

ORIGINAL

**Qualification Statement:
RFP Professional Services
#06 Appraisal Services**

**Morris County
Municipal Utilities Authority**

Contract Term: February 12, 2025 to February 10, 2026

Submitted by



STERLING DISANTO & ASSOCIATES
REAL ESTATE ADVISORS

Russell K. Sterling, MAI, AI-GRS, CRE ~ Victor D. DiSanto, MAI
145 West End Avenue, Somerville, New Jersey 08876
voice: 908-526-4244 ~ email: advisors@sdadvisors.com ~ www.sdadvisors.com

MORRIS COUNTY MUA

Administrative Documents

A. Please submit the following documents with your response to the RFP

Owner's Checkmarks		Bidder's Initials
X	Statement of Ownership Disclosure	VDS
X	Non-Collusion Affidavit	VDS
X	Disclosure of Investment Activities In Iran	VDS
X	Certification of Non-Involvement in Prohibited Activities in Russia or Belarus	VDS
X	Affidavit of Non-Debarred Status	VDS
X	Affirmative Action Compliance Notice	VDS
X	Mandatory EEO Language	VDS
X	Americans with Disability Act of 1990 Form	VDS
X	Anti-Discrimination Requirements	VDS
X	Pay to Play Advisory Notice	VDS
X	Certificate of Employee Information Report/AA-302	VDS
X	W-9	VDS
X	New Jersey Business Registration Certificate	VDS
X	Proposal (document not provided)	VDS

Proposal for Provision of Professional Services #06 Appraisal Services for the MCMUA

I am pleased to submit our Proposal for Professional Appraisal Services for the Morris County Municipal Utilities Authority.

Contact and Location: Sterling DiSanto & Associates, LLC
145 West End Avenue
Somerville, NJ 08876

Designated Professional: Victor D. DiSanto, MAI
Phone: 908-526-4244
Email: advisors@sdadvisors.com
Website: www.sdadvisors.com

Staffing:

Total	4
Licensed appraisers	2
Assistant	1
Administrative Assistant	1

All work performed in-house. We do not utilize subcontractors.

Statement:

Sterling DiSanto & Associates is a diversified real estate appraisal firm that specializes in appraising all types of real estate for acquisition purposes and other forms of litigation. Sterling DiSanto & Associates, LLC has performed real estate appraisals, litigation consulting, and expert testimony for government entities on the Federal, State, County and Municipal levels. Sterling DiSanto is approved by the NJ Division of Taxation as a Commercial Revaluation Firm.

Russell Sterling, MAI, AI-GRS, CRE, Managing Member, and Victor DiSanto, MAI, Member, are on the NJ SADC and the NJDEP Green Acres approved list of appraisers. We have appraised properties throughout central and northern New Jersey for both programs and have provided appraisal services for easements, open space acquisition, condemnation, and farmland preservation. Russell Sterling is also certified by the Appraisal Institute as a General Review Specialist and has reviewed appraisal reports for Acquisitions, Condemnation and Foreclosure Proceedings, and Right of Way projects.

Russell K. Sterling has 46 years of experience, and Victor D. DiSanto has 40 years of experience providing appraisals.

Over the years Sterling DiSanto & Associates has represented many agencies such as: Morris County Planning Development and Technology, Morris County Agriculture Development Board, Morris County Park Commission, Duke Energy, Williams Transco, Somerset Raritan Valley Sewerage Authority, Middlesex County Office of Parks & Recreation, and municipalities including Borough of Bernardsville, Mountainside, East Brunswick, Franklin, Randolph, Chester Borough, Mendham, Chatham, Lincoln Park, Piscataway, South Plainfield, Kinnelon, and Harding for various projects. We have also provided Right of Way Acquisitions for the NJ DOT, NJ Transit and the NJ Turnpike Authority.

Our technical capabilities include vast experience and understanding of methodologies and guidelines needed for appraising property for government agencies. We meet the technical reporting requirements of each client. We are experienced in litigation and will be prepared to provide expert witness testimony as required.

In order to prepare reports in a timely fashion, we work along with our staff for basic research and office support. We have the latest computer software including our own comparable sales database as well as access to several real estate information databases. We have a well-established office that includes state of the art desktop publishing software and hardware to help produce professional quality reports as efficiently as possible.

Sterling DiSanto and Associates' extensive experience in real estate valuation and litigation is especially relevant to the Morris County Municipal Utilities Authority's needs as it exhibits our ability to perform the necessary support, such as reviewing reports and studies, attending conferences, and providing expert witness testimony, that the MCMUA requires. We have successfully provided these same services to numerous clients in the past and have the continued capability to provide them to the MCMUA if selected for future assignments.

References, experience and resumes are included in our proposal.

We will be available to accommodate any required meetings of the MCMUA.

