

WARREN TOWNSHIP SEWERAGE AUTHORITY

RESOLUTION NO. 14-85

**RESOLUTION GRANTING THE WAIVER APPLICATION OF ROOTOPEDIA LLC FOR THE CONVERSION OF THE BUILDING FORMERLY UTILIZED AS THE WARREN TOWNSHIP POST OFFICE INTO AN OFFICE BUILDING TO UTILIZE THE ONE (1) EDU OF CAPACITY ALREADY ASSOCIATED WITH THE PROPERTY AND ONE (1) ADDITIONAL EDU OF CAPACITY FOR A TOTAL OF TWO (2) EDUS, LOCATED AT WASHINGTON VALLEY ROAD, BLOCK 75, LOT 3.02 IN THE MIDDLEBROOK SEWER SERVICE AREA**

WHEREAS, the applicant, Rootopedia, LLC, had applied to the Authority for a waiver for the conversion of the building former utilized as the Warren Township Post Office into an office building, in order to utilize the one (1) EDU of capacity already associated with the property and for an additional one (1) EDU of capacity for a total of two (2) EDUs, located at Washington Valley Road, Block 75, Lot 3.02, in the Middlebrook sewer service area; and

WHEREAS, the proposed project includes the renovation and conversion of the currently vacant existing post office building into office space for employees of Rootopedia. Currently, the company has 5 full time and 4 part time employees and will utilize the building as book storage and office space for its employees. Once the Rootopedia website is fully established, the company will be an ongoing operation to maintain the website. The owner has indicated that they intend to expand operations to a maximum of 7-8 employees in total; and

WHEREAS, according to the plans submitted by the applicant, the applicant is proposing to do some minor internal conversions of the floor space into a vestibule, meeting/office rooms, and a large book storage area. The existing men's room, ladies room and handicapped bathroom are to remain as is, along with the existing utility room and another room toward the back of the building. Another existing room toward the back of the building will be converted into a new space with openings toward the existing outdoor loading dock, which is proposed to be converted into a new enclosed space of approximately 500 sq. ft. including a small kitchen area. The additional enclosed area will increase the square footage of the building from 4,266 sq. ft. to approximately 4,766 sq. ft. The architectural plans indicate that the kitchen area is proposed to include cabinets, a sink and a refrigerator; and

WHEREAS, the Authority's general criteria for commercial buildings is 0.125 gpd/SF, which would result in a proposed flow of 596 gpd or 2.12 EDUs based on the proposed building square footage. The Authority has in the past rounded up the EDU calculations, which would result in 3 EDUs in this case; and

WHEREAS, by memorandum dated August 8, 2014, the Authority's Engineer has instead recommended, based on the number of current and anticipated maximum employees, and information provided by the applicant regarding the proposed use of the building, that the

Authority waive its usual practice of rounding up to 3 EDUs and instead apply 2 EDUs to Rootopedia, LLC for the proposed construction at Block 75, Lot 3.02 for a converted office and book storage space.

**NOW, THEREFORE, BE IT RESOLVED**, by the Warren Township Sewerage Authority in the County of Somerset, New Jersey that that the Authority hereby approves the waiver application of Rootopedia LLC with one (1) EDU of capacity associated with such use, and for an additional one (1) EDU of capacity, for a total of two (2) EDUs, 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, including the payment to the Authority of the then applicable connection fee for the additional EDU.
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 Authority reserves the right to reassess the sewage flows based on the actual operation of the facility and water meter readings. In the event the Authority determines at a later date that the water usage entering into the sanitary sewer system associated with the property exceeds two (2) 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 \_\_\_\_\_  
 Seconded by \_\_\_\_\_

Roll Call Vote	Yes	No
Chairman Truglio	_____	_____
Mr. Mosquera	_____	_____
Ms. Garafola	_____	_____
Mr. Vetter	_____	_____
Mr. Reeder	_____	_____
Mr. Checchio (Alt 1)	_____	_____
Mr. Paolella (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 August 20, 2014.

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Deborah Catapano, Authority Secretary