

Resolution 19-049

RESOLUTION AUTHORIZING EXECUTION OF AN
INDUSTRIAL SEWER CONNECTION PERMIT RENEWAL AND MODIFICATION TO:

Simon Property Group (SPG)
Rockaway Center Associates
t/a Rockaway Townsquare Mall
Block 11001 / Lots 1 to 11
Township of Rockaway

WHEREAS, the Rockaway Valley Regional Sewerage Authority (hereinafter “the Authority”) is authorized by the Sewerage Authorities Law [N.J.S.A. 40:14A-7(11)] to make and enforce rules and regulations for the management and regulation of its business and affairs and/or the use, maintenance, and operation of the sewerage system and any other of its properties and to amend the same; and

WHEREAS, the Authority is a Delegated Local Agency of the New Jersey Department of Environmental Protection and administers an industrial pretreatment program within the service area of the Authority; and

WHEREAS, in accordance with the regulations governing industrial pretreatment programs established at N.J.S.A. 7:14A-1 et. seq., the Authority is required to issue permits and renew permits to industrial discharges within the RVRSA that discharge process wastewater to the Authority’s facility; and

WHEREAS, in compliance with the regulations contained at N.J.A.C. 7:14A-15.10, public notice of the issuance of a draft Industrial Sewer Connection Permit to Simon Property Group (SPG), Rockaway Center Associates, t/a Rockaway Townsquare Mall was published in the Daily Record on February 19, 2019, and a thirty (30) day public comment period commenced from the date of publication until March 20, 2019, wherein no comments were received.

NOW THEREFORE, BE IT RESOLVED, by the Rockaway Valley Regional Sewerage Authority as follows:

1. The Executive Director, Joann Mondsini, is hereby authorized to execute an Industrial Sewer Connection Permit renewal and modification in accordance with the terms and

conditions of a form of Industrial Sewer Connection Permit (ISCP), SIC Code 3087 dated May 1, 2019 marked Schedule "A" attached hereto and a part hereof, a copy of which is also, on file at the offices of RVRSA, to Simon Property Group (SPG), Rockaway Center Associates, t/a Rockaway Townsquare Mall, subject to compliance with any permit condition(s) which must be satisfied prior to issuance of this permit renewal and modification, if any; and also subject to compliance with all remaining engineering requirements, if any.

2. This approval is subject to the payment of the appropriate RVRSA pretreatment annual permit fee.

3. This ISCP is subjected to a flow limitation not to exceed 246,231 gallons per day, monthly average.

I hereby certify that this Resolution was adopted at a meeting of the Rockaway Valley Regional Authority held on April 11, 2019.

On motion of Glenn Corbett

Seconded by John Cegelka

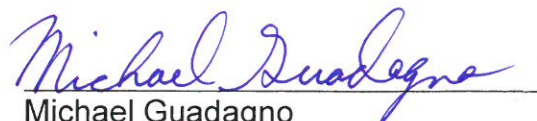
And a Roll Call Vote as Follows:

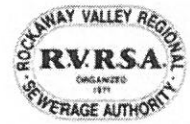
Yeas: (10) Andes, Cegelka, Corbett, Guadagno, Isselin, Lowell, Recchia, Rossi, Schorno, Zuppa

Nays: (0) None

Abstain: (0) None

Absent: (0) None


Michael Guadagno
Secretary



FACT SHEET
Rockaway Center Associates
t/a Rockaway Townsquare Mall

This fact sheet sets forth the principal facts and the significant factual, legal, and policy considerations examined during preparation of the draft permit.

PERMIT ACTION: Renewal and Modification of the Industrial Sewer Connection Permit (ISCP)
Effective Date: 5/1/2019 Expiration Date: 4/30/2022

PERMITEE NAME AND ADDRESS: Simon Property Group (SPG)
Rockaway Center Associates
t/a **Rockaway Townsquare Mall**
301 Mt. Hope Ave., Suite 1900
Rockaway, NJ 07866

FACILITY NAME AND ADDRESS: Rockaway Center Associates
t/a Rockaway Townsquare Mall
301 Mt. Hope Avenue
Rockaway, NJ 07866

FACILITY CONTACT INFORMATION: Andrew Morgenroth
Mall Manager
Phone No.: (973) 361-4071
Fax No.: (973) 361-1561
Email: amorgenroth@simon.com

Richard Kelly, SPG
Sr. Civil Engineer

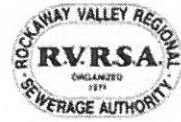
Stephen Shea
Vice President, Development

RECEIVING LOCAL AGENCY: Rockaway Valley Regional Sewerage Authority

RECEIVING COLLECTION SYSTEM: Local collection system owned and operated by the Township of Rockaway.

