

**LEHMUA
Regular Meeting**

July 8, 2025

The regular meeting of the Little Egg Harbor Municipal Utilities Authority was held on July 8, 2025 at 12:00 PM at the Authority headquarters, 823 Radio Road, Little Egg Harbor, New Jersey.

MEMBERS PRESENT: Kenneth Miller, Chairman; Marie Skelly Treasurer; Peter Cicco, Secretary; Kenneth Maxwell (via tele-conference); Christopher Filiciello; Suzanne Musto-Carrara

OTHERS IN ATTENDANCE: Earl F. Sutton, Jr., Executive Director; Michael S. DiFrancia, Superintendent; Nicole M. Princiotti, Executive Secretary/QPA; Trace Dittenhofer, Authority Engineer; Debra Rumpf, Esq., Authority Attorney

THOSE ABSENT: Margaret DePergola, Vice-chair

PUBLIC IN ATTENDANCE: None

Nicole M. Princiotti read the following statement:

In accordance with the Open Public Meetings Law, this meeting has been duly advertised in the Atlantic City Press and the Asbury Park Press, posted on the Authority bulletin board and posted and filed in the office of the Little Egg Harbor Township Clerk. Resolutions are posted on the Authority's bulletin board.

PRIOR MINUTES

A motion was made by Mr. Cicco, seconded by Mrs. Skelly to approve the June 10, 2025 minutes of the Authority's regular meeting. Roll call vote, Christopher Filiciello – yes, Kenneth Maxwell - yes, Peter Cicco – yes, Marie Skelly – yes, Kenneth Miller – yes.

TREASURER'S REPORT

A motion was made by Mr. Cicco, seconded by Mrs. Skelly to approve the Treasurer's Report as submitted. Roll call vote, Christopher Filiciello – yes, Kenneth Maxwell - yes, Peter Cicco – yes, Marie Skelly – yes, Kenneth Miller – yes.

BILLS RESOLUTION

A motion was made by Mrs. Skelly, seconded by Mr. Cicco to approve the operational account bills resolution. Roll call vote, Christopher Filiciello – yes, Kenneth Maxwell - yes, Peter Cicco – yes, Marie Skelly – yes, Kenneth Miller – yes.

EXECUTIVE DIRECTOR'S REPORT

1 – Mr. Sutton stated that Resolution #2025-45 is on the agenda to approve fire suppression rates which are effective July 1, 2025. This was not included with the rates and fees schedule as adopted previously. This fee has not changed in more than 25 years and it was time to have it updated. Approval is recommended.

2 - Mr. Sutton stated that Resolution #2025-46 is on the agenda to approve change order No. 1 for P&A Construction, Inc., for the Mystic Island Phase II project. This will result in a net contract reduction in the amount of \$603,069.76. A letter from our engineer is also attached and approval is recommended.

3 - Mr. Sutton stated that Resolution #2025-47 is on the agenda concerning the release of the performance guarantee for P&A Construction for Phase II of the Mystic Islands Water and Sewer Main Replacement Project. This will be subject to the posting of a maintenance bond. A letter from our consulting engineer is attached, and approval is recommended.

Mr. Sutton stated that one of the key components with this project is that we are receiving principal forgiveness that obviously improves our position as it relates to the debt.

Mr. Filiciello, previously on tele-conference joins the meeting in person.

4 - Mr. Sutton stated he would like to request a meeting with the Rules and Regulations Committee in the near future. This will be to review the current By-laws of the Authority. They have not been updated since the inception of the Authority. Most of the Articles are still accurate and are being practiced. Others however, have changed throughout the years. Mainly the agenda, which some items no longer exist in the business world or in the order in which they are taken. There are no major changes, just some housekeeping items.

5 - Mr. Sutton stated that a reminder to everyone; fill out the proper documentation to be eligible for the upcoming rebates for New Jersey by October 1, 2025. A special thank you to Assemblyman Rumpf and the 9th District Legislative Office for providing information concerning this very important matter. People aged 65 and older may be eligible for a 50% credit on their property taxes up to a limit of the first \$13,000. The income limits will also be for a married couple filing jointly up to \$500,000 per year. This is scheduled to begin the first quarter of 2026.

6 - Mr. Sutton stated that there is no customer committee matter, nor a need for executive session.

Mr. Sutton stated that would be all for his report unless there were any questions. There being none a motion was made by Mr. Cicco, seconded by Mrs. Skelly to approve the Executive Director's Report as submitted. All in favor.

