

## RESOLUTION #2022-54

### RESOLUTION OF THE LITTLE EGG HARBOR MUNICIPAL UTILITIES AUTHORITY, TOWNSHIP OF LITTLE EGG HARBOR, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING THE PRELIMINARY WATER APPLICATION FOR DRH HARBOR ISLES, BLOCK 325, LOTS 4.01, 4.02 AND 4.03

**WHEREAS**, the Little Egg Harbor Municipal Utilities Authority (hereinafter referred to as the "Authority") has received an application for preliminary water approval for property known and designated as Block 325, Lots 4.01, 4.02 and 4.03, Little Egg Harbor, New Jersey; and

**WHEREAS**, the applicant for the project is DR Horton (the "applicant"), and is represented by applicant's Engineer, Hammer Land Engineering, L.L.C. There was no attorney named on the application; and

**WHEREAS**, the applicant is proposing 101 Townhome units and 24 affordable housing units located on the Southwest corner of Mathistown Road and New Jersey State Highway 9 in Little Egg Harbor, NJ 08087. The applicant is applying for preliminary review at this time. The applicant's primary mailing address is 2040-A Briggs Road Mount Laurel, NJ 08054. The applicant's engineer is Joseph D. Hanrahan, P.E. of Hammer Engineering, L.L.C.; and

**WHEREAS**, the applicant has submitted: 1) A concept plan, sheet 1 of 1, titled "DRH Harbor Isle, Block 325, Lots 4.01, 4.02 and 4.03, Little Egg Harbor Township, Ocean County, New Jersey Concept Plan", prepared by Joseph D. Hanrahan, P.E., of Hammer Land Engineering, L.L.C. dated June 23, 2022. 2) Application for Preliminary Approval of a Water System and Appurtenances. 3) Transmittal letter from Hammer Land Engineering dated August 15<sup>th</sup>, 2022, and signed by Jason Regan, P.E. 4) The Appropriate application fees for preliminary review. 5) Copy of Little Egg Harbor Township Tax Map Sheet 16, identifying the project.

**WHEREAS**, the Authority has received a letter of recommendation dated September 7, 2022, from its Consulting Engineer for the project, Remington, Vernick & Vena Engineers, which letter recommends that the application for preliminary water be approved, subject to compliance with the terms and conditions set forth therein; and

**WHEREAS**, it appears that the application by complying with the conditions set forth in the aforementioned review letter, is in compliance with the Authority's Rules and Regulations.

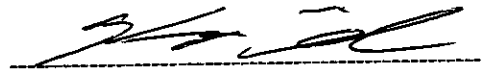
**NOW, THEREFORE, BE IT RESOLVED**, this 13<sup>th</sup> day of September 2022 by the Little Egg Harbor Municipal Utilities Authority as follows:

1 - The Authority accepts the recommendations of its Consulting Engineer for the project and grants preliminary water approval. This approval is contingent upon the applicant complying with all terms and conditions set forth in the aforementioned review letter dated September 7, 2022, which is attached hereto and made a part hereof.

2 – The Authority authorizes and directs the Chairman, Secretary, and/or Executive Director to execute any and all necessary documents in order to implement the intent of this resolution.

#### **CERTIFICATION**

I hereby certify that the foregoing Resolution was duly adopted by the Little Egg Harbor Municipal Utilities Authority at a meeting held on the 13<sup>th</sup> day of September 2022, a quorum being present and voting in the majority.

A handwritten signature in black ink, appearing to read "K. Miller", is written over a horizontal dashed line.

