

WARREN TOWNSHIP SEWERAGE AUTHORITY

RESOLUTION NO. 12 - 115

RESOLUTION GRANTING PRELIMINARY APPROVAL OF THE APPLICATION OF THE HOLLOWS AT WARREN FOR CONSTRUCTION OF TWO (2) SEWER EXTENSIONS AND SEVEN (7) NEW EDUs OF CAPACITY TO SERVE A PROPOSED TEN (10) LOT RESIDENTIAL SUBDIVISION LOCATED AT BLOCK 86.01, LOTS 28.04, 29, AND 30 AT SAN ROAD AND MOUNT BETHEL ROAD IN THE STAGE IV SEWER SERVICE AREA .

WHEREAS, the applicant, the Hollows at Warren, has applied to the Authority for preliminary approval for construction of two (2) sewer extensions and seven (7) new EDUs of capacity to serve a proposed ten (10) lot residential subdivision located at Block 86.01, Lots 28.04, 29, and 30 at San Road and Mount Bethel Road in the Stage IV Sewer Service Area; and

WHEREAS, the applicant proposes to subdivide three existing lots into ten proposed lots. The application includes two sewer extensions to service the project: 512 LF of sewer on a proposed extension to San Road and within a proposed sewer easement, connecting into a manhole in Mt. Bethel Road and 185 LF of sewer on existing Countryside Lane. The sewer extensions will provide for gravity connections from nine of the proposed ten new homes; and

WHEREAS, the Applicant has demonstrated that there exists no feasible gravity flow alternative for one of the lots, shown as Lot C, due to limitations associated with adjacent wetlands and significant differentials between the first floor elevation of a new home on proposed Lot C and the elevations of the existing sewer in Hillcrest Boulevard and the two proposed sewer extensions included in the project, approval for a pumped connection is requested for Lot C of the proposed subdivision; and

WHEREAS, for purposes of assessing the capacity of the downstream collection system, flows from the ten proposed new homes in the proposed subdivision are calculated at 2,800 gpd, and because one the subject parcels currently has three approved EDUs, the application is for seven new EDUs with a calculated flow of 1,960 gpd within the Stage IV service area; and

WHEREAS, the flows of the application will be tributary to the Mount Bethel Intermediate pump station, located at the corner of Mount Bethel Road and Technology Drive North, which was designed to handle 235 EDUs, with a recommended pumping rate of 183 gpm at a peaking factor of 4.0, according to the January 2003 Pump Station Design Report for the Mt. Bethel Intermediate Pump Station prepared by HMM. The pump station was provided with pumps to provide a firm pumping capacity of 200 gpm, indicating that sufficient excess capacity was built into the pump station design to handle

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an additional seven EDUs, and recent pump recordings indicate that the pump station is currently operating well below capacity, so that even to the extent that the current building are unoccupied, the downstream collection system has sufficient capacity; and

WHEREAS, according to WTSA Wastewater Management Plan (WMP), July 2007, Sewer Service Area mapping, the existing Lot 28.04 is mapped to be within the Somerset Raritan Valley Sewerage Authority Service Area (WTSA's Middlebrook Sewer Service Area). However, the project proposal is to discharge from Lot 28.04 to an extension to the existing sewer main in Countryside Lane, which flows to the Stage IV plant. Because sending wastewater from Lot 28.04 to the Stage IV service area is proposed, this is inconsistent with the currently adopted WTSA WMP and may be inconsistent with currently adopted or proposed Somerset County WMP mapping documents. It is anticipated that an amendment or revision to the applicable WMP will be required before a TWA can be processed by the NJDEP, which shall be the responsibility of the applicant to obtain; and

WHEREAS, three structures currently exist at 120 Mt. Bethel Road (Block 86.01, Lot 30), all of which will be demolished as part of the proposed development. Applicant has been unable to determine if more than one building is currently connected to the sewer. As a condition of approval any existing connection(s) to the existing buildings must be field verified and capped in accordance with Authority and NJDEP regulations; and

WHEREAS, by memorandum dated October 11, 2012, the Authority's Engineer has indicated that he has reviewed the plans submitted on behalf of the applicant and prepared by Page Engineering Consultants, P.C., dated September 19, 2012, Sheets 1 through 10 of 10, dated September 19, 2012, and revised Sheet 4 dated October 9, 2012, and revised Sheet 6 dated October 11, 2012, as well as Drawings 1 through 10 dated September 19, 2012, 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 for construction of two (2) sewer extensions and seven (7) new EDUs of capacity to serve a proposed ten (10) lot residential subdivision located at Block 86.01, Lots 28.04, 29, and 30 at San Road and Mount Bethel Road in the Stage IV Sewer Service Area. The approval granted herein is 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 not commence any construction without first obtaining the necessary permits, including a NJDEP TWA permit. NJDEP TWA permit processing will require consistency with the applicable WMP and is anticipated to trigger the requirement for an amendment or revision to the WMP for a service area

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boundary change to allow wastewater discharge from existing Block 86.01, Lot 28.04 into the Stage IV service area. The Applicant is responsible to obtain the applicable WMP amendment or revision, if determined to be required by NJDEP and/or Somerset County.

3. The applicant will be responsible to furnish the Authority with the necessary sanitary sewer easement legal descriptions and easement agreements in a form acceptable to the Authority.
4. The applicant shall comply with the local Plumbing Sub-code Official regarding the new sanitary sewer construction on the subject parcel.
5. If applicable, the applicant, prior to any excavation, must provide written notice to the Somerset-Union Soil Conservation District.
6. The applicant will be responsible to obtain the required Somerset County Road Opening Permit for the sanitary sewer work within the right-of-way of Mt. Bethel Road.
7. Because this application requires the installation of four (4) new manholes and 697 LF of 8-inch PVC pipe within the proposed Authority easement, San Road and Countryside Lane, the connection of 8-inch PVC pipe to one existing manhole in Mt. Bethel Road and one existing manhole in Countryside Lane, and the installation of 261 LF of 4-inch PVC lateral connections in the proposed easement, San Road and Countryside Lane, for connection of proposed Lots A through J, this application is under the jurisdiction of the Authority and must be inspected by a representative of the Authority. In accordance with Section 3.15 of the Authority's Rules and Regulations, the applicant must pay an escrow amount of \$19,160 to cover the cost of this inspection, based upon the total of 697 LF of 8-inch pipe located within the proposed Authority easement, San Road and Countryside Lane, and 261 LF of 4-inch pipe located within the proposed easement, San Road and Countryside Lane (958 LF x \$20 = \$19,160).
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 to the satisfaction of the Authority and the Township.
10. The Applicant shall field verify the existing connection(s) for all three of the existing buildings and capped any that are or were connected in accordance with

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Authority and NJDEP regulations.

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, recognizing that the NJDEP may require that the Applicant shall first have obtained a revision to the WMP as discussed in Condition #2 above.

Moved by Mr. Truglio
Seconded by Mr. Reeder

Roll Call Vote	Yes	No
Chairman Reeder	x _____	_____
Mr. Truglio	x _____	_____
Ms. Garafola	_____	_____
Mr. Kaufman	x _____	_____
Mr. Vetter	x _____	_____
Mr. Checchio (Alternate #1)	x _____	_____
Mr. Paoletta (Alternate #2)	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 October 17, 2012.



Deborah Catapano, Authority Secretary