

WARREN TOWNSHIP SEWERAGE AUTHORITY

RESOLUTION NO. 12 -116

RESOLUTION GRANTING PRELIMINARY APPROVAL OF THE APPLICATION OF THE CHELSEA SENIOR LIVING FOR CONSTRUCTION OF A PROPOSED SANITARY SEWER EXTENSION AND THIRTY-ONE (31) EDUS OF CAPACITY TO SERVE A PROPOSED TWO-STORY SENIOR LIVING FACILITY HAVING 31 AGE-RESTRICTED APARTMENTS ON BLOCK 82, LOT 9 AT THE INTERSECTION OF 274 KING GEORGE ROAD AND 256 MOUNTAIN AVENUE IN THE STAGE IV SEWER SERVICE AREA

WHEREAS, the applicant, Chelsea Senior Living, has applied to the Authority for preliminary approval for construction of a proposed sanitary sewer extension and thirty-one (31) EDUs of capacity to serve a proposed two-story senior living facility having 31 age-restricted apartments on Block 82, Lot 9 at the intersection of 274 King George Road and 256 Mountain Avenue in the Stage IV sewer service area; and

WHEREAS, the subject parcel includes an existing 2 and ½ story assisted living facility dwelling on Lot 8, which is presently connected to the sewer system. Lot 9 is vacant; and

WHEREAS, the applicant proposes to consolidate Lots 8 and 9 and develop on the consolidated Lot 9 an independent senior living facility containing 31 apartment units in a two-story structure. While these apartments will be age-restricted, they are otherwise independent apartments. Each unit has a full kitchen and washer/dryer. These units are rentals and the facility will not be manned by any personnel. Common areas include the hallway, vestibule/lobby/elevators, parking in the basement (35 spaces), multi-purpose library (2nd floor), and a club room with dining area and bistro (1st floor). This dining area and bistro are not intended to be a food service kitchen for serving meals to residents, but instead is to accommodate gatherings organized by residents of the facility for small parties and the like; and

WHEREAS, the proposed two story facility will have 27 one-bedroom and 4 two-bedroom age restricted apartment units. For Treatment Works Approval ("TWA") purposes the applicant's engineer has indicated a project flow of 3,650 gpd based upon the NJDEP criteria set forth in N.J.A.C. 7:14A-23.3, which provides that for age-restricted apartments, the flow associated with a one-bedroom unit is 110 gpd and for a two-bedroom 170 gpd. These design flow criteria utilized by the NJDEP for TWA approval purposes, but, as is explicitly stated in this regulation, need not used authorities for determining EDUs for connection or sewer use fees purposes; and

WHEREAS, the Authority has determined that, based on the nature and character of this facility, it is appropriate for the Authority to treat each independent apartment as a single residential dwelling unit for purposes of determining the number of EDUs for connection fee purposes, and, accordingly, that the number of such EDUs is 31; and

WHEREAS, in 2002, a prior applicant was granted preliminary approval for a sewer connection from Block 82, Lot 9 via Authority Resolution 02-54 for a sewer extension and connection of eight EDUs of capacity in the Stage IV service area, and said application included an easement for construction of a sewer extension from Block 82, Lot 9, through an existing sleeve in King George Road and across Block 37, Lots 18 and 19 to connect into the Authority's existing 8-inch sewer in Deerfield Road; and

WHEREAS, said prior applicant obtained TWA Permit No. 06-0096 from NJDEP for the construction of the sewer extension, although said sewer extension has not yet been constructed; and

WHEREAS, the design of the 8-inch sewer extension under the current application is the same as previously submitted under the 2002 application for the same lot and block numbers, and said extension was technically determined by the Authority engineer at that time to be designed in conformance with the Authority's Rules and Regulations; and

WHEREAS, although the TWA Permit No. 06-0096 is currently valid under the Permit Extension Act of 2008, the applicant has advised the Authority's engineer that NJDEP has determined that the proposed Chelsea Senior Living project will require a new TWA permit; and

WHEREAS, the applicant will replace the external drop clean out, originally located just outside the proposed facility, with an internal clean out, and will also replace all other drop clean outs on the subject parcel with drop manholes; and

