

Resolution 26-072

RESOLUTION AUTHORIZING SUBMISSION OF
GRANT CONDITION WAIVER APPLICATION FOR
168-178 New Jersey State Highway Route US 46
1 Corporate Way Route US 46
5 Randolph Avenue
Mine Hill Township
Block 1303, Lots 2-12 and Block 1304, Lot 1

WHEREAS, RSD Mine Hill Urban Renewal, LLC is proposing the construction of a 4-story, mixed-use building comprised of 296 residential units including sixty (60) Council On Affordable Housing (COAH) Units, 6,500 SF of retail space, an internal parking garage, and an offsite parking lot to be located at 168-178 New Jersey State Highway Route US 46, 1 Corporate Way Route US 46 and 5 Randolph Avenue, in Mine Hill Township, Block 1303, Lots 2-12 and Block 1304, Lot 1 (the "Property"), whereon Environmentally Sensitive Areas (ESAs) including delineated wetlands have been reviewed and confirmed by NJDEP as per File and Activity No. 1420-25-0002.1 LLI250001; 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 partially within the RVRSA Sewer Service area. Upon receipt of a favorable determination from the USEPA, the applicant must request RVRSA's endorsement to add those areas outside of the RVRSA Sewer Service Area, namely portions of Block 1303 Lots 2 & 6, to the RVRSA Sewer Service Area as part of submission of a request for the same to Morris County and the NJDEP; and

WHEREAS, the Township of Mine Hill is required to endorse the request for a grant condition waiver; which, it has done by Resolution 045-2025, dated February 20, 2025; and

WHEREAS, RVRSA is desirous of facilitating the application to USEPA for a grant condition waiver.

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

1. The Executive Director is hereby authorized and directed to submit the Grant Condition Waiver Application from RSD Mine Hill Urban Renewal, LLC to USEPA for disposition.
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 action 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.
7. This action shall not constitute a representation by the RVRSA that the RVRSA will endorse any future Wastewater Management Plan (County WMP) Amendments proposing to include the RSD Mine Hill Urban Renewal, LLC Property in the RVRSA sewer service area.

CERTIFICATION

I hereby certify that this Resolution was adopted at a meeting of the Rockaway Valley Regional Sewerage Authority held on July 9, 2026.

On motion of Commissioner Farrell

Second by Commissioner Hobbs

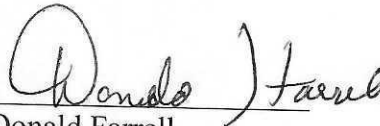
And a Roll Call Vote as Follows:

Yeas: (9) Andes, Farrell, Hobbs, Howarth, Isselin, Lepore, Schorno, Sheehy, and Zuppa.

Nays: (0) None

Abstain: (0) None

Absent: (1) Janone


Donald Farrell
Board Secretary