Kenneth Miller, Secretary



REMINGTON  
& VERNICK  
ENGINEERS

9 Allen Street  
Toms River, NJ 08753  
O: (732) 286-9220  
F: (732) 505-8416

September 7, 2022

Mr. Earl F. Sutton, Jr., Executive Director  
Little Egg Harbor Municipal Utilities Authority  
823 Radio Road  
P.O. Box 660  
Little Egg Harbor, New Jersey 08087

Re: Preliminary Water Application Review  
DRH Harbor Isles  
Block 325, Lot 4.01, 4.02, 4.03  
RVE File: 1517-N-1169

Dear Mr. Sutton:

Our office has received the application for Preliminary Utility Services Approval for the above referenced Block and Lots. We have reviewed this application and find the following:

A. General:

The applicant, DR Horton, is proposing to construct 101 townhome units and 24 affordable housing units on the Southwest corner of Mathistown Road and NJ Route 9. The Applicant is applying for Preliminary Water Approval at this time. The applicant's primary mailing address is 2040-A Briggs Road, Mount Laurel, New Jersey 08050. The applicant's engineer is Joseph D. Hanrahan, P.E. The applicant's attorney is not known at this time.

B. Items Submitted:

The Applicant has submitted the following:

1. Concept plan, Sheet 1 of 1, titled "DRH Harbor Isle Block 325m Kits 4.01, 4.02, & 4.03 Little Egg Harbor Township Ocean County New Jersey Concept Plan" prepared by Joseph D. Hanrahan, P.E., of Hammer Lane Engineering, dated June 23, 2022.
2. Application for Preliminary Approval of a Water System and Appurtenances
3. Transmittal Letter from Hammer Land Engineering dated August 15, 2022 and signed by Jason Regan, P.E.
4. Check in the amount of \$300.00 for Preliminary Review Fees.
5. Copy of Little Egg Harbor Tax Map Sheet 16 identifying the project.

C. Water

1. The project is located in an active water service area. Connection of this project to the Authority's system shall be required.
2. All work is to be constructed in accordance with the Authority's Rules and Regulations.
3. The proposed water improvements within the public right-of-way shall be owned, operated, and maintained by the Authority upon completion and acceptance by the Authority. The curb stop or shutoff valve for each unit shall serve as the Authority's demarcation point.
4. The Applicant shall be required to install individual meters for each unit. Bulk metering nor shared meters shall be permitted.

5. The Applicant will be required to install the water main in a way that does not create a dead-end main. Dead ends are not permitted within the Authority's system and a loop shall be provided. Looping of the water main will be accomplished by connecting at two locations, the first is a water main at the easement within the cul-de-sac of Vacari Way. The second is at the corner of Route 9, and Winding Wood Drive.
6. The Applicant will be required to submit to the Authority for Tentative, and Final Water Approval. The Applicant shall be required to pay all applicable application and review fees for each respective review.
  - a. All Applications for Tentative Review shall be accompanied by a review escrow in an amount equal to 3-1/2% of the total construction cost, \$1,000.00 minimum. The Applicant shall also be responsible for submitting copies of all applicable outside agency permit applications.
  - b. All Applications for Final Review shall be accompanied by a review escrow in an amount equal to 1% of the total construction cost, \$500.00 minimum.
  - c. Upon Approval of the proposed improvements and initiation of service, the applicant shall be required to pay connection and metering fees in the amount of \$3,225.00 per unit, prior to the issuance of a building permit.
  - d. The Applicant shall submit a utility plan detailing the proposed method of connection to the Authority's Water System.
7. At this time capacity is available to service the project, however, the Authority shall allocate water capacity only upon the Township issuance of Final Approval for the project.

At this time, we recommend that Preliminary Water Approval be granted to this project. Ultimately, the Applicant shall be required to apply for and receive, Tentative, and Final Water Approval in addition to all outside agency permits.

Should any questions arise regarding this matter, please do not hesitate to contact our Toms River office.

God Bless America,

REMINGTON & VERNICK ENGINEERS



Alan B. Dittenhofer, P.E., P.P., C.M.E.

TED/ABD:mr

cc: Mr. Earl F. Sutton, Jr. Executive Director  
Mr. Michael DiFrancia, Superintendent  
Mr. John Mulvihill, Lead Inspector  
Ms. Nicole Princiotti, Executive Secretary/QPA  
Ms. Debra Rumpf, Esq.  
Mr. Robert C. Fresco, (Applicant)  
Mr. Jason Regan, P.E., (Applicant's Engineer)  
Mr. Joseph D. Hanrahan, P.E., (Applicant's Engineer)  
Mr. Steven Williams, Chief Inspector  
Mr. Trace Dittenhofer, E.I.T.

