

**RESOLUTION NO. 2023-210**

**RESOLUTION OF THE TOWNSHIP OF LITTLE EGG HARBOR, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING A WAIVER OF THE LEH HOUSING REHABILITATION PROGRAM CAP AS TO 242 VALLEY FORGE DRIVE PROJECT (LUPO) TO REHABCO, INC.**

**WHEREAS**, Rehabco, Inc. was appointed as the Housing Rehabilitation Program Management Servicer for the Township of Little Egg Harbor; and

**WHEREAS**, Rehabco, Inc. has obtained a quote for a rehabilitation contract for 242 Valley Forge Drive owned by Jacqueline Lupo which exceeds the \$20,000 cap as indicated in the Program Guidelines; and

**WHEREAS**, Rehabco represents that the project will require \$37,755 in repairs due to needed health, safety and code improvements in accordance with the Work Specification from Pomponio Construction, attached hereto as Schedule A; and

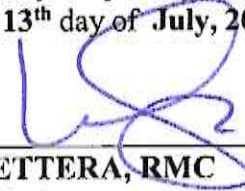
**WHEREAS**, the governing body desires to authorize a waiver of the \$20,000 Program Guideline cap and allow the rehabilitation project to be conducted by Pomponio Construction LLC through Rehabco, in an amount not to exceed \$37,755.00.

**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the Township of Little Egg Harbor, County of Ocean, State of New Jersey as follows:

1. That Rehabco, Inc. as Housing Rehabilitation Program Management Servicer for the Township of Little Egg Harbor is authorized to award a contract in excess of the Program Guidelines cap, in accordance with the Work Specification from Pomponio Construction LLC (Schedule A) for rehabilitation work at 242 Valley Forge Drive (Jacqueline Lupo, property owner) in an amount not to exceed \$37,755.00.
2. That a certified copy of this resolution shall be provided by the Township Clerk to the Chief Financial Officer/Township Administrator and to Rehabco, Inc.

**CERTIFICATION**

**I, KELLY LETTERA, RMC**, Municipal Clerk of the Township of Little Egg Harbor do hereby certify that the foregoing resolution was duly adopted by the Township of Little Egg Harbor Township Committee at a meeting held on the **13<sup>th</sup>** day of **July, 2023**.



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**KELLY LETTERA, RMC**  
Township Clerk  
Little Egg Harbor Township

# Work Specification

Prepared By:  
Rehabco Inc.  
44 E. Water Street  
2nd Floor  
Toms River , NJ 08753  
(732) 477-7750

## Property Details

Address: 242 Valley Forge Drive  
Little Egg Harbor, NJ 08087

Owner: Jacqueline Lupo  
Owner Phone: Cell: (609) 891-9531  
Program(s): Little Egg Harbor

Structure Type:

Square Feet:

Year Built:

Property Value:

Tax Parcel:

Census Tract:

Property Zone:

## Repairs

### Description

Floor Room

Exterior

#### 1A GENERAL CONDITIONS

Contractor's responsibility includes but is not limited to the following:  
Permit Fees & applications; Compliance with all applicable municipality rules & regulations; Dumpster; Staging; Clean-Up; etc.  
CONTRACTOR RESPONSIBLE FOR ALL FINAL MEASUREMENTS.

$$\text{Bid Cost: } \frac{2850}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{2850}{\text{Total Cost}}$$

#### 1B ELECTRICAL REPORT

Bid costs on all items listed on the attached Township Electrical Report.

NO ELECTRICAL REPORT FOR THIS TOWN NEEDED

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{\text{Quantity}}{\text{Quantity}} = \frac{\text{Total Cost}}{\text{Total Cost}}$$

#### 4570 ROOF OVER, FIBERGLASS SHINGLE

Roof-over original roof using 220 lb. self-sealing, fiberglass/asphalt, strip shingles with a 25-year warranty. Replace defective flashing with .019 aluminum. Standard Color Choice by owner.

$$\text{Bid Cost: } \frac{11475}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{11475}{\text{Total Cost}}$$

# Work Specification

## 6041 FURNACE 90+ GAS - REPLACE

Use the Air Conditioning Contractors of America (ACCA) 8th Edition of their Manual J Heat loss calculation tool <http://www.acca.org/tech/manualj/> (calculate manual J based on the post rehab building envelope), and use ACCA's Manual S for equipment selection. NOTE: Provide both Manual J & S reports with first Draw documents. Size furnace to the living unit considering any areas which may be added or subtracted from the plan. Remove existing furnace, recycle all metal components and dispose of all other materials in a code legal dump. FURNACE: Install a 90+ gas fired forced air furnace with minimum AFUE rating of 90% on 2" patio block to existing duct work & gas line. New furnace to be vented with PVC piping per manufacturer's specifications. New furnace will have minimum limited warranties of: 20 years on heat exchangers; 5 years on parts. Include auto set back thermostat controls, vent pipe & new shut-off valve. Rework cold air return if necessary to ensure easy access, good fit & easy replacement of air filter. An exterior return air filter box shall be installed on one side, both sides, or bottom of new furnace. Seal all exposed duct joints as a part of this item with Duct Mastic. Remove all existing cloth duct tape prior to installing mastic.

REMOVE AND REPLACE UNIT WITH A LIKE PRODUCT

UNIT IS ELECTIC FORCED AIR

$$\text{Bid Cost: } \frac{\$8775.00}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{\$8775.00}{\text{Total Cost}}$$

## 7085 WATER HEATER, 40 GAL. ELECTRIC

Dispose of water heater in legal dump. Install a 40-gallon, low profile, high recovery, glass lined, insulated to R-7, double element, electric water heater with 10-year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, shut-off valve and electric supply.

REMOVE AND REPLACE WITH LIKE PRODUCT

$$\text{Bid Cost: } \frac{1380}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1380}{\text{Total Cost}}$$

## 2980 WINDOW, VINYL DOUBLE HUNG/DOUBLE GLAZE

Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.

REMOVE AND REPLACE 11 WINDOWS

$$\text{Bid Cost: } \frac{1129.54}{\text{Base}} \times \frac{11}{\text{Quantity}} = \frac{12425}{\text{Total Cost}}$$

## PATIO SLIDING DOOR

REPLACE 2 PANELS OF GLASS IN DOORS IN BACK ROOM.

$$\text{Bid Cost: } \frac{425.00}{\text{Base}} \times \frac{2}{\text{Quantity}} = \frac{850.00}{\text{Total Cost}}$$

# Work Specification

## Certification

Contractor Name: Pomponio Construction LLC

Total Cost: \$37,755

Signature: 

Date: 11/29/22