RESOLUTION #2026-73

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 THE OAKS RESTAURANT BAR AND BANQUET HALL BLOCK 194, PROPOSED LOT 10.01

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 194, Proposed Lot 10.01, Little Egg Harbor, New Jersey; and

WHEREAS, the applicant for the project is Chindo Enterprises, LLC (the "applicant"), and is represented by applicant's Engineer, Frank J. Little, Jr., P.E., P.P. of Owen, Little, and Associates, Inc. There was no attorney named on the application; and

WHEREAS, the applicant is proposing to construct a 11,700 square-foot restaurant, bar, and banquet hall in Little Egg Harbor, NJ 08087.The applicant is applying for Tentative Sewer approval at this time. The applicant's primary mailing address is 13515 Long Beach Boulevard, Long Beach Township, New Jersey 08008. The applicant's engineer is Frank J. Little, Jr., P.E., P.P. of Owen, Little, and Associates, Inc., There is no Attorney named; and

WHEREAS, the applicant has submitted: 1) A set of plans, sheets 1,5,7 and 20, titled "Preliminary and Final Plat-Major Site Plan, Chindo Enterprises, LLC, Restaurant and Banquet Facility, Tax Block 194, Lot 10, North Green Street, Little Egg Harbor Township, Ocean County, New Jersey", Frank J. Little, Jr., P.E., P.P. of Owen, Little, and Associates, Inc. dated December 27, 2023, with a latest revision date of September 9, 2026. 2) Application for review of Tentative Plans for Utility Services. 3) Transmittal letter from Robert J. Romano, P.E., P.P., C.M.E., of Owen, Little, and Associates, Inc., dated September 23, 2026. 4) The Appropriate application fees and Taxpayer Identification form for Tentative review. 5) Engineer's Sewer Report and Cost Estimate prepared by Frank J. Little, Jr. P.E., P.P., of Owen, Little, and Associates, Inc., and dated September 9, 2026.

WHEREAS, the Authority has received a letter of recommendation dated October 26, 2026, from its Consulting Engineer for the project, Remington & Vernick 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 10th day of November 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 Tentative Sewer approval. This approval is contingent upon the applicant complying with all terms and conditions set forth in the aforementioned review letter dated October 26, 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 10th day of November 2026, a quorum being present and voting in the majority.

Marie Skelly, Secretary

REMINGTON & VERNICK ENGINEERS

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

October 26, 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
"The Oaks" Restaurant, Bar and Banquet Hall
Block 194 Lot 10, (Proposed Lot 10.01)
RVE File: 1517-N-1178

Dear Mr. Sutton:

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

A. General:

The Applicant, Chindo Enterprises, LLC, is proposing to construct a 11,700 square-foot restaurant, bar, and banquet hall with associated parking area and stormwater basins on Frog Pond Road. The Applicant is applying for Tentative Sewer approval at this time. The Applicant is proposing to provide sanitary sewer service to the site with a proposed private pump station and force main to extending from the building to an existing off-site manhole in Frog Pond Road. The Applicant's primary place of business is located at 13515 Long Beach Boulevard, Long Beach Township, New Jersey 08008. The Applicant is represented by Frank J. Little, Jr., P.E., P.P., of Owen, Little, and Associates Inc. The Applicant's attorney not known at this time.

B. Items Submitted:

The Applicant has submitted the following:

1. Set of plans, sheets 1, 5, 7, and 20, titled "Preliminary and Final Plat – Major Site Plan, Chindo Enterprises, LLC, Restaurant and Banquet Facility, Tax Block 194, Lot 10, North Green Street, Little Egg Harbor Township, Ocean County, New Jersey" prepared by Frank J. Little, Jr., P.E., P.P., of Owen, Little, and Associates Inc, and dated December 27, 2023, with a latest revision date of September 9, 2026.

2. Application for Review of Tentative Plans for Utility Services.

3. Transmittal letter from Owen, Little, and Associates Inc, dated September 23, 2026.

4. Check in the amount of $5,301.40 for Preliminary, Tentative, and Final Sewer Application Fees.

5. Checks in the amount of $5,301.40 for Preliminary, Tentative, and Final Sewer Review Fees.

6. Sewer Engineer's Report and Cost Estimate prepared by Frank J. Little, Jr., P.E., P.P., of Owen, Little, and Associates Inc, and dated September 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 shall be required.

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 Applicant shall enter into a developer's agreement with the Authority for the maintenance and operation of the force main. A cleanout shall be installed on the proposed force main immediately within the right-of-way and shall serve as the Authority's demarcation point.

4. In accordance with N.J.A.C 7:14A-22.2 an NJDEP Treatment Works Approval Permit shall not be required for this project.

5. The following items shall be revised:

    a. 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 Final Approval have been met.

    b. Sheet 7, a cleanout shall be installed on the proposed force main immediately within the public right-of-way to serve as the Authority's demarcation point.

    c. The Engineer's report shall be revised to include calculations for the grease trap sizing and grinder pumps.

    d. The Authority's following standard details shall be added to the plans:

        i. Typical Thrust Block

We recommend Tentative Sewer Approval be granted to this project, contingent on the above referenced items being revised and/or submitted. The Applicant shall be required to submit an OCUA application form for review/endorsement when resubmitting for Tentative Compliance. Final Approval will not be granted until OCUA approval has been granted.

By copy of this letter, the Applicant is advised that the Authority's most current Rules and Regulations dated April 2011, 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: Chindo Enterprises, LLC, Applicant
Mr. Frank J. Little, Jr., P.E., P.P., of Owen, Little, and Associates Inc, Applicant's Engineer
Mr. Robert J. Romano, P.E., P.P., C.M.E., of Owen, Little, and Associates Inc
Mr. Michael DiFrancia, , LEHMUA, Superintendent
Ms. Nicole Princiotti, LEHMUA, Executive Secretary nicoleprinciotti@comcast.net
Ms. Debra Rumpf, Esq., LEHMUA
Mr. Trace Dittenhofer, P.E., RVE
Mr. Brian Jillson, RVE, Chief Inspector
Mr. Ed Hyer, RVE