

**WARREN TOWNSHIP SEWERAGE AUTHORITY**

**RESOLUTION NO. 13 -71**

**RESOLUTION GRANTING PRELIMINARY AND FINAL 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 Authority previously granted preliminary approval for this application by Resolution No. 12-116; and

**WHEREAS**, the applicant has revised the sewerage plan for the development, to include a re-routing of the lateral sewer from the proposed building to connect by gravity into the existing 8" lateral sewer currently servicing the existing Chelsea at Warren facility on adjacent Block 82, Lot 8. The proposed project includes 37 LF of 6" SDR-35 PVC sewer from the building to the first manhole, and approximately 239 LF of 8" SDR-35 PVC and two additional manholes, ultimately connecting by drop connection into an existing manhole on Block 82, Lot 8 near King George Road; and

**WHEREAS**, the project no longer involves a sewer extension, so the proposed sanitary sewer construction will not require a TWA permit from the NJDEP as the projected flow is under 8,000 gallons and the project no longer requires a sewer extension; and

**WHEREAS**, by memorandum dated June 5, 2013, the Authority's Engineer has indicated that it has reviewed the revised application, consisting of the following documents:

1. Application for Revised 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 (22 sheets), by Bohler Engineering, dated 06/06/12, last revised 05/17/13 (Sheets 6 and 8 last revised 06/13/13);

3. Architectural Schematic Plans and Elevations, by Douglas J. Coleman, AIA, Independent Senior Living, Sheets A1-A5, last revised 05/01/13;
4. ALTA/ACSM Land Title Survey (3 sheets), Chelsea Senior Living, by Control Point Associates, Inc., dated 5/24/12, last revised 04/12/13; 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; and

**WHEREAS**, while the application is for preliminary approval, as the application no longer includes construction of a sewer extension which would necessitate inspection, testing and an application for final approval, the Authority deems the application available for preliminary and final approval.

**NOW, THEREFORE, BE IT RESOLVED** by the Warren Township Sewerage Authority, County of Somerset, State of New Jersey, that the Authority hereby grants preliminary and final 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:

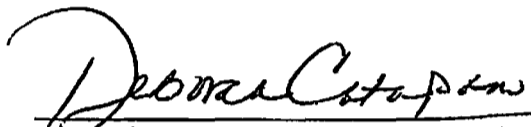
1. The applicant shall comply with all of the Authority's Rules and Regulations and the payment of all fees, including the payment to the Authority of the then applicable connection fee.
2. The applicant shall not commence any construction without first obtaining the necessary permits, including a Township 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.

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. 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 June 19, 2013.

  
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Deborah Catapano, Authority Secretary