

RESOLUTION #2026-41

RESOLUTION OF THE LITTLE EGG HARBOR MUNICIPAL UTILITIES AUTHORITY, TOWNSHIP OF LITTLE EGG HARBOR, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING THE TENTATIVE WATER APPLICATION FOR VENUE AT SUMMERS CORNER ISLAND BLOCK 286, LOTS 3,5, AND 6, BLOCK 287, LOT 7

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 286, Lots, 3,5, and 6, and Block 287, Lot 7, Little Egg Harbor, New Jersey; and

WHEREAS, the applicant for the project is US Home, LLC, DBA Lennar (the "applicant"), and is represented by applicant's engineer, Carolyn A. Feigin, P.E., P.P., of ARH Associates, Inc. The applicant's attorney Joseph Coronato, Jr. of Coronato Law 121 Washington Street Toms River, NJ 08753; and

WHEREAS, the applicant is proposing to construct a new mixed retirement community at 451 Center Street in Little Egg Harbor, NJ 08087. The applicant is applying for Tentative Water approval at this time. The applicant's primary place of business is located at 2465 Kuser Road, 3rd Floor, Hamilton, NJ 08060. The applicant's engineer is, Carolyn A. Feigin, P.E., P.P., of ARH Associates, Inc. The applicant's attorney Joseph Coronato, Jr. of Coronato Law 121 Washington Street Toms River, NJ 08753; and

WHEREAS, the applicant has submitted: 1) Set of plans, Sheets 1 through 116 titled "Utility Plan for Lennar Block 286, Lots 3,5 and 6 and Block 287, Lots 5 and 7 Venue at Summers Corners, Little Egg Harbor Township, Ocean County, New Jersey" prepared by Carolyn A. Feigin, P.E., P.P., of ARH Associates, Inc., and dated May 3, 2025, last revised April 15, 2026. 2) Application for Review of Tentative Plans for Utility Services. 3) Transmittal letter from ARH Associates, Inc., dated April 24, 2026 4) Water Engineers Report and Cost Estimate prepared by Carolyn Feigin, P.E., P.P., of ARH Associates, Inc., last revised April 15, 2026 5) Hydraulic Study Rebuttal prepared by Michael J. Ellis of Pennoni Associates, Inc., dated March ; and

WHEREAS, the Authority has received a letter of recommendation dated July 6, 2026 from its Consulting Engineer for the project, Remington, Vernick & Vena Engineers, which letter recommends that the application for Tentative Water 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.

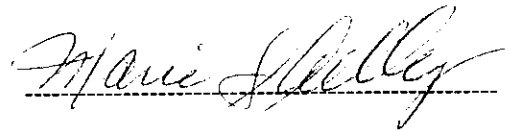
NOW, THEREFORE, BE IT RESOLVED, this 7th day of July 2026, by the Little Egg Harbor Municipal Utilities Authority as follows:

1 - The Authority accepts the recommendations of its Consulting Engineer for the project and approves Tentative Water Approval. This approval is contingent upon the applicant complying with all terms and conditions set forth in the aforementioned review letter dated July 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 any and 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", is 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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July 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 #2
Venue at Summers Corner Island
Block 286, Lots 3, 5, 6
Block 287, Lot 7
RVE File: 1517-N-1182

Dear Mr. Sutton:

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

A. General:

The Applicant, US Home, LLC DBA Lennar, is proposing to construct a new mixed retirement community at 451 Center Street in Little Egg Harbor Township, New Jersey 08087. The Applicant is re-applying for Tentative Water approval at this time. The Applicant's primary place of business is located at 2465 Kuser Road, 3rd Floor, Hamilton, NJ 08060. The Applicant is represented by Carolyn A. Feigin, P.E., P.P., of ARH Associates, Inc. The Applicant's attorney is Joseph Coronato, Jr., or Coronato Law.

B. Items Submitted:

The Applicant has submitted the following:

