

RESOLUTION AUTHORIZING ENDORSEMENT OF
APPLICATION FOR FLOOD HAZARD AREA AND WETLANDS PERMIT
170 North Main Street
Borough of Wharton
Block 301, Lot 1

WHEREAS, RVRSA is the holder of an easement and right of way in and over lands owned by Virya Development, LLC and located at 170 North Main Street, Borough of Wharton, known and designated as Block 301, Lot 1; and

WHEREAS, Virya Development, LLC, owner of property located at 170 North Main Street, Borough of Wharton, New Jersey, desires to apply to the New Jersey Department of Environmental Protection for an Individual Flood Hazard Area Verification and Individual Permit, Freshwater Wetlands Line Verification Letter of Interpretation and Special Activity Transition Area Waiver for Redevelopment for the proposed demolition of the existing building and utility connections to construct a mixed-use building containing 39 one-bedroom, 30 two-bedroom, 6 three-bedroom, and 2,303 SF Retail on Block 301, Lot 1, with a portion of the building proposed to encroach into the Flood Hazard Area/Wetlands on the property, as more specifically set forth in the application on file in the offices of the RVRSA; and

WHEREAS, pursuant to N.J.A.C. 7:13-18.2(g), the New Jersey Department of Environmental Protection (NJDEP) presently requires the execution of a Certification of Property Owner by the applicant, as well as, execution of the same by all owners of record including easement holders, evidencing consent of the easement holder to any activities proposed within the easement area; and

WHEREAS, RVRSA's staff have reviewed the activities proposed in the easement area and have determined that they are consistent with the existing Easement Agreement, and therefore recommends endorsement of the application for an Individual Flood Hazard Area Permit/Wetlands Transition Area Waiver; and

WHEREAS, RVRSA is desirous of facilitating the aforesaid application for 170 North Main Street, Borough of Wharton, New Jersey.

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

1. The RVRSA hereby endorses the request for an Individual Flood Hazard Area Permit, subject to receipt of a resolution from the Borough of Wharton, evidencing that the municipality does not object to the filing of a request for an Individual Flood Hazard Area Permit and Freshwater Wetlands Special Activity Transition Area Waiver for Redevelopment.
2. This endorsement 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 by USEPA of an Environmentally Sensitive Area Grant Condition Waiver Request, 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 endorsement is subject to the payment of the appropriate fees and/or charges of the RVRSA or any other governmental authority having jurisdiction.
6. This endorsement 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 Individual Flood Hazard Area Permit.

CERTIFICATION

I hereby certify that this Resolution was adopted at a meeting of the Rockaway Valley Regional Sewerage Authority held on October 8, 2026.

On motion of Commissioner Farrell

Seconded by Commissioner Howarth

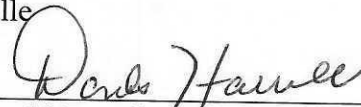
And a Roll Call Vote as Follows:

Yeas: (8) Farrell, Howarth, Isselin, Janone, Lepore, Schorno, Sheehy, and Zuppa.

Nays: (0) None

Abstain: (0) None

Absent: (2) Hobbs, and Vacant Commissioner of Denville


Donald Farrell, Board Secretary