

WARREN TOWNSHIP SEWERAGE AUTHORITY

RESOLUTION NO. 13-44

RESOLUTION APPROVING THE GRANT OF THE WAIVER APPLICATION OF 184 PROPERTY OWNER LLC FOR THE RELOCATION OF KITCHEN/CAFETERIA FACILITIES FROM THE 4TH FLOOR TO THE 1ST FLOOR WITHIN THE BUILDING AND CONTINUE TO UTILIZE THE 107 EDUS OF CAPACITY ALREADY ASSOCIATED WITH THE PROPERTY LOCATED AT 184 LIBERTY CORNER ROAD, BLOCK 5, LOT 1.01 IN THE STAGE V SEWER SERVICE AREA

WHEREAS, the applicant, 184 Property Owner LLC, seeks a waiver for the relocation of kitchen/cafeteria facilities from the 4th floor to the 1st floor within the building on the property located at 184 Liberty Corner Road, Block 5, Lot 1.01 in the Stage V sewer service area, and to continue to utilize the 107 EDUs of capacity already associated with the property; and

WHEREAS, the Authority's Engineer, PS&S, has reviewed and analyzed the application which includes the Waiver Application, including executed Escrow Agreement and Consent of Property Owner; ALTA/ACSM Land Title Survey 184 Liberty Corner Road prepared by Control Point Associates, Inc. dated 09/12/11 (2 drawings); Café Interior Alteration Project plans prepared by Shine Engineers, P.A. (MEP Engineers) dated 01/23/13 (23 drawings); Café Interior Alteration Project plans prepared by Gensler (Architect) dated 02/05/13 (17 drawings); and AT&T Technologies 182 Liberty Corner Rd. Food Service Equipment plans prepared by The Hillier Group (Architects) dated 12/19/84 (4 drawings); and

WHEREAS, according to the above documents and information provided by the applicant's engineer, Bohler Engineering, the kitchen and cafeteria facilities that were located on the 4th floor were removed from service permanently and demolished in March 2012. The previously existing 4th floor kitchen/cafeteria had cooking/serving areas of approximately 8,000 SF and a seating area of approximately 2,800 SF. The proposed 1st floor Café at Center 78 kitchen/serving area is approximately 6,200 SF with a seating area of approximately 2,100 SF. The proposed operator of the Café at Center 78, Corporate Chefs, Inc., has indicated in writing that the Café will only be serving the building occupants and guests of Center 78 and they do not envision serving any clientele not otherwise occupying the building. The proposed Café was designed to serve up to 750 customers per day; and

WHEREAS, by letter dated March 28, 2013, the Authority's Engineer recommended this site continue to be assessed for 107 EDUs and that a waiver be granted by the Authority to 184 Property Owner LLC for the proposed construction at Block 5, Lot 1.01 for a relocated kitchen/cafeteria to the 1st floor of the building, subject to certain conditions; and

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

(00352303.1)

NOW, THEREFORE, BE IT RESOLVED, by the Warren Township Sewerage Authority in the County of Somerset, New Jersey that the Authority hereby memorializes approval for the relocation of kitchen/cafeteria facilities from the 4th floor to the 1st floor within the building on the property located at 184 Liberty Corner Road, Block 5, Lot 1.01 in the Stage V sewer service area, and to continue to utilize the 107 EDUs of capacity already associated with the property. 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. 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 107 EDUs 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.

Moved by Mr. Truglio
 Seconded By Mrs. Garafola

Roll Call Vote	Yes	No
Chairman Reeder	x _____	_____
Mr. Truglio	x _____	_____
Ms. Garafola	x _____	_____
Mr. Mosquera	x _____	_____
Mr. Vetter	x _____	_____
Mr. Checchio (Alternate #1)	x _____	_____
Mr. Paolella (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 April 17, 2013.



 Deborah Catapano, Authority Secretary