Proposed Billing Rates

We will provide fee proposals inclusive of all expenses for each property that needs to be appraised based on an hourly rate of: **\$200/hour.**

Additional fees for post-appraisal meetings, preparation for testimony, court attendance and testimony and any work other than the appraisal will be billed at: **\$200/hour.**

Sincerely,
Sterling DiSanto & Associates, LLC



Victor D. DiSanto, MAI
Member
NJ SCGRE:42RG00119100

Morris County Projects

Acquisitions Projects		
<i>Client</i>	<i>Property or Project</i>	<i>Location</i>
Morris County Municipal Utilities Authority (MCMUA)	Industrially Zoned Parcel Acquisition	Parsippany-Troy Hills
Morris County	Long Valley Safety Improvement	Washington Twp
Morris County Division of Transportation	NYS&W Bicycle and Pedestrian Path	Pequannock to Wayne Riverdale to Pequannock
Long Hill	Copper Springs Beach & Tennis Club	Gillette

Insurance Analysis Projects for the County of Morris

<i>Property or Project</i>	<i>Location</i>
Courthouse, Administration Building, Schuyler Building	Morris Township
Human Services OTA Building, Nursing Home, Mennen Arena, County Jail	Morristown
Safety Training Building, Communication Center	Piscataway

Open Space Projects for Morris County Park Commission

<i>Property or Project</i>	<i>Location</i>
Turkey Mountain, Pyramid Mountain	Montville, Kinnelon Boonton
Vernicek	Montville
Our Lady of the Magnificat	Kinnelon
Devanne Realty	Kinnelon
Craigmeur Recreation	Rockaway
Denville Estates	Denville
Speedwell Village	Morristown

Farmland Preservation Projects for Morris County Agriculture Development

<i>Property or Project</i>	<i>Location</i>	<i>Property or Project</i>	<i>Location</i>
Kielblock Property (Review)	Long Hill		
Rowe Farm	Mendham	Van Wingerden Farm	Lincoln Park
Parish Farm	Mendham	Borinski Farm	Lincoln Park
Aresty Farm	Mendham	Desiderio Farm	Chester Township
Riamede Farm	Chester	Schmidt Farm	Chester Township
Trinity Farm	Washington Twp	Koven	Harding
Fairmount Land	Washington Twp.	Pia Costa	Montville, Kinnelon
Turnquist	Washington Twp	Devine	Harding
Deli Santi	Washington Twp	Menzel	Chester
Byrne	Chester. Twp	Nagro/Lobel	Harding Township
Porter	Mendham	Esemplare	Washington Twp
Willemsen	Mendham	Backer	Mendham Twp.
Naughtright	Washington Twp.	Jenkinson	Washington Twp
Hideaway Farm	Chester	Charters Farm	Mt. Olive Township
Fellows Farm	Washington Twp	Tice	Washington Twp
Ehmann Farm	Washington Twp	Friedemann	Washington Twp
Peach Farm	Washington Twp	Cook	Kinnelon

Our experience in Morris County goes back nearly 30 years, having provided appraisal services for open space acquisition, condemnation, and farmland preservation.

Examples of Similar Work

<i>Client</i>	<i>Project</i>	<i>Location</i>
US Dept of Interior AVSO	Rock Creek National Park Cell Tower Sites	Washington, DC
	Great Falls National Park Cell Tower Site	Fairfax Co., VA
	Catoctin Mountain Park Cell Tower Sites	Frederick Co., MD
Williams-Transco	Woodbridge Lateral	Woodbridge
	Leddy East Expansion	Branchburg
	Sentinel Expansion Project	Hillsborough, Montgomery
Somerset Raritan Valley Sewerage Authority	Outfall Project	Bridgewater
NJDEP	1,600± Acres, Conservation Easements/Public Access Easements	Morris County properties owned by Jersey City Water
Passaic Valley Water Commission	Tax Appeals	Wayne, Woodland Park, Totowa, Clifton

Examples of Wetland Projects

<i>Client</i>	<i>Project</i>	<i>Location</i>
NJ Green Acres	Hillsborough Country Club property	Hillsborough
NJ Green Acres	Sondek Park Landfill	South Brunswick
NJ Green Acres	Cottrell Rd – 18.55± acres of wetlands and landlocked property	Freehold
NJ Green Acres	Tyro, Inc 55± acres of wetlands and landlocked property	New Brunswick
Middlesex County Office of Parks and Recreation	Indian Run Preserve at Cranbury 273± acres Industrially zoned land and wetlands	Cranbury
Middlesex County Office of Parks and Recreation	Millstone Preserve at Cranbury 52± acres Residentially zoned land and wetlands	Cranbury

Recent Right of Way - Condemnation Appraisals

<i>Client</i>	<i>Project</i>
NJDEP in Cooperation with the US Army Corps of Engineers:	Storm Damage Reduction Easements – Borough of Point Pleasant Beach, 22 parcels Storm Damage Reduction Easements – Borough of Bay Head, 70 parcels
New Jersey Department of Transportation:	Route 202-First Avenue Intersection Improvements - Raritan, 10 properties Hudson Tunnel Project, 7 properties Jacobus Ave Route 7, Kearny, Drainage, 13 properties Portal Bridge North Project – Kearny & Secaucus, 7 properties
New Jersey Transit:	PSE&G easement, Paterson Main St Raritan River, Perth Amboy
Middlesex County:	Plainsboro Rd Bridge Rehab, Plainsboro, 4 properties Woodbridge Ave Improvements, Edison, 28 properties Spotswood-Englishtown Rd, Monroe, 6 properties Gertrude Terrace, Dunellen, 3 properties Intersection Improvements Oak Tree Rd & Warwick Rd, Edison, 9 properties
Monmouth County:	Replacement of Bridge MT-18, 1 property Replacement of Bridge MT-19, 3 properties Reconstruction of Bridge R-3 on CR6/39, 4 properties
Hillsborough Twp MUA:	HillsMUA Sewer Project, 7 properties
South Brunswick:	Aspen Court-REACH Perrine Road-Providence Corp Rt. 522 Improvements at Rt. 130
Mountainside:	Don Don Realty Property –Commercial Development Project
Piscataway:	Cedarwood Drive Improvements, 14 properties Land Analysis for Improvements to South Washington Ave, 52 properties Land Analysis for Improvements to Leslie Ave, 10 properties Centennial Ave Road Improvements, 16 parcels Old New Brunswick Rd, 6 properties Netherwood Ave, 66 parcels

