

RESOLUTION #2026-39

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 a resubmission 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 32, titled "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 25, 2025 with a last revision date of April 23, 2026. 2) Transmittal letter from Challoner and Associates, L.L.C. dated April 27th, 2026. 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, last revised April 26th, 2026. 4) Water Cost Estimate prepared by Challoner and Associates, L.L.C. and dated April 27th, 2026.

WHEREAS, the Authority has received a letter of recommendation dated June 1st, 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.

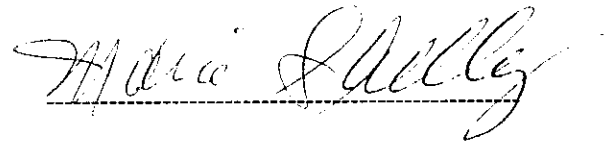
NOW, THEREFORE, BE IT RESOLVED, this 7th day of July 2026, by the Little Egg Harbor Municipal Utilities Authority as follows:

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 June 1st, 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 7th day of July 2026, a quorum being present and voting in the majority.

A handwritten signature in cursive script, reading "Marie Skelly", written over a horizontal dashed line.

Marie Skelly, Secretary



**REMINGTON
& VERNICK
ENGINEERS**

9 Allen Street
Toms River, NJ 08753
O: (732) 286-9220
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June 1, 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 #2
Dream Homes and Development Corporation
Block 325.20, Lot 11
RVE File: 1517-N-1193

Dear Mr. Sutton:

Our office has received the re-submission 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 re-submitting 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 32, 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 25, 2025, with a last revision date of April 23, 2026.
2. Transmittal letter from Challoner and Associates, L.L.C., dated April 27, 2026.
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, last revised April 23, 2026.
4. Water Cost Estimate prepared by Challoner and Associates, L.L.C., dated April 27, 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 has indicated in their cover letter, dated April 27, 2026, that the improvements on-site are to be owned by the Authority.
4. The Applicant is hereby advised that the Little Egg Harbor MUA has conducted a hydraulic analysis of its water production and storage facilities to assess the impact of continued development on its ability to provide service to all existing customers. A copy of the hydraulic analysis has been included with this letter. As a result of the hydraulic analysis the Little Egg Harbor MUA has begun the process of planning a new elevated water storage tower. As a contributory development the Applicant will be assessed a pro-rata share of the total cost of the improvements as is allowable under the municipal land use law. The total costs and agreements pertaining to the above are forthcoming but this requirement shall be a continuing condition of approval and will be enforced at the time connection fees are paid.
5. 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. The size, material, and strength class of all water services shall be identified on the plans. The proposed water services shall be constructed in accordance with the Authority's Standard Detail and shall be constructed of 200 p.s.i. polyethylene tubing, SIDR 7. Water services shall be provided with a curb stop immediately within the public right-of-way which shall also serve as the Authority's demarcation point. The location of the water meter for all structures shall also be provided. Per the Authority's Rules and Regulations, meters shall be installed within each dwelling.
 - c. The size, material, and strength class of all fire services shall be identified on the plans.
 - d. A note shall be added to the plans indicating the location of water meters for all units.
 - e. Sheet 9, the size of the wet taps on Mathistown Road shall be provided on the plans.
 - f. Sheet 11, the watermain alignment shall be revised to provide for adequate separation ~~between the water and sanitary sewer mains between manholes 10 and 11.~~
 - g. Sheet 11, the valve shown as an existing in-line valve at the intersection of Red Oak Lane and Mathistown Road is in fact an 8" valve installed for "future development" and shall be utilized as a connection point for the proposed development. The proposed connection

point at Mathistown Road and Concetta Terrace is incorrect and shall be revised per the above.

- h. Sheet 18, the water main shall be configured to prevent a utility conflict with the stormwater crossing on Maria Loretta Lane.
- i. Sheet 18, the blowoff in Maria Loretta Way shall be provided with a watertight structure and all materials within the structure shall be corrosion resistant.
- j. All hydrant valves shall be set outside of sidewalk.

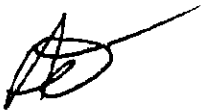
At this time, we recommend that the Authority deny the application for Tentative Water Approval and Applicant revise the submittals per the above comments and resubmit to the Authority for Tentative Approval.

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