SUPERINTENDENT'S REPORT

1 - Mr. DiFrancia stated that Resolution #2025-48 is on the agenda concerning tentative water application for the Venue at Summers Corner also known as US Homes, Inc. It is recommended that this application be denied at this time. Our engineer's letter is attached with the recommendation to deny tentative water approval.

2 - Mr. DiFrancia stated that Resolution #2025-49 is on the agenda concerning the tentative sewer application for the Venue at Summers Corner also known as US Homes, Inc. It is recommended that this application be denied at this time. Our engineer's letter is attached with the recommendation to deny tentative sewer approval.

3 - Mr. DiFrancia stated that Resolution #2025-50 is on the agenda for preliminary water approval for Mathistown Commons Dream Homes and Development Corp. Corresponding engineer's letter is attached recommending approval.

4 - Mr. DiFrancia stated that Resolution #2025-51 is on the agenda for preliminary sewer approval for Mathistown Commons Dream Homes and Development Corp. Corresponding engineer's letter is attached recommending approval.

Mr. DiFrancia informed the Board that this development is to the left side of WAWA on Mathistown Road, and that preliminary approval only indicates that water and sewer is available.

5 - Mr. DiFrancia stated that Resolution #2025-52 is on the agenda for preliminary water approval for Kimberly Development off of Center Street. Corresponding engineer's letter is attached recommending approval.

6 - Mr. DiFrancia stated that Resolution # 2025-53 is on the agenda for preliminary sewer approval for Kimberly Development off of Center Street. Corresponding engineer's letter is attached recommending approval.

Mr. DiFrancia stated that this is off of Center Street and is for the construction of eight (8) homes.

7 - Mr. DiFrancia advised the Board that his work order management report is attached and reviewed the items.

Mr. Sutton took a moment to clarify that the Mathistown Road Commons is a 96-unit community comprising of affordable housing townhomes, and also the precise location of the Kimberly Homes Development.

Mr. DiFrancia stated that was all for his report unless there were any questions. There being none, a motion was made by Mr. Cicco, seconded by Mrs. Skelly approving the Superintendent's Report as submitted. All in favor.

ENGINEER'S REPORT

Mr. Dittenhofer advised the Board that his report has been submitted and he would like to briefly touch on some items.

Mr. Dittenhofer stated that as reported by the Director and Superintendent, the Phase II Water and Sewer Main Replacement Project is being closed out with a pretty considerable downward change order. He took a moment to congratulate the Authority on the success of the project. It is a testament to the Authority's ability to handle substantially large infrastructure projects. It is rare for a project of this magnitude to come in so far under budget.

Mr. Dittenhofer stated that the next item is Mystic Island Phase III Water and Sewer Main Replacement Project. His office has completed the last few design revisions that were requested by the Authority. We changed the sequencing of the project to allow the Township to come in before us to ensure they were able to distribute all the grant funding available to them. This allowed us to make some changes to the plan in order to address some of the intersections and mains. He is confident that we will be able to submit these changes back to the State this week.

Mr. Dittenhofer stated that with regard to Well No. 13 we held a preconstruction meeting and his office has approved submittals, equipment has been ordered and construction is anticipated to begin sometime in the fall once the demand on the Authority's system drops.

Mr. Dittenhofer stated that with regard to Well No. 6, his office has completed the contracts and they will be reviewed by the Authority's Attorney. Once that is complete, a pre-construction meeting will be scheduled.

Mr. Dittenhofer stated that with regard to the development applications, he will review them briefly.

Mr. Dittenhofer stated that preliminary water and sewer approval is recommended for Kimberly Development per his office's letter of July 7, 2025.

Mr. Dittenhofer stated that the next development application is for preliminary water and sewer approval for Mathistown Commons and his office recommends approval per their letter dated July 7, 2025.

Mr. Dittenhofer stated that with regard to the Venue at Mystic Islands, this is the large single family home project under US Homes, Inc. We recommended to the Authority that they deny tentative application and have the developer resubmit application with the required information as listed in the letter from his office dated July 7, 2025.

Mr. Dittenhofer stated that in the letter we use the language "rejection". He wants to clarify that we are not telling them it's not feasible, it is simply to state that their design does not meet the requirements of the Authority's tentative approval process.

Mr. Dittenhofer stated that was all for his report unless there were any questions. There being none, a motion was made by Mr. Cicco, seconded by Mrs. Skelly, to approve the Engineer's Report as submitted. All in favor.

