Resolution 26-117

RESOLUTION AUTHORIZING SUBMISSION OF
GRANT CONDITION WAIVER APPLICATION FOR
821 Route 10, Randolph, New Jersey
Block 44, Lot 13

WHEREAS, Stonington Development, LLC, c/o T. Gary Gutjahr, is proposing to construct 1,262 LF of onsite and 613 LF of offsite 8-inch PVC sanitary sewer main, 10 sanitary manholes, with laterals and cleanouts to service the 100 residential units contained in five buildings. One five-story apartment building with 13 one-bedroom units and 37 two-bedroom units, and four stacked townhouse buildings with 24 two-bedroom units and 26 three-bedroom units, (total project includes 20 COAH units), at Block 44, Lot 13 (the "Property"), whereon the project site contains delineated wetlands that have been reviewed and approved by NJDEP as Permit No. 1432-18-0003.1, LL1230001, dated April 26, 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 located within the RVRSA Sewer Service area; and

WHEREAS, the Township of Randolph is required to endorse the request for a grant condition waiver; which it has done by Resolution 214-26, dated October 8, 2026; 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 Stonington Development, LLC c/o T. Gary Gutjahr, 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 upon the issuance of a favorable action by the USEPA.

CERTIFICATION

I hereby certify that this Resolution was adopted at a meeting of the Rockaway Valley Regional Sewerage Authority held on November 12, 2026.

On motion of Commissioner Farrell

Seconded by Commissioner Howarth

And a Roll Call Vote as Follows:

Yeas: (8) Farrell, Hobbs, Howarth, Isselin, Janone, Lepore, Petrillo, and Schorno.

Nays: (0) None

Abstain: (0) None

Absent: (2) Sheehy and Zuppa.

Donald Farrell

Donald Farrell, Board Secretary