Appraisal assignments were completed in a timely manner and at the fees quoted. The projects referenced above include various types of real estate. We have appraised residential, commercial, industrial, agricultural, vacant land and special purposes properties.

References

COUNTY AGENCIES

Paul Clark	Chief Operating Officer	Middlesex County Parks & Recreation	732-745-8180
Thomas Boccino	Principal Planner/Land Acquisition	Somerset County Parks	908-231-7509
Katherine Coyle	Director	Morris County Agriculture Development Board	973-829-8120
Harriet Honigfeld	Farmland Preservation Program Coordinator	Monmouth County Agriculture Development Board	732-431-7460 x3641

STATE AGENCIES

David E. Nuse	Director of Real Estate Development	New Jersey Economic Development Authority	732-720-6350
Wanda Ortiz	Deputy Attorney General	Division of Law & Public Safety	609-292-5936
Kathrine Hunt, Esq.	Deputy Attorney General	Division of Law & Public Safety	609-292-1557
David C. Apy, Esq.	Assistant Attorney General	Division of Law & Public Safety	609-292-8567
Anine Rusecky	Supervisor of Appraisers	NJDEP	609-984-0542

MUNICIPALITIES

Anthony Della Pelle, Esq.	Special Counsel	Various Municipalities	973-539-8900
Emil Philibosian, Esq.	Township Attorney - Tax Appeal Counsel	Piscataway Township, Edison	732-545-4717
John Belardo, Esq.	Township Attorney	Bernards Township	908-526-0707
Raquel Serrano	Tax Assessor	South Plainfield	908-226-7622
Michael J. Baker, Esq.	Township Attorney	Piscataway Township	732-545-4717

UTILITIES

Albert Telsey, Esq.	Legal Counsel	Somerset County Sewerage Authority	973-912-6801
Christine Roy, Esq.	Legal Counsel	Tennessee Gas Pipeline	732-462-1990
Linda Smith	Senior Right of Way Representative	Duke Energy	908-737-1540
Amy Starkey	Land Analyst	Williams-Transco	713-215-4006

Personal Resume & Qualifications ***Russell K. Sterling, MAI, AI-GRS, CRE SCGREA***

Position: Real Estate Appraiser & Consultant,
Managing Member
Sterling DiSanto & Associates
145 West End Avenue
Somerville, New Jersey 08876
www.sdadvisors.com **908-526-4244**

Career Highlights:

Actively engaged in Real Estate Appraising and Counseling throughout New Jersey since 1979. Prior experience in Real Estate Sales from 1977 - 1979.

Properties appraised include all types of commercial, industrial, multi-tenant and corporate offices, apartment and residential uses; special purpose properties, vacant land including lots and acreage, floodland and wetlands, subdivision analysis, etc.

Valuation for condemnation, tax appeal, mortgage and estate purposes; leasehold and leased fee valuation, investment analysis.

Counseling assignments include Highest & Best Use, Marketability and Feasibility Studies of residential, commercial, industrial, office, and mixed-use development as well as litigation support.

Have testified as an Expert Witness in New Jersey and Connecticut Superior Court, New Jersey Tax Court, before various New Jersey County Boards of Taxation, Condemnation Commissions, Board of Public Utilities, Boards of Adjustment, Planning Boards.

Have written articles for regional and national trade publications on real estate appraisal topics. Have also lectured professional groups on a variety of Real Estate Appraisal topics.

As a Review Appraiser, have reviewed appraisal reports made by other appraisers for financial institutions and municipal and county government and State agencies.

Former Review Appraiser for Middlesex County, appointed by the Board of Freeholders to review all appraisals made on behalf of the County for condemnation purposes.

Became Vice President of Schwartz, Sterling & Associates in 1984 and President of the firm in 1989. In 2002, he formed a partnership with his longtime associate, Victor DiSanto, MAI, becoming Managing Member of Sterling DiSanto & Associates, LLC.

