

**RESOLUTION 2026-194**

**RESOLUTION OF THE TOWNSHIP OF LITTLE EGG  
HARBOR, COUNTY OF OCEAN, STATE OF NEW  
JERSEY, AUTHORIZING THE RELEASE OF  
PERFORMANCE GUARANTEE POSTED BY  
STORAGE MASTERS LLC FOR BLOCK 285, LOT  
13.05**

**WHEREAS**, the Township of Little Egg Harbor required the posting of a Performance Guarantee by Storage Masters LLC to assure the complete installation of bonded improvements located at Block 285, Lot 13.05 in the Township of Little Egg Harbor for a previously approved self-storage facility expansion; and

**WHEREAS**, Storage Masters LLC posted said Performance Guarantee, consisting of a cash bond in the amount of \$9,648.00, to assure the complete installation of bonded improvements located at Block 285, Lot 13.05 in the Township of Little Egg Harbor; and

**WHEREAS**, the Township Engineer has determined that all bonded improvements have been completed in substantial compliance with the Planning Board approval; and

**WHEREAS**, the governing body authorizes the release of the Performance Guarantee cash bond in the amount of \$9,648.00 to Storage Masters LLC.

**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:

2. That the governing body does hereby authorize the release of the Performance Guarantee posted by Storage Masters LLC consisting of a cash bond in the amount of \$9,648.00, posted to assure the complete installation of bonded improvements for

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Rothstein, Mandell, Strohm,  
Halm & Cipriani, P.A.  
ATTORNEYS AT LAW

98 East Water Street  
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an approved expansion of a self-storage facility located at Block 285, Lot 13.05 in the Township of Little Egg Harbor.

3. That the release of the Performance Guarantee is conditioned upon the posting by Storage Masters LLC of a Maintenance Guarantee in the amount of \$1,447.20, representing 15% of the Performance Guarantee. Said Maintenance Guarantee must run for period of two (2) years.

4. That the release of the aforementioned Performance 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.

5. That a certified copy of this Resolution be forwarded to the Chief Financial Officer, Interim Township Administrator, Assistant Township Administrator, Township Engineer and Storage Masters 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 9<sup>th</sup> day of July, 2026.

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



| YOUR GOALS. OUR MISSION.

VIA EMAIL ONLY

TO: Kelly Lettera, Interim Township Administrator/Clerk  
FROM: Jason A. Worth, P.E., Township Engineer  
DATE: July 8, 2026  
REF: T&M FILE NO. LEHT-1991  
REQUEST FOR RELEASE OF PERFORMANCE GUARANTEE  
STORAGE MASTERS - BLOCK 285 LOT 13.05  
TOWNSHIP OF LITTLE EGG HARBOR, OCEAN COUNTY, NJ

Dear Ms. Lettera:

Our office has received a request from the developer for Release of the Performance Guarantee for the above-referenced project. Storage Masters is a 2.35-acre site is located on the northbound side of Mathistown Road approximately 600 feet north of Radio Road and within the Senior Citizen/General Business (SC/GB) Zone; the site was previously approved by the Planning Board for expansion to the self-storage facility. A review of our files indicates that Storage Masters LLC posted a Performance Guarantee in the amount of \$9,648.00 with the Township Clerk's Office to assure the complete installation of bonded improvements as set forth in the Performance Guarantee Estimate prepared by T&M Associates.

The Performance Guarantee consists of a cash bond in the amount of \$9,648.00.

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 completed 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 Performance Bond be granted.

The Mayor and Township Committee must act on the applicant's request for Release of the Performance Bond 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.



TO: Kelly Lettera, Interim Township Administrator/Clerk  
FROM: Jason A. Worth, P.E., Township Engineer  
DATE: July 8, 2026  
REF: T&M FILE NO. LEHT-I1991  
REQUEST FOR RELEASE OF PERFORMANCE GUARANTEE  
STORAGE MASTERS - BLOCK 285 LOT 13.05  
TOWNSHIP OF LITTLE EGG HARBOR, OCEAN COUNTY, NJ

The Release of the Performance Guarantee shall be conditioned upon the following:

1. The applicant posting a Maintenance Guarantee with the Township in the amount of \$1,447.20, representing 15% of the Performance Guarantee. Said Maintenance Guarantee shall run for a period of two (2) years.

The Maintenance Guarantee requirement is based upon the original bonding requirements of \$9,648.00.

In addition, and prior to Release of any Performance Guarantee, the applicant/developer shall reimburse the Township for the costs of any outstanding construction inspection fees. The Township will be in receipt of all of our final invoices on this project with our next months billing.

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

Cc (via email): Township Committee  
Melanie Szuba, Township Attorney