

**RESOLUTION 82-16**

**RESOLUTION AUTHORIZING FORM B APPROVAL  
(CAMP SALUTE) BLOCK 1601, LOT 13**

**WHEREAS**, the Borough Engineer has submitted a letter to the governing body advising that Camp Salute has submitted application for Form "B" approval; and


**WHEREAS**, based upon the Borough Engineer's letter the engineer is recommending Form B 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 for Camp Salute, subject to the issues raised in the Borough Engineer's review reports.
2. That the Borough Engineer and appropriate Public Works Director are hereby authorized to act as representatives for the Borough with regard to applicant's submission to GCUA and NJDEP 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, April 14, 2016.

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, April 14, 2016.

  
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CHRISTINE NEWCOMB  
Municipal Clerk

April 13, 2016

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

ATTN: Mayor & Council

**RE: FORM B APPLICATION – REVIEW #1  
CAMP SALUTE  
BLOCK 1601, LOT 13  
S&A FILE NO. C-504-A**

Dear Mayor & Council:

As of April 13, 2016 we have received the following documents as part of the

1. Cover letter from Maser Consulting, dated April 4, 2016;
2. Form B Application;
3. Cost Estimate for Water Main Construction;
4. Cost Estimate for Sewer Main Construction;
5. Technical Specification for Sanitary Sewer and Water System Construction, dated March 2016;
6. Water and Sewer Engineering Report; and
7. Proposed Water Service and Sanitary Sewer Construction Plans, prepared by Maser Consulting, as shown in the following table:

Sheet	Title	Date	Revised
1	Cover Sheet	3/22/16	-
2	Water & Sewer Plan	3/22/16	-
3	Sanitary Sewer Profiles	3/22/16	-
4	Landscape Plan	3/22/16	-
5	Construction Details	3/22/16	-

**RE: FORM "B-1" APPLICATION – REVIEW #1  
CAMP SALUTE  
BLOCK 1601, LOT 13  
S&A FILE NO. C-504-A**

**April 13, 2016**

The applicant is seeking Form B approval to construct water and sewer infrastructure for a 76-unit affordable housing development called Camp Salute on Block 1601, Lot 13 along the north side of Delsea Drive (NJSA Route 47). Camp Salute will contain eight three-story buildings that will contain the 76 units.

The proposed plans depict extensions of sanitary sewer mains and water main as well as service laterals to each proposed building. The sanitary sewer is proposed to be 8 inches in diameter and the water main is proposed to be 8 inches in diameter. The proposed sewer mains will be extended from the existing sewer on the Clayton Mews property and will make use of the existing pumping station. The proposed water main will connect to the existing 8 inch diameter water main on the Clayton Mews property. An additional loop will be created.

The Clayton Mews project previously received approvals from the New Jersey Department of Environmental Protection for the sanitary sewer main and water main. Due to the change of the proposed utility layout, a revised Treatment Works Approval and a revised Bureau of Water Systems Engineering permit will be required.

#### **General**

1. The following note shall be added to the plans: "All potable water and sanitary sewer construction shall conform to the 'Borough of Clayton, Water and Sewer Department, Procedures Manual for Submittal, Review and Construction of Potable Water and Sanitary Sewer Main Extensions', latest edition."
2. The construction details should be updated per the Water and Sewer Department standard details. Our office will provide the details under a separate cover.
3. The square footage of the clubhouse should be updated.
4. The Applicant shall be responsible for the cost of any pavement restoration on Lot 6.
5. The plans must include a note indicating that the sanitary sewer and water mains will be privately owned and maintained by the property owner.
6. The applicant must provide an easement and/or agreement with the property owner for Lot 6 to address the construction and proposed flows through the property.
7. The plan should include dimensions between the water and sewer mains.
8. The director of public works will coordinate with the applicant regarding metering (meter location and remote read out) and connection fees. The applicant will also be responsible for the GCUA connection fee.

