WARREN TOWNSHIP SEWERAGE AUTHORITY

RESOLUTION NO. 11 - 140

RESOLUTION GRANTING PRELIMINARY APPROVAL OF THE APPLICATION OF CASTLE GATES ESTATES AT WATCHUNG, INC. FOR CONNECTION BY MEANS OF 1,248 LF OF 8 INCH GRAVITY SEWERS WITH AN ON SITE PUMP STATION WITH TWO (2) 50 GPM GRINDER PUMPS, ALL OF WHICH ARE TO BE PRIVATELY USED AND MAINTAINED, AND 50 EDU’S OF CAPACITY, TO SERVE A PROPOSED 50 UNIT RESIDENTIAL TOWNHOUSE DEVELOPMENT LOCATED AT THE SUBDIVISION OF BLOCK 79, LOT 6.01 AT 29 DUBOIS ROAD, IN THE STAGE IV SEWER SERVICE AREA

WHEREAS, the applicants, Castle Gate Estates at Watchung, Inc., have applied to the Authority for preliminary approval of 1,248 LF of 8-inch gravity sewers with an on-site pump station with two (2) 50 gpm grinder pumps, and 50 EDU’s of capacity, to serve a proposed 50 unit residential townhouse development located at the subdivision of Block 79, Lot 6.01 at 29 Dubois Road in the Stage IV service area; and

WHEREAS, the subject parcel, Lot 6.01, Block 79, presently includes buildings previously used as a knitting factory and is currently served by a septic system in the Stage I/II service area; and

WHEREAS, the applicant proposes to remove all existing structures and construct a 50-unit residential development to be serviced by 8-inch gravity sewers, internal to the development, that will flow to a proposed on-site pump station, where the wastewater is to be pumped through a proposed 2-inch force main that will discharge into an existing manhole on the Authority’s existing 8-inch sewer line in Mount Bethel Road, which sewer is in turn a tributary to the Mount Bethel Pump Station, which is part of the Stage IV wastewater collection system; and

WHEREAS, the subject parcel is currently mapped in the Stage I/II service area and the proposed sewer system would discharge to the Stage IV service area. Therefore, an amendment to the mapping included in the Authority’s Wastewater Management Plan (WMP) will be required; and

WHEREAS, the Authority’s Engineer has contacted the Somerset County Planning Board and the Board has indicated that the revision to the sewer service area boundaries might be accommodated in the current WMP update process being administered by the County Planning Board; and

WHEREAS, the average daily wastewater flow to be discharged from the proposed
development would be calculated as 50 equivalent domestic units (EDUs), which is based upon 50 residential units at 280 gpd per unit, or a total of 14,000 gpd; and

WHEREAS, the proposed wastewater flow is tributary to the Authority's Mount Bethel Pump Station, which is currently being replaced under Contract No. 50. At the time of the design of the Mount Bethel Pump Station replacement, future flow from the subject parcel was considered as being tributary to this pump station based upon 50 senior housing units, and, accordingly, the receiving sewerage facilities in the Stage IV area could therefore accept the proposed flow from Lot 6.01; and

WHEREAS, the proposed internal sanitary sewer system for Lot 6.01 consists of 1,248 linear feet (LF) of 8-inch gravity sewers, with each residential unit served by an individual 4-inch gravity lateral; and

WHEREAS, the onsite pump station is proposed as a submersible pump station with two 50 gpm grinder pumps, and the submitted Pump Station Calculations have adequately presented the sizing of the pumps, wet well and force main; and

WHEREAS, the proposed pump station includes a valve chamber, a 30 kw standby generator and service and control panels with alarms within a fenced area, and it is also understood, and is a condition of approval, that the proposed sanitary sewer system, including the 8-inch gravity sewers, the 4-inch laterals, the pump station, and the force main, will remain in private ownership; and

WHEREAS, the proposed 980 LF force main, which will connect to the 8-inch sewer line, is shown to run across the adjacent Lot 6.02, Block 79, which is currently vacant, and the submitted drawings show that there is presently an existing 15 foot wide utility easement along the northerly property line of Lot 6.02, parallel to the driveway, in which the sanitary sewer force main would be located, and the applicant's engineer has submitted a copy of this easement agreement between the owners of Lots 6.01 and 6.02; and

WHEREAS, the applicant's engineer has submitted his engineering investigation into a possible gravity sewer alternative for the subject parcel. The results of that investigation indicate that within the Stage I/II area, the nearest sewers are located in the Summerhill Drive area and pumping a substantial distance would still be required to direct the proposed wastewater flow to that location. Furthermore, since this additional flow can not be accepted within Stage I/II, connection by gravity within Stage I/II is not a viable option. In addition, due to the elevation difference, it is not possible to reach the Mount Bethel Pump Station, which is the nearest location of sanitary sewers, by gravity; and

