

WARREN TOWNSHIP SEWERAGE AUTHORITY

RESOLUTION NO. 11 - 72

RESOLUTION GRANTING CONCEPTUAL APPROVAL TO THE APPLICATION OF SHELTER DEVELOPMENT LLC FOR THE PROPOSED GRAVITY SEWER SYSTEM SERVING A PROPOSED ASSISTED LIVING FACILITY ON LOTS 7, 8 & 9 OF BLOCK 74, WITH APPROXIMATELY SEVENTY (70) ADDITIONAL EDU'S OF CAPACITY FOR A TOTAL OF SEVENTY-TWO (72) EDU'S, IN THE MIDDLEBROOK SEWER SERVICE AREA

WHEREAS, the applicant, Shelter Development, LLC, has applied to the Authority for conceptual approval of a proposed privately-owned gravity sanitary sewer system, and approximately seventy (70) additional EDU's of capacity, for a total of seventy-two (72) EDU's, to serve a proposed assisted living facility on Lots 7, 8 & 9 of Block 74 on Mount Bethel Road, in the Middlebrook service service area; and

WHEREAS, the subject parcel includes an existing dwelling on Lot 7 and an existing dwelling on Lot 9, which are both presently connected to the sewer system and which are approved for one (1) EDU each. Lot 8 is vacant; and

WHEREAS, the applicant proposes to demolish the two existing residential dwellings and develop the 16.8 acre site for independent and assisted living facilities. The proposed development includes a 3-story, 158-bed main assisted living facilities building and 15 independent living cottages; and

WHEREAS, the proposed on-site sanitary sewer system consists of approximately 2,016 linear feet (LF) of 8-inch PVC sanitary sewer which discharges to the Authority's existing 8-inch sewer line in Mount Bethel Road. The conceptual design of the sewer system shows ten proposed manholes and all reaches of the 8-inch sewer line are designed with slopes well above the allowable minimum slope. Each of the 15 cottages are provided with a separate gravity sewer lateral and the main building is shown to have five lateral connections. All parts of the on-site sanitary sewer system shall be privately owned and maintained by the applicant; and

WHEREAS, the proposed sewer line connects to the existing sewer in Mount Bethel Road by means of a doghouse manhole. Inverts of the existing sewer line are shown on the drawing and are based upon a preliminary survey by the applicant's engineer; and

WHEREAS, the applicant's engineer stated that the 158 beds in the main building could be a mixture of assisted living, skilled nursing, or Alzheimer's beds, and the New Jersey Department of Environmental Protection's ("NJDEP") recommended flow rates range from 75 gpd per bed for skilled nursing, 100 gpd per bed for assisted living, and 125 gpd per bed for "Other" types of beds, and the actual flow to be discharged from this site will be established when an application for Preliminary Approval is submitted; and

WHEREAS, the applicant's engineer stated that the cottages will each have two bedrooms, two bathrooms, and a kitchen. The cottages will be rented rather than sold, and will be restricted to occupants over 62 years of age. The applicant's engineer further stated that he anticipates that each cottage will have two occupants. The applicant's engineer further advised that zoning changes will likely be required for the proposed development, and that on-going negotiations with the zoning board may impact the project; and

WHEREAS, the flow estimate for the proposed independent and assisted living facilities is as follows:

158 beds in the main building	x 100 gpd	=	15,00 gpd, or 57 EDU's
15	2-bedroom cottages	=	15 EDU's
Total		=	72 EDUs

Because the property is already approved for two EDU's, one each for the two existing dwellings, the total additional flow equals seventy (70) EDU's; and

WHEREAS, the applicant's engineer has stated that the applicants do not anticipate installation of swimming pools or similar amenities with high water use. There will be commercial grade laundry equipment in the main building. The Authority's Engineer has indicated that these features are standard for such facilities, and that the NJDEP flow rate of 100 gpd per bed includes such facilities; and

WHEREAS, by memoranda dated April 12, 2011 and June 16, 2011, the Authority's Engineer has indicated that he has reviewed the drawing submitted on behalf of the applicant, consisting of Sheet No. 1 of 1, entitled "Sanitary Sewer Exhibit," dated April 5, 2011, as prepared by Bohler Engineering, as well as additional information submitted by Bohler by letter of June 10, 2011, and has determined that all technical specifications have been met for conceptual approval and has recommended that the Authority grant conceptual approval.

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 the applicant, Shelter Development, LLC, for a proposed privately-owned sanitary sewer system that flows by gravity to the Authority's existing 8-inch sewer line in Mount Bethel Road, and approximately seventy (70) additional EDU's of capacity, for a total of seventy-two (72) EDU's, to serve a proposed assisted living facility consisting of a 3-story, 158-bed main assisted living facilities building and 15 independent living cottages, on Lots 7, 8 & 9 of Block 74 on Mount Bethel Road in the Middlebrook sewer service area.

BE IT FURTHER RESOLVED that the approval granted herein is for Conceptual Approval only. Actual construction of the sanitary sewer line, as well as connection of each of the individual structures to the line, 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 providing specific information as to the number

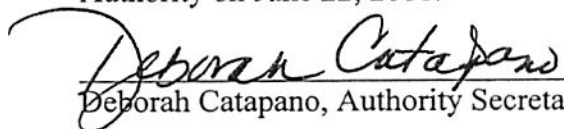
and types of beds in the main facility and a flow calculation and resultant EDU's revised accordingly.

Moved by Mr. Kaufman
Seconded By Mr. Vetter

Roll Call Vote	Yes	No
Chairman Reeder	_____	_____
Mr. Florey	_____	_____
Mr. Truglio	x_____	_____
Ms. Garafola	_____	_____
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 June 22, 2011.



Deborah Catapano, Authority Secretary