



CLERK OF THE BOARD OF CHOSEN FREEHOLDERS
Sussex County Administrative Center
One Spring Street
Newton, New Jersey 07860
(973) 579-0240
FAX (973) 383-1124
E-mail: emorgan@sussex.nj.us

Elaine A. Morgan
Clerk of the Board

County of Sussex

August 16, 2012

New Jersey Department of Environmental Protection
Division of Land Use Planning
P. O. Box 420, Mail Code 401-07B
Trenton, N J 08625-0420

RESOLUTION RE: PRELIMINARY ADOPTION OF THE REVISION TO THE SUSSEX
COUNTY WASTEWATER MANAGEMENT PLAN FOR HAMPSHIRE CO.
PROPERTIES, LOWER UNIONVILLE ROAD, WANTAGE TOWNSHIP

Gentlemen:

The above-captioned Resolution was adopted by the Board of Chosen Freeholders at its meeting held on August 15, 2012.

Enclosed please find a certified copy of this Resolution for your files. If I can be of any further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Patricia A. Springer".

Patricia A. Springer
Clerk Pro Tem
Board of Chosen Freeholders

/dse

Enclosure (as stated)

C: Administrator, Township of Wantage
Administrator, Borough of Sussex
SC Municipal Utilities Authority

**RESOLUTION RE: PRELIMINARY ADOPTION OF THE REVISION TO THE
SUSSEX COUNTY WASTEWATER MANAGEMENT PLAN
FOR HAMPSHIRE CO. PROPERTIES, LOWER
UNIONVILLE ROAD, WANTAGE TOWNSHIP**

WHEREAS, there is an existing Sewer Service Area in Wantage Township for the A & P shopping center (Block 20 Lot 3) owned by Hampshire Companies that is served by the Sussex County Municipal Utilities Authority (MUA) with a 10,000 gallons per day (GPD) allocation; and

WHEREAS, the Plan Revision proposes an addition of 2.45 acres (Block 2, Lots 36.01 and 36.02) to the existing Sewer Service Area in Wantage Township located on Lower Unionville Road; and

WHEREAS, there is an Interlocal Sewer Service Agreement between Wantage Township and Sussex Borough dated December 2000 confirming that the sewer allocation from Wantage Township can utilize the Sussex Borough sewer force main for transport to the Sussex County MUA; and

WHEREAS, the applicant provided historical monthly wastewater flow records from the A & P Shopping Center and other existing commercial uses and asserted that there is 3,000 GPD unused allocation that can serve the proposed commercial development on Block 2, Lots 36.01 and 36.02; and

WHEREAS, the proposed commercial development would be consistent with Wantage Township zoning requirements which would consist of development such as an office/retail building with a maximum wastewater flow of 3,000 GPD; and

WHEREAS, the proposed Plan Amendment has been endorsed by the Resolution of the Wantage Township Committee dated September 8, 2011, with a letter of support provided by the Sussex Borough Administrator dated May 3, 2012; and

WHEREAS, as a result of public comment received, the New Jersey Department of Environmental Protection (NJDEP) has reviewed the site and does not object to its inclusion in the Sewer Service Area, as stated in a letter dated August 2, 2011; and

WHEREAS, the applicant appeared before the Policy Advisory Committee (PAC) to the Sussex County Water Quality Management Agency (SCWQMA) at its regular meetings of May 10 and June 14, 2012 and addressed the comments and questions of the PAC members and County staff; and

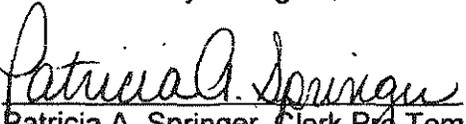
WHEREAS, affected parties as defined in N.J.A.C. 7:15 were identified as Wantage Township, Sussex Borough, and the Sussex County MUA; and

WHEREAS, the PAC has recommended, in a Resolution dated July 12, 2012, that the Plan Amendment to the Sussex County WMP be preliminarily approved and forwarded to NJDEP as a site specific amendment and processed separately from the Sussex County WMP Update.

NOW, THEREFORE, BE IT RESOLVED by the Sussex County Board of Chosen Freeholders that the proposed Plan Amendment is preliminarily approved and is to be forwarded to NJDEP for review as a site specific amendment and processed separately from the Sussex County Wastewater Management Plan (WMP) Update; and

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the NJDEP Division of Land Use Planning, P.O. Box 420, Mail Code 401-07B, Trenton, NJ 08625-0420; Hampshire Companies LLC, 115 Maple Avenue, Morristown, NJ 07960; Administrator, Wantage Township, 888 Route 23 South, Wantage, NJ 07461; Administrator, Sussex Borough, 2 Main Street, Sussex, NJ 07461; Sussex County Municipal Utilities Authority, 34 South Route 94, Lafayette, NJ 07848; the Administrator, Department of Engineering and Planning; and the Sussex County Planning Division.

