

**RESOLUTION 2014-350**

**RESOLUTION OF THE TOWNSHIP OF BARNEGAT,  
COUNTY OF OCEAN, STATE OF NEW JERSEY,  
APPROVING AN APPLICATION FOR PRELIMINARY  
AND FINAL SANITARY SEWERAGE FACILITIES  
APPROVAL FOR BARNEGAT SENIOR APARTMENTS, LLC**

**WHEREAS**, the Barnegat Senior Apartments, LLC, has submitted an Application for Preliminary and Final Sanitary Sewerage Facilities Approval, and

**WHEREAS**, the Township Engineer has reviewed applications and plans for the Barnegat Senior Apartments, LLC and submitted his comments and recommendations in a letter dated June 27, 2014; now

**THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Barnegat, County of Ocean, State of New Jersey that the Application for Preliminary and Final Sanitary Sewerage Facilities is hereby approved for the Barnegat Senior Apartments Development, LLC, Block 195.03, Lot 12 contingent upon all items set forth in the Engineer's letter dated June 27, 2014.

**CERTIFICATION**

I, Sharon L. Auer, Acting Municipal Clerk of the Township of Barnegat, County of Ocean, State of New Jersey do hereby certify that the foregoing resolution was duly adopted by the Barnegat Township Committee at their regular meeting held on the 28<sup>th</sup> day of July, 2014, in the Municipal Complex, 900 West Bay Avenue, Barnegat, New Jersey.

  
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Sharon L. Auer  
Acting Municipal Clerk



June 27, 2014

Mayor & Township Committee  
Township of Barnegat  
900 West Bay Avenue  
Barnegat, NJ 08005

**Re: Docket No. PB 14-14**  
**Application for Preliminary & Final**  
**Sanitary Sewerage Facilities Approval - Review #1**  
**Block 195.03, Lot 12**  
**10 South Main Street (Route 9)**  
**Applicant: Barnegat Senior Apartments, LLC**  
**500 Barnegat Boulevard North, Building 100**  
**Barnegat, NJ 08005**  
**Barnegat Township, Ocean County, New Jersey**  
**Our File: VBGU195.02 (60001)**

Dear Mayor & Township Committee:

Our office has received for review an application for Preliminary & Final Sanitary Sewerage Facilities approval for the above referenced property. The application was accompanied by the following information:

- A partial set of Site Plan drawings (5 sheets) prepared by Steven Bagge, PE Speitel & Speitel, Inc. of Gibbsboro, NJ dated April 30, 2014. The submitted drawings include sheets 1, 4, 7, 10 & 11 of 15.
- A completed Application for Review of Preliminary Plans for Sanitary Sewer System Facilities dated May 21, 2014.
- A completed Application for Review of Final Plans for Sanitary Sewer System Facilities dated May 21, 2014.
- An Engineer's Report for the Sewer System prepared by Steven Bagge, PE dated May 8, 2014.
- A set of Sewer System Specifications prepared by Steven Bagge, PE dated May 8, 2014.
- A Sanitary Sewer System Cost Estimate dated May 8, 2014.

We have reviewed the submitted information and offer the following comments:

#### **A. GENERAL COMMENTS**

The property in question is an irregularly shaped tract which fronts on the westerly side of South Main Street (NJSH Route 9) just south of the intersection with Georgetown





Mayor & Township Committee  
Township of Barnegat  
Re: Barnegat Senior Apartments, LLC (PB14-14)  
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Boulevard and on the easterly side of Old Main Shore Road opposite the intersection with Freedom Hills Drive. It is located in the Multi-Family, Age-Restricted Zone within the Commercial Core Overlay Zone. It has an area of approximately 5.50 acres and is currently vacant and wooded. We note that the southerly property line is located along the municipal boundary with Stafford Township.

At the June 24, 2014 Planning Board meeting, the Applicant was granted Preliminary & Final Major Site Plan approval to permit the construction of a 3-story apartment building containing 70 age-restricted apartment units at the site. All of the proposed apartments will be set-aside for low and moderate income occupants in accordance with the income restrictions imposed by the New Jersey Council on Affordable Housing. The 70 apartment units will consist of 63 one-bedroom units and 7 two-bedroom units.

