

RESOLUTION 124-12

**RESOLUTION AUTHORIZING FORM B-1 APPROVAL
(KAUSHIK PATEL, BLOCK 904, LOT 12)**

WHEREAS, the Borough Engineer has submitted a letter to the governing body advising that Kaushik Patel's application for both potable water and sanitary sewer is in compliance with all appropriate rules and regulations; and

WHEREAS, based upon the Borough Engineer's letter the engineer is recommending Form B-1 approval of the project for both potable water and sanitary sewer.

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 Kaushik Patel for both potable water and sanitary sewer, 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, May 24, 2012.

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, May 24, 2012.


CHRISTINE NEWCOMB
Municipal Clerk

May 21, 2012

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

Attention: Mayor and Council

Re: Form B-1 Application
Applicant: Kaushik Patel
414 South Delsea Drive
Block 905, Lot 12
Technical Review #1
S&A File No.: C-653

Dear Mayor and Council:

We are in receipt of the following documents for approval of potable water and sanitary sewer for the construction of a 12,000 SF retail commercial building consisting of two (2) separate units consisting of a 7,000 SF liquor store and a 5,000 SF grocery store. The property is located at 414 South Delsea Drive along the westerly ROW of Delsea Drive, and directly across from the diner and gas station.

With respect to the proposed construction, the Applicant is looking to install new potable water and sanitary sewer services to the property via the existing mains located in Walnut Street. The location of the water service connection point was discussed and verbally agreed to by Richard Middleton, Director of Public Works, and the Applicant's representatives.

The Applicant has submitted the following documents in support of the proposed potable water and sanitary sewer facilities and above referenced application:

1. Cover letter dated May 8, 2012 and received May 9, 2012, which was prepared by Steven L. Filippone, PE of Engineering Design Associates, P.A. (EDA),
2. Form B-1 Application for water and sewer with the required fees being posted with the Borough,
3. Preliminary and Final Site Plan set consisting of nine (9) sheets, dated April 25, 2012, prepared by Steven L. Filippone, PE of EDA. Sheet 3 of 9 was last revised May 9, 2012.

With respect to the proposed potable water and sanitary sewer facilities for the project, we offer the following comments:

Potable Water

1. Based on a conversation between the Applicant and Richard Middleton, it was agreed that the water service line was going to be connected to the Walnut Street 6" diameter water main with the water meter located within the building rather than the originally proposed meter pit as shown on the Grading & Drainage Plan. The plans should be revised to reflect these changes.

Re: Form B-1 Application
Applicant: Kaushik Patel
414 South Delsea Drive
Block 905, Lot 12
Technical Review #1
S&A File No.: C-653

May 21, 2012
Page 2

2. The Applicant should coordinate with the Clayton Water & Sewer Department if there will be one or two service connection(s) and meters for the proposed building. If one connection is used for the entire building, then the owner will be responsible for all fees and billing.
3. The plans should be revised to indicate that there is a 12" diameter water main located along the westerly side of Delsea Drive. The water main shown along Delsea Drive is no longer active. There is a 12" CLDIP water main along the western shoulder 19'+/- from the road centerline. The plan must be revised.
4. The Applicant shall contact Clayton's fire subcode official with respect to providing a fire suppression service line to the building. After the need for same is verified, the size of the service should be noted on Sheet 3 of 9.
5. The Applicant will need to coordinate with the W/S Superintendent, Rick Middleton, for the model installation and location of the water meter(s) and any connections fees required by Borough Ordinance.

Sanitary Sewer

1. We recommend that a cleanout be placed between the curb and sidewalk on the lateral just prior to the proposed sewer main connection on Walnut Street. A protective cover for the cleanout must also be provided.
2. The Applicant must clarify the type of food preparation proposed for the proposed grocery store and indicate whether a grease trap will be required by Code for same.
3. On Sheet 3 of 9, the proposed 6" PVC sewer lateral has a pipe slope of 1.0%, however, the Sewer Main Connection Detail provided on Sheet 8 of 9 indicates that the minimum pipe slope should be 2.0%, and is listed as a 4" diameter pipe. The Applicant's Engineer should review the sewer design and provide the necessary revisions to the plans.
4. The Grading & Drainage Plan should be revised to include the surface and invert elevations of the sewer cleanouts.
5. The existing 4" sewer lateral to be abandoned must be plugged at the manhole.
6. The Applicant will need to coordinate with the W/S Superintendent, Rick Middleton, for the any connection fees required by Borough Ordinance.

The type of cooking facilities must be clarified for the proposed grocery store as that will impact the potable water and sanitary sewer demand. Presently, the project does not require NJDEP approvals.

Re: Form B-1 Application
Applicant: Kaushik Patel
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Block 905, Lot 12
Technical Review #1
S&A File No.: C-653

May 21, 2012
Page 3

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.

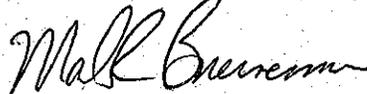
Plan approval by this office does not constitute an endorsement of the design concept nor does it warrant the accuracy of the plans, which have been prepared by the developer's professionals. The applicant is solely responsible to determine what (if any) other permits or approvals are required for this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

cc: Timothy Scaffidi, Esq., *Borough Solicitor*, via email
Richard Middleton, CPWM, Public Works Director, via email
Christine Newcomb, *Borough Clerk* – via email
Steven Filippone, PE, *Applicant's Engineer* – EDA, 5 Cambridge Drive, Ocean View, NJ 08230
Kaushik Patel, *Applicant*, - 120 Willow Oak Lane, Mullica Hill, NJ 08062
Jerry Myers, *Borough's Construction Code Official*
Joseph Kenney, *Borough's Zoning Officer*