

**Resolution 25-082**

**RESOLUTION AUTHORIZING EXECUTION OF AN  
INDUSTRIAL SEWER CONNECTION PERMIT RENEWAL AND VARIANCE TO:  
Rockaway Center Associates (RCA)  
DBA: Rockaway Townsquare Mall  
Block 11001/Lots 1 to 11  
Township of Rockaway**

**WHEREAS**, the Rockaway Valley Regional Sewerage Authority (hereinafter "the Authority" or "RVRSA") 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**, pursuant to N.J.A.C. 7:14A-19.7, and the terms of its NJPDES Discharge Permit, and in accordance with the "Guidance Manual on the Development and Implementation of Local Discharge Limitations under the Pretreatment Program" (December 1987, USEPA Office of Water Enforcement), RVRSA developed and approved local limitations to ensure compliance with (1) the numerical effluent limitations in RVRSA's NJPDES permit; (2) the RVRSA's process inhibition and upset criteria; (3) the RVRSA's worker health and safety protection criteria; and (4) the sludge quality criteria for RVRSA's chosen method(s) of sludge management; and

**WHEREAS**, after public notice and an opportunity to comment, RVRSA amended Section 203 of the RVRSA Service Rules Addendum by Resolution 17-153, adopted December 14, 2017, establishing updated Local Limits; a policy for future growth reserve and a policy applicable to high strength dischargers allowing for variances under proscribed circumstances. Additionally, pursuant to the Service Contract between the RVRSA and its Member Municipalities dated July, 1976, RVRSA held a public hearing thereon upon public notice prior to adoption. These amendments were also reviewed and approved by the Bureau of Pretreatment and Residuals, New Jersey Department of Environmental Protection prior to implementation; and

**WHEREAS**, consistent with amended Section 203 of the RVRSA Service Rules Addendum, Rockaway Townsquare Mall, which produces wastewater from a mixture of retail, office and restaurant space contained within approximately 29 acres of floor space within approximately 225 acres of overall development, submitted the attached Application for Variance, dated May 8, 2025, seeking a variance of RVRSA's Carbonaceous Biochemical Oxygen Demand ("CBOD<sub>5</sub>") limit in the amount of 1,848 lbs/day (maximum daily load) and 1232 lbs/day (monthly average load) and a Total Suspended Solids ("TSS") limit in the amount of 1,848 lbs/day (maximum daily load) and 1232 lbs/day (monthly average load). Rockaway Townsquare Mall currently removes oil and grease (HEM) via grease traps, the contents of which are hauled off-site for disposal, and submits that additional treatment of high CBOD<sub>5</sub> and TSS would be cost prohibitive; and

**WHEREAS**, pursuant to the attached memo from Natalie Pisarcik, IPP Coordinator to JoAnn Mondsini, dated May 29, 2025, RVRSA staff determined that sufficient allowable industrial load exists to accommodate the request submitted by Rockaway Center Associates (RCA), dba: Rockaway Townsquare Mall, for a variance for CBOD<sub>5</sub> and TSS, and therefore recommends the issuance of a variance to Rockaway Center Associates (RCA), dba: Rockaway Townsquare Mall, and the establishment of the following CBOD<sub>5</sub> and TSS effluent limitations for Rockaway Center Associates (RCA), dba: Rockaway Townsquare Mall:

CBOD and TSS monitoring frequency: Bi-Weekly (2x's a month)

Daily Maximum Concentration, mg/l = Monitor Only

Monthly Average Load = 1,232 lbs/day

Maximum Daily Load = 1,848 lbs/day

**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 (ISCP), renewal and variance, to Rockaway Center Associates (RCA), dba: Rockaway Townsquare Mall was published in the Daily Record on June 19, 2025, and a thirty (30) day public comment period commenced from the date of publication until July 18, 2025, 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 and directed to execute an ISCP, renewal and variance, in accordance with the terms and conditions of the ISCP, SIC Code 6519 dated October 1, 2025, marked Schedule "A" attached hereto and a part hereof, a copy of which is also on file at the offices of RVRSA, to Rockaway Center Associates (RCA), dba: Rockaway Townsquare Mall, subject to compliance with any permit condition(s) which must be satisfied prior to issuance of this renewal permit including CBOD<sub>5</sub> and TSS variances, 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.

### CERTIFICATION

I hereby certify that this Resolution was adopted at a meeting of the Rockaway Valley Regional Sewerage Authority held on August 14, 2025.

On motion of Commissioner Farrell

Seconded by Commissioner Howarth

And a Roll Call Vote as Follows:

Yeas: (10) Andes, Cegelka, Chegwiddden, Farrell, Howarth, Isselin, Lavery, Schorno, Sheehy, and Zuppa.

Nays: (0) None

Abstain: (0) None

Absent: (0) None



Donald Farrell  
Board Secretary