Professional Credentials:

MAI	Member, Appraisal Institute
AI-GRS	General Review Specialist, Appraisal Institute
CRE	Counselors of Real Estate
SCGREA	New Jersey; Certified General Real Estate Appraiser: 42RG00028800
CTA	Certified Tax Assessor, State of New Jersey

Personal Resume & Qualifications
Russell K. Sterling, MAI, AI-GRS, CRE SCGREA

Affiliations & Accreditations:	
National Appraisal Institute Positions:	
National Board of Directors:	2011-2012
National Committees:	
Admissions Designations & Qualifications	2005-2008
Associates Guidance	2000-2004
Membership Development & Retention	2000-2004 – Vice-Chair 2004
General Review Experience	2000-2003
General Admissions	2001-2003
General Council, GC	2004
Candidate Project Teams	2004-2005
Metro New Jersey Chapter:	
All officer positions 2001-2004, President:	2005
Trustee: Appraisal Institute Relief Foundation	2012-2015, 2017-2018
Trustee: Appraisal Institute Education & Relief Foundation	2019-2024 Chair 2021/22:AI Relief Committee
Awards:	Lifetime Achievement Award, Appraisal Institute, Metro New Jersey Chapter.
Approved Appraiser for:	Federal acquisitions (US Fish and Wildlife, Forestry Service, Army Corp of Engineers), Dept. of the Interior. State Acquisitions: NJDOT, NJDEP, NJ Turnpike Authority, State Agricultural Development Committee (SADC)
Expert Witness:	Qualified as an expert witness in: Superior Court, NJ; Tax Court – NJ; NJ Board of Public Utilities; Various Planning Boards, Zoning Boards, Tax Boards, Condemnation Commissions, Connecticut Superior Court
Education:	B.A., Rutgers University
Appraisal Courses:	All required courses for the MAI and AI-GRS designations of the Appraisal Institute. Additional courses for USPAP; UASFLA, Adv. Spreadsheet Modeling; Golf Course Val.; Fundamentals of Separating Business and Personal Property; Market Analysis and Highest and Best Use; Green Buildings, General Appraisal Review Theory and others
Conferences & Seminars Attended:	Numerous seminars on a variety of real estate and appraisal topics including Subdivision Analysis, Highest & Best Use and Feasibility Analysis, Wetlands, Valuation of Special Purpose Properties, ECRA, Transfer of Development Rights, Litigation Valuation, Uniform Appraisal Standards for Federal Standard Land Acquisitions, NJ Supreme Court Rulings on Eminent Domain, Condemnation Legal Rules and App, Valuation of Nursing Homes, etc. Appraising Preserved Farms for Condemnation; Existing Basic Rules Governing Income Tax Charitable Contribution Deductions; SSURGO Soils Mapping, Limitations for Septic Suitability and Agricultural Productivity; Existing Conservation Easements and Ordinances.
Conferences & Seminars Presented by Russell K. Sterling: 2016-2024	Challenging Valuation Assignments NJ County Tax Board Assn. Natural & Unnatural Disasters: NJ Tri County Assessor's Association Valuation of Senior Housing & Complex Properties NJ County Tax Board Assn. Pandemic Effects on Real Estate: NJ Association of Municipal Assessors Understanding Tax Appeal Appraisals: Middlesex Co. Tax Assessors Association Real Estate Litigation Valuation: Middlesex Co. Bar Association Understanding Tax Appeal Appraisals: NJ Association of Municipal Assessors Right of Way Valuation: Metro NJ Chapter, Appraisal Institute Tax Court Opinions and the Real Estate Markets; NJMAA Valuation of Senior Housing & Complex Properties NJMAA The Evolution of Capitalization Rates in NJ Tax Court NJATB
Data Center Conferences:	Annual Greater NY Data Center Summit: 2013-2019 Bisnow: Data Center Submarkets, Northeast, Orangeburg, NY, 10/25/2018 Bisnow: NJ Data Centers Summit: Piscataway, NJ 8/10/2017 Tri-State Data Center Outlook – 10/30/2013

Personal Resume & Qualifications

VICTOR D. DiSANTO, MAI, SCGREA

Position: Member
Sterling DiSanto & Associates, LLC
145 West End Avenue
Somerville, New Jersey 08876

Experience: Actively engaged in Real Estate Appraising throughout New Jersey since 1985. Appraisal practice includes inspection of properties and their respective markets and preparation of both form and narrative appraisals, appraising residential, commercial and industrial properties and vacant land. Qualified as an Expert Witness in New Jersey Tax Court, Superior Court of New Jersey, various County Boards of Taxation, and Condemnation Commissions. Joined Schwartz, Sterling & Associates in 1996 and became a Member of Sterling DiSanto & Associates, LLC in 2002.

Affiliations:

- MAI Designated Member, Appraisal Institute
 - Metro New Jersey Chapter
 - President 2010
 - Vice President 2009
 - Second Vice President 2008
 - Board of Directors 2005-2007
 - Recipient of 2004 Mike D'Amato Award
 - Leadership Development and Advisory Council 2003-2005
 - Region VI Regional Representative, 2008-2010
 - General Demonstration Report Grader
 - Approved Instructor for Income Approach, Sales Comparison Approach and various seminars
- SCGREA - Certified General Real Estate Appraiser, State of NJ
 - License No. 42RG00119100
- IRWA International Right of Way Association; 2021/22 & 2022/23 Chapter President

Education: University of Rhode Island, Kingston, RI
Bachelor of Arts in Liberal Arts and Economics - 1984

Appraisal Courses: (Appraisal Institute)

- Introduction to Appraising Real Property
- Applied Residential Property Valuation
- Capitalization Theory & Techniques
- Advanced Income Capitalization
- Highest and Best Use and Market Analysis
- Advanced Sales Comparison and Cost Approaches
- Report Writing and Valuation Analysis
- Advanced Applications
- Standards of Practice and Ethics
- Various lectures and seminars

MORRIS COUNTY MUA

Statement of Ownership Disclosure

N.J.S.A. 52:25-24.2 (P.L. 1977, c.33, as amended by P.L. 2016, c.43)

This statement shall be completed, certified to, and included with all bid and proposal submissions. Failure to submit the required information with the bid is cause for automatic rejection of the bid or proposal.