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**April 13, 2016**

**Sanitary Sewer**

1. The plan view and profile views should be revised to identify the locations of doghouse manholes where the proposed sanitary sewer will connect to the existing lines.
2. Depict the finished floor elevation for each building and identify the sanitary sewer lateral invert at the point of connection to each building.
3. Cleanouts should be shown for the sanitary sewer laterals.
4. Identify the material, size and slope for each sanitary sewer lateral.
5. Revise the sanitary sewer lateral label for building 7.
6. The slope of the end-run sewer between MH B-2 and MH B-3 should be increased to at least 1.0%.
7. The sanitary sewer manholes should be labelled on the plan view. The pipe slopes should be verified between the plan and profile views.
8. The lateral location on the "SAN A" profile should be verified with the plan view. The force main depth should be verified in the "SAN B" profile.
9. The existing storm sewer should be shown on the plan and profiles.
10. The table on page 1 of the Water and Sewer Engineering Report should be revised for the sewer demand (GPD) for the 1 bedroom apartment and office/clubhouse areas.
11. The Water and Sewer Engineering Report should be revised to include a calculation the proposed sewer capacity in the gravity system.
12. The Water and Sewer Engineering Report should be revised to include calculations to support the proposed operation of the pump station. The calculations should justify the 450 GPM operating point and address the pump timing and detention time.
13. The Water and Sewer Engineering Report should be revised to include a table that shows a comparison of the prior approved flow demand, the existing demand for the Mews and the proposed new demand for Camp Salute.
14. The TWA documents should be provided to our office as soon as possible for review prior to the request for signatures. The applicant should provide revised plans prior to TWA signatures.

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**April 13, 2016**

**Water**

1. Identify the material and size of each water lateral on the utility plan (fire and service connections). The proposed service size must match the detail. Verify that the proposed 1-1/2 inch service connection is adequate.
2. Depict the water service line for the hose bib at the pump station.
3. The proposed wet tap locations should be revised as follows.
  - a. The proposed wet tap near James Place should be eliminated. Connect to the existing system by removing the 90° bend and installing a 45° bend.
  - b. The proposed wet tap at the north of the site should be eliminated. Connect to the existing system at the valve on the stub.
  - c. The proposed wet tap at the tee should be eliminated. Connect to the existing system using a reoriented tee and valves.
4. Identify the material of the water mains. The Technical Specifications reference C900 PVC pipe.
5. A meter pit shall be identified behind the sidewalk for each water service. The meter pit must be oversized to allow access to the meter and must include a curb stop on each side.
6. The Technical Specifications must be revised to note that valves open to left and hydrants open to the right (per Water and Sewer Department standards).
7. The fire hydrant locations must be reviewed by the Borough fire marshal. We recommend that the proposed fire hydrant in front of Building 10 be relocated to the landscape island at the northwest corner of Building 6 near the main drive aisle.
8. The prior allocation identified in the report has been removed from the Borough's outstanding demand. The Bureau of Water System Engineering permit will include a new allocation required for Camp Salute.

We are acceptable to the project being granted Form B Approval. The Applicant must incorporate the above comments into the plans and submit a revised copy of 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 approval. The project will require GCUA and NJDEP approvals for the sanitary sewer facilities and NJDEP approval for water facilities. This office will complete the bond estimate for the costs for the potable water and sanitary sewer improvements. The estimate will then be submitted to Borough Council and Public Works Department Superintendent for consideration and approval. Subject to the Applicant submitting revised plans and Council approving the Form B application, the Applicant may submit their Form C application.

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**April 13, 2016**

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.

Prior to construction, the following items must be addressed:

1. Connection approval from the Gloucester County Utilities Authority must be provided to the Borough.
2. The performance bond for the utility and site improvements must be approved by the Borough Council. The performance bond must be in place prior to the start of construction. The bond must be approved by the Borough Solicitor.
3. All inspection fees must be posted prior to the start of construction.
4. The applicant must contact the director of public works to coordinate the appropriate fees for both water and sanitary sewer connections and meters. The connection fees for both water and sanitary sewer must be paid to the Borough at the time building permits are requested.

If you have any questions, or require further information, do not hesitate to contact me at your earliest convenience.

Very truly yours,

**SICKELS & ASSOCIATES, INC.**



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

MRB:SAC

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)*  
Sam Leone, Conifer Realty, LLC  
Pamela J. Pellegrini, PE, Maser Consulting

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