

RESOLUTION #2026-42

RESOLUTION OF THE LITTLE EGG HARBOR MUNICIPAL UTILITIES AUTHORITY, TOWNSHIP OF LITTLE EGG HARBOR, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING THE TENTATIVE SEWER APPLICATION FOR VENUE AT SUMMERS CORNER 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 Sewer 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 Sewer 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 15, 2026 4) Off-Site Sewer Report, prepared by ARH Associates, Inc., dated March 16, 2026; 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 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.

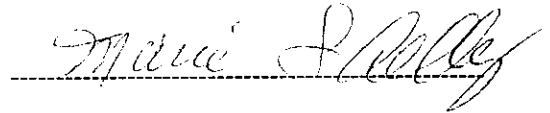
NOW, THEREFORE, BE IT RESOLVED, this 7th day of July 2026, by the Little Egg Harbor Municipal Utilities Authority as follows:

1 - The Authority accepts the recommendations of its Consulting Engineer for the project and Approves Tentative Sewer 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 , 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



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 Sewer Application Review #2
Venue at Summers Corner Island
Block 286, Lots 3, 5, 6
Block 287, Lot 7
RVE File: 1517-N-1183

Dear Mr. Sutton:

Our office has received the application for Tentative Utility Services Approval for the above referenced Block 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 applying for Tentative Sewer 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 Cornoato, Jr. of 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. Sewer Engineers Report and Cost Estimate prepared by Carolyn A. Feigin, P.E., P.P., of ARH Associates, Inc, last revised July 1, 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 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 sewer improvements within the project area. The Authority shall own all sanitary sewer services from the main to the first cleanout off the main.
4. The following is a list of items that shall be revised when 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 sanitary sewer capacity analysis shall be revised to reflect all dwellings to have a projected flow of 300 GPD per N.J.A.C. 7-14A.
 - d. The sanitary sewer system shall be revised to reflect the agreed routing on Center Street.
 - e. 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.
 - f. All sanitary sewer laterals installed on mains with inverts deeper than 10 feet shall be installed via deep-house connection and shall be labeled on the plans. All deep house connections must have individual risers and may not have shared risers.
 - g. Sheet 50, Notes shall be updated to reflect the correct sanitary sewer main routing.
 - h. A deep house connection detail shall be added to the plans.
 - i. Flow arrows shall be provided on all sanitary sewer mains.
 - j. All sanitary sewer laterals 4" in diameter shall be constructed with a minimum slope of 2% or 1/4" drop per linear foot. Any sanitary sewer laterals 6" in diameter shall be constructed with a minimum slope of 1% or 1/8" drop per linear foot.

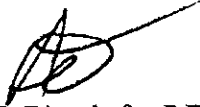
At this time, we recommend that Tentative Sewer Approval be granted to this project contingent on the above-referenced items being addressed. The Applicant shall comply with all conditions of tentative approval prior to endorsement of permit applications by the Authority. Once all outside agency permits have been obtained, the Applicant shall be required to apply for and receive Final Sewer 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
Mr. 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, RVE