

RESOLUTION 46-19

**RESOLUTION GRANTING APPROVAL FOR FORM "B-1" FOR JBS LEASING
SOLUTION, LLC (BLOCK 807, LOTS 8.05, 8.06 & 8.07)
IN THE BOROUGH OF CLAYTON**

WHEREAS, JBS Leasing Solution, LLC., the Applicant, requests approval for Form "B-1" for Block 807, Lots 8.05, 8.06 and 8.07, pursuant to plans prepared by GS Engineering, dated December 5, 2018; and

WHEREAS, the Borough Engineer, Mark R. Brunermer, P.E., C.M.E., of Sickels & Associates, by letter dated January 14, 2019, has recommended granting said approval contingent upon the items to be addressed in his review letter.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Clayton, in the County of Gloucester and State of New Jersey as follows:

1. That the Borough does hereby grant Form "B-1" approval for potable water and sanitary sewer improvements for JBS Leasing Solution, LLC project.
2. That this approval is subject to the Applicant addressing the items identified in the letter from Sickels & Associates dated January 14, 2019.

ADOPTED at a meeting of the Mayor and Council of the Borough of Clayton, County of Gloucester, and State of New Jersey held on Thursday, January 24, 2019.

BOROUGH OF CLAYTON



THOMAS BIANCO, Mayor

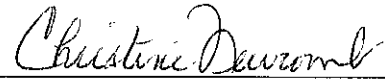
Attest:



CHRISTINE NEWCOMB, Municipal Clerk

CERTIFICATION

I, Christine Newcomb, Municipal Clerk, of the Borough of Clayton, in the County of Gloucester, do hereby certify that the foregoing Resolution was presented and duly adopted by the Borough Council at a meeting of the Borough of Clayton held on Thursday, January 24, 2019.

A handwritten signature in cursive script, reading "Christine Newcomb", written in black ink.

CHRISTINE NEWCOMB
Municipal Clerk

January 14, 2019

Mayor & Council
Borough of Clayton
125 N. Delsea Drive
Clayton, NJ 08312

Re: Proposed Form B Application – Review #2
Applicant: JBS Leasing Solution, LLC
Block 807, Lots 8.05, 8.06 & 8.07
S&A File No. C-702

Dear Mayor & Council:

We are in receipt of the above referenced application along with the following documents for the proposed water and sewer services on Chestnut Street:

1. Response Letter as prepared by GS Engineering, dated January 2, 2019.
2. Variance Plan as prepared by GS Engineering, revised December 5, 2018.
3. Utility Plan for West Chestnut Street, Block 807, Lots 8.05 – 8.07, revised December 19, 2018 as prepared by GS Engineering.

The project proposes three twin/duplex homes on the aforementioned lots. The lots were created in 2009 under a separate Planning Board Application at that time.

The project proposed sanitary sewer lateral to be shared by each twin unit. Each unit with the twin homes will have a water service. Based upon the Engineering Report, we understand each unit will have three (3) bedrooms. The project proposes to connect to preexisting Borough facilities.

With respect to the documents submitted, we offer the following comments:

Sanitary Sewer

5. A note has been added to the variance plan stating no trees shall be planted within 10' of the water/sewer services. To avoid the services, it does not appear a second street tree can be placed on Lots 8.06 and 8.07. The tree will conflict with the sewer laterals or driveways on Lots 8.06 and 8.07. We recommend only one (1) street tree be placed on said lots.

Re: Proposed Form B Application – Review #2
Applicant: JBS Leasing Solution, LLC
Block 807, Lots 8.05, 8.06 & 8.07
S&A File No. C-702

January 14, 2019

1. A clean out should be placed on the laterals from each unit on Lot 8.05, prior to the single lateral leading to the 20' wide sewer easement instead of one clean out serving two laterals as shown.

General

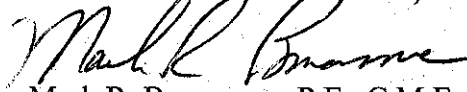
1. The Applicant must coordinate with the W/S Department as to the connection fees needed prior to the issuance of building permits. Each dwelling unit will receive a water and sewer bill.
2. The Applicant must submit roadway opening permits to the Public Works Department as part of each house building permit for approval. The submitted cost estimates for each parcel should be amended to include the pavement restoration so that the values can be used for the road opening bonding purposes.
3. We are acceptable if the Applicant submits the Form C application.

We are acceptable to Council granting Form B approval for the project. A resolution can be prepared for the next Borough Council meeting. The project will not need NJDEP approval. The Application will need to obtain GCUA connection approvals.

If you have any questions, please call our office at your earliest convenience.

Very truly yours,

SICKELS & ASSOCIATES, INC.



Mark R. Brunermer, P.E., C.M.E.
Clayton Borough Engineer

MRB:DJP:kc

cc: Timothy Scaffidi, Solicitor *(via email only)*
Christine Newcomb, Clerk *(via email only)*
Sue Miller, Administrator *(via email only)*
Joe Hunt, CPWM, Public Works Dept. Supt. *(via email only)*
Debbie Schlosser, Planning Board Secretary *(via email only)*
Stan Bitgood, PE, Clayton Planning Board Engineer *(via email only)*
Gregory J. Simonds, PE, GS Engineering, w/encl. *(via email only)*
JBS Leasing, LLC, Applicant