

RESOLUTION #2026-40

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 a resubmission 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 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) 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, last revised April 26th, 2026. 4) Sewer 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 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.

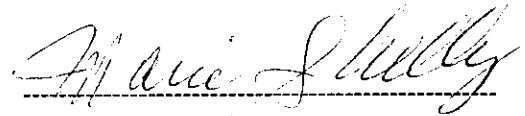
NOW, THEREFORE, BE IT RESOLVED, this 7th day of July 2026, by the Little Egg Harbor Municipal Utilities Authority as follows:

1 - The Authority accepts the recommendations of its Consulting Engineer for the project and denies tentative 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 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
F: (732) 505-8416

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 Sewer Application Review #2
Dream Homes and Development Corporation
Block 325.20, Lot 11
RVE File: 1517-N-1194

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 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 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. Sewer 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. Sewer Cost Estimate prepared by Challoner and Associates, L.L.C., dated April 27, 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 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 has indicated in their cover letter, dated April 27, 2026, that the improvements on-site are to be owned by 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 Applicant shall investigate diverting the sanitary sewer flow to the existing sanitary sewer system in Mathistown Road. Preliminary findings by this office have found this routing to be feasible. This routing would eliminate potential easement maintenance issues and sanitary sewer surcharge issues.
 - d. Profile drawings shall be provided for all sanitary sewer infrastructure.
 - c. Sheets 10-12, the size, material, and strength class of all sanitary sewer laterals shall be indicated on the plans and may be indicated as typical. All laterals shall be constructed of SDR-35 PVC and be a minimum of four inches in diameter, shall be installed with a minimum slope of 1/4" of vertical drop per linear foot of lateral length, shall be installed with a minimum of three feet of cover, and shall have a cleanout installed immediately within the public right-of-way in a non-paved area. The plans shall be revised to show the correct proposed conditions for all sanitary sewer laterals.
 - d. All sheets, cleanouts shall be provided in non-paved areas.
 - e. On sheet 11, the sewer lateral label is obstructed by match lines. Ensure all sewer lateral labels are visible.
 - d. Sheet 27, the drop service connection details shall specify "B&H Riser Kits" as manufactured by The Harrington Corporation or equal.

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

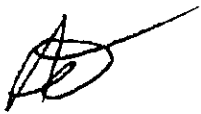
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By copy of this letter, the Applicant is advised that the Authority's most current Rules and Regulations can be found at <http://www.lehmua.net>.

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