

RESOLUTION #2026-20

RESOLUTION OF THE LITTLE EGG HARBOR MUNICIPAL UTILITIES AUTHORITY, TOWNSHIP OF LITTLE EGG HARBOR, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING THE FINAL SEWER APPLICATION FOR 1310 NORTH GREEN STREET BLOCK 78, LOT 3

WHEREAS, the Little Egg Harbor Municipal Utilities Authority (hereinafter referred to as the “Authority”) has received an application for Final sewer approval for property known and designated as Block 78, Lot 3, Little Egg Harbor, New Jersey; and

WHEREAS, the applicant for the project is AVB Real Estate, L.L.C. (the “applicant”), and is represented by applicant’s Engineer, Matthew Wilder, P.E., P.P, C.M.E., C.F.M. of Morgan Engineering and Surveying, and Kevin Quinlan, Esq., as the Applicant’s Attorney; and

WHEREAS, the applicant is proposing to modify an existing building to accommodate eighteen (18) single-bedroom, age-restricted dwelling units. The applicant’s primary mailing address is 30 Freneau Avenue, Matawan, New Jersey; and

WHEREAS, the applicant has submitted: 1) Set of plans, sheets 1 through 3, titled “Proposed Force Main Block 78, Lot 3 Township of Little Egg Harbor, Ocean County, New Jersey” prepared by Matthew Wilder, P.E., of Morgan Engineering and Surveying, dated May 12, 2025, with a latest revision date of February 26, 2026. 2) Engineer’s Report and Technical Specifications for Sewer System prepared by Matthew Wilder, P.E., of Morgan Engineering and Surveying, dated May 12, 2025, with a latest revision date of December 16, 2025. 3) OCUA Approval dated March 9, 2026 ; and

WHEREAS, the Authority has received a letter of recommendation dated April 7, 2026, from its Consulting Engineer for the project, Remington & Vernick Engineers, which letter recommends that the application for Final 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 14th day of April, 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 Final Sewer approval. This approval is contingent upon the applicant complying with all terms and conditions set forth in the aforementioned review letter dated April 7, 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 14th day of April, 2026 a quorum being present and voting in the majority.



A handwritten signature in blue ink, reading "Marie Skelly", is written over a horizontal line.

Marie Skelly, Secretary



SECRET

CONFIDENTIAL - SECURITY INFORMATION





**REMINGTON
& VERNICK
ENGINEERS**

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

April 7, 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: Final Sewer Review
1310 North Green Street
Block 78, Lot 3
RVE File: 1517-N-1184

Dear Mr. Sutton:

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

A. General:

The Applicant, AVB Real Estate, L.L.C., is proposing to modify an existing building to accommodate eighteen (18) single-bedroom, age-restricted dwelling units. The Applicant is applying for Final Sewer approval at this time. Sewer service is proposed to the site by connecting a new 1.5" SIDR 11 HDPE force main to the existing force main in North Green Street via a proposed relocated manhole. The Applicant's primary place of business is located at 30 Freneau Avenue, Matawan, New Jersey. The Applicant is represented by Mathew Wilder, P.E., P.P., C.M.E., C.F.M., of Morgan Engineering and Surveying as the engineer and Kevin Quinlan, Esq., as the Applicant's Attorney.

B. Items Submitted:

The Applicant has submitted the following:

1. Set of plans, sheets 1 through 3, titled "Proposed Force Main Block 78, Lot 3 Township of Little Egg Harbor Ocean County New Jersey" prepared by Mathew Wilder, P.E., of Morgan Engineering, and dated May 12, 2025, last revised February 26, 2026.
2. Engineer's Report and Technical Specifications for Sanitary Sewer System prepared by Mathew Wilder, P.E., of Morgan Engineering and Surveying, dated May 12, 2025, last revised December 16, 2025.
3. OCUA Approval, dated March 9, 2026.

C. Sewer:

We have the following comments:

1. The project is located in an active sewer service area. Connection to the Authority's sanitary sewer system is available.