Name of Organization: Sterling DiSanto & Associates, LLC

Organization Address: 145 West End Ave, Somerville, NJ 08876

Part I Check the box that represents the type of business organization:

- Sole Proprietorship (skip Parts II and III, execute certification in Part IV)
- Non-Profit Corporation (skip Parts II and III, execute certification in Part IV)
- For-Profit Corporation (any type) Limited Liability Company (LLC)
- Partnership Limited Partnership Limited Liability Partnership (LLP)
- Other (be specific): _____

Part II

- The list below contains the names and addresses of all stockholders in the corporation who own 10 percent or more of its stock, of any class, or of all individual partners in the partnership who own a 10 percent or greater interest therein, or of all members in the limited liability company who own a 10 percent or greater interest therein, as the case may be. **(COMPLETE THE LIST BELOW IN THIS SECTION)**

OR

- No one stockholder in the corporation owns 10 percent or more of its stock, of any class, or no individual partner in the partnership owns a 10 percent or greater interest therein, or no member in the limited liability company owns a 10 percent or greater interest therein, as the case may be. **(SKIP TO PART IV)**

(Please attach additional sheets if more space is needed):

Name of Individual or Business Entity	Address
Russell K. Sterling	41 Kilmer Dr, Hillsborough, NJ 08844
Victor D. DiSanto	4 Wendover Ct, Bedminster, NJ 07921

MORRIS COUNTY MUA

Statement of Ownership Disclosure

Part III DISCLOSURE OF 10% OR GREATER OWNERSHIP IN THE STOCKHOLDERS, PARTNERS OR LLC MEMBERS LISTED IN PART II

If a bidder has a direct or indirect parent entity which is publicly traded, and any person holds a 10 percent or greater beneficial interest in the publicly traded parent entity as of the last annual federal Security and Exchange Commission (SEC) or foreign equivalent filing, ownership disclosure can be met by providing links to the website(s) containing the last annual filing(s) with the federal Securities and Exchange Commission (or foreign equivalent) that contain the name and address of each person holding a 10% or greater beneficial interest in the publicly traded parent entity, along with the relevant page numbers of the filing(s) that contain the information on each such person. **Attach additional sheets if more space is needed.**

Website (URL) containing the last annual SEC (or foreign equivalent) filing	Page #'s
N/A	

Please list the names and addresses of each stockholder, partner or member owning a 10 percent or greater interest in any corresponding corporation, partnership and/or limited liability company (LLC) listed in Part II other than for any publicly traded parent entities referenced above. **The disclosure shall be continued until names and addresses of every noncorporate stockholder, and individual partner, and member exceeding the 10 percent ownership criteria established pursuant to N.J.S.A. 52:25-24.2 has been listed. Attach additional sheets if more space is needed.**

Stockholder/Partner/Member and Corresponding Entity Listed in Part II	Address

Part IV Certification

I, being duly sworn upon my oath, hereby represent that the foregoing information and any attachments thereto to the best of my knowledge are true and complete. I acknowledge: that I am authorized to execute this certification on behalf of the bidder/proposer; that the **Morris County Municipal Utilities Authority** is relying on the information contained herein and that I am under a continuing obligation from the date of this certification through the completion of any contracts with **Morris County Municipal Utilities Authority** to notify the **Morris County Municipal Utilities Authority** in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I am subject to criminal prosecution under the law and that it will constitute a material breach of my agreement(s) with the, permitting the **Morris County Municipal Utilities Authority** to declare any contract(s) resulting from this certification void and unenforceable.

Full Name (Print):	Victor D. DiSanto	Title:	Member
Signature:		Date:	1/20/2025

MORRIS COUNTY MUA

Non-Collusion Affidavit

STATE OF NEW JERSEY

MORRIS COUNTY MUNICIPAL UTILITIES AUTHORITY ss:

I certify that I am Member

of the firm of Sterling DiSanto & Associates, LLC

the Respondent making this Proposal for the bid or proposal for the above named project, that I executed the said proposal with full authority to do so; that said bidder has not, directly or indirectly entered into any agreement, participated in any collusion in connection with the above named project; and that all statements contained in said proposal and this affidavit are true, correct, and made with full knowledge that the Morris County Municipal Utilities Authority relies upon the truth of the statements contained in said Proposals and in the statements contained in this affidavit in awarding the contract for the said project.

I further warrant that no person or selling agency has been employed or retained to solicit or secure such contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, except bona fide employees or bona fide established commercial or selling agencies.

Signature of Representative:



Victor D. DiSanto, Member

Subscribed and sworn to before me this 20th day of January, 20 25

Print Name of Affiant:



Notary Public of New Jersey

My commission expires _____

CANDACE D. DEJIANNE
NOTARY PUBLIC OF NEW JERSEY
Commission # 50167181
My Commission Expires 8/2/2026

MORRIS COUNTY MUA

Disclosure of Investment Activities in Iran

Pursuant to Public Law 2012, c. 25, any person or entity that submits a bid or proposal or otherwise proposes to enter into or renew a contract must complete the certification below to attest, under penalty of perjury, that the person or entity, or one of the person or entity's parents, subsidiaries, or affiliates, is not identified on a list created and maintained by the Department of the Treasury as a person or entity engaging in investment activities in Iran. If the Director finds a person or entity to be in violation of the principles which are the subject of this law, s/he shall take action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the person or entity.

