

RESOLUTION #2026-14

RESOLUTION OF THE LITTLE EGG HARBOR MUNICIPAL UTILITIES AUTHORITY, TOWNSHIP OF LITTLE EGG HARBOR, COUNTY OF OCEAN, STATE OF NEW JERSEY, DENYING THE TENTATIVE WATER APPLICATION FOR DREAM HOMES & DEVELOPMENT CORPORATION, BLOCK 325.20, LOT 11

WHEREAS, the Little Egg Harbor Municipal Utilities Authority (hereinafter referred to as the "Authority") has received an application for tentative Water approval for property known and designated as Block 325.20, Lot 11, Little Egg Harbor, New Jersey; and

WHEREAS, the applicant for the project is Dream Homes & Development Corporation (the "applicant"), and is represented by applicant's Engineer, Stuart Challoner, P.E. of Challoner and Associates, L.L.C. Chris Supsie, Esquire is the applicant's attorney named on the application; and

WHEREAS, the applicant is proposing to construct a townhouse development on the west side of Mathistown Road. The applicant is applying for tentative water approval at this time. The applicant is proposing to install a new water main extension and designated water service laterals to service the project. The applicant's primary mailing address is P.O. Box 627, Forked River, NJ 08731. ; and

WHEREAS, the applicant has submitted: 1) A set of plans sheets 1 through 26, titles "Preliminary and Final Major Site Plan for Mathistown Commons, Lot 11, Block 325.20, situated in the Township of Little Egg Harbor, Ocean County, New Jersey" prepared by Stuart Challoner, P.E. of Challoner and Associates, L.L.C. and dated April 29, 2025 with a last revision date of February 10, 2026. 2) Application for Review of Tentative Plans of a Water System and Appurtenances. 3) Water Engineer's Report and Construction Specifications prepared by Stuart Challoner, P.E. of Challoner and Associates, L.L.C. and dated February 6, 2026 4) Water Cost Estimate prepared by Challoner and Associates, L.L.C. and dated February 6, 2026.

WHEREAS, the Authority has received a letter of recommendation dated March 6, 2026, from its Consulting Engineer for the project, Remington & Vernick Engineers, which letter recommends that the application for tentative Water be denied, subject to compliance with the terms and conditions set forth therein; and

WHEREAS, it appears that the application, needs further details and information to comply with the conditions set forth in the aforementioned review letter, and to be in compliance with the Authority's Rules and Regulations.

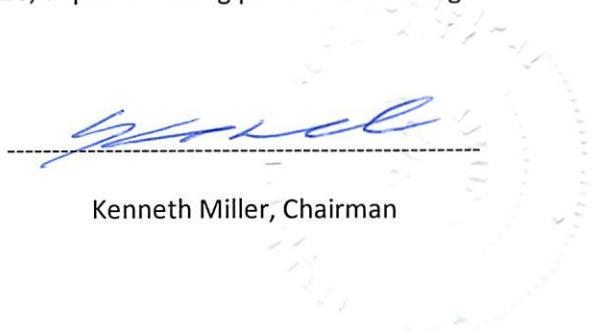
NOW, THEREFORE, BE IT RESOLVED, this 10th day of March 2026, by the Little Egg Harbor Municipal Utilities Authority as follows:

1 - The Authority accepts the recommendations of its Consulting Engineer for the project and denies tentative Water approval. This denial is based on the need for further information and compliance with all terms and conditions set forth in the aforementioned review letter dated March 6, 2026, which is attached hereto and made a part hereof.

2 – The Authority authorizes and directs the Chairman, Secretary, and/or Executive Director to execute 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 10th day of March 2026, a quorum being present and voting in the majority.



Kenneth Miller, Chairman



**REMINGTON
& VERNICK
ENGINEERS**

9 Allen Street
Toms River, NJ 08753
O: (732) 286-9220
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March 6, 2026

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 08087-0660

Re: Tentative Water Application Review
Dream Homes and Development Corporation
Block 325.20, Lot 11
RVE File: 1517-N-1193

Dear Mr. Sutton:

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

A. General:

The Applicant, Dream Home & Development Corp, is proposing to construct a townhouse development on the west side of Mathistown Road. The Applicant is applying for Tentative Water Approval at this time. The Applicant is proposing to install a new water main extension and designated water service laterals to service the project. The Applicant's primary mailing address is P.O. Box 627, Forked River, New Jersey 08731. The Applicant is represented by Stuart Challoner, P.E., of Challoner and Associates, L.L.C., and represented by Chris Supsie, Esq., as the Attorney.

