

WARREN TOWNSHIP SEWERAGE AUTHORITY

RESOLUTION NO. 11 - 48

RESOLUTION GRANTING REVISED PRELIMINARY AND FINAL APPROVAL TO THE APPLICATION OF FONTIS GROUP, LLC FOR CONNECTION OF A PROPOSED DAYCARE CENTER BY GRAVITY LATERAL AND SADDLE TAP, AT LOT 3701, BLOCK 71, 87 MOUNT BETHEL ROAD WITH 150 STUDENTS AND FIVE (5) EDU'S, FOR A TOTAL OF SIX (6) EDU'S IN THE MIDDLEBROOK SEWER SERVICE AREA

WHEREAS, the applicant, Fontis Group, LLC, has applied to the Authority for revised preliminary and final approval for connection of a proposed daycare by means of a gravity lateral and saddle tap at Lot 37.01, Block 71, at 87 Mount Bethel Road, in the Middlebrook sewer service area; and

WHEREAS, by Resolution 05-15, the Authority granted Revised Preliminary and Final Approval for the connection of a proposed office building with five (5) additional EDU's beyond the existing EDU associated with the former dwelling, for a total of six (6) EDU's; and

WHEREAS, the applicant has submitted an application for revised preliminary and final approval for connection of the proposed commercial building for use as a daycare center with a revised sewer lateral alignment. The proposed daycare center is a 2-story building with a total floor area of 9600 square feet and 150 students. The proposed 4-inch SDR-35 PVC lateral is approximately 215 feet in length with a minimum slope of 2 percent and a minimum cover of 4 feet. The new lateral connects to the Authority's existing 8-inch sewer line in Mount Bethel Road by means of a saddle tap. The drawings specify that the old lateral for the former dwelling on this lot will be capped at the front property line; and

WHEREAS, the applicant has calculated the estimated wastewater flow from the proposed daycare center as 150 students times 10 gallons per day (gpd) per student, which equals 1500 gpd or 6 EDUs. Because the property is already approved for one (1) EDU, which EDU is associated with the former dwelling, the applicant requests approval for an additional five (5) EDU's. The figure of 10 gpd per student conforms with the NJDEP recommendations for a school with no cafeteria and has been used previously for daycare centers approved by the Authority, and therefore, the Authority's Engineer concurs with this calculation; and

WHEREAS, the applicant's engineer has submitted documentation to the Authority which confirms that there are no Environmentally Sensitive Areas on the subject property, and, therefore, the new sanitary sewer construction will not affect environmentally sensitive areas. Accordingly, while the property is located in the Middlebrook sewer service area, the Authority has determined that the project is not subject to the restrictions as set forth in the Federal Grant

{00203226.2}

C-34-369-01 regarding the potential impact of environmentally sensitive areas and the ESA waiver requirements for the Middlebrook sewer service area do not appear to apply; and

WHEREAS, the new sanitary sewer construction on the subject parcel is under the jurisdiction of the local Plumbing Sub-Code Official; and

WHEREAS, the installation of the saddle tap and the lateral within the road right-of-way is under the jurisdiction of the Authority; and

WHEREAS, by memoranda dated April 5, 2011, the Authority's Engineer has indicated that he has reviewed the drawings submitted on behalf of the applicant by Fisk Associates, consisting of Sheets 1 through 12 of 12, dated revised February 4, 2011, and he has recommended that the Authority grant Fontis Group, LLC Revised Preliminary and Final Approval for the connection of the proposed daycare center at 87 Mount Bethel Road with 150 students and five (5) additional EDU's, for a total of six (6) EDU's, in the Middlebrook sewer service area 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 Fontis Group, LLC Revised Preliminary and Final Approval for the connection of the proposed daycare center in a 2-story building with a total floor area of 9600 square feet and 150 students on Block 71, Lot 37.01, at 87 Mount Bethel Road, by means of a gravity lateral and saddle tap connecting to the Authority's existing 8-inch sewer line in Mount Bethel Road, and five (5) additional EDU's for a total of 6 EDUs in the Middlebrook sewer service area subject to the following conditions:

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. The applicant shall comply with the local Plumbing Sub-code Official regarding the new sanitary sewer construction on the subject parcel.
3. The applicant shall have the responsibility to obtain the required Somerset County Road Opening Permit for the work in Mount Bethel Road.
4. The applicant shall permanently cap the existing lateral at a point as close to the roadway as possible.
5. As this application requires a saddle tap to the existing sewer line, the applicant shall not commence any construction requiring engineering inspection until it has deposited \$300.00 into the applicant's escrow account.
6. The applicant shall not be issued a connection permit until the applicant has provided confirmation that the applicable SRVSA connection fee has been paid to SRVSA.

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

8. 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.

9. 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.

10. In the event the Authority determines at a later date that the water usage associated with this structure is more than six (6) EDU's, then the sewer service fee for this structure shall be billed based on such greater number of units, and the property owner shall be charged a recalculated connection fee equivalent to the then applicable connection fee for each such additional unit.

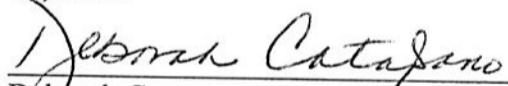
11. This approval applies only to the use for the proposed building as described herein. If any part of the property is to be used, either by the applicant or by future owners of the property, for any purpose other than described herein, an application for a change in use must be submitted.

Moved by Mr. Truglio
Seconded By Mrs. Garafola

Roll Call Vote	Yes	No
Chairman Reeder	x _____	_____
Mr. Florey	_____	_____
Mr. Truglio	x _____	_____
Ms. Garafola	x _____	_____
Mr. Vetter (Alternate)	x _____	_____
Mr. Kaufman (Alternate)	x _____	_____

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 April 20, 2011.



Deborah Catapano, Authority Secretary