I certify, pursuant to Public Law 2012, c. 25, that the person or entity listed for which I am authorized to bid/renew:

Bidder/Offeror: Sterling DiSanto & Associates, LLC

- is not providing goods or services of \$20,000,000 or more in the energy sector of Iran, including a person or entity that provides oil or liquefied natural gas tankers, or products used to construct or maintain pipelines used to transport oil or liquefied natural gas, for the energy sector of Iran; is not a financial institution that extends \$20,000,000 or more in credit to another person or entity, for 45 days or more, if that person or entity will use the credit to provide goods or services in the energy sector in Iran.

In the event that a person or entity is unable to make the above certification because it or one of its parents, subsidiaries, or affiliates has engaged in the above-referenced activities, a detailed, accurate and precise description of the activities must be provided in part 2 below to the Division of Purchase under penalty of perjury. Failure to provide such will result in the proposal being rendered as non-responsive and appropriate penalties, fines and/or sanctions will be assessed as provided by law.

PART 2: PLEASE PROVIDE FURTHER INFORMATION RELATED TO INVESTMENT ACTIVITIES IN IRAN

You must provide, accurate and precise description of the activities of the bidding person/entity, or one of its parents, subsidiaries or affiliates, engaging in the investment activities in Iran outlined above by completing the boxes below.

Name: _____ Relationship to Bidder/Offeror: _____

Description of Activities: _____

Duration of Engagement: _____ Anticipated Cessation Date: _____

Bidder/Offeror Contact Name: _____ Contact Phone Number: _____

Certification: I, being duly sworn upon my oath, hereby represent and state that the foregoing information and any attachments thereto to the best of my knowledge are true and complete. I attest that I am authorized to execute this certification on behalf of the above-referenced person or entity. I acknowledge that Town/ Township/ Borough/Government Agency is relying on the information contained herein and thereby acknowledge that I am under a continuing obligation from the date of this certification through the completion of any contracts with the MCMUA to notify the MCMUA in writing of any changes to the answers of information contained herein. I acknowledge that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I recognize that I am subject to criminal prosecution under the law and that it will also constitute a material breach of my agreement(s) with Morris County Municipal Utilities Authority, New Jersey and that the MCMUA at its option may declare any contract(s) resulting from this certification void and unenforceable.

Full Name (Print): Victor D. DiSanto Signature: 

Title: Member Date: 1/20/2025

MORRIS COUNTY MUA

Certification of Non-Involvement in Prohibited Activities in Russia or Belarus

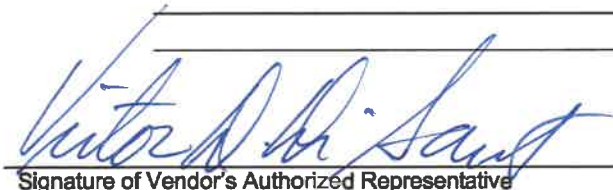
Pursuant to N.J.S.A. 52:32-60.1, et seq. and N.J.S.A.40A:11-2.2 (L. 2022, c. 3) any person or entity (hereinafter "Vendor") that seeks to enter into or renew a contract with a local contracting unit subject to the Local Public Contracts Law for the provision of goods or services, or the purchase of bonds or other obligations, must complete the certification below indicating whether or not the Vendor is identified on the Office of Foreign Assets Control (OFAC) Specially Designated Nationals and Blocked Persons list, available here: <https://sanctionssearch.ofac.treas.gov/>. If the Department of the Treasury finds that a Vendor has made a certification in violation of the law, it shall take any action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

I, the undersigned, certify that I have read the definition of "Vendor" below, and have reviewed the Office of Foreign Assets Control (OFAC) Specially Designated Nationals and Blocked Persons list, and having done so certify

(Check the Appropriate Box)

- A. That the Vendor is not identified on the [OFAC Specially Designated Nationals and Blocked Persons list on account of activity related to Russia and/or Belarus](#).
- OR**
- B. That I am unable to certify as to "A" above, because the Vendor is identified on the [OFAC Specially Designated Nationals and Blocked Persons list on account of activity related to Russia and/or Belarus](#).
- OR**
- C. That I am unable to certify as to "A" above, because the Vendor is identified on the [OFAC Specially Designated Nationals and Blocked Persons list](#). However, the Vendor is engaged in activity related to Russia and/or Belarus consistent with federal law, regulation, license or exemption. A detailed description of how the Vendor's activity related to Russia and/or Belarus is consistent with federal law is set forth below.

(Attach Additional Sheets If Necessary.)


