

Resolution 25-006

RESOLUTION CONDITIONALLY AUTHORIZING ENDORSEMENT OF  
REQUEST FOR MAPPING REVISION/GRANT CONDITION WAIVER  
200 West Clinton Street (Route 15), Dover, Morris County, NJ 07801  
Block 703, Lot 6  
Town of Dover

**WHEREAS**, the Town of Dover proposes the construction of a new sewer extension for Lot 6 on Block 703, which has been subdivided. The existing Dover Tubular Alloy Inc. buildings will be demolished and construction of two warehouses (one on each lot) is proposed (the "Project"). Lot 6.01 will contain a distribution warehouse that is proposed to consist of 5,400 SF with 78 employees. Lot 6.02 will contain the new Dover Tubular warehouse that is proposed to consist of 5,000 SF with 22 employees. A separate sanitary line is proposed for each structure, with each line to connect to Dover's local system on West Clinton St. (Rt. 15). The sewer line proposed to serve the warehouse on Lot 6.01 contains ~60' of 6" PVC, ~139' of 8" PVC, ~50' of 1.25" PVC force main, and two manholes (one containing a lift station). The sewer line proposed to serve the Tubular Alloy warehouse on Lot 6.02 contains ~146' of 6" PVC, ~82' of 1.25" PVC force main, and one manhole containing a lift station. The Project will be served by the Rockaway Valley Regional Sewerage Authority (RVRSA), and which premises are located within an Environmentally Sensitive Area (ESA) pursuant to the Project plans entitled "Freshwater Wetlands Permitting Plan Proposed Conditions Dover Tubular Alloys NJDEP FWW Permit Plan 200 W. Clinton Street Town of Dover NJ 07801 – Sheet FWW-2" which is dated and stamped approved by the NJDEP on October 23, 2024; and

**WHEREAS**, one of the conditions imposed by the United States Environmental Protection Agency (USEPA) upon the grant for the construction of the RVRSA wastewater treatment plant prevents the connection of any structure within wetlands (as delineated on maps approved by USEPA) and upon parcels wherein wetlands are subsequently delineated to the RVRSA treatment facilities for a period of 50 years from November 29, 1983; and

**WHEREAS**, the property is currently located within the RVRSA Sewer Service Area; and

**WHEREAS**, the Town of Dover is required to adopt a resolution relevant to this Resolution 25-006

application for a USEPA Grant Condition Waiver endorsement of the project, which it has not yet done. However, by Resolution adopted on January 18, 2024, the Planning Board granted minor subdivision approval and Preliminary and Final Site Plan Approval with regard to the Project; and

**WHEREAS**, RVRSA is desirous of facilitating Dover's application to USEPA for a grant condition waiver.

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

1. The RVRSA hereby endorses and approves the Grant Condition Waiver request, subject to receipt of an approving resolution from the Town of Dover evidencing that the municipality does not object to the filing of a request for a grant condition waiver.
2. 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.
3. That this endorsement is not to be construed as any future approval, nor any commitment for future approval.
4. This endorsement shall not supersede the requirement to obtain other approvals from the RVRSA and other governmental entities having jurisdiction before the premises are connected to the RVRSA system including, but not limited to, the approval of a TWA-1 sewer extension application if applicable, issuance of a permit to connect and the inspection of the entire sewer line by the RVRSA.
5. This approval is subject to the payment of the appropriate fees and/or charges of the RVRSA or any other governmental authority having jurisdiction.

6. This approval shall not constitute a representation by the RVRSA that gallonage capacity shall be available or shall be reserved for this project at the time of issuance of a favorable mapping revision and/or a grant condition waiver by the USEPA.

### CERTIFICATION

I hereby certify that this Resolution was adopted at a meeting of the Rockaway Valley Regional Sewerage Authority held on January 9, 2025.

On motion of Commissioner Farrell  
Seconded by Commissioner Howarth

And a Roll Call Vote as Follows:

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

Nays: (0) None

Abstain: (0) None

Absent: (1) Corbett

  
Donald Farrell,  
Board Secretary