WHEREAS, the applicant has indicated that the lateral piping used for the project will be PVC SDR- 35; and

WHEREAS, the applicant will require the contractor to dig test pits to determine if concrete encasement is required for crossing/protection of the water main in King George Road, as per N.J.A.C. 7:14-A-23.6, 4i, and the Authority's construction details; and

WHEREAS, the applicant will require the contractor to field locate and demolish prior septic disposal system(s), if remaining, in accordance with the requirements of the Board of Health and NJDEP; and

WHEREAS, the applicant will provide ten feet of clearance on both sides of the proposed sanitary sewer, as per the Authority's sewer extension requirements; and

WHEREAS, the applicant will remove one of the two proposed lateral stubs and provide only one proposed 4" PVC lateral stub to service vacant Block 37, Lot 19 along the proposed sewer extension; and

WHEREAS, the proposed 8-inch sewer extension is designed with a slope of 0.50%, which is slightly above the NJDEP recommended minimum of 0.30% for 8-inch pipe, and the projected flow of 3,650 GPD is felt to be sufficient to provide anticipated average and peak flow velocities to adequately flush solids through the pipeline; and

WHEREAS, by memorandum dated October 9, 2012, the Authority's Engineer has indicated that it has reviewed the application, consisting of the following documents:

1. Application for Preliminary Approval for Construction of Proposed Sanitary Sewer and Permit to Construct (per Articles 3.3 and 3.4).
2. Preliminary/Final Site Plan and Lot Consolidation for Chelsea Senior Living, Sheets 1-21, Bohler Engineering, Revision 0 - 06/06/2012
3. Schematic Plans and Elevations, Douglas J. Coleman, AIA, Independent Senior Living, Sheets 1-5, progress print (undated).
4. Boundary and Topographic Survey, Chelsea Senior Living, Sheets 1-3, 5/24/2012, Control Point Associates, Inc.
5. Treatment Works Approval (TWA) Application, including Engineer's Report Form WQM-006.
6. Preliminary/Final Site Plan and Lot Consolidation for Chelsea Senior Living, Sheets 6 and 7, Bohler Engineering, Revision 1 - 09/18/2012 and Revision 2 - 10/03/2012; and

WHEREAS, the Authority's Engineer has indicated that all technical specifications have been satisfied for preliminary and final approval and recommends that preliminary approval be granted for the application 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 Chelsea Senior Living for construction of a proposed sanitary sewer extension and thirty-one (31) EDUs of capacity to serve a proposed two-story senior living facility having thirty-one (31) age-restricted apartments on Block 82, Lot 9 at the intersection of 274 King George Road and 256 Mountain Avenue 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 fee.
2. The applicant shall not commence any construction without first obtaining the necessary permits, including a Township Road Opening Permit for work performed within King George Road and Mountain Avenue.
3. The new sanitary sewer construction on the subject parcel is under the jurisdiction of the local plumbing subcode official.
4. 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.
5. 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.

6. If applicable, prior to any excavation, the applicant must provide written notice to the Somerset Union Soil Conservation District.
7. The applicant will be responsible to obtain the sanitary sewer easements required and to furnish the Authority with the necessary legal descriptions and easement agreements in a form acceptable to the Authority.
8. The applicant is also responsible to provide evidence of consultation with and approval by the owner of Block 37, Lot 19 regarding the location of the proposed stub on that property prior to the Authority's issuance of a permit to construct. The cost of installing this off-tract stub is eligible for reimbursement to the applicant in accordance with the Authority's Rules and Regulations.
9. An NJDEP TWA permit and a utility crossing permit from Somerset County will be required for the proposed sanitary sewer extension construction and it is the applicant's responsibility to obtain these permits.
10. The installation of five (5) new manholes and 400 LF of 8" PVC pipe within the WTSA easement and the right-of-way of Deerfield Road, and the connection into the existing manhole in Deerfield Road, 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 \$ 8,000.00 to cover the cost of this inspection, based upon the total of 400 LF of 8-inch pipe located within the WTSA easement and the right-of-way of Deerfield Road, and the connection into the existing manhole in Deerfield Road (400 LF x \$20 = \$8,000.00).

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.

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. Paolella (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