

RESOLUTION 2014-351

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

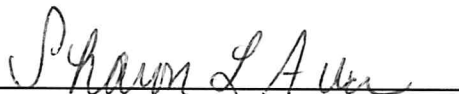
WHEREAS, the Barnegat Senior Apartments, LLC, has submitted an Application for Preliminary and Final Water System Facilities Approval, and

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 Water System 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 28th day of July, 2014, in the Municipal Complex, 900 West Bay Avenue, Barnegat, New Jersey.


Sharon L. Auer
Acting Municipal Clerk



JOHN H. ALLGAIR, P.E., P.P. (1983-2001)
DAVID J. SAMUEL, P.E., P.P.
JOHN J. STEFANI, P.E., L.S., P.P.
JAY B. CORNELL, P.E., P.P.
MICHAEL J. McCLELLAND, P.E., P.P.
GREGORY R. VALES, P.E., P.P.

TIMOTHY W. GILLEN, P.E., P.P.
BRUCE M. KOCH, P.E., P.P.
BEHRAM TURAN, P.E.
TREVOR J. TAYLOR, P.E., P.P.
LOUIS J. PLOSKONKA, P.E.

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
Water System 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 Water System 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 Water System Facilities dated May 21, 2014.
- A completed Application for Review of Final Plans for Water System Facilities dated May 21, 2014.
- An Engineer's Report for the Water System prepared by Steven Bagge, PE dated May 8, 2014.
- A set of Water System Specifications prepared by Steven Bagge, PE dated May 8, 2014.
- A Potable Water 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 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





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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 Water System Facilities approval to permit the installation of the water mains necessary to connect the proposed building to the existing water system. The proposed work will include the installation of approximately 550 lf of 8" PVC water main and 1 fire hydrant. The proposed water system will be connected to the existing water mains in Georgetown Boulevard and Old Main Shore Road. We note that a 6" domestic water service connection and an 8" fire service connection are proposed to the building.

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 that each apartment unit is equal to one (1) EDU. Therefore, we have calculated that the following Preliminary & Final Water Review Fees are required:

Preliminary Water 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>
Total	\$2,800.00

Final Water Review Fee:

2% of the estimated cost of Construction (2% of \$52,600.00)	<u>\$1,052.00</u>
Total	\$1,052.00

Please insure that the Applicant has paid the Preliminary Sewer Review Fee of \$2,800.00 and the Final Sewer Review Fee of \$1,052.00.

C. DESIGN COMMENTS

1. Based on our review of the submitted information, we have determined that the proposed project is located within the existing water system service area in Barnegat Township.





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2. The Applicant proposes to install a looped system which will be connected to the existing water mains in Georgetown Boulevard and Old Main Shore Road. This proposal is acceptable.
3. The Engineer's Report must be revised to include the following:
 - a) A calculation of the required fire demand as stipulated in §5:21-5.2(e) of the RSIS.
 - b) A calculation of the total system demand as stipulated in §5:21-5.2(c) of the RSIS.
 - c) A calculation demonstrating that adequate pressure will be available to service all three floors of the building under peak flow conditions.
4. The Utility Plan (sheet 4) must be revised to show that a 6" water main will be installed to the proposed fire hydrant.
5. The plans should be revised to note that the proposed water main will be owned and operated by Barnegat Senior Apartments, LLC.
6. A note must be added to the plans which states that all PVC water mains shall be provided with a metal locator tape as stipulated in §5:21—5.3(j)3 of the RSIS.
7. It shows on the Water Main profile on sheet 7 that a 15" HDPE pipe crosses over the water main at station 4+72. It appears that the vertical separation between the top of the water main and the bottom of the HDPE pipe will be 1 ft or less. Therefore, the plan must be revised to specify how the water main will be protected at this location.
8. The Barnegat Township Water Supply System Rules and Regulations require that a water meter be installed on the domestic water service and the water meter must be installed in a water meter pit. The location of the water meter pit must be shown on the Utility Plan. In addition, a water meter pit detail must be added to the plans.
9. The plans must be revised to provide a detail of the proposed fire connection. The fire connection detail must include the provision of a backflow prevention device as stipulated in NJAC 7:10-10.1 et seq.
10. Various off-site water system improvements have been constructed by Mark Madison, LLC. In accordance with the developers' agreement between the Township of Barnegat and Mark Madison, LLC, all developers within the water system service area must reimburse Mark Madison, LLC for their share of the cost of the improvements constructed and paid for by Mark Madison, LLC. Therefore, as a condition of any approval granted by the Township Committee, the Applicant must pay their share of the water system costs in the amounts and at the times set forth in the developers' agreement.





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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. New Jersey Department of Environmental Protection:
 - a) Water Main Extension Permit.
 - b) Physical Connection Permit
3. 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 Water System 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

