WARREN TOWNSHIP SEWERAGE AUTHORITY

RESOLUTION NO. 11-51

RESOLUTION GRANTING CONCEPTUAL APPROVAL OF THE APPLICATION OF HILLCREST ROAD SCHEDULE A PROPERTIES LLC FOR CONNECTION BY MEANS OF A LOW-PRESSURE FORCE MAIN, WITH THIRTY (30) EDU’S OF CAPACITY, OF LOTS 65.02, 65.03, 66, 67, 68, 69, 70, 71, AND 72, BLOCK 198, AND LOTS 1, 5, 6.01, 6.02, 6.03, 7.01, 7.02, 8.01, AND 8.02, BLOCK 200, LOCATED ON HILLCREST ROAD IN THE BERKELEY HEIGHTS SEWER SERVICE AREA

WHEREAS, the applicant, Hillcrest Road Schedule A Properties, LLC, has applied to the Authority for Conceptual Approval for connection by means of a low-pressure force main and for thirty (30) EDU’s of capacity to serve Lots 65.02, 65.03, 66, 67, 68, 69, 70, 71, and 72, Block 198, and Lots 1, 5, 6.01, 6.02, 6.03, 7.01, 7.02, 8.01, and 8.02, Block 200, in Warren Township but within the Berkeley Heights sewer service area; and

WHEREAS, the applicant proposes to connect these properties by means of what will become an Authority-owned low-pressure force main within the Hillcrest Road right of way that will connect to the Authority’s existing 8-inch line in Mountain Avenue, which existing line discharges into the Berkeley Heights sewer system; and

WHEREAS, the properties associated with this application are located within an area designated to flow to the Berkeley Heights Sewer System as part of the Sewer Use Agreement between the Authority and the Township of Berkeley Heights (the “Sewer Use Agreement”). Specifically, all of the properties listed on Schedule A of the Second Amendment to the Sewer Use Agreement (Schedule A”) are shown to be connected in the application for Conceptual Approval, with the exception of Block 200, Lot 9, which can be connected to the existing 8-inch sewer line in Mountain Avenue by gravity; and

WHEREAS, as reflected on Schedule A, Lot 1, Block 200 is allocated thirteen (13) EDU’s of capacity, and the remaining properties are allocated one (1) EDU of capacity each, for a total of thirty (30) EDU’s of capacity allocated to the properties that are the subject of this Conceptual Approval; and

WHEREAS, the applicant has submitted a Conceptual Plan showing that each of the individual properties are to be sewered by means of a low-pressure sewer system, with each property connecting into what will then become an Authority-owned common force main which connects to the Authority's existing 8-inch sewer line in Mountain Avenue; and

WHEREAS, the Conceptual Plan shows that each dwelling (or building structure on the camp property) will have its own individual pump with a 2-inch connection to a common force main located within the Hillcrest Road right-of-way, off of the edge of pavement along the east side of the road. The common force main is approximately 2,500

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feet in length and will range in size from 2- to 3-inches in diameter. All piping is specified as HDPE-SDR-11; and

WHEREAS, Schedule A reflects that Lot 1, Block 200, Camp River Bend, would have an estimated 13 connections. The Conceptual Plan shows 12 buildings connected with individual pumps, and a 3-inch common force main on site. The applicant's engineer stated that the sewering of the camp facilities is only approximate at this time. All sewerage facilities on the camp property will remain privately owned by Camp River Bend; and

WHEREAS, the applicant's engineer has addressed the feasibility of connecting the properties by gravity. The gravity sewer system alternative would consist of 3,365 total linear feet (LF) of 8-inch gravity sewer lines connecting into an existing Berkeley Heights sewer line in Chaucer Drive. Approximately 1,325 LF of the gravity sewer line would be located within Hillcrest Road, while 2,240 LF, or about two-thirds of the total length, would be located within proposed easements; and

