

**RESOLUTION 108-17**

**RESOLUTION GRANTING APPROVAL FOR FORM "B-1" FOR BDK, LLC  
(BLOCK 1902, LOT 12) IN THE BOROUGH OF CLAYTON  
(POTABLE WATER & SEWER)**

*WHEREAS*, BDK, LLC., the Applicant, requests approval for Form "B-1" for Block 1902, Lot 12, pursuant to plans prepared by Engineering Design Associates, P.A. dated January 26, 2017; and


*WHEREAS*, the Borough Engineer, Mark R. Brunermer, P.E., C.M.E., of Sickels & Associates, by letter dated February 14, 2017, 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 the BDK, LLC project.
2. That this approval is subject to the Applicant addressing the items identified in the letter from Sickels & Associates dated February 14, 2017.

*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 27, 2017.

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 27, 2017.

  
\_\_\_\_\_  
CHRISTINE NEWCOMB  
Municipal Clerk

R-108-17

# SICKELS & ASSOCIATES, INC.

Engineers • Planners • Surveyors

February 14, 2017

Borough of Clayton  
125 North Delsea Drive  
Clayton, New Jersey 08312

Attention: Mayor & Council

**RE: FORM B-1 APPLICATION**  
**APPLICANT: BDK, LLC**  
**BLOCK 1902, LOT 12**  
**TECHNICAL REVIEW #1**  
**S&A FILE No. C-696**

Dear Mayor & Council:

As of January 30, 2017, we have received the following information for a B-1 Water & Sewer approval:

1. Engineering Design Associates, P.A., Cover Letter dated January 26, 2017.
2. Borough of Clayton Form B-1 Application.
3. Engineering Plans, EDA, P.A., dated January 25, 2017.

Sheet Number	Title	Date
1 of 3	Site Plan	1/25/17
2 of 3	Grading & Landscaping Plan	1/25/17
3 of 3	Engineering Details	1/25/17

The proposed application is for the conversion of an existing building to an Adult Outpatient Facility. The application proposes a 200 lf extension of the sanitary sewer with a manhole. The water service is an existing connecting to the 8" watermain in Delsea Drive. The following is a review of the information submitted.

## Potable Water

1. The existing water service must be located and shown on the plan. The existing valve and meter location must also be included on the plan.
2. The plan should be reviewed by the Chief of the Fire Department for fire protection issues. We recommend a set of plans be forwarded to the Fire Department for their review.

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**Sanitary Sewer**

1. The location of any existing septic system must be added to the plan and shown to be removed or abandoned. The closing of the septic system must be approved by the Gloucester County Health Department.
2. To avoid future disturbance to the driveways, our office along with the Water & Sewer Department Superintendent, Joe Hunt, recommend the proposed 200' of PVC sewer main be extended 130'  $\pm$  to the northern boundary of the site. The Applicant should discuss this matter with the Borough Council.
3. We recommend a lateral and clean out be placed along the new line for the two existing buildings, south of the site.
4. The proposed sewer main will need to be a minimum of 5' away from the utility pole in accordance with ACE requirements. We recommend the Applicant coordinate with Atlantic City Electric for this matter.
5. The size of the sewer lateral should be coordinated between Sheet 2 of 3 and the detail on Sheet 3 of 3.
6. The pavement restoration detail must match the NJDOT requirements for the driveways within the Rt. 47 ROW.
7. The proposed sewer line will be constructed in the N.J.D.O.T. Right-of-Way. The work will require utility opening approval.
8. A floor plan plus a brief engineering report should be provided documenting the expected flow. The information must also be forwarded to Mr. Hunt for his use in calculating the connection fees.

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 Mr. Scaffidi prepare a resolution for Council's consideration for Form "B-1" approval.

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

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**February 14, 2017**

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.

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/DJP:kc

cc: Timothy Scaffidi, Esq., Borough Solicitor, *(via email)*  
Christine Newcomb, Borough Clerk *(via email)*  
Debbie Schlosser, Planning Board Administrator *(via email)*  
John Eckler, Borough's Construction Code Official  
Robert Broughton, Borough's Zoning Officer  
Steven Filippone, PE, Applicant's Engineer, EDA, 5 Cambridge Drive, Ocean View, NJ 08230  
Eugene Buchinger, Applicant, Pop Kramer Blvd., Clayton, NJ 08312

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