

**RESOLUTION 111-20**

**RESOLUTION GRANTING APPROVAL FOR FORM "C" FOR CENCO  
PROPERTIES, LLC (BLOCK 1904, LOTS 24.03 AND 24.04)  
IN THE BOROUGH OF CLAYTON**

**WHEREAS**, Cenco Properties, LLC., the Applicant, requests approval for Form "C" for Block 1904, Lots 24.03 and 24.4, pursuant to plans prepared by Maser Consulting dated May 27, 2020; and

**WHEREAS**, the Borough Engineer, Mark R. Brunermer, P.E., C.M.E., of Sickels & Associates, by letter dated June 4, 2020, 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 "C" approval for potable water and sanitary sewer improvements for the Cenco Properties, LLC project.
2. That this approval is subject to the Applicant addressing the items identified in the letter from Sickels & Associates dated June 4, 2020.


**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, June 11, 2020.

BOROUGH OF CLAYTON



THOMAS BIANCO, Mayor


Attest:



SUE MILLER, Acting Deputy Clerk

**CERTIFICATION**

I, Sue Miller, Acting Deputy 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, June 11, 2020.

  
\_\_\_\_\_  
SUE MILLER  
Acting Deputy Clerk

June 4, 2020

Clayton Water & Sewer Department  
125 North Delsea Drive  
Clayton, New Jersey 08312

Attention: Mr. Joe Hunt, Superintendent

**RE: FORM 'B-1' & 'C' APPLICATIONS – TECHNICAL REVIEW #2  
CENCO PROPERTIES, LLC.  
BLOCK 1904, LOTS 24.03, 24.04 724.05  
S&A FILE NO. CWS-660A**

Dear Mr. Hunt:

We have received the following documents in support of the above referenced Major Site Plan project:

1. Submittal letter from Maser Consulting, dated May 27, 2020.
2. One (1) copy of Preliminary and Final Major Site plans, 17 Drawings, as prepared by Maser Consulting, as noted below:

| Sheet No. | Sheet Title                             | Date    |
|-----------|---|---------|
| 1         | Cover Sheet                             | 5/27/20 |
| 2         | Existing Conditions/Site Demolition     | 5/27/20 |
| 3-4       | Site Plan                               | 5/27/20 |
| 5-7       | Grading & Utility Plan                  | 5/27/20 |
| 8         | Landscape Plan                          | 5/27/20 |
| 9         | Landscape Details                       | 5/27/20 |
| 10        | Lighting Plan                           | 5/27/20 |
| 11-12     | Soil Erosion & Sediment Control Plans   | 5/27/20 |
| 13        | Soil Erosion & Sediment Control Details | 5/27/20 |
| 14-16     | Construction Details                    | 5/27/20 |
| 17        | Circulation Plan                        | 5/27/20 |

The project proposes to construct two (2) new buildings on the above referenced property. The Applicant proposes a 1,881 square foot office building and a 17,500 sf, 12 bay maintenance garage.

Both buildings each have a men's and woman's restroom and break rooms.

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The plans propose to service both buildings with a single one (1") inch copper water service and a four (4") PVC sewer lateral. There is an eight (8") inch sewer main in Cenco Blvd that flows to the Boro pump station at the Academy St. intersection. We understand there is no food preparation facilities proposed for the building. The Borough has a twelve (12") water main in Cenco Blvd.

The three (3) lots shown on the plan have already been consolidated into one lot per the Applicant's attorney.

The proposed project will not require NJDEP approval. The sanitary sewer main extensions will require GCUA and Clayton connection fee permits. We are in receipt of your letter dated May 1, 2020 indicating the cost of the connection fees. We are also in receipt of a transmittal to the Borough from JJPC Longport LLC, dated May 28, 2020 with the applicable connection fees.

With respect to our letter dated April 20, 2020, the plans have been revised to address our comments as follows:

#### **Sanitary Sewer**

1. **Satisfied.** We recommend the inverts for the three (3) sewer cleanout in the driveway be shown on sheet 5. The slope for the proposed 4" PVC lateral must be noted on the plan. The slope of the lateral between the Cenco Blvd. sewer main and cleanout must be 2%.
2. **Satisfied.** The cleanout within the driveway apron needs to be a two –way cleanout.

#### **Water Main**

1. **Satisfied.** The plan must clarify the water meters will be located within the building in an accessible location for Borough maintenance purposes
2. **Satisfied.** The plans must be submitted to the fire chief for review. There is an existing fire hydrant in front of the proposed site for
3. **Satisfied.** The water curb stop within the concrete driveway apron will need to have a protective metal cover as proposed for the sewer cleanouts. A curb stop must be placed prior to each building so that both buildings will not be required to be shut down when any meter maintenance is required.
4. **Satisfied.** The curb stop valve box shall be Mueller rodded curb box #H-10314 one piece lid requiring spanner wrench and curb stop shall be Model Mueller 110 compression inlet and outlet #H-15209N oriseal with 1/4" turn.

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5. **Partially Satisfied.** Fifteen (15') foot and twenty (20') wide water easements are shown behind the proposed storm basin. The water main within that easement has been abandoned by the Borough and is no longer needed. The easements can be vacated.

**Our office will forward a letter to Borough Council recommending the vacation of the water main easements along the rear portion of the project. The 12" water main will be capped and abandoned in place.**

6. **Satisfied.** We recommend the Applicant submit copies of the deeds pertaining to the aforementioned water main easements to our office and Borough Solicitor to verify ownership and any conditions of the easements to be considered with the vacation of same.
7. **Satisfied.** The Applicant must clarify if a fire suppression system will be required by the Building Code for the larger building. A suppression system will change the size of the proposed main serving the larger building.

We have spoken to the Applicant's Engineer and they are making one minor change to the sanitary sewer lateral detail. That change will be incorporated with the plans submitted to the Planning Board for signatures.

If not completed to date, we are acceptable to your office signing off on the Gloucester County Utilities Authority, CON5, Application and Gloucester County Utilities Authority, Dry Sewer Affidavit.

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.

We are acceptable to a resolution of Form B-1 and C approval being submitted to Council for their consideration and approval.

Our office is preparing the bond estimate to determine the applicable guarantees and inspection escrows in accordance with the Municipal Land Use Law. We will forward same to the Borough under separate cover.

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If you have any questions regarding the above matters, please feel free to contact our office at your earliest convenience.

Very truly yours,

SICKELS & ASSOCIATES, INC.



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

MRB/mrb:

cc: Mayor & Council, *(via email only)*  
Timothy Scaffidi, Borough Solicitor, *(via email only)*  
Sue Miller, Admin., *(via email only)*  
Christine Newcomb, Clerk, *(via email only)*  
Stan Bitgood, PE, Pl. Bd. Engineer, *(via email only)*  
Debbie Schlosser, Pl. Bd Administrator, *(via email only)*  
Emily Givens Applicant's Attorney, *(via email only)*  
Michelle Young, PE, Applicant's Engineer *(via email only)*  
Cenco Properties LLC., *(via email only)*

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