WHEREAS, as shown on the plan, there are areas of wetlands along the route of the alternate gravity sewer line, which wetlands and associated transition zones would be disturbed by sewer construction and any future sewer maintenance. The gravity alternative would also require a wetlands delineation and the applicable permits from the New Jersey Department of Environmental Protection (NJDEP) to allow disturbance of the wetlands. The applicant's engineer estimates the cost of the gravity sewer alternative at $472,300, including the wetlands permitting, if NJDEP approval could even be obtained; and

WHEREAS, the applicant's engineer has noted that the low pressure sewer system alternative will involve less pipe at a shallower depth with no disturbance of environmentally sensitive areas. The applicant's engineer has estimated the cost of this system to be $146,625, including the common force main with stubs to the front of each property with valving and a cleanout. As submitted, the conceptual application provides that the cost of each individual pump and force main connection to the stub will be the responsibility of each property owner; and

WHEREAS, the applicant's engineer has demonstrated that a gravity connection of these properties is not possible based upon the significant disturbance of environmentally sensitive areas and easement acquisition needs, and therefore, pumping for this project conforms with the requirements of the Authority's Rules and Regulations; and

WHEREAS, the Township of Berkeley Heights has indicated that based upon its study of available sewer line capacity, it is agreeable to the connection of the properties to the 8-inch sewer line in Mountain Avenue, which also receives the flow from the Schedule B area; and

WHEREAS, by memorandum dated April 5, 2011, the Authority's Engineer has indicated that he has reviewed the documents submitted on behalf of the applicant, specifically a drawing labeled "Conceptual Plan - Proposed Low Pressure Sanitary Sewer Pump System," dated revised March 25, 2011; a drawing labeled "Sanitary Sewer Gravity Alternative," dated January 2, 2011; and a report entitled "Hillcrest Road Schedule A Properties Sanitary Sewer Servicing Options," dated February 8, 2011, as
prepared by Fisk Associates, PA, and has determined that all technical specifications have been met for conceptual approval and has recommended that the Authority grant conceptual approval, provided that any application for preliminary approval include certain specific details.

NOW, THEREFORE, BE IT RESOLVED by the Warren Township Sewerage Authority, County of Somerset, State of New Jersey, that the Authority hereby grants Conceptual Plan Approval to Hillcrest Road Schedule A Properties, LLC, for the connection of Lots 65.02, 65.03, 66, 67, 68, 69, 70, 71, and 72, Block 198, and Lots 1, 5, 6.01, 6.02, 6.03, 7.01, 7.02, 8.01, and 8.02, Block 200, by means of a low-pressure force main within Hillcrest Road that will connect to the Authority’s existing 8-inch line in Mountain Avenue, in the Berkeley Heights sewer service area. As reflected on Schedule A, Lot 1, Block 200 is allocated thirteen (13) EDU’s of capacity, and the remaining properties are allocated one (1) EDU of capacity each, for a total of thirty (30) EDU’s of capacity allocated to the properties that are the subject of this Conceptual Approval.

BE IT FURTHER RESOLVED that the approval granted herein is for Conceptual Approval only. Actual construction of the force main in Hillcrest Road, as well as connection of each of the individual properties to the force main, will require a separate application to and approval from the Authority. All applications for formal approval must include the Authority’s standard construction detail sheet must address all of the Authority’s technical requirements, and must address all of the details identified in the Authority Engineer’s memorandum, including but not limited to details for the valving, by-pass, and clean-out assembly at the front of each property.

BE IT FURTHER RESOLVED that the approval granted herein is conditioned on formal approval by Berkeley Heights of the connection point.

Moved by Mr. Truglio
Seconded by Mrs. Garafola

Roll Call Vote

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<td>Mr. Reeder</td>
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<td>Mr. Florey</td>
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<td>Ms. Garafola</td>
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<td>Mr. Truglio</td>
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<td>Mr. Vetter (Alternate #1)</td>
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<td>Mr. Kaufman (Alternate #2)</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 April 20, 2011.