The Applicant has applied to the Township Committee for Preliminary & Final Sanitary Sewerage Facilities approval to permit the installation of the sewer main and laterals necessary to connect the proposed building to the existing sanitary sewer system. The proposed work will include the installation of approximately 200 lf of 8" PVC sewer and 1 manhole. The proposed sanitary sewer system will be connected to an existing manhole in Georgetown Boulevard.

## B. REVIEW FEES

The Applicant proposes a total of 70 apartment units at the site. The Schedule of Equivalent Dwelling Units in Chapter 74 of the Code of Barnegat Township stipulates each apartment unit is equal to one (1) EDU. Therefore, we have calculated that the following Preliminary & Final Sewer Review Fees are required:

### ***Preliminary Sewer Review Fee:***

31-100 lots or units – Base Fee	\$2,000.00
Plus \$20.00 per lot or unit over 30	<u>\$ 800.00</u>
<b>Total</b>	<b>\$2,800.00</b>

### ***Final Sewer Review Fee:***

2% of the estimated cost of Construction (2% of \$21,390.00)	<u>\$ 428.00</u>
<b>Total</b>	<b>\$ 428.00</b>

Please insure that the Applicant has paid the Preliminary Sewer Review Fee of \$2,800.00 and the Final Sewer Review Fee of 428.00.





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### C. DESIGN COMMENTS

1. Based on our review of the submitted information, we have determined that the proposed project is located within the existing sanitary sewer system service area in Barnegat Township.
2. The Engineer's Report utilizes a flow of 150 gallons per day for a one-bedroom and 225 gallons per day for a two-bedroom apartment which is incorrect. NJAC 7:14A-23.3 establishes a flow of 110 gallons per day for a one-bedroom age restricted unit and 170 gallons per day for a two-bedroom age restricted unit. Therefore, the Engineer's Report must be revised accordingly.
3. The Engineer's Report utilizes a peaking factor of 2.5 for calculating the peak daily flow from the site which is incorrect. NJAC 7:14A-23.6(b) stipulates that a gravity sanitary sewer must be designed to carry at least twice the estimated average projected flow when flowing half full. Therefore, the Engineer's Report must use a peaking factor of 4.
4. It shows on the Sanitary Sewer profile on sheet 7 that a 12" HDPE pipe crosses over the sanitary sewer at station 2+60. It appears that the vertical separation between the top of the sanitary sewer and the bottom of the drainage pipe will be 1 ft or less. Therefore, the plan must be revised to specify how the sanitary sewer will be protected at this location.
5. It shows on Tax Map sheet 91 that a Bell telephone easement and a Bell Atlantic easement are located along the westerly side of lot 6, block 195.01. The Utility Plan (sheet 4) must be revised to show these easements. In addition, the Applicant must demonstrate that the proposed sewer extension will not encroach into either of these easements.
6. The Utility Plan (sheet 4) should be revised the existing Georgetown Sewage Pump Station and appurtenances.
7. The plans should be revised to note that the proposed sanitary sewer from the existing manhole in Georgetown Boulevard to MH#2 will be dedicated to the Township of Barnegat. In addition, the plans should note that the proposed sanitary sewer from MH#2 to the building will be owned and operated by Barnegat Senior Apartments, LLC.





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#### **D. OUTSIDE AGENCY APPROVALS**

This application is subject to the following outside agency approvals:

1. Ocean County Soil Conservation District.
2. Ocean County Utilities Authority.
3. New Jersey Department of Environmental Protection - Sanitary Sewer Extension Permit.
4. All other outside agency approvals as required.

Upon receipt, the Applicant must submit copies of all outside agency approvals to the Township and our office.

Based on the above, it is our recommendation that the Applicant be granted Preliminary & Final Sanitary Sewerage Facilities approval for this project subject to the Applicant complying with the various requirements set forth above. If you have any questions or require any additional information regarding this application, please feel free to call.

Very truly yours,

**CME Associates**

  
John J. Hess., PE, PP, CME  
Water & Sewer Utility Engineer

JJH/ps

cc: David Breeden, Administrator  
Stacey Cole, Planning Board Secretary  
Roger Budd, Water & Sewer Utility Supervisor  
Jerry J. Dasti, Esq., Water & Sewer Utility Attorney  
Barnegat Senior Apartments, LLC – Applicant  
Thomas E. Monahan, Esq. – Applicant's Attorney  
Steven Bagge, PE – Applicant's Engineer

