

RESOLUTION 2025-136

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 108 LAKEWOOD COURT (O'ROURKE) 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 108 Lakewood Court owned by Steve O'Rourke which exceeds the \$20,000 cap as indicated in the Program Guidelines; and

WHEREAS, Rehabco represents that the project will require \$25,225.00 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 \$25,225.00.

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 108 Lakewood Court Steve O'Rourke, property owner) in an amount not to exceed \$25,225.00.

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, CMC, 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 8th day of May, 2025.



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



Estimate

Date	Estimate #
4/1/2025	932

Bill to

Rehabco Inc.
44 E. Water Street
2nd Floor
Toms River, NJ 08753

Terms

Description	Qty	Cost	Total
STEVE O'ROURKE 108 LAKEWOOD COURT LITTLE EGG HARBOR, NJ 08087 Dumpster fee for 20 yards construction debris.	1	1,100.00	1,100.00
ROOFING: Rip off existing roof. Price includes up to 10 sheets of 1/2 plywood sheathing. Purchase and install tar paper over existing sheathing. Supply and install 30 year dimensional asphalt roof shingles and ridge vent if existing.	1	8,100.00	8,100.00
INSULATION: Install R30 faced insulation in ceilings. Install R15 faced insulation in all exterior walls. Porch area is not included in this estimate.	1	5,900.00	5,900.00
DRYWALL: Supply and Install 5/8" drywall on ceiling. Supply and Install 1/2" drywall on walls. Tape, spackle, and sand ready for painting. Porch area is not included in this estimate.	1	9,750.00	9,750.00
APPROX. Township fees for permit to start and finish project.	1	375.00	375.00

Thank you for your business.

Phone	Fax	Email
609-713-2370	609-228-7478	Dannypomp@comcast.net

Total	\$25,225.00
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Work Specification

Response Due: 11/12/2024

Prepared By:
 Rehabco Inc.
 44 E. Water Street
 2nd Floor
 Toms River, NJ 08753
 (732) 477-7760

Property Details

Address: 108 Lakewood Ct
 Little Egg Harbor, NJ 08087

Owner: Steve O'Rourke
 Owner Phone: Cell: (609) 709-4630
 Program(s): Little Egg Harbor

Structure Type: Single Unit

Square Feet:

Year Built:

Property Value:

Tax Parcel:

Census Tract:

Property Zone:

Repairs

Description

Floor Room Exterior

3360 DOOR, PRE-HUNG PASSAGE

Install a 1-3/8" pre-hung, flush, lueun door and split jamb including casing both sides, 2 butt hinges and a privacy lock set.

4 interior doors, the 1 door to the utility room must be a louvered door

$$\text{Bid Cost: } \frac{525 \times 4}{\text{Base} \quad \text{Quantity}} = \frac{\$2,100}{\text{Total Cost}}$$

~~REPAIRS TO ROOF OVERHANG~~

Dumpster for Drywall +
 Insulation

$$\text{Bid Cost: } \frac{1100 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{\$1,100}{\text{Total Cost}}$$

4680 TEAR OFF AND RE-ROOF SHINGLES

Remove and dispose of all roofing & defective sheathing. Replace up to 5 sheets of sheathing. Install drip edge. Install 220 lb fiberglass asphalt, 3 tab shingle with a minimum 25 yr warranty. Replace all flashing. If existing, install shingle-over ridge vent.

6 to 10 sheets rip and replace 1/2 ply.

$$\text{Bid Cost: } \frac{8,100 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{\$8,100}{\text{Total Cost}}$$

Work Specification

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.

2 bonus room *Its ONE Double window
Just FYI*

Bid Cost: $\frac{1875 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{1875}{\text{Total Cost}}$

4920 INSULATE CEILING, R-30 BATT

Loose lay 12" thick R-30 unfaced fiberglass batts between the ceiling joists carefully fitting the fiberglass around obstructions such as wires, pipes ductwork and building components to insure a consistent and continuous R30 rating.

Entire home

*Just FYI He HAS trusses
24" on center so bigger insulation
is needed and it has to be
faced insulation!*

Bid Cost: $\frac{4.25 \times 700 \text{ sq ft}}{\text{Base} \quad \text{Quantity}} = \frac{2975}{\text{Total Cost}}$

4910 INSULATE WALL, R-19 BATT

Staple 6" thick, R-19, foil faced fiberglass wall insulation to studs per manufacturer's specifications.

*R 15 Faced Insulation
can't use R19! Its only
3 1/2" thick walls!*

Bid Cost: $\frac{3.25 \times 900 \text{ sq ft}}{\text{Base} \quad \text{Quantity}} = \frac{2925}{\text{Total Cost}}$

5270 DRYWALL, 1/2"

Hang, tape and 3-coat finish 1/2" drywall. Apply a 3/8 bead of adhesive to each framing member and screw or nail B" on center. Run boards with long dimension horizontal. Wet sand ready for paint.

Hang sheet rock tape and spackle entire home. Walls and ceiling


*ceiling will need 5/8 drywall since
trusses are 24" oc. walls will
get 1/2" drywall. we need dumpster too,*

Bid Cost: $\frac{6.50 \times 1500 \text{ sq ft}}{\text{Base} \quad \text{Quantity}} = \frac{9750}{\text{Total Cost}}$

Certification

Contractor Name: Pomponio Const. LLC

Total Cost: \$28,825

Signature: 

Date: 12/23/24

If you remove the 4 interior doors and the double window, we will be under \$25,000. The homeowner has a lot of work to do before we do the inside work. The house is totally gutted inside. The porch is not included in this estimate. It was site tracked. The customer stated he has no money and still has to do flooring, painting, trim, kitchen, bath room, tile and so on. Just FYI.

Work Specification - Rehabco Inc.

11/12/2024

Bottom Line is we can do the mason work for under \$25,000



Notice by the Owner to the Contractor to repair, replace or rebuild such defective work shall be deemed timely if given no later than TEN (10) DAYS after the expiration of the ONE (1) YEAR period."

AFFIRMATIVE ACTION AFFIDAVIT

Indicate in the applicable boxes below whether you have met any criteria for compliance with the New Jersey Affirmative Action regulations. Your bid will be accepted even if you are not in compliance at this time. If, however, you are the lowest responsible bidder and have not yet complied with the Affirmative Action Regulation, we will send you the Affirmative Action Documents for completion. You must return the completed documents to us within seven (7) days after notice of award.

FIRMS OF 50 OR MORE EMPLOYEES

_____ A vendor Affirmative Action Employee Information Report was submitted to the Little Egg Harbor Township.

_____ A Federal Certificate of Approval has been received. Proof of this will be required at the time of award.

_____ Received an NJ Affirmative Action Certificate of Approval #

_____ None of the above.

FIRMS OF LESS THAN 50 EMPLOYEES

An Affirmative Action Affidavit has been submitted to the Little Egg Harbor Township.

_____ None of the above.

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Firm Name (print): Pomponio Construction LLC

Signature: _____

Title: Owner

Date: 12/23/24

STOCKHOLDERS DISCLOSURE STATEMENT

Statement setting forth the names and addresses of Stockholders and Partners owning more than ten percent (10%) Pomponio Const. LLC in compliance with Chapter 33 of the Laws of 1977.
(Name of Organization)

The following constitute the names and addresses of all stockholders in the corporation if the corporation is a bidder, or partners if the bidder is a partnership who own ten percent (10%) or more of the corporation stock of the bidder of any class or of all individual partners in the partnership who own ten percent (10%) or greater interest therein.

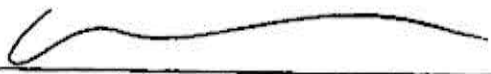
In the event no stockholder or partner owns ten percent (10%) or greater, please indicate at the appropriate space on this form.

If one or more such stockholder or partner is itself a corporation or is a partnership, the stockholders holding ten percent (10%) or more of that corporation's stock or the individual partners owning ten percent (10%) or greater interest in that partnership are as follows:

NAME	ADDRESS	% of Ownership
1 DANIEL POMONIO	165 Stage Road LEHT	100%
2		
3		
4		

CHECK HERE IF NO Stockholder or Partner owns ten percent (10%) or more of the Corporate stock or Ownership of the Solicitor.

I certify that the foregoing information is correct.


Secretary or Partner Signature

DANIEL POMONIO
Print Name

of Pomponio Const - LLC
Corporation or Partnership

INSURANCE LIABILITY AFFIDAVIT

I, DANIEL PONPONIC, do solemnly swear that my insurance coverage covers any provisions herein listed:

A. COMPREHENSIVE GENERAL LIABILITY:

The Contractor's insurance coverage, minimum of \$500,000, must hold the owner, Township and any of its agents free from any and all liability of whatever nature arising from the work performed at the aforementioned property in accordance with subsequent Little Egg Harbor Township Housing Rehab. Trust Fund, including attorney's fees and costs in connection with the defense of such claims.

B. COMPREHENSIVE AUTOMOBILE LIABILITY:

The Contractor's insurance must include owned vehicles and non-owned vehicles and must hold harmless the homeowner and the Township and any of its agents from liability.

C. SPECIAL INSURANCE REQUIREMENTS:

Including WORKMAN'S COMPENSATION and Builder's Risk, if applicable.

I do solemnly swear that this insurance material is within the confines of my coverage.



SIGNATURE

12/23/24
DATE

REMINDER: A copy of the Contractor's Insurance Certificate naming the Little Egg Harbor Township and Rehabco as additional insured will be required IF the contractor is awarded a project.

NON-COLLUSION AFFIDAVIT


STATE OF NEW JERSEY)
) ss
)

I, Daniel Pomporio in the city of Little Egg Harbor, in the County of Ocean in the State of New Jersey, of full age, being duly sworn according to law on my oath depose and say that:

I am Owner of the Firm of Pomporio Const. LLC the bidder making the proposal for the above named project, and that I executed said proposal with full authority to do so: that said bidder has not directly or indirectly entered into any agreement, participated in any collusion or otherwise taken any action in restraint of free, competitive bidding in connection with the above named project; and that all statements contained in said proposal and in this affidavit are true and correct, and made with full knowledge that the Little Egg Harbor Township relies upon the truth of the statements contained in said proposal and in the statements contained in this affidavit in awarding to the contract for said project.

I further warrant that no person or selling agency has been employed or retained to solicit or secure such contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, except bona fide established commercial or selling agencies maintained by

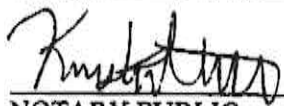
Daniel Pomporio (N.J.S.A. 52:34-15).
(Name of Contractor)



Contractor Signature
Daniel Pomporio

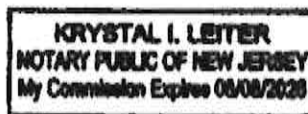
Print Name

Subscribed and sworn to before me
this 23 day of December, 2024



NOTARY PUBLIC

My commission Expires: 8/8/28



For Project #: Hanover-23-01

LITTLE EGG HARBOR TOWNSHIP
HOUSING REHABILITATION PROGRAM

SOLICITATION PACKAGE
ADDENDUM

IMPORTANT NOTICE

CONTRACTOR: PLEASE BE ADVISED...

- ... The solicitation process is open to all eligible general contractors with the exception of debarred, suspended, or ineligible contractors or subrecipients as stated in the Little Egg Harbor Township Housing Rehabilitation Trust Fund.
- ... If your total proposal is NOT within the Program Inspector's estimated bracket. OR if the Program Inspector deems it necessary, you WILL be required to attend a meeting at the Rehabco Office to discuss your price proposal submitted. The Program has the right to reject any and all bids.
- ... ANY DEVIATION FROM THE WORK WRITE-UP as it is written MUST BE reported to and approved by the Program Inspector prior to performing the change. This also includes requests by the homeowner. All changes must be noted on the Change order Form and signed by all concerned parties.
- ... As the General Contractor, YOU must read and understand each sub-section of the "CM" (Construction Manual) Section being specified in the Work Write-up. Many items are different from what has been approved in the past. If an item is unclear OR not applicable, the Contractor should check with the Program Inspector BEFORE proceeding with the work. If a Contractor proceeds with an installation, contrary to what is written, he/she shall bear the cost of compliance.
- ... All work to be performed in conjunction with and according to BOCA Code.

PREPARED BY:

REHABCO, INC.
44 E. Water Street, 2nd FL
Toms River, NJ 08753

PROPOSAL FORM
LITTLE EGG HARBOR TOWNSHIP HOUSING REHABILITATION PROGRAM

Owner: Steve O'Rourke

Phone: 609-709-4630

Address: 108 Lakewood Court Little Egg Harbor

Project # LEH24-04

CONTRACTOR: *Please complete the following:*

Pomponio Construction LLC
PRINT Firm's Name

609-713-2370
PHONE NUMBER


105 Stage Road
ADDRESS

12/23/24
DATE

Little Egg Harbor NJ 08087
CITY, STATE, ZIP

38-3750281
Contractor's Identification Number
(Federal ID or Social Security #)

1. I the undersigned Contractor, have inspected the property and familiarized myself with ALL conditions relating to the rehabilitation work and facilities involved, the Work Write-up, SPECIFICATIONS and DRAWINGS (if applicable) as well as any difficulties and restrictions, if any, attending to performance of the required work.
2. I, the undersigned Contractor, will make all necessary adjustments to estimated quantities and dimensions listed in the Work Write-up to assure all work will be completed as required in a workmanlike manner. There will be NO CHANGE ORDERS for ANY items listed on the work write-up, unless there is an unforeseen circumstance including, but not limited to, insect infestation.
3. I acknowledge it is the Contractor's responsibility to acquire and pay for all necessary permits and I propose to pay for and obtain all necessary permits, furnish all labor, materials and equipment necessary to accomplish all work called for in the Work Write-up for the **TOTAL sum of \$ 25,000**.
4. Copies of ALL permits **MUST** be on file in the Township office prior to receiving a "Notice to Proceed". Work cannot begin prior to receipt of this notice by the contractor. All work included in the Work Write-up shall be completed within sixty (60) days as stipulated in awarded contract.
5. All Bid Proposals shall be considered firm and without qualification for sixty (60) days.
6. Any contractor who declines more than two (2) projects, for which he submitted a proposal and was awarded said project within a six (6) month period, will not be permitted to submit any future proposals for a period of one (1) year.
7. Payment is subject to approval from Municipal and Program Inspectors and receipt of copies of all project warranties.


Contractor Signature

12/23/24
Date

PROOF OF PROPERTY INSPECTION

I, the homeowner, hereby certify that the below contractor, or his representative, has inspected my property and familiarized him/herself with all conditions to the work write-up for my project.

Steve O'Rourke
Homeowner Signature

12/23/24
Date

Steve O'Rourke
108 Lakewood Court
Little Egg Harbor NJ 08087

Project #: LEH 24-04

CONTRACTOR:

Panpenio Const. LLC
Print Company Name

[Signature]
Contractor's Signature