## RESOLUTION #2022-55

### RESOLUTION OF THE LITTLE EGG HARBOR MUNICIPAL UTILITIES AUTHORITY, TOWNSHIP OF LITTLE EGG HARBOR, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING THE PRELIMINARY SEWER APPLICATION FOR DRH HARBOR ISLES, BLOCK 325, LOTS 4.01, 4.02 AND 4.03

**WHEREAS**, the Little Egg Harbor Municipal Utilities Authority (hereinafter referred to as the "Authority") has received an application for preliminary sewer approval for property known and designated as Block 325, Lots 4.01, 4.02 and 4.03, Little Egg Harbor, New Jersey; and

**WHEREAS**, the applicant for the project is DR Horton (the "applicant"), and is represented by applicant's Engineer, Hammer Land Engineering, L.L.C. There was no attorney named on the application; and

**WHEREAS**, the applicant is proposing 101 Townhome units and 24 affordable housing units located on the Southwest corner of Mathistown Road and New Jersey State Highway 9 in Little Egg Harbor, NJ 08087. The applicant is applying for preliminary review at this time. The applicant's primary mailing address is 2040-A Briggs Road Mount Laurel, NJ 08054. The applicant's engineer is Joseph D. Hanrahan, P.E. of Hammer Engineering, L.L.C.; and

**WHEREAS**, the applicant has submitted: 1) A concept plan, sheet 1 of 1. titled "DRH Harbor Isle, Block 325, Lots 4.01, 4.02 and 4.03, Little Egg Harbor Township, Ocean County, New Jersey Concept Plan", prepared by Joseph D. Hanrahan, P.E., of Hammer Land Engineering, L.L.C. dated June 23, 2022. 2) Application for Preliminary Approval of a Sewer System and Appurtenances. 3) Transmittal letter from Hammer Land Engineering dated August 15<sup>th</sup>, 2022, and signed by Jason Regan, P.E. 4) The Appropriate application fees for preliminary review. 5) Copy of Little Egg Harbor Township Tax Map Sheet 16, identifying the project.

**WHEREAS**, the Authority has received a letter of recommendation dated September 7, 2022, from its Consulting Engineer for the project, Remington, Vernick & Vena Engineers, which letter recommends that the application for preliminary sewer be approved, subject to compliance with the terms and conditions set forth therein; and

**WHEREAS**, it appears that the application by complying with the conditions set forth in the aforementioned review letter, is in compliance with the Authority's Rules and Regulations.

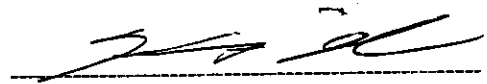
**NOW, THEREFORE, BE IT RESOLVED**, this 13<sup>th</sup> day of September 2022 by the Little Egg Harbor Municipal Utilities Authority as follows:

1 - The Authority accepts the recommendations of its Consulting Engineer for the project and grants preliminary sewer approval. This approval is contingent upon the applicant complying with all terms and conditions set forth in the aforementioned review letter dated September 7, 2022 which is attached hereto and made a part hereof.

2 – The Authority authorizes and directs the Chairman, Secretary, and/or Executive Director to execute any and all necessary documents in order to implement the intent of this resolution.

#### **CERTIFICATION**

I hereby certify that the foregoing Resolution was duly adopted by the Little Egg Harbor Municipal Utilities Authority at a meeting held on the 13<sup>th</sup> day of September 2022, a quorum being present and voting in the majority.

A handwritten signature in black ink, appearing to read 'K. Miller', is written over a horizontal dashed line.