DESCRIPTION OF FACILITY OPERATIONS:

Rockaway Townsquare Mall primary activity is to lease retail space (stores) and offices, including restaurants and food services. This facility is classified as a Significant Industrial User (SIU), discharging approximately **246,231** gallons per day (GPD) of wastewater from its mall complex, which includes an office building (Rockaway Center Associates), Atlantic Health office, Buffalo Wild Wings, Pearle Vision, hotel (Hilton Garden Inn), Best Buy, convenience center/strip mall,



additional strip centers (Target, Dicks Sports, Christmas Tree Shops, Michaels, Pet Smart), AMC Movie Theatre, Transmark strip mall, and Olive Garden. Rockaway Townsquare Mall has grease traps at each individual food service establishment and an additional centralized grease trap to service the food court area as per the RVRSA Addendum to Service Rules, Regulations Concerning Industrial Users and General Sewer Use Requirements: Section 200: General Sewer Use Requirements: 201: Prohibited Wastes: C. Grease, Oil, and Sand Interceptors.

DESCRIPTION OF DISCHARGE LOCATION(S) (see attached Figure 1):

Name: 001
Latitude: 40° 54' 15.53" N
Longitude: 74° 33' 32.20" W
Description: Flow Metering Chamber

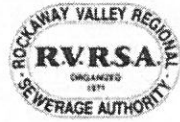
SUMMARY OF PERMIT CONDITIONS (see attached Table 1):

The following pollutants are regulated: 5-day Biochemical Oxygen Demand (BOD₅), 5-day Carbonaceous Biochemical Oxygen Demand (CBOD₅), Total Suspended Solids (TSS), Total Dissolved Solids (TDS), pH, Oil & Grease (HEM), Total Petroleum Hydrocarbon (TPHC), Total Phosphorus, Ammonia-Nitrogen (NH₃-N), Copper, Lead, Molybdenum, Selenium, Zinc, Phenols and flow.

The basis for the limitations established is summarized in the local limits evaluation report titled RVRSA Local Limit Study, dated November 2014, last revised December 2016, including the April 14, 2017 Addendum; approved by the NJDEP on April 24, 2017, and approved by the RVRSA board on August 10, 2017 and on December 14, 2017.

Below is a summary of key aspects of this renewal application.

1. Flow: Flow limitation is carried over from the previous permit.
2. CBOD₅ and TSS Parameters: The sampling frequency for CBOD₅ and TSS shall be increased to weekly. Rockaway Townsquare Mall is permitted to sample CBOD₅ and TSS more frequently if desired.
3. Parameters of Concern: Due to compliance issues with CBOD₅ and TSS, the monitoring frequency has been increased to once per week. Rockaway Townsquare Mall may monitor more frequency if they do so desire. Rockaway Townsquare Mall requested a variance to discharge CBOD₅ and TSS concentrations in excess of 500 mg/L (the new local limits adopted by the RVRSA board on August 10, 2017); Rockaway Townsquare Mall submitted an initial variance application on April 26, 2018 and a revised variance application on November 16, 2018, which was approved by the RVRSA Board by Resolution #19-002 on January 10, 2019.
4. Other Parameters: The following parameters limitations have been updated or have been added as per the local limits study dated, November 2014, last revised December 2016, including April 14, 2017 Addendum; approved by the NJDEP on April 24, 2017, and approved by the RVRSA board on August 10, 2017 and on December 14, 2017.
Limitation updated: CBOD₅, BOD₅, total suspended solids (TSS), ammonia-nitrogen



(NH₃-N), oil & grease (HEM), copper, lead, and zinc. **Parameters added:** TPHC, molybdenum, and selenium

VARIANCES OR ALTERNATIVES TO PERMIT CONDITIONS:

As per RVRSA resolution # 19-002, approved on January 10, 2019, the RVRSA has approved the following variances for this permit:

- CBOD₅ and TSS Monitoring frequency = weekly
- Daily maximum concentration for CBOD₅, mg/L = Report only
- Monthly average loading for CBOD₅, lbs/day = 1,232 lbs/day
- Daily maximum loading for CBOD₅, lbs/day = 1,848 lbs/day
- Daily Maximum concentration for TSS, mg/L = Report only
- Monthly average loading for TSS, lbs/day = 1,232 lbs/day
- Daily maximum loading for TSS, lbs/day = 1,848 lbs/day

REGULATIONS APPLICABLE TO THIS PERMIT ACTION:

This permit is issued in accordance with N.J.S.A 58:10A-6f, N.J.A.C. 7:14A-19.8, and 40 CFR Part 403.8. Requirements for the contents of this Fact Sheet are in accordance with N.J.A.C. 7:14A-15.8.

INDUSTRIAL PRETREATMENT PROGRAM CONTACT PERSON:

Additional information concerning this permit may be obtained from Natalie Pisarcik, RVRSA IPP Coordinator, at 973-263-1555, ext. 213.