B. Items Submitted:

The Applicant has submitted the following:

1. Set of plans, 1 through 26, titled "Preliminary and Final Major Site Plan for Mathistown Commons, Lot 11, Block 325.20, Situated in Township of Little Egg Harbor, Ocean County, New Jersey" prepared by Stuart Challoner, P.E., of Challoner and Associates, L.L.C., and dated April 29, 2025, with a last revision date of February 10, 2026.
2. Application for Review of Tentative Plans for Water Services.
3. Water Engineer's Report and Construction Specifications prepared by Stuart Challoner, P.E., of Challoner and Associates, L.L.C., and dated February 2026.
4. Water Cost Estimate prepared by Challoner and Associates, L.L.C., dated February 6, 2026.

C. Water:

We have the following comments:

1. The project is located in an active Water service area. Connection to the Authority's Water 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 and easements dedicated to the Authority shall be owned, maintained, and operated by the Authority. The Applicant shall indicate if the improvements on-site are to be owned by the Applicant or the Authority.
4. The following is a list of items that shall be revised prior to resubmitting for Tentative Approval:
 - a. In accordance with N.J.A.C 7:10-11.10, NJDEP Bureau of Water System Engineering approval shall be required for this project. The Applicant is hereby advised that no permit applications shall be endorsed by the Authority until ALL conditions of Tentative Approval have been met.
 - b. An overall utility plan shall be provided.
 - c. Sheet 8, a third gate valve shall be added at the first intersection of Maia Way off Mathistown Road.
 - d. Sheet 8, a third gate valve shall be added at the intersection of Maria Loretta Lane.
 - e. Sheet 8, 2nd intersection of Maia Way, no 90-degree bends to turn the watermain will be allowed. 45-degree bends shall be utilized to transition the watermain on curves and turns in proposed direction.
 - f. An in-line valve shall be added between the proposed 7-unit townhomes (Sta: 6+0 +/-) on Maia Way.
 - g. Sheet 9, a third gate valve shall be added at the intersection of Maria Loretta Lane.
 - h. Sheet 9, Intersection of Red Oak Lane and Mathistown. The In-line "existing" valve shown on the plan is in fact an 8" gate valve installed previously for future development. Proposed development shall utilize existing 8" gate valve for a tie-in point.
 - i. The location of water meters for all units shall be included on the plans.
 - j. All valves for hydrants shall be located within 4 feet of the hydrant.
 - k. Sheet 8, 9, an insertion valve shall be provided on the existing 12" water main in Mathistown Road between the two proposed points of connection in order to provide a looped connection.
 - l. Fire services are proposed for some units and not for others. The requirements for fire services for each of the buildings shall be clarified on the plans.

- m. Sheet 8, the method of connection to the existing water main in Mathistown Road shall be shown on the plan.
- n. Sheets 8-9, all water main bends shall be labeled on the plans and include their degree of curvature.
- o. The Applicant shall specify whether the proposed water utilities within the development are to be private or dedicated to the LEHMUA.
- p. Engineer's Cost Estimate shall be revised in accordance with the attached costs sheets and shall reflect all appropriate restoration costs including county road restoration.
- q. All hydrants shall be Mueller Model A-423 with option 213, 316 stainless steel hardware at the traffic flange and below ground level, approved equal. The plan details, Engineer's Report and Construction Specifications shall be revised.

At this time, we recommend denying the application for Tentative Water. Please revise the submittals per the above comments and resubmit to the Authority for consideration of Tentative Water Approval. Ultimately the Applicant shall also be required to obtain all outside agency approvals and apply to receive Final Approval.

By copy of this letter, the Applicant is advised that the Authority's most current Rules and Regulations can be found at <http://www.lehmua.net>.

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.

ERH/TED/ABD

cc: Dream Homes and Development Corporation, Applicant, P.O. Box 627 Forked River, New Jersey 08731
Mr. Stuart Challoner, P.E., Applicant's Engineer, via email: schalloner@challonerassociates.net
Mr. Chris Supsie, Esq., Applicant's Attorney, 1041 West Lacey Road Forked River, New Jersey 08731
Mr. Michael DiFrancia, Superintendent
Ms. Nicole Princiotti, Executive Secretary
Mr. John Mulvihill, Deputy Superintendent
Ms. Debra Rumpf, Esq., LEHMUA
Mr. Brian Jillson, RVE, Chief Inspector
Mr. Trace Dittenhofer, P.E., RVE
Mr. Ed Hyer, E.I.T. RVE