Kenneth Miller, Secretary



REMINGTON  
& VERNICK  
ENGINEERS

9 Allen Street  
Toms River, NJ 08753  
O: (732) 286-9220  
F: (732) 505-8416

September 7, 2022

Mr. Earl F. Sutton, Jr., Executive Director  
Little Egg Harbor Municipal Utilities Authority  
823 Radio Road  
P.O. Box 660  
Little Egg Harbor, New Jersey 08087

Re: Preliminary Sewer Application Review  
DRH Harbor Isles  
Block 325, Lot 4.01, 4.02, 4.03  
RVE File: 1517-N-1168

Dear Mr. Sutton:

Our office has received the application for Preliminary Utility Services Approval for the above referenced Block and Lots. We have reviewed this application and find the following:

A. General:

The applicant, DR Horton, is proposing to construct 101 townhome units and 24 affordable housing units on the Southwest corner of Mathistown Road and NJ Route 9. The Applicant is applying for Preliminary Sewer Approval at this time. The applicant's primary mailing address is 2040-A Briggs Road, Mount Laurel, New Jersey 08050. The applicant's engineer is Joseph D. Hanrahan, P.E. The applicant's attorney is not known at this time.

B. Items Submitted:

The Applicant has submitted the following:

1. Concept plan, Sheet 1 of 1, titled "DRH Harbor Isle Block 325m Kits 4.01, 4.02, & 4.03 Little Egg Harbor Township Ocean County New Jersey Concept Plan" prepared by Joseph D. Hanrahan, P.E., of Hammer Lane Engineering, dated June 23, 2022.
2. Application for Preliminary Approval of a Sewer System and Appurtenances
3. Transmittal Letter from Hammer Land Engineering dated August 15, 2022 and signed by Jason Regan, P.E.
4. Check in the amount of \$300.00 for Preliminary Review Fees.
5. Copy of Little Egg Harbor Tax Map Sheet 16 identifying the project.

C. Sewer:

We have the following comments:

1. The project is located in an active sewer service area. Connection of this project to the Authority's system shall be required.
2. All work is to be constructed in accordance with the Authority's Rules and Regulations.
3. The proposed sewer improvements within the public right-of-way shall be owned, operated, and maintained by the Authority upon completion and acceptance by the Authority. The sanitary sewer cleanouts for each apartment building shall serve as the Authority's demarcation point.

4. The Applicant will be required to submit to the Authority for Tentative and Final Sewer Approval. The Applicant shall be required to pay all applicable application and review fees for each respective review.
  - a. All Applications for Tentative Review shall be accompanied by a review escrow in an amount equal to 3-1/2% of the total construction cost, \$1,000.00 minimum. The Applicant shall also be responsible for submitting copies of all applicable outside agency permit applications.
  - b. All Applications for Final Review shall be accompanied by a review escrow in an amount equal to 1% of the total construction cost, \$500.00 minimum.
  - c. Upon approval of the proposed improvements and initiation of service, the applicant shall be required to pay connection fees in the amount of \$1,750.00 per unit, prior to the issuance of a building permit.
  - d. The Applicant shall submit a utility plan detailing the proposed method of connection to the Authority's sanitary sewer system.
5. At this time capacity is available to service the project, however, the Authority shall allocate sewer capacity only upon the Township issuance of Final Approval for the project.

At this time, we recommend that Preliminary Sewer Approval be granted to this project. Ultimately, the Applicant shall be required to apply for and receive, Tentative, and Final Sewer Approval in addition to all outside agency permits.

Should any questions arise regarding this matter, please do not hesitate to contact our Toms River office.

God Bless America,

REMINGTON & VERNICK ENGINEERS



Alan B. Dittenhofer, P.E., P.P., C.M.E.

TED/ABD:mr

cc: Mr. Earl F. Sutton, Jr. Executive Director  
Mr. Michael DiFrancia, Superintendent  
Mr. John Mulvihill, Lead Inspector  
Ms. Nicole Princiotti, Executive Secretary/QPA  
Ms. Debra Rumpf, Esq.  
Mr. Robert C. Fresco, (Applicant)  
Mr. Jason Regan, P.E., (Applicant's Engineer)  
Mr. Joseph D. Hanrahan, P.E., (Applicant's Engineer)  
Mr. Steven Williams, Chief Inspector  
Mr. Trace Dittenhofer, E.I.T.



