8/19
no [2] 6/19 8/24
not [1] 8/16
Notary [1] 8/4
noted [2] 1/9 7/13
Notice [3] 2/19 3/7 3/10
now [2] 3/2 6/20
NUMBER [1] 2/17

O

office [1] 5/4
Okay [1] 6/14
ones [1] 6/11
operate [1] 6/12
opposed [1] 7/9
over [1] 5/19

P

P.E [2] 2/9 2/10
PAGE [1] 2/17
PAMELA [1] 2/9
PARK [3] 1/5 3/3 7/1
parties [1] 8/14
payments [1] 5/16
percent [2] 5/8 5/13
percentage [4] 5/3 5/9 5/10 5/12
place [1] 8/9
play [1] 4/8
plus [1] 5/7
PM [1] 1/9
point [1] 6/22
PORTER [1] 1/12
preparation [1] 4/9
prepared [1] 4/10
Principal [1] 2/10
prior [1] 5/6
proceed [1] 3/2
Professional [1] 8/5
proposed [8] 4/6 4/15 4/21 5/24 6/3 6/4 6/5 6/11
public [6] 2/18 3/7 3/10 4/13 6/21 8/4
Publication [6] 2/20 2/21 2/22 3/13 3/15 3/17
Publications [1] 3/8

Q

quarter [1] 4/21
quarterly [3] 4/21 6/5 6/6
quarters [2] 6/2 6/3
questions [3] 6/18 6/19 6/21

R

rate [16]
rates [3] 4/15 6/7 6/11
received [5] 3/11 3/13 3/15 3/17 5/17
reconciliation [1] 5/15
record [1] 3/21
reference [1] 4/15
Registered [1] 8/4
reinvestment [1] 6/1
relative [2] 8/12 8/15
renewal [1] 5/22
replacement [1] 5/22
Reporter [3] 8/5 8/5 8/23

R

Reporters [1] 1/23
residential [1] 4/3
residents [1] 4/20
resolution [1] 6/24
respective [1] 4/16
revenues [3] 5/9 5/10 5/19
RICHARD [1] 1/15
role [1] 4/8
ROMAN [1] 2/7

S

Schedule [11]
schedules [1] 4/16
second [2] 7/5 7/6
Secretary [2] 1/14 1/16
Secretary/Treasurer [1] 1/16
Seeing [1] 6/19
serves [1] 4/20
service [1] 5/10
set [1] 8/10
share [2] 5/8 5/11
SMITH [1] 1/17
SPECHT [1] 2/10
STAFFORD [1] 1/17
STAFFORD-SMITH [1] 1/17
stand [1] 4/19
stand-alone [1] 4/19
standards [1] 8/19
State [1] 8/6
stenographically [1] 8/8
Street [1] 1/7
such [1] 8/15
summarized [1] 6/11
summary [1] 5/24
SWEET [1] 1/22
system [1] 4/20

T

taken [2] 3/5 8/8
tell [1] 3/22
TERRENCE [1] 2/7
testimony [1] 8/8
Thank [10]
that [10]
that's [1] 6/7
then [1] 5/11
there [1] 6/18
this [4] 6/2 6/22 8/14 8/18
time [3] 1/9 7/13 8/9
title [2] 3/22 3/24
TODD [1] 1/12
total [5] 4/25 5/7 5/10 5/13 5/24
totaled [1] 5/18
TOWNSHIP [3] 1/1 1/7 6/25
transcript [2] 8/7 8/18
Treasurer [2] 1/15 1/16
true [1] 8/7
two [2] 6/2 6/3

U

Unanimous [1] 7/8
under [2] 3/8 6/2
us [1] 3/22
used [3] 4/14 5/11 5/12
UTILITIES [2] 1/2 6/25
utilizing [1] 5/6

V

VANN [1] 1/13
very [1] 6/14
Vice [1] 1/13
Vice-Chairman [1] 1/13
vote [2] 6/20 6/23

W

was [9]
we [4] 3/1 6/22 7/3 7/9
we'll [1] 6/20
WENZEL [2] 8/4 8/22
were [1] 6/7
what [2] 3/22 4/8
which [4] 3/9 4/23 5/7 5/15
who [1] 3/21
WILDMAN [1] 1/16
will [1] 3/1
would [1] 6/22

X

X101713 [1] 8/24

Y

year [1] 5/6
you [19]
your [3] 3/22 4/11 6/10