ATTORNEY'S REPORT

Mrs. Rumpf stated that she has submitted her report and would be happy to answer any questions.

There being no further questions or comments, a motion was made by Mrs. Skelly, seconded by Mrs. Carrara to approve the Attorney's Report as submitted. All in favor.

Mr. Sutton stated that we could take the resolutions at this time.

A motion was made by Mr. Cicco, seconded by Mrs. Skelly to approve Resolution #2025-45 establishing annual fees for dedicated fire suppression systems. Roll call vote, Christopher Filiciello – yes, Kenneth Maxwell - yes, Peter Cicco – yes, Marie Skelly – yes, Kenneth Miller – yes.

A motion was made by Mrs. Skelly, seconded by Mr. Cicco to approve Resolution #2025-46 approving change order No. 1 for P&A Construction, Inc. with regard to Mystic Island Phase II Water and Sewer Main Replacement Project. Roll call vote, Christopher Filiciello – yes, Kenneth Maxwell - yes, Peter Cicco – yes, Marie Skelly – yes, Kenneth Miller – yes.

A motion was made by Mr. Cicco, seconded by Mrs. Skelly to approve Resolution #2025-47 authorizing the release of the Performance Guarantee for P&A Construction, Inc., with regard to Mystic Island Phase II Water and Sewer Main Replacement Project. Roll call vote, Christopher Filiciello – yes, Kenneth Maxwell - yes, Peter Cicco – yes, Marie Skelly – yes, Kenneth Miller – yes.

A motion was made by Mrs. Skelly, seconded by Mr. Cicco to approve Resolution #2025-48 denying tentative water application for Venue at Mystic Islands (US Homes) Block 286 Lots 3,5 and 6, Block 287 Lot 7. Roll call vote, Christopher Filiciello – yes, Kenneth Maxwell - yes, Peter Cicco – yes, Marie Skelly – yes, Kenneth Miller – yes.

A motion was made by Mr. Cicco, seconded by Mrs. Skelly to approve Resolution #2025-49 denying tentative sewer application for Venue at Mysti Islands (US Homes) Block 286 Lots 3,5 and 6, Block 287 Lot 7. Roll call vote, Christopher Filiciello – yes, Kenneth Maxwell - yes, Peter Cicco – yes, Marie Skelly – yes, Kenneth Miller – yes.

A motion was made by Mr. Cicco, seconded by Mrs. Skelly to approve Resolution #2025-50 approving preliminary water application for Dream Homes and Development Corporation (Mathistown Commons) Block 325.20 Lot 11. Roll call vote, Christopher Filiciello – yes, Kenneth Maxwell - yes, Peter Cicco – yes, Marie Skelly – yes, Kenneth Miller – yes.

A motion was made by Mr. Cicco, seconded by Mrs. Skelly to approve Resolution #2025-51 approving preliminary sewer application for Dream Homes and Development Corporation (Mathistown Commons) Block 325.20 Lot 11. Roll call vote, Christopher Filiciello – yes, Kenneth Maxwell - yes, Peter Cicco – yes, Marie Skelly – yes, Kenneth Miller – yes.

A motion was made by Mr. Cicco, seconded by Mrs. Skelly to approve Resolution #2025-52 approving preliminary water application for Kimberly Development Corporation, Block 287 Lot 8.02. Roll call vote, Christopher Filiciello – yes, Kenneth Maxwell - yes, Peter Cicco – yes, Marie Skelly – yes, Kenneth Miller – yes.

A motion was made by Mr. Cicco, seconded by Mrs. Skelly to approve Resolution #2025-53 approving preliminary sewer application for Kimberly Development Corporation, Block 287 Lot 8.02. Roll call vote, Christopher Filiciello – yes, Kenneth Maxwell - yes, Peter Cicco – yes, Marie Skelly – yes, Kenneth Miller – yes.

Mr. Miller asked if there was anything else to come before the Board. There being no other matters, a motion was made by Mr. Cicco, seconded by Mrs. Skelly to accept and file all general correspondence. All in favor.

A motion was made by Mr. Cicco, seconded by Mrs. Skelly to open this portion of the meeting to the public. All in favor.

There being no other public in attendance, a motion was made by Mrs. Skelly, seconded by Mr. Cicco, to close this portion of the meeting to the public. All in favor.

With nothing further to come before the Board, a motion was made Mr. Cicco, seconded by Mrs. Skelly to adjourn. All in favor.



Peter Cicco, Secretary