Certified as a true copy of the Resolution adopted by the Board of Chosen Freeholders on the 15th day of August, 2012.


 Patricia A. Springer, Clerk Pro Tem
 Board of Chosen Freeholders
 County of Sussex

RECORD OF VOTE						
FREEHOLDER	AYE	NAY	ABST	ABS	MOVE	SEC
Crabb	✓					
Spaco	✓					
Vanden	✓					✓
Zelmer	✓				✓	
Zotti				✓		

ABST - Absent
 MOVE - Resolution Moved

ABS - Absent
 SEC - Resolution Seconded

**RESOLUTION RE: PRELIMINARY ADOPTION OF THE REVISION TO THE
SUSSEX COUNTY WASTEWATER MANAGEMENT PLAN
FOR HAMPSHIRE CO. PROPERTIES, LOWER
UNIONVILLE ROAD, WANTAGE TOWNSHIP**

WHEREAS, there is an existing sewer service area in Wantage Township for the A & P shopping center (Block 20 Lot 3) owned by Hampshire Companies that is served by the Sussex County Municipal Utilities Authority (MUA) with a 10,000 gallons per day (GPD) allocation; and

WHEREAS, the Plan Revision proposes an addition of 2.45 acres (Block 2 Lots 36.01 and 36.02) to the existing sewer service area in Wantage Township located on Lower Unionville Road; and

WHEREAS, there is an Interlocal Sewer Service Agreement between Wantage Township and Sussex Borough dated December 2000 confirming that the sewer allocation from Wantage Township can utilize the Sussex Borough sewer force main for transport to the Sussex County MUA; and

WHEREAS, the applicant provided historical monthly wastewater flow records from the A & P shopping center and other existing commercial uses and asserted that there is 3,000 GPD unused allocation that can serve the proposed commercial development on Block 2 Lots 36.01 and 36.02; and

WHEREAS, the proposed commercial development would be consistent with Wantage Township zoning requirements which would consist of development such as an office/ retail building with a maximum wastewater flow of 3,000 GPD; and

WHEREAS, the proposed Plan Amendment has been endorsed by the Resolution of the Wantage Township Committee dated September 8, 2011, with a letter of support provided by the Sussex Borough Administrator dated May 3, 2012; and

WHEREAS, as a result of public comment received, the New Jersey Department of Environmental Protection (NJDEP) has reviewed the site and does not object to its inclusion in the sewer service area, as stated in a letter dated August 2, 2011; and

WHEREAS, the applicant appeared before the Policy Advisory Committee (PAC) to the Sussex County Water Quality Management Agency (SCWQMA) at its regular meetings of May 10 and June 14, 2012 and addressed the comments and questions of the PAC members and County staff; and

WHEREAS, affected parties as defined in N.J.A.C. 7:15 were identified as Wantage Township, Sussex Borough, and the Sussex County MUA.

WHEREAS, affected parties as defined in N.J.A.C. 7:15 were identified as Wantage Township, Sussex Borough, and the Sussex County MUA.

NOW, THEREFORE, BE IT RESOLVED by the Policy Advisory Committee to the Sussex County Water Quality Management Agency (SCWQMA) that it hereby recommends to the Sussex County Board of Chosen Freeholders, that the proposed Plan Amendment is preliminarily approved and is to be forwarded to the NJDEP for review and processed separately from the Sussex County Wastewater Management Plan (WMP) Update; and

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Sussex County Board of Chosen Freeholders, Wantage Township, Sussex Borough, Sussex County MUA, and the applicant.

**CERTIFIED AS A TRUE COPY OF A RESOLUTION
ADOPTED BY THE POLICY ADVISORY COMMITTEE
OF THE SUSSEX COUNTY WATER QUALITY
MANAGEMENT PROGRAM AT A MEETING HELD ON
JULY 12, 2012.**

A handwritten signature in cursive script, reading "John G. Armeno", is written over a solid horizontal line.

**John G. Armeno, Chairman
Sussex County Water Quality PAC**

12.B.

**RESOLUTION RE: PRELIMINARY ADOPTION OF THE REVISION