

WARREN TOWNSHIP SEWERAGE AUTHORITY

RESOLUTION NO. 14-87

RESOLUTION GRANTING PRELIMINARY AND FINAL APPROVAL FOR THE APPLICATION OF KYLE DEALAMAN FOR CONNECTION OF A SINGLE FAMILY DWELLING TO BE SERVED BY AN INDIVIDUAL PUMP STATION AND PRIVATE FORCE MAIN AT 239 KING GEORGE ROAD, BLOCK 52 LOT 10 FOR ONE (1) EDU OF CAPACITY IN THE STAGE IV SEWER SERVICE AREA

WHEREAS, Maser Consulting, engineer for the applicant Kevin Dealaman, has submitted an application for preliminary and final approval for a single pumped connection for a proposed new single family dwelling at 239 King George Road, Block 52, Lot 10, on the Warren Township Tax Map ("Property"), for one (1) EDU of capacity in the Stage IV sewer service area; and

WHEREAS, the applicant proposes pumped sewer connection from a proposed single family home into an existing sewer manhole located within an easement on Block 52, Lot 11, just off the King George Road right of way (ROW) approximately 165 feet south of the southeast corner of Block 52, Lot 10. Currently, Block 52, Lot 10 contains a vacant single family home with a septic system. The applicant plans to demolish the existing home and construct a new larger home that will connect to the sanitary sewerage system for the Authority's Stage IV treatment plant, and the existing on-site septic system is proposed to be abandoned; and

WHEREAS, by memoranda dated July 9 and July 15, 2014, the Authority's Engineer has indicated that he has reviewed the previously submitted "Ejector Pump Station and Force Main, 239 King George Road, Block 52, Lot 10, Township of Warren, Somerset County, NJ", Sheet 1 of 1, dated June 5, 2014, prepared by Maser Consulting, P.A., as well as other documentation and the alternative sanitary sewer options available for the Property; and

WHEREAS, Maser Consulting, in consultation with the Authority Engineer, provided alternative sanitary sewer options for the Property along with detailed construction cost estimates in order to establish that, due to extraordinary circumstances, the cost of a gravity connection exceeds by nearly three-fold the cost of sewerage the proposed house by an individual pump and force main. Moreover, if a gravity connection were made by means of the construction of a sewer extension, such extension would only serve this single lot and could not be utilized by any other properties; and

WHEREAS, based on that review, the Engineer concluded that sound reasons exist for the Authority to allow the proposed individual pump and private force main in light of the extraordinary circumstances of the application, including the topography of the parcel, the paving of King George Road resulting in a moratorium on road openings, the overall costs, and the fact that a gravity extension would only service this one property. Accordingly, the Engineer recommended approval of the conceptual plan; and

WHEREAS, by Resolution No. 14-78, the Authority granted the application conceptual approval; and

WHEREAS, the Authority's Engineer has reviewed the plans submitted by the applicant and prepared by Maser Consulting, including: Engineering Plans entitled, "Ejector Pump Station and Force Main, 239 King George Road, Block 52, Lot 10, Township of Warren, Somerset County, NJ," Sheets 1 through 2, dated July 29, 2014, prepared by Maser Consulting P.A., last revised August 6, 2014; Signed and sealed Specifications entitled, "Ejector Pump Station and Force Main, 239 King George Road, Block 52, Lot 10, Township of Warren, Somerset County, NJ," dated July 29, 2014, prepared by Maser Consulting P.A., last revised August 6, 2014; Engineer's Report entitled, "Ejector Pump Station and Force Main, 239 King George Road, Block 52, Lot 10, Township of Warren, Somerset County, NJ," dated July 29, 2014, prepared by Maser Consulting P.A.; Engineer's Estimate of Construction Cost entitled, "Ejector Pump Station and Force Main, 239 King George Road, Block 52, Lot 10, Township of Warren, Somerset County, NJ," dated July 29, 2014, prepared by Maser Consulting P.A.; and Complete NJDEP Treatment Works Approval (TWA) Package; and

WHEREAS, the Authority's Engineer by memorandum dated August 8, 2014, that the applicant's original concept plan indicated a proposed subdivision of the property into two parcels, which is no longer proposed. It should also be noted that, should such a subdivision occur in the future, topography between the western parcel and King George Road would not allow for gravity conveyance from that property to King George Road; and

WHEREAS, according to the Authority's Engineer, the applicant is able to connect by gravity into the existing sewer located south of the property in King George Road by sewer extension, however due to excessive cost as indicated previously, the applicant is proposing to connect by individual pump station and force main in lieu of an extension of the existing sewer in King George Road; and

WHEREAS, the Authority Rules and Regulations Article 8.3 considers individual sewer pumps to be contrary to sound policy, unless the applicant demonstrates that a gravity connection is not feasible. In the case of the subject parcel, based on available topographic mapping and the pending paving of King George Road, and the applicant's inability to obtain easements from neighboring properties, the Authority is satisfied that the applicant has demonstrated that there is no feasible gravity outlet; and


WHEREAS, the applicant proposes to install 20 LF of 4" DIP lateral from the back of the home and an individual E-One pump station (Model DH151-93) with 526 LF of 1¼-inch HDPE SDR 11 force main that will run out the side and front of the applicant's property into the King George Road ROW and southward in the ROW, with 167 LF of the forcemain in the ROW, connecting into an existing manhole within a sanitary sewer easement on Block 52, Lot 11, with approximately 15 LF within the easement; and

WHEREAS, based on the unique circumstances presented here, and with the recommendation of the Authority's Engineer, the Authority has determined, pursuant to Article 12 of its Rules and Regulations, to relax the prohibition against individual sewer pumps. These circumstances include the following: i) the obsolete septic; ii) the applicant has examined all

possible alternatives for connecting to the sewer system and a force main is the only reasonably available means for connection; and iii) the applicant has complied with the Authority's Rules and Regulations to the greatest extent possible.

NOW, THEREFORE, BE IT RESOLVED, by the Warren Township Sewerage Authority in the County of Somerset, New Jersey that the Authority hereby grants Preliminary and Final Approval to the applicant, for the pumped connection of a single family dwelling at 239 King George Road, Block 52, Lot 10, for one (1) EDU of capacity 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 fees.

2. The installed pump system is to be an Environment One (E-One) – Model DH151-93 with alarm panel as indicated in the submitted specifications. The applicant must enter into an indemnification and hold harmless agreement covering his or her ownership, ~~maintenance and responsibility for the private pump station and force main, in accordance with the Authority's Rules and Regulations Article 8.3(j).~~ Such agreement shall be in a form provided by the Authority's attorney, and shall be filed and recorded with the County of Somerset. 

3. The applicant must make application to and obtain road opening permits from Warren Township for installation of the forcemain within the King George ROW.

4. All new sanitary conveyance facilities construction on the subject parcel is under the jurisdiction of the Local Plumbing Sub-Code Official.

5. The manhole connection and installation of approximately 167 LF of forcemain within the King George Road ROW and approximately 15 LF within the Authority's existing sanitary sewer easement on Block 52, Lot 11 is under the jurisdiction of the Authority. The applicant shall pay the additional escrow amount required by the Authority to cover inspection by the Authority's Engineer. Based on input from the Authority's Engineer, the amount of the escrow shall be \$3,500.00.

6. The applicant shall properly abandon the existing septic system once connection to the Authority's sewer system has been made.

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 _____
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.

Deborah Catapano, Authority Secretary