WHEREAS, the applicant's engineer has concluded, and the Authority's Engineer agrees, that there is no feasible gravity sewer outlet for the subject parcel and therefore the proposed pumping of the wastewater to the sewer line in Mount Bethel Road conforms with the Authority's Rules and Regulations regarding the need to pump; and

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WHEREAS, the installation of the 4-inch laterals will be subject to the jurisdiction of the Plumbing Sub-Code Official, and the installation of the 8-inch sewer lines, the lateral stubs, and the pump station, and construction within the road right-of-way and the easement are under the Authority's jurisdiction and shall require inspection by the Authority’s Engineer; and

WHEREAS, by memorandum dated December 7, 2011, the Authority’s Engineer has indicated that he has reviewed the plans submitted on behalf of the applicant and prepared by Titus Surveying and Engineering, PC, dated November 19, 2011, Sheets 1 through 9 of 9, and has recommended preliminary approval subject to the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED by the Warren Township Sewerage Authority, County of Somerset, State of New Jersey, that the Authority hereby grants preliminary approval to Castle Gate Estates at Watchung, Inc. of 1,248 LF of 8-inch gravity sewers with an on-site pump station with two (2) 50 gpm grinder pumps, and 980 L.F. of 2-inch force main, all of which are to remain in private ownership, and 50 EDU’s of capacity, to serve a proposed 50 unit residential townhouse development located at the subdivision of Block 79, Lot 6.01 at 29 Dubois Road, with the transfer of flow from the Stage I/II service area to the Stage IV service area. This approval is contingent upon the following:

1. The applicant shall comply with all of the Authority’s Rules and Regulations, and the payment of all fees, including the payment to the Authority of the then applicable connection fees.

2. It shall be the applicant's responsibility to obtain an amendment to the applicable Wastewater Management Plan for the change in the sewer service area boundaries for the transfer of this property from the Stage I/II service area to the Stage IV service area. It is suggested that the applicant coordinate with Somerset County Planning Board regarding the procedures for incorporating this change in the current update being conducted by the County. The applicant shall reimburse the Authority for any costs incurred by the Authority, including fees for professional consulting, in connection with such service area change.

3. The applicant shall not commence any construction without first obtaining the necessary permits, including a NJDEP TWA permit for the proposed 8-inch line, and a County Road Opening Permit for work performed within the Mount Bethel Road right-of-way.

4. Since this entire sewer system, including the pump station, is to remain in private ownership, NJDEP regulations require the system to be operated by a Licensed Operator. The alarms on the pump station must be sent to a private control station which will call the applicant's operator. The Authority shall not be required to respond to any such alarms.

5. The easement agreement for the 15 foot wide easement on Lot 6.02 submitted by the applicant's engineer should be reviewed by the Authority's Attorney and any comments thereon shall be addressed by the applicant.

6. The applicant shall comply with the local Plumbing Sub-code Official regarding...
the new sanitary sewer construction on the subject parcel.

7. The existing septic system shall be abandoned in accordance with the requirements of the Township Board of Health.

8. In accordance with the Authority’s Rules and Regulations, the construction of the sanitary facilities must be inspected by a representative of the Authority. The Regulations cite the figure of $18.50 per linear foot of pipe, including laterals and force mains, as the basis of calculating the inspection cost. In preparing this calculation, the Authority’s Engineer added time for the part time inspection and start up of the pump station and reduced the amount of time for the force main inspection, since this construction is usually completed more quickly due to its shallower depth and no manholes. As a result, the estimated cost for the construction observation of the proposed sanitary sewer facilities is $50,000.00, which amount the applicant shall pay as an escrow deposit to the Authority, as required by the Rules and Regulations.

9. The applicant shall not commence any construction requiring engineering inspection until it has provided proof to the Authority that the applicant has notified the “One-Call Damage Prevention System” pursuant to the Underground Facility Protection Act, N.J.S.A. 48:2-73, et seq., which proof shall be provided by supplying the Authority with the confirmation number assigned to the notice of intent pursuant to said Act.

10. If applicable, the applicant, prior to any excavation, must provide written notice to the Somerset-Union Soil Conservation District.

11. The Applicant shall complete all site restoration work associated with the construction of the sanitary sewer to the satisfaction of the Authority and the Township.

BE IT FURTHER RESOLVED that the Authority’s Chairman is hereby authorized and directed to execute the required New Jersey Department of Environmental Protection TWA-1 permit application upon the applicant obtaining the necessary amendments to the applicable wastewater management plan.

Moved by Mr. Truglio
Seconded by Mr. Reeder

Roll Call Vote

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<td>Mr. Truglio</td>
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CERTIFICATION

I, Deborah Catapano, Secretary of the Warren Township Sewerage Authority in the County of Somerset, New Jersey, do hereby certify that the above resolution is a true and correct copy of a resolution adopted at a meeting of the Warren Township Sewerage Authority on December 14, 2011.

Deborah Catapano, Authority Secretary