1517N1184 Final Sewer

2. All work is to be constructed in accordance with the Authority's Rules and Regulations.
3. The proposed sanitary sewer improvements within the public right-of-way shall be owned, maintained, and operated by the Authority. The sanitary sewer improvements on-site shall be owned, maintained, and operated by the Applicant.
4. The Applicant shall be required to enter into a Developer's Agreement with the Authority for maintenance and operation of the proposed force main. Final Approval shall not be granted to this project until a Developer's Agreement has been signed.
5. The Applicant shall be required to record with Ocean County that the proposed grinder pump will be owned and operated by the Applicant. Final Approval shall not be granted to this project until a Developer's Agreement has been signed.
6. The Applicant has confirmed that the pumping requirements for the proposed development will be met with the operation of one grinder pump and the second grinder pump will serve as a backup.
7. In accordance with N.J.A.C 7:14A-22.2 an NJDEP Treatment Works Approval Permit shall not be required for this project.
8. 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 has submitted an OCUA Permit, dated March 9, 2026.
9. The following is a list of items that shall be revised prior to submitting for Construction Approval:
 - a. Sheet 3, a detail shall be provided for the connection of the new proposed force main to the existing force main at the proposed manhole to be relocated.

D. General:

Prior to starting construction, the following are required:

1. Nine (9) sets of plans for our stamping for construction approval, a minimum of ten (10) days prior to the start of construction. The Applicant is hereby advised that construction can not begin until the plans have been stamped "Approved for Construction".
2. A Performance Bond equal to 120% of the Cost Estimate, in the amount of \$32,200.00 for sewer improvements. (See enclosed Bond Estimate).
3. Inspection Fees equal to 5% of the Cost Estimate, in the amount of \$1,343.00 for sewer improvements. (See enclosed Bond Estimate).
4. Contractor's Insurance Certificate(s) indemnifying Little Egg Harbor MUA, Authority's attorney, and Remington & Vernick Engineers.

5. Road Opening Permit(s).
6. Soil Erosion Permit.
7. Developers Agreement with the Authority for maintenance and operation of the proposed force main.
8. Developers Agreement with Ocean County that the proposed grinder pump will be owned and operated by the Applicant.
9. A list of required shop drawings from the Applicant's Engineer as well as shop drawings from contractor for sewer and water materials and equipment to be installed for approval.
10. The Contractor must notify our office two (2) business days prior to initiation of construction, as per the Rules and Regulations, for inspection.
11. Coordinate a preconstruction meeting to include the Applicant, Contractor, Design Engineer, Traffic Safety Officer, the Authority and our office at a minimum, after all of the above items have been submitted and approved.

When the water and sewer facilities have been completed, record drawings shall be submitted to the Authority. The record drawings shall be in compliance with the Authority's requirements, and shall be acceptable to this office. This shall serve as a reminder to the applicant for this requirement, so that the applicant may take the appropriate actions to accurately record the installed utilities. Sanitary sewer lines must be televised following construction in accordance with the Authority's Rules and Regulations.


We recommend Final Sewer Approval be granted to this project, contingent on the above referenced items being revised and/or submitted.

By copy of this letter, the Applicant is advised that the Authority's most current Rules and Regulations dated April 2022, 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:

Enclosed: Final Sewer Bond Estimate

cc: Mr. Mathew Wilder, P.E., P.P., C.M.E., C.F.M., Applicant's Engineer
Mr. Michael Alfieri, Applicant's Representative

Mr. Kevin Quinlan, Esq., Applicant's Attorney
Mr. Michael DiFrancia, LEHMUA Superintendent, mdifrancia@lehmu.com
Ms. Nicole Princiotti, LEHMUA Executive Secretary nicoleprinciotti@comcast.net
Mr. John Mulvihill, LEHMUA Deputy Superintendent, via email: john.m@lehmu.com
Ms. Debra Rumpf, Esq., LEHMUA Attorney, via email: lawrumpf@gmail.com
Mr. Brian Jillson, RVE, Chief Inspector
Mr. Trace Dittenhofer, P.E., RVE
Mr. Ed Hyer, E.I.T., RVE