

RESOLUTION 193-17

RESOLUTION GRANTING APPROVAL FOR FORM "B-1" FOR 706 DELSEA ASSOCIATES, LLC (BLOCK 1001, LOT 33) IN THE BOROUGH OF CLAYTON

WHEREAS, 706 Delsea Associates, LL., the Applicant, requests approval for Form "B-1" for Block 1001, Lot 33, pursuant to plans prepared by Bohler Engineering, P.A. dated August 31, 2017; and

WHEREAS, the Borough Engineer, Mark R. Brunermer, P.E., C.M.E., of Sickels & Associates, by letter dated September 11, 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 706 Delsea Associates, LLC project.
2. That this approval is subject to the Applicant addressing the items identified in the letter from Sickels & Associates dated September 11, 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, September 14, 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, September 14, 2017.



CHRISTINE NEWCOMB

Municipal Clerk

September 11, 2017

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

Attention: Mayor & Council

RE: FORM B-1 & C APPLICATIONS
APPLICANT: 706 DELSEA ASSOCIATES, LLC
BLOCK 1001, LOT 33
TECHNICAL REVIEW #3
S&A FILE No. C-697

Dear Mayor & Council:

On September 5, 2017, we received the following information in response to our Form B-1 & C technical review letter #2 dated July 17, 2017:

1. Cover Letter prepared by Bohler Engineering dated August 31, 2017.
2. Engineering Plans prepared by Bohler Engineering, as follows:

Sheet Number	Title	Drawn	Revised
C-1	COVER SHEET	4/19/17	8/30/17
C-2	SITE PLAN	4/19/17	8/30/17
C-3	EXISTING CONDITIONS/DEMOLITION PLAN	4/19/17	8/30/17
C-4	GRADING PLAN	4/19/17	8/30/17
C-5	UTILITY PLAN	4/19/17	8/30/17
C-6	LIGHTING PLAN	2/3/17	8/30/17
C-7	LANDSCAPE PLAN	2/3/17	8/30/17
C-8	EROSION & SEDIMENT CONTROL PLAN	4/19/17	8/30/17
C-9	EROSION & SEDIMENT CONTROL DETAILS PLAN	4/19/17	8/30/17
C-10	STORMWATER MANAGEMENT PLAN	4/19/17	8/30/17
C-11	STORMWATER MANAGEMENT DETAILS PLAN	4/19/17	8/30/17
C-12	STORMWATER MANAGEMENT DETAILS PLAN	4/19/17	8/30/17
C-13	DETAILS PLAN	4/19/17	8/30/17
C-14	DETAILS & TRUCK TURNING PLAN	4/19/17	8/30/17

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September 11, 2017

The application is for a proposed 9,100 square foot retail store which will serve as a Dollar General. The water service will connect to an existing 12" watermain in Delsea Drive. The sanitary sewer service will connect to an existing 8" sewer main in Delsea Drive.

Based on our review, it appears that all comments from our July 17, 2017 letter have been addressed. It is our understanding, the existing sanitary lateral will be diverted around the proposed building and reconnect to the lateral prior to the Rt. 47 ROW. Unused portions of the existing lateral must be removed or cut, filled, capped, and abandoned.

Applicant has indicated that an NJDOT utility opening permit is in the process of being obtained. By copy of this letter, the Applicant has satisfied the Borough's technical requirements for Form B-1 and C approval. Final approval is contingent upon the Applicant receiving all other necessary permits and approvals.

Based upon the above, we are acceptable to a Resolution of Approval for the Form B-1 and C being presented to Borough Council for their approval.

Once final approval is granted, and the Planning Board Planner and Engineer have approved the plans, a bond and escrow estimate will be prepared and submitted under separate cover. The Applicant's Engineer can submit their estimates to our office for review if they have an estimate. A letter to Council for approval of the performance bond estimate and inspection escrows will be submitted under separate cover.

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.

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September 11, 2017

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/SEO:kc

cc: Timothy Scaffidi, Esq., Borough Solicitor *(via email)*
Sue Miller, Administrator *(via email)*
Christine Newcomb, Borough Clerk *(via email)*
Debbie Schlosser, Planning Board Administrator *(via email)*
Doug Akin, PP, Planning Board Planner *(via email)*
Stan Bitgood, PE, Pl. Bd. Engineer *(via email)*
John Eckler, Borough's Construction Code Official
Robert Broughton, Borough's Zoning Officer
Michael E. Jeitner, PE, Applicant's Engineer, w/enclosures *(via email)*
Michael J. Malinsky, Esquire, Applicant's Attorney *(via email)*
706 Delsea Associates, LLC, c/o Lee Brahlin, Applicant *(via email)*