

RESOLUTION #2026-15

RESOLUTION OF THE LITTLE EGG HARBOR MUNICIPAL UTILITIES AUTHORITY, TOWNSHIP OF LITTLE EGG HARBOR, COUNTY OF OCEAN, STATE OF NEW JERSEY, DENYING THE TENTATIVE SEWER 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 Sewer 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 Sewer approval at this time. The applicant is proposing to install a new Sewer main extension and designated Sewer 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 Sewer System and Appurtenances. 3) Sewer 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) Sewer 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 Sewer 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 Sewer 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**

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Toms River, NJ 08753
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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 Sewer Application Review
Dream Homes and Development Corporation
Block 325.20, Lot 11
RVE File: 1517-N-1194

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 Sewer Approval at this time. The Applicant is proposing to install a new sanitary sewer main extension with designated 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 Sewer Services.
3. Sewer Engineer's Report and Construction Specifications prepared by Stuart Challoner, P.E., of Challoner and Associates, L.L.C., and dated February 2026.
4. Sewer Cost Estimate prepared by Challoner and Associates, L.L.C., dated February 6, 2026.

C. Sewer:

We have the following comments:

1517N1194 Tentative Sewer #2

1. The project is located in an active sewer service area. Connection to the Authority's sanitary sewer 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 and easements dedicated to the Authority shall be owned, maintained, and operated by the Authority. The Applicant shall indicate whether the proposed improvements on-site will 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 7:14A-22.2 an NJDEP Treatment Works Approval Permit 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. In accordance with Section II of the Ocean County Utilities Authority Rules and Regulations, an OCUA Permit 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.
 - c. The Engineer's Report shall be revised as the manhole frames and covers reference the letters "BTSA" shall be cast integrally into the cover. Shall be noted as "LEHMUA".
 - d. 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.
 - c. The inverts and pipe slopes between MH #9 and MH #13 shall be clarified as they do not match the slope provided on the plans.
 - d. The inverts and pipe slopes between MH #8 and MH #9 shall be clarified as they do not match the slope provided on the plans.
 - e. The inverts and pipe slopes between MH #5 and MH #8 shall be clarified and do not match the slope provided on the plans.
 - f. The inverts and pipe slopes between MH #8 and MH #6 shall be clarified and do not match the slope provided on the plans.
 - g. The inverts and pipe slopes between MH #2 and MH #4 shall be clarified and do not match the slope provided on the plans.
 - h. Inverts and elevations for MH #1 shall be consistent between the plan and profile views.
 - i. Any lateral connections to sanitary mains 8' or greater shall be by DHC and noted on plans as such.

- j. The section of sanitary sewer between MH #4 and MH #2 passes underneath a headwall. This is not acceptable to the Authority and the plan shall be revised.
- k. The revision block shall refer to the "LEHMUA" not the "LTMUA".
- l. Provide a detail for the Deep House Connection. The Authority prefers "B&H Riser Kits" as manufactured by The Harrington Corporation or equal.
- m. A detail shall be provided for the proposed core connection to manhole.
- n. For all 8" sanitary sewer main with a diameter of eight-inches, a minimum slope of 0.40% shall be provided to allow for construction tolerances.
- o. Sheets 8-9, all proposed sewer mains shall include arrows showing the direction of flow.
- p. Sheet 8, all laterals shall be revised to remove any unnecessary bends.
- q. Sheet 10, the Applicant shall provide documentation of a utility easement for the routing of the off-site sanitary sewer main extension including an easement from Block 325.20 Lot 13.03 and 13.04 and shall be noted on the plans as such with width provided.
- r. Sheet 8, the size, material, and strength class of all sanitary sewer laterals shall be indicated on the plans and may be indicated as typical and in accordance with a detail.
- s. Sheet 18, the invert information on the profile for San MH #8 differs from plan sheet 9. This shall be revised.


At this time, we recommend denying the application for Tentative Sewer. Please revise the submittals per the above comments and resubmit to the Authority for consideration of Tentative Sewer 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

RESOLUTION #2026-16

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 DREAM HOMES AND DEVELOPMENT CORPORATION 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 Dream Home and Development Corporation (the "applicant"), and is represented by applicant's engineer, Stuart C. Challoner, P.E. of Challoner and Associates, LLC. The applicant's attorney is Chris Supsie, Esq. ; and

WHEREAS, the applicant is proposing to construct a townhouse development on at the corner of Mathistown Road and Route 9, Little Egg Harbor, NJ 08087. The applicant is applying for Preliminary Sewer approval at this time. Based on the information submitted with the application it cannot be determined how the applicant will provide sanitary sewer to the site at this time. The applicant's primary place of business is P.O. Box 627, Forked River, NJ 08731. The applicant's engineer is, Stuart C. Challoner, P.E. of Challoner and Associates, LLC. The applicant's attorney is Chris Supsie, Esq. ; and

WHEREAS, the applicant has submitted: 1) Concept Plan, sheet 1 of 1, titled "Mathistown Road, Lots 4.01-4.03, Block 325, situated in the Township of Little Egg Harbor, Ocean County ,New Jersey" prepared by Stuart Challoner, P.E., of Challoner & Associates, L.L.C. dated August 5, 2025 with no revisions. 2) Application for review of Preliminary Plans for Sewer Utility Service.

WHEREAS, the Authority has received a letter of recommendation dated March 6th, 2026, 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 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 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 March 6th, 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 any and all necessary documents in order to implement the intent of this resolution.