Signature of Vendor's Authorized Representative

1/20/2025

Date

Victor D. DiSanto, Member
Print Name and Title of Vendor's Authorized Representative

03-038-3550
Vendor's FEIN

Sterling DiSanto & Associates, LLC
Vendor's Name

908-526-4244
Vendor's Phone Number

145 West End Ave
Vendor's Address (Street Address)

N/A
Vendor's Fax Number

Somerville, NJ 08876
Vendor's Address (City/State/Zip Code)

advisors@sdadvisors.com
Vendor's Email Address

¹ Vendor means: (1) A natural person, corporation, company, limited partnership, limited liability partnership, limited liability company, business association, sole proprietorship, joint venture, partnership, society, trust, or any other nongovernmental entity, organization, or group; (2) Any governmental entity or instrumentality of a government, including a multilateral development institution, as defined in Section 1701(c)(3) of the International Financial Institutions Act, 22 U.S.C. 262r(c)(3); or (3) Any parent, successor, subunit, direct or indirect subsidiary, or any entity under common ownership or control with, any entity described in paragraph (1) or (2).

MORRIS COUNTY MUA

Affirmative Action Compliance Notice

EXHIBIT A

GOODS, GENERAL SERVICES, AND PROFESSIONAL SERVICES CONTRACTS

This form is a summary of the successful vendor's requirement to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27.

The successful respondent shall submit to the public agency, after notification of award but prior to execution of the contract, one of the following three documents as forms of evidence:

1. Letter of Federal Affirmative Action Plan Approval
2. Certificate of Employee Information Report
3. A photocopy of an Employee Information Report (AA302) provided by the Division and distributed to the public agency to be completed by the vendor in accordance with N.J.A.C. 17:27-4.

The successful vendor(s) must submit the copies of the AA302 Report to the Division of Contract Compliance and Equal Employment Opportunity in Public Contracts (Division). The Public Agency copy is submitted to the public agency, and the vendor copy is retained by the vendor.

The undersigned vendor further understands that his/her proposal shall be rejected as non-responsive if said vendor fails to comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27.

Business Name: Sterling DiSanto & Associates, LLC

Representative's Name (print): Victor D. DiSanto, Member

Representative's Signature:



Date: 1/20/2025

Phone: 908-526-4244

MORRIS COUNTY MUA

Mandatory EEO Language

EXHIBIT A

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE

N.J.S.A. 10:5-31 et seq. (P.L.1975, c.127)

N.J.A.C. 17:27 et seq.

GOODS, GENERAL SERVICES, AND PROFESSIONAL SERVICES CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will ensure that equal employment opportunity is afforded to such applicants in recruitment and employment, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

Such equal employment opportunity shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor will send to each labor union, with which it has a collective bargaining agreement, a notice, to be provided by the agency contracting officer, advising the labor union of the contractor's commitments under this chapter and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to meet targeted county employment goals established in accordance with N.J.A.C. 17:27-5.2.

MORRIS COUNTY MUA

Mandatory EEO Language

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, and labor unions, that it does not discriminate on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the targeted employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions. The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

Letter of Federal Affirmative Action Plan Approval;

Certificate of Employee Information Report; or

Employee Information Report Form AA-302 (electronically provided by the Division and distributed to the public agency through the Division's website at: http://www.state.nj.us/treasury/contract_compliance.)

The contractor and its subcontractors shall furnish such reports or other documents to the Division of Purchase & Property, CCAU, EEO Monitoring Program as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Purchase & Property, CCAU, EEO Monitoring Program for conducting a compliance investigation pursuant to N.J.A.C. 17:27-1.1 et seq

Business Name:

Sterling DiSanto & Associates, LLC

Representative's Name (print):

Victor D. DiSanto, Member

Representative's Signature:



Date:

1/20/2025

MORRIS COUNTY MUA

Americans with Disabilities Act of 1990 Form

The CONTRACTOR and the OWNER do hereby agree that the provisions of Title 11 of the Americans With Disabilities Act of 1990 (the "ACT") (42 U.S.C. S12101 et seq.), which prohibits discrimination on the basis of disability by public entities in all services, programs, and activities provided or made available by public entities, and the rules and regulations promulgated pursuant thereto, are made a part of this contract. In providing any act benefit, or service on behalf of the OWNER pursuant to this contract, the CONTRACTOR agrees that the performance shall be in strict compliance with the Act. In the event that the Contractor, its agents, servants, employees, or subcontractors violate or are alleged to have violated the Act during the performance of this contract, the CONTRACTOR shall defend the OWNER in any action or administrative proceeding commenced pursuant to this Act. The Contractor shall indemnify, protect, and save harmless the OWNER, its agents, servants, and employees from and against any and all suits, claims, losses, demands, or damages, of whatever kind or nature arising out of or claimed to arise out of the alleged violation. The CONTRACTOR shall, at its own expense, appear, defend, and pay any and all charges for legal services and any and all costs and other expenses arising from such action or administrative proceeding or incurred in connection therewith. In any and all complaints brought pursuant to the OWNER grievance procedure, the CONTRACTOR agrees to abide by any decision of the OWNER which is rendered pursuant to said grievance procedure. If any action or administrative proceeding results in an award of damages against the OWNER or if the OWNER must any expense to cure a violation of the ADA which has been brought pursuant to its grievance procedure, the CONTRACTOR shall satisfy and discharge the same at its OWN expense.

The OWNER shall, as soon as practicable after a claim has been made against it, give written notice thereof to the CONTRACTOR along with full and complete particulars of the claim. If any action or administrative proceedings is brought against the OWNER or any of its agents, servants, and employees, the OWNER shall expeditiously forward or have forwarded to the CONTRACTOR every demand, complaint, notice, summons, pleading, or other process received by the OWNER or its representatives.

