

RESOLUTION 50-14

**RESOLUTION AUTHORIZING FORM B-1 APPROVAL
(PROPOSED WAREHOUSE/STORAGE BUILDING) BLOCK 1902, LOT 23.01
952 NORTH DELSEA DRIVE**

WHEREAS, the Borough Engineer has submitted a letter to the governing body advising that 952 N. Delsea Drive has submitted application for Form "B" approval; and

WHEREAS, based upon the Borough Engineer's letter the engineer is recommending Form B-1 approval of the project.

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. The governing body does hereby grant approval for the Form B-1 for 952 N. Delsea Drive Proposed Warehouse/Storage Building, subject to the issues raised in the Borough Engineer's review reports.
2. That the Borough Engineer and appropriate Borough Officials are hereby authorized to sign and submit any documentation necessary for finalization of said approval.

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, February 27, 2014.

BOROUGH OF CLAYTON



THOMAS BIANCO, Mayor

Attest:

Christine Newcomb
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, February 27, 2014.

Christine Newcomb
CHRISTINE NEWCOMB
Municipal Clerk

February 24, 2014

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

ATTN: Mayor & Council

**RE: FORM "B-1" APPLICATION – REVIEW #1
PROPOSED WAREHOUSE/STORAGE BUILDING
BLOCK 1902, LOT 23.01
952 N. DELSEA DRIVE
BOROUGH OF CLAYTON, GLOUCESTER COUNTY, NJ
S&A FILE NO. C-659**

Dear Mayor & Council:

We received a Form "B-1" Application along with a plan entitled "Grading, Drainage & Utility Plan– Proposed Warehouse/Storage", last revised January 17, 2014 as prepared by Consulting Engineer Services (CES). The submission also included the Water & Sewer Details, Profiles, and Pump station Details.

The buildings presently are proposed to store vending business equipment and materials, a landscape contractor and concrete contractor. The majority of the project falls within the Borough's Well No. 6 well head protection areas.

The plan proposes a 6" water main to be extended into the site and terminate with a fire hydrant. The proposed buildings will be serviced individually from the main. The project also proposes a 6" sanitary sewer collection system to be directed to a private pump station. The station will pump to the Borough's nearby force main.

Both proposed systems will connect into the existing Borough 12" PVC water main and 8" PVC force main that are located at the rear of the site (western boundary) in an existing easement.

We received a Form "A" Application along with a plan in September. Our Form "A" Letter comments, dated September 18, 2013, have been satisfied or incorporated into this letter.

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February 24, 2014

1. The plans must include a note for both mains to be privately owned and maintained by the property owner. The owner will need to hire a licensed operator for the proposed pump station.
2. The new PVC mains must have magnetic tracing tape placed in the trench, above the mains, for future field locating purposes. This must be noted on the construction details.
3. No floor drain will be permitted in the warehouses. A note must be added to the plans for same. Means of washing down equipment for the landscape business must be clarified.
4. Mr. Pheasant will coordinate with Ms. Nestore regarding the means to meter the individual buildings and associated connection fees. The results of the discussion will be forwarded to Mr. Ippolito. The applicant will also be responsible for the GCUA connection fee.
5. The Applicant should clarify if there will be a water and sewer connection to the vending storage building now or in the future.
6. The plans must include the location of the existing septic system servicing the concrete contractor building. Notes for the closing and/or removal of the septic system must be included on the plans.
7. It appears the proposed Pump Station has been designed to accommodate the future connection of Lot 24.
8. The soil logs shown on Sheet 13 of 14 are located over 400' from the proposed Pump Station. The borings are not as deep as the station. Additional work may be required if groundwater is encountered.
9. The grading was revised on January 30, 2014 to create a swale along the RV and Boat Storage area directing rainwater away from the proposed Pump Station.
10. The laterals have been shown connecting to the invert of the 6" pipe on the profile. Laterals should be shown to be near the top of pipe.
11. Notes 7,8 & 12 on the Pump Station details should be revised to clarify the manufacturer of the station and pumps.

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12. Agreements with the Water & Sewer Department and property owner of Lot 18 must be reached prior to construction of the force main and water main in the existing easement.
13. Due to the appearance of the force main sloping away from the 6" force main, the need for a check valve on the force main needs to be clarified by the Applicant's Engineer.

Based upon the above comments, we are acceptable to the project being granted Form B-1 Approval. The Applicant must incorporate the above comments into the plans and submit a revised copy of said plans to both this office and the Clayton Water and Sewer Department. By copy of this letter, we request the Borough prepare a resolution for Council's consideration of Form "B-1" approval. The project will require GCUA and NJDEP approvals for the sanitary sewer facilities

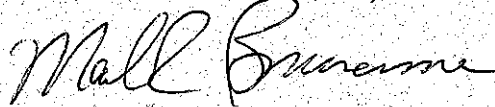
Plan approval by this office does not constitute an endorsement of the design concept nor does it warrant the accuracy of the plans, which have been prepared by the developer's professionals. The applicant is solely responsible to determine what (if any) other permits or approvals are required for this project and to apply for and obtain such approvals.

Subject to the Applicant submitting revised plans and Council approving the "B-1" application, the Applicant may submit their Form "C" application.

Upon receipt of the revised plans and above matters being addressed, we will finalize our review. Should you have any questions or comments, please call our office to discuss them further.

Very truly yours,

SICKELS & ASSOCIATES, INC.



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

MRB:kc

cc: Susan Miller, Admin. (*via email only*)
Christine Newcomb, Clerk, (*via email only*)
Donna Nestore, CFO, (*via email only*)
Paul Pheasant, CPWM, (*via email only*)
Alan Ippolito, PE, Consulting Engineer Services, (*via email only*)
Candy Carousel, LLC - 925 N. Delsea Drive, Clayton, NJ 08312

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