1. Set of plans, sheets 1 through 116, titled "Utility Plan for Lennar Block 286, Lots 3, 5, 6, and Block 287, Lots 5 and 7 Venue at Summers Corner, Little Egg Harbor Township, Ocean County, New Jersey" prepared by Carolyn A. Feigin, P.E., P.P., of ARH Associates, Inc, and dated May 3, 2025, last revised July 1, 2026.
2. Transmittal letter from ARH Associates, Inc., dated July 1, 2026.
3. Water Engineers Report and Cost Estimate prepared by Carolyn A. Feigin, P.E., P.P., of ARH Associates, Inc, last revised July 1, 2026.
4. Hydraulic Study Rebuttal prepared by Michael J. Ellis of Pennoni Associates, Inc, dated March 16, 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 shall be owned, maintained, and operated by the Authority. An easement shall be granted to the Little Egg Harbor MUA which will allow the Authority to own, maintain, and operate the water improvements within the project area. The Authority shall own all water and fire services to the curb stop or valve and shall own all on-site fire hydrants.
4. The Authority's consulting engineer responsible for the Hydraulic Analysis (Colliers Engineering) has reviewed the Applicants Rebuttal and refutes the findings. The Applicant is hereby advised that 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 when submitting 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. To facilitate the construction of the proposed development, the Applicant shall be required to install two (12") taps on Center Street with a 12" main along proposed Road "A" to the site of the future water tower to be constructed by the LEHMUA on Block 287, Lot 4, to the 12" tap on the Route 9 Corridor. Any infrastructure installed withing a right-of-way under the jurisdiction of the NJDOT shall be required to adhere to all NJDOT standards for construction and restoration as well as the requirements of the LEHMUA Rules and Regulations.
 - c. Sheet 1, note 12 states the roads will be public and dedicated to Little Egg Harbor Township which is inconsistent with the information previously provided to our office. The Note shall be clarified and corrected if necessary.
 - d. Sheet 1, Note 21 shall be updated to reflect the necessity of a 12" trunk line.
 - e. Sheet 49, Note 9, the strength class of the water main and pressure class shall be corrected.
 - f. Sheet 49, Note 13 shall include language that a wire shall be provided to the exterior of the structure from the meter for the installation of an MXU.

- g. Sheet 49, all water main off-site or contained within an easement shall be constructed of class 52 ductile iron pipe. All on-site water main may be constructed of DR-14 or C900 P.V.C. Pipe.
- h. Sheet 49, Note 11 shall be clarified to reflect the correct material.
- i. Sheet 50, the material for the proposed fire services shall be indicated on the plans.
- j. Sheet 53, additional measures shall be taken to increase the horizontal separation between the proposed water main and the proposed sewer main on Road A in the vicinity of station 68+00.
- k. Sheet 54, additional measures shall be taken to increase the horizontal separation between the proposed water main and the proposed sewer main. In the vicinity of station 63+00.
- l. Sheet 55, the proposed main extension for future connection between lots 119 and 120 shall be labeled as 8-inch class 52 ductile iron pipe.
- m. Sheet 58, additional measures shall be taken to increase the horizontal separation between the proposed water main and the proposed sewer main. In the vicinity of station of the intersection of Road "A" and Road "F".
- n. Sheet 59 & 61, connection and routing of 12" water main to the existing water main along Route 9 will need to be defined and correctly routed.
- o. All sheets, match lines shall be provided for all adjoining sheets.
- p. All Sheets, a valve shall be shown between the fire hydrant and the main.
- q. All Sheets, the water main shall be shown at a maximum distance of 4' from face of curb. All unnecessary bends shall be eliminated. Mains shall maintain travel down one side of the street.
- r. All Sheets, the size, material, strength class, and method of connection of each domestic water service to the main shall be provided on the plans. Services connecting on opposite sides of the main shall be spaced a minimum distance of 18" apart. 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, SDR 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.
- s. The Applicant is reminded that the Authority is investigating the extension of the Route 9 water main from the Walmart entrance to the stub north of Otis Bog Road as a means to facilitate additional water distribution while the proposed water tower is being constructed.

At this time, we recommend that Tentative Water Approval be granted to this project contingent on the above-referenced items being addressed. The Applicant shall comply with all Tentative Comments prior to endorsement of permit applications by the Authority. Once all outside agency permits have been obtained, the Applicant shall be required to apply for and receive Final Water Approval. Additionally, the Applicant shall be required to enter into a developer's agreement prior to the issuance of Final Approval.

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:

cc: US Home, LLC DBA Lennar, Applicant
Carolyn A. Feigin, P.E., P.P., of ARH Associates, Inc, Applicant's Engineer
Joseph Coronato, Jr., Esq., Applicant's Attorney
Mr. Michael DiFrancia, Superintendent
Mr. John Mulvihill, Deputy Superintendent
Ms. Nicole Princiotti, Executive Secretary nicoleprinciotti@comcast.net
Ms. Debra Rumpf, Esq., LEHMUA
Mr. Brian Jillson, RVE, Chief Inspector
Mr. Trace Dittenhofer, P.E., RVE
Mr. Ed Hyer, E.I.T., RVE