

Resolution 24-092

RESOLUTION AUTHORIZING TIME EXTENSION RELEVANT TO
ENDORSEMENT OF
APPLICATION FOR TREATMENT WORKS APPROVAL - (TWA-1)
63 & 65 W. Blackwell Street, 58 & 70 Bassett Highway
Block 1205, Lots 1, 2, 10, 11, 12, & 13
Block 1206, Lot 16
Town of Dover

WHEREAS, an application for Treatment Works Approval (TWA) endorsement of WQM-003T Part D Endorsement, TWA-2 Section 2, for TWA Permit Time Extension has been submitted to the RVRSA with regard to the above referenced properties. The TWA was originally approved in 2022, which proposes the demolition of 24,000 square feet of retail space and the construction of 95 apartment units and 7 townhouses at 63 & 65 W. Blackwell Street, 58 & 70 Bassett Highway, Block 1205, Lots 1, 2, 10, 11, 12, & 13, Block 1206, Lot 16, Town of Dover. This project will also include a sewer main extension of 355 LF of 8-inch diameter PVC pipe. The project is more particularly described in the Treatment Works Approvals Permit Application Form (TWA-1), on file in the offices of the RVRSA; and

WHEREAS, RVRSA adopted Resolution 21-138 on December 9, 2021 approving the TWA request; and

WHEREAS, the start of construction for the project has been delayed due to increased material costs and the increase in interest rates for construction loans; and

WHEREAS, the New Jersey Department of Environmental Protection (NJDEP) presently requires the certification of the 201 Sewerage Agency to extend the time of a TWA endorsement, as well as, the certification of the owner of the sewerage treatment facility, that its treatment system contains sufficient capacity to accept the additional flow, which would emanate from the sewer extension proposed in the said application; and

WHEREAS, by Resolutions 230-2021 and 185-2024, adopted October 26, 2021 and June 26, 2024, respectively, the Town of Dover has granted applicant an extension of the Treatment Works Approval due to delays in the project as a result of increased material costs and the increase in interest rates for construction loans; and

WHEREAS, pursuant to RVRSA's planning estimates the gallonage required to service the proposed project is in the amount of 11,598 GPD; and

WHEREAS, the additional gallonage required to service the project pursuant to the calculation of the NJDEP is 18,525 GPD; and

WHEREAS, RVRSA is desirous of facilitating Dover's application for a sewer service time extension.

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

1. The request for an extension of time is hereby granted for a period of one (1) year establishing that, subject to NJDEP approval, the TWA shall now expire on March 1, 2025, and RVRSA shall continue to allocate, from RVRSA's "First Come/First Serve" category, gallonage in the amount of 11,598 GPD.
2. JoAnn Mondsini, Executive Director of the RVRSA is authorized and directed to advise the NJDEP that RVRSA has granted applicant's request for a time extension relevant to the Treatment Works Approval (TWA-1 Application) subject to the following conditions:
 - A. That this approval explicitly excludes connection of vacant lot(s), which encroach any environmentally sensitive areas (ESA) pursuant to Special Grant Condition No. 4, federal project C340389-04-2, effective November 29, 1983.
 - B. This approval is expressly conditioned upon compliance, by the Applicant, with any relevant provisions of the Highlands Preservation and Planning Act or any rules or regulations issued pursuant thereto, if any.
 - C. That any connection from a non-domestic source is subject to the RVRSA's industrial pretreatment program regulations. The applicant shall first obtain a clearance from the RVRSA's pretreatment program prior to seeking for obtaining the necessary permit(s) for connection to the RVRSA's local/regional conveyance system.

- D. That the qualified property owner shall obtain the necessary permit(s) for sewer connection(s) to the RVRSA system, in connection therewith and the requirements of other governmental entities having jurisdiction.
- E. That the sewer mainline and each of the building laterals to be installed in connection with the project shall be subject to inspection(s) by the RVRSA.
- F. That this endorsement shall expire automatically unless the attached application for time extension is filed with the NJDEP within 60 days of the day of the adoption of this Resolution. Evidence of submission shall be submitted by the Applicant to RVRSA in order to satisfy this requirement.
- G. This approval is subject to compliance with revised Service Rules of the RVRSA, and the payment of the appropriate fees and/or charges of the RVRSA including, but not limited to those set forth at Section 4.03 (3) Revised Service Rules of the RVRSA, and payment of the appropriate fees of any other governmental authority having jurisdiction.
- H. The approval of the use of NJDEP's gallonage determination is made under protest and for the sole purpose of approving the TWA-1 sewer extension application and shall not affect in any way gallonage allocated for RVRSA's planning purposes.

CERTIFICATION

I hereby certify that this Resolution was adopted at a meeting of the Rockaway Valley Regional Sewerage Authority held on October 10, 2024.

On motion of Commissioner Corbett

Seconded by Commissioner Cegelka

And a Roll Call Vote as Follows:

Yeas: (9) Andes, Cegelka, Corbett, Farrell, Howarth, Isselin, Lavery, Schorno, and Zuppa.

Nays: (0) None

Abstain: (0) None

Absent: (1) Commissioner of Randolph


Donald Farrell
Board Secretary

FACT SHEET
Towpath Realty, LLC TWA 22-0010 Time Extension – Town of Dover

Action Request: WQM-003T Part D Endorsement
TWA-2 Section 2 Endorsement for TWA Permit Time Extension
NOTE: Project/drawings remain the same.

Project Location: Town of Dover
63 & 65 W. Blackwell Street, 58 & 70 Bassett Highway
Block 1205, Lots 1, 2, 10, 11, 12, & 13
Block 1206, Lot 16

Property Owner: Towpath Realty, LLC
3331 Route 94
Hamburg, NJ 07419

Project: This building is the demolition of 24,000 square feet of retail space and the construction of 95 apartment units and 7 townhouses. This project will also include a sewer main extension of 379 feet of 8 inch diameter PVC.

Service Area: The property is located within the RVRSA service area as confirmed by Edward Grimsland, RVRSA Assistant Engineer/Permit Manager

Wetlands: Not on RVRSA list of environmentally sensitive areas.

Gallorage (FC/FS): NJDEP criteria 18,525 gpd
RVRSA gallorage 11,598 gpd

Flow Metered at: D-1 (Verified by RVRSA Trunk Line Manager)

Local Approval: Town of Dover Resolution 230-2021
Town of Dover Resolution 185-2024
RVRSA Resolution 21-138 12/9/2021

Ownership Disclosure Statement: Towpath Realty, Nicholas Rizzo, Vincent & Sheri Scordley

Engineer: Anthony Gallerano, PE
Harbor Consultants, Inc.
320 North Avenue East
Cranford, NJ 07016
908-276-2715