

WARREN TOWNSHIP SEWERAGE AUTHORITY

RESOLUTION NO. 13-30

RESOLUTION MEMORIALIZING THE AUTHORITY'S GRANT OF THE WAIVER APPLICATION OF NATALIE MOONEY FOR THE CONVERSION OF THE BUILDING FORMERLY UTILIZED AS THE WARREN TOWNSHIP POST OFFICE INTO A K-9 DAYCARE AND LUXURY HOTEL TO UTILIZE THE ONE (1) EDU OF CAPACITY ALREADY ASSOCIATED WITH THE PROPERTY LOCATED AT WASHINGTON VALLEY ROAD, BLOCK 75, LOT 3.02 IN THE MIDDLEBROOK SEWER SERVICE AREA

WHEREAS, the applicant, Natalie Mooney, had applied to the Authority for a waiver for the conversion of the building former utilized as the Warren Township Post Office into a K-9 Daycare and Luxury Hotel, in order to utilize the one (1) EDU of capacity already associated with the property, located at Washington Valley Road, Block 75, Lot 3.02, in the Middlebrook sewer service area; and

WHEREAS, the applicant proposed the renovation and conversion of the currently vacant existing post office building into a K-9 Resorts Daycare and Luxury Hotel, a franchise for dog daycare and boarding. The interior of the post office building will be renovated and converted to a daycare and boarding facility and the existing rear covered loading dock will be enclosed as an addition to the building. The total proposed building area is 5,065 SF. The proposed facility will generally include 38-44 dog boarding areas (traditional, executive and luxury), small and large dog daycare areas, dog bathing/drying area, washer/dryer, kitchenette, men/women restrooms, lobby/reception area, manager's office, and 3,700 SF of outdoor play areas. The applicant has indicated that 4 employees will be at the facility at any given time; and

WHEREAS, the Authority's Engineer, PS&S, has reviewed and analyzed the application utilizing NJDEP criteria for similar uses, the Authority's general criteria for commercial buildings, and the data that was provided by the applicant for similar facilities in consideration of the unique use proposed for the property. The Engineer, by memorandum dated March 7, 2013, has recommended to the Authority that the site continue to be assessed for one (1) EDU and that a waiver be granted for the proposed construction at Block 75, Lot 3.02 for a new dog daycare and boarding facility, with certain conditions; and

WHEREAS, the Authority's Engineer recommended that in order to ensure that future sewage flows in the proposed facility generate the expected average of one (1) EDU, the property owner should install separate building and outside usage water meters by the water purveyor, to meter the outside cleaning operations water which does not discharge into the sanitary sewer system, which water usage would not be included for purposes of the Authority billing. Or, in the alternative, the property owner should install a meter of a type and at a location approved by the Authority and report the readings of that meter on a periodic basis in a manner to be directed by the Authority, to eliminate the outside water usage from Authority billing. As to the latter alternative, the Authority has determined that the use of a second meter

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for this commercial use in the circumstances presented by this application will not create the type of administrative burdens that were associated with such meters in residential connections; and

WHEREAS, by letter dated March 8, 2013, the Authority Administrator approved of the waiver application, subject to certain conditions; and

WHEREAS, the Authority desires to memorialize this approval of the waiver application, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED, by the Warren Township Sewerage Authority in the County of Somerset, New Jersey that the Authority hereby memorializes its decision of the Authority Administrator to approve the waiver application of for K9 Resorts Daycare and Luxury Hotel with one (1) EDU of capacity associated with such use, located at Washington Valley Road, Block 75, Lot 3.02 in the Middlebrook 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.

2. The applicant shall comply with the local Plumbing Sub-code Official regarding any new sanitary sewer construction that may be required.

3. The applicant shall not commence any construction without first obtaining the necessary permits.

4. The applicant shall install separate building and outside usage water meters by the water purveyor, to eliminate the outside cleaning operations water usage from Authority billing. Or, in the alternative, the property owner shall install a meter of a type and at a location approved by the Authority and report the readings of that meter on a periodic basis in a manner to be directed by the Authority, to eliminate the outside water usage from Authority billing. In the event the second meter is installed by the applicant but the applicant fails to maintain such meter or to report the readings for that meter as requested by the Authority's representatives, the Authority may elect to utilize all water metered by the water purveyor for billing purposes.

4. In the event the Authority determines at a later date that the water usage entering into the sanitary sewer system associated with this tenant space exceeds one (1) EDU of capacity, then the sewer service fee for this property shall be billed based on such greater number of units, and the property shall be charged a recalculated connection fee equivalent to the then applicable connection fee for each such additional EDU.

BE IT FURTHER RESOLVED that the resolution memorializes the action taken by the Authority Administrator by letter dated March 8, 2013.

Moved by Mr. Checchio

Seconded By Mr. Reeder

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Roll Call Vote	Yes	No
Chairman Reeder	x _____	_____
Mr. Truglio	x _____	_____
Ms. Garafola	_____	_____
Mr. Mosquera	_____	_____
Mr. Vetter	_____	_____
Mr. Checchio (Alternate #1)	x _____	_____
Mr. Paoella (Alternate #2)	_____	_____

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 March 20, 2013.



 Deborah Catapano, Authority Secretary