## RESOLUTION #2022-56

### RESOLUTION OF THE LITTLE EGG HARBOR MUNICIPAL UTILITIES AUTHORITY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING A PROFESSIONAL APPOINTMENT FOR THE LITTLE EGG HARBOR MUNICIPAL UTILITIES AUTHORITY

**WHEREAS**, the Little Egg Harbor Municipal Utilities Authority (hereinafter referred to as the "Authority") is in need of the appointment of a professional to represent the interests of the Authority, as follows:

A – ACE Telecom Consulting as Authority Telecom Professional.

**WHEREAS**, the appointment of this aforementioned professional are "professional appointments" and therefore exempt from the formal bidding requirements of the New Jersey Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.*; and

**WHEREAS**, the Authority has received and carefully reviewed the proposal presented from ACE Telecom Consulting; and

**WHEREAS**, the Authority is familiar with the work of the above listed professional, and the Authority is satisfied with the services provided by these professionals; and

**WHEREAS**, the Authority has received a request for appointment from the above listed professional.

**NOW, THEREFORE, BE IT RESOLVED** this 13<sup>th</sup> day of September by the Little Egg Harbor Municipal Utilities Authority as follows:

1 - The Authority hereby makes the following professional appointments effective with the adoption of this Resolution to September 15<sup>th</sup>, 2022:

A – ACE Telecom Consulting not to exceed \$15,000;

2 – This is a professional appointment and therefore exempt from the formal bidding requirements of the New Jersey Local Public Contracts Law.

3 – The Authority shall post the appropriate notification of this professional appointment within ten (10) days of its adoption in an official newspaper of the Authority.

4 – The Authority hereby authorizes and directs the Chairman, Secretary and/or Executive Director to execute any and all necessary documents in order to implement the intent of this Resolution.

## CERTIFICATION

I certify that the foregoing Resolution was duly adopted by the Little Egg Harbor Municipal Utilities Authority at a meeting held on the 13<sup>th</sup> day of September 2022, a quorum being present and voting in the majority.

A handwritten signature in black ink, appearing to read "K. Miller", is written over a horizontal dashed line.

Kenneth Miller, Secretary

## PROPOSAL

ACE Telecom Consulting (“ACE”) proposes to provide telecom consulting services in relation to various activities needed to support or respond to telecom-related work including, but not limited to potential reviews of drawings and applications, responses to the same, potential creation of bid packages for new wireless infrastructure sites (monopoles, lattice towers, small cell poles, etc.), and contract negotiations with any entity seeking to perform telecom-related work within properties owned or operated by the Little Egg Harbor Municipal Utilities Authority (“LEHMUA”);

Said services to be provided to LEHMUA shall include but not be limited to the following:

- Reviews of application/drawing submissions
- When needed, bid package creation for a permanent or temporary and permanent communications tower at the future location to be determined
- Negotiating contracts with existing and/or potential future tenants
- General telecom advisory consulting

### **FEES TO BE PAID**

- Reviews of applications/drawing submissions, responses to the same, General telecom advisory consulting: \$200/hr. (recommend requiring escrow from applicants/tenants)
- For new direct (non-bid based) contracted rent or incremental (additional rent negotiated, not already due rent escalations): Seventeen percent (17%) of first year’s new or incremental (not total, just additional negotiated) revenue plus (7%) for each of the second through fifth years’ new or incremental revenue
- For bid package creation, qualifications review:
  1. Flat fee of \$7,500.00 OR
  2. Flat fee of \$3,000 plus
    - a) Seventeen percent (17%) of the first year’s gross revenue paid to LEHMUA by any tenant responding to the bid offering, including for tower and ground space, from the date of each tenant’s respective lease commencement plus
    - b) Seven percent (7%) for each of the second through fifth years’ gross revenue paid to LEHMUA by any tenant responding to the bid offering, including for tower and ground space, from the date of each tenant’s respective lease commencement of their second through fifth year’s tenancies
- Any additional vendor services or costs covered or sourced by ACE for related to the above-described communications tower shall be billed separately.

ACE Telecom Consulting

By: \_\_\_\_\_ Date

Andrea Watkins, President