It is expressly agreed and understood that any approval by the OWNER of the services provided by the CONTRACTOR pursuant to this contract will not relieve the CONTRACTOR of the obligation to comply with the Act and to defend, indemnify, protect, and save harmless the OWNER pursuant to this paragraph.

It is further agreed and understood that the OWNER assumes no obligation to indemnify or save harmless the CONTRACTOR, its agents, servants, employees and subcontractors for any claim which may arise out of their performance of this Agreement. Furthermore, the CONTRACTOR expressly understands and agrees that the provisions of this indemnification clause shall in no way limit the CONTRACTOR'S obligations assumed in this Agreement, nor shall they be construed to relieve the CONTRACTOR from any liability, nor preclude the OWNER from taking any other actions available to it under any other provisions of the Agreement or otherwise at law.

Furthermore, the contractor expressly understands and agrees that the provisions of this indemnification clause shall in no way limit the contractor's obligations assumed in this Agreement, nor shall they be construed to relieve the contractor from any liability, nor preclude the owner from taking any other actions available to it under any other provisions of the Agreement or otherwise at law.

Business Name (Print): Sterling DiSanto & Associates, LLC

Representative's Name (Print): Victor D. DiSanto

Representative's Title: Member

Representative's Signature: 

Phone:

908-526-4244

Date:

1/20/2025

MORRIS COUNTY MUA

New Jersey Anti-Discrimination

Pursuant to N.J.S.A. 10:2-1:

- a. In the hiring of persons for the performance of work under this contract or any subcontract hereunder, or for the procurement, manufacture, assembling or furnishing of any such materials, equipment, supplies or services to be acquired under this contract, no contractor, nor any person acting on behalf of such contractor or subcontractor, shall, by reason of race, creed, color, national origin, ancestry, marital status, gender identity or expression, affectional or sexual orientation or sex, discriminate against any person who is qualified and available to perform the work to which the employment relates;
- b. No contractor, subcontractor, nor any person on his behalf shall, in any manner, discriminate against or intimidate any employee engaged in the performance of work under this contract or any subcontract hereunder, or engaged in the procurement, manufacture, assembling or furnishing of any such materials, equipment, supplies or services to be acquired under such contract, on account of race, creed, color, national origin, ancestry, marital status, gender identity or expression, affectional or sexual orientation or sex;
- c. There may be deducted from the amount payable to the contractor by the contracting public agency, under this contract, a penalty of \$ 50.00 for each person for each calendar day during which such person is discriminated against or intimidated in violation of the provisions of the contract; and
- d. This contract may be canceled or terminated by the contracting public agency, and all money due or to become due hereunder may be forfeited, for any violation of this section of the contract occurring after notice to the contractor from the contracting public agency of any prior violation of this section of the contract.

Business Name (Print):

Sterling DiSanto & Associates, LLC

Representative's Name (Print):

Victor D. DiSanto

Representative's Title:

Member

Representative's Signature:



Phone:

908-526-4244

Date:

1/20/2025

MORRIS COUNTY MUA

Pay to Play Advisory

PAY TO PLAY ADVISORY **Disclosure Requirement** **(N.J.S.A. 19:44A – 20.27)**

Any business entity that has received \$50,000 or more in contracts from government entities in a calendar year will be required to file an annual disclosure report with ELEC.

The report will include certain contributions and contract information for the current calendar year.

At a minimum, a list of all business entities that file an annual disclosure report will be listed on ELEC's website at www.elec.state.nj.us.

If you have any questions please contact ELEC at:
1-888-313-ELEC (toll free in NJ) or
609-292-8700

An analyst from ELEC's Special Programs Section will assist you.

Initials _____



Certification **32647**

CERTIFICATE OF EMPLOYEE INFORMATION REPORT RENEWAL

This is to certify that the contractor listed below has submitted an Employee Information Report pursuant to N.J.A.C. 17:27-1.1 et. seq. and the State Treasurer has approved said report. This approval will remain in effect for the period of **15-Jul-2023 to 15-Jul-2030**

STERLING DISANTO & ASSOCIATES, LLC
145 WEST END AVENUE
SOMERVILLE NJ 08876



Elizabeth Maher Muoio
ELIZABETH MAHER MUOIO
State Treasurer

STATE OF NEW JERSEY
BUSINESS REGISTRATION CERTIFICATE
FOR STATE AGENCY AND CASINO SERVICE CONTRACTORS

DEPARTMENT OF TREASURY/
DIVISION OF REVENUE
PO BOX 252
TRENTON, N J 08646-0252

TAXPAYER NAME:

STERLING DISANTO & ASSOCIATES,L.L.C.

TRADE NAME:

TAXPAYER IDENTIFICATION#:

030-383-550/000

SEQUENCE NUMBER:

0937451

ADDRESS:

**145 WEST END AVE
SOMERVILLE NJ 08878**

ISSUANCE DATE:

04/01/03

EFFECTIVE DATE:

04/01/02

FORM-BRC(08-01)

J.P. & Tully
Acting Director

This Certificate is NOT assignable or transferable. It must be conspicuously displayed at above address.