

RESOLUTION 2026-151

RESOLUTION OF THE TOWNSHIP OF LITTLE EGG HARBOR, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE RELEASE OF MAINTENANCE GUARANTEE POSTED BY WOODMONT PROPERTIES (LITTLE EGG 23 LLC) FOR THE ESTATES, BLOCK 172, LOT 9

WHEREAS, the Township of Little Egg Harbor required the posting of a Maintenance Guarantee by Woodmont Properties (Little Egg 23 LLC) for complete maintenance of bonded improvements as set forth in the Performance Guarantee Estimate prepared by the Township Engineer as to The Estates, Block 172, Lot 9 in the Township of Little Egg Harbor; and

WHEREAS, Woodmont Properties (Little Egg 23 LLC) posted said Maintenance Guarantee, consisting of a letter of credit, #S30004262, dated January 3, 2024, issued by Valley National Bank in the amount of \$110,824.20, to assure for complete maintenance of bonded improvements as set forth in the Performance Guarantee Estimate prepared by the Township Engineer as to The Estates, Block 172, Lot 9 in the Township of Little Egg Harbor; and

WHEREAS, the Township Engineer has determined that all bonded improvements have been maintained in substantial compliance with the Board approvals; and

WHEREAS, the governing body authorizes the release of the maintenance guarantee consisting of a letter of credit, #S30004262, dated January 3, 2024, issued by Valley National Bank in the amount of \$110,824.20.

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:

r|m|s|h|c
Rothstein, Mandell, Strohm,
Halm & Cipriani, P.A.
ATTORNEYS AT LAW

98 East Water Street
Toms River, NJ 08753

o: 732.363.0777
f: 732.905.6555

1. That the governing body does hereby authorize the release of the Maintenance Guarantee posted by Woodmont Properties (Little Egg 23 LLC) consisting of a letter of credit, #S30004262, dated January 3, 2024, issued by Valley National Bank in the amount of \$110,824.20, posted to assure for complete maintenance of bonded improvements as set forth in the Performance Guarantee Estimate prepared by the Township Engineer as to The Estates, Block 172, Lot 9 in the Township of Little Egg Harbor.

2. That the release of the aforementioned Maintenance Guarantee is also conditioned upon the payment of any outstanding fees due the municipality, including, but not limited to, engineering and attorneys' fees, as well as reimbursement for the costs of any outstanding construction inspection fees.

3. That a certified copy of this Resolution be forwarded to the Chief Financial Officer, Interim Township Administrator, Township Engineer and Woodmont Properties (Little Egg 23 LLC).

CERTIFICATION

I, **KELLY LETTERA, RMC, CMC**, 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 14th day of May, 2026.



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

rmshc

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| YOUR GOALS. OUR MISSION.

TO: Kelly Lettera, Interim Township Administrator, Clerk
FROM: Jason A. Worth, P.E., Township Engineer
DATE: May 6, 2026
REF: T&M FILE NO. LEHT-I1533
REQUEST FOR RELEASE OF PERFORMANCE GUARANTEE
THE ESTATES - BLOCK 172 LOT 9
TOWNSHIP OF LITTLE EGG HARBOR, OCEAN COUNTY, NJ

Dear Ms. Lettera:

Our office has received a request from the developer for Release of the Maintenance Guarantee for the above-referenced project. The Estates is a 23-lot residential subdivision located off of Railroad Avenue within the Parkertown section of the Township. A review of our files indicates that Woodmont Properties (Little Egg 23 LLC) posted a Maintenance Bond in the amount of \$110,824.20, with the Township Clerk's Office to assure the complete maintenance of bonded improvements as set forth in the Performance Guarantee Estimate prepared by T&M Associates.

The Maintenance Guarantee consists of a letter of credit, #S30004261, dated January 3, 2024, issued by Valley National Bank in the amount of \$110,824.20.

At the request of the developer, this office has conducted construction observation of site improvements to ascertain the status of the completed improvements covered by the bond. It is our determination that all bonded improvements have been maintained in substantial compliance with the Board approvals.

In accordance with the Municipal Land Use Law and the Township Ordinance, the governing body must either approve, partially approve or reject the improvements on the basis of the report of the Township Engineer. Accordingly, it is our recommendation to the Township Committee that the request for Release of the Maintenance Bond be granted.

The Mayor and Township Committee must act on the applicant's request for Release of the Maintenance Guarantee no later than 45 days after receipt of the notice and must notify the applicant of their decision in writing by certified mail. By copy of this letter to Melanie Szuba, Township Attorney, we recommend that she prepare a resolution suitable for adoption by the Mayor and Committee at its next regular meeting.

Should the Committee have any questions regarding any of the above, please feel free to contact me at your convenience.

cc: Township Committee
Melanie Szuba, Township Attorney
Daniel Specht, Asst. Township Administrator
John Cooley, Zoning Officer
Brad Griffin, Superintendent of Public Works

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