

WARREN TOWNSHIP SEWERAGE AUTHORITY

RESOLUTION NO. 14-42

RESOLUTION GRANTING REVISED PRELIMINARY APPROVAL OF THE APPLICATION OF 29 DUBOIS ROAD URBAN RENEWAL, LLC FOR CONNECTION BY MEANS OF 977 LF OF 8-INCH GRAVITY SEWERS WITH AN ON-SITE PUMP STATION WITH TWO (2) 47 GPM GRINDER PUMPS, AND 1,500 LF OF 2-INCH FORCE MAIN TO RUN ON UTILITY EASEMENT ACROSS LOT 6.02, ALL OF WHICH ARE TO BE PRIVATELY USED AND MAINTAINED, AND 35 EDUS OF CAPACITY, TO SERVE A PROPOSED 35 UNIT RESIDENTIAL TOWNHOUSE DEVELOPMENT LOCATED AT THE SUBDIVISION OF BLOCK 79, LOT 6.01 AT 29 DUBOIS ROAD, IN THE STAGE IV SEWER SERVICE AREA

WHEREAS, the applicant, 29 Dubois Road Urban Renewal, LLC, has applied to the Authority for revised preliminary approval of 977 LF of 8-inch gravity sewers with an on-site pump station with two (2) 47 GPM grinder pumps, and 1,500 LF of 2-inch force main to run on a utility easement across Lot 6.02, all of which are to be privately used and maintained, and 35 EDUs of capacity, to serve a proposed 35 unit residential townhouse development located at the subdivision of Block 79, Lot 6.01 at 29 Dubois Road, in the Stage IV sewer service area; and

WHEREAS, by way of Resolution No. 11-140, the Authority had previously granted preliminary approval for an application by Castle Gates Estates at Watchung, Inc. for a similar development on the same property, which development included 50 proposed 50 units, 50 EDUs of capacity, two (2) grinder pumps, a 980 LF force main through the referenced sewer utility easement, and 1,248 LF of 8-inch gravity sewers; and

WHEREAS, at the time of the Authority's approval of the previous application, the property was located within the Stage I/II service area, and application has since been approved by the NJDEP to transfer the property to the Stage IV service area, and the property is shown as such in the currently adopted Somerset County Wastewater Management Plan; and

WHEREAS, at the time of the previous application, the Authority Engineer determined that the receiving sewerage facilities in the Stage IV service area could accept a proposed flow of 14,000 gpd. Thus, there is adequate capacity to accommodate the currently proposed flow of 9,800 gpd; and

WHEREAS, the current project proposes 35 EDUs (9,800 gpd) of capacity to serve a proposed 35 unit residential townhouse development by means of 8-inch gravity sewers and an on-site pump station with a 2-inch force main connecting into an existing WTSA manhole in Mt. Bethel Road; and

WHEREAS, the proposed sanitary sewer system for Lot 6.01 consists of 977 LF of 8-inch PVC gravity sewers, with each residential unit proposed to be served by an *individual 4-inch* gravity PVC lateral. The on-site pump station is proposed as a submersible pump station with two 47 gpm grinder pumps. The proposed pump station includes a valve chamber, a 30 KW standby generator, and service and control panels with alarm systems, all within a fenced area; and

WHEREAS, the proposed 1,500 LF force main is shown to run across the adjacent Lot 6.02, which is currently vacant. The applicant has obtained a 15-foot wide utility easement along the northerly property line of Lot 6.02 in which the sanitary sewer force main will be located. The prior applicant previously provided the Authority with a copy of this utility easement which the Authority's attorney found to be satisfactory; and

WHEREAS, all of the proposed facilities, including the laterals, the gravity sewers, the private pump station and the force main will be privately owned and maintained; and

WHEREAS, the Authority's Engineer, by memorandum dated April 4, 2014, has indicated that he has reviewed the Warren Crossing Drawing Set, Lot 6.01, Block 79, Sheets 1 through 19, dated August 20, 2013, last revised March 29, 2014, and the Pump Station Calculations, Lot 6.01

Block 79, dated August 19, 2011, last revised April 1, 2014, submitted by Titus Surveying and Engineering PC on behalf of the applicant, and has determined that this connection was designed in accordance with the Authority's Rules and Regulations and has recommended that the Authority grant revised preliminary approval to the application.

NOW, THEREFORE, BE IT RESOLVED, by the Warren Township Sewerage Authority in the County of Somerset, New Jersey that the Authority hereby grants revised preliminary approval to 29 Dubois Road Urban Renewal, LLC, for connection of 35 EDUs from the proposed 35 residential units on Lot 6.01, Block 79, and the endorsement of the applicant's NJDEP TWA application to construct 977 LF of sanitary sewer lines, the proposed pump station with standby generator and 1,500 LF of 2-inch forcemain, which are to remain under private ownership. The revised preliminary approval granted herein is subject on 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 comply with the local Plumbing Sub-code Official regarding the new sanitary sewer construction on the subject parcel.
3. Pursuant to Section 8.3(j), of the Authority's Rules and Regulations, the Applicant shall enter into a recordable agreement in a form provided by the Authority's Attorney to assure the proper short- and long-term operation and maintenance, use, service, repair or replacement of the proposed pump station. Among other requirements, such an agreement will require that the Applicant obtain and maintain, at the property owner's sole expense, a maintenance contract with an authorized Maintenance Contractor, who shall be given special training by the original equipment manufacturer and is authorized by the manufacturer to service the equipment.
4. The Applicant shall provide the Authority Administrator with twenty-four hour contact information for the Maintenance Contractor or any such entity responsible for supervision and maintenance of the private pump station.
5. In accordance with the Authority's Rules and Regulations, the construction of the sanitary facilities must be inspected by a representative of the Authority. The Regulations cite the figure of \$20.00 per linear foot of pipe, including laterals and force mains, as the basis of calculating the inspection cost. In preparing this calculation, the Authority Engineer included time for the part time inspection and start-up of the pump station and reduced the amount of time for the force main inspection, since this construction is usually completed more quickly due to its shallower depth and no manholes. As a result, the estimated cost for the construction observation of the proposed sanitary sewer facilities is \$50,000, which the applicant shall pay as an escrow deposit to the Authority.
6. The applicant shall not commence any construction without first obtaining the necessary permits, including a County Township Road Opening Permit for work performed within Mt. Bethel Road.
7. If applicable, the applicant prior to any excavation must provide *written notice* to the Somerset-Union Soil Conservation District.
8. 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.
9. 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.


Moved by Mrs. Garafola
Seconded by Mr. Vetter

Roll Call Vote	Yes	No
Chairman Truglio	x_____	_____

Mr. Mosquera	_____	_____
Ms. Garafola	<u> x </u>	_____
Mr. Vetter	<u> x </u>	_____
Mr. Reeder	_____	_____
Mr. Checchio (Alt 1)	_____	_____
Mr. Paoella (Alt 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 16, 2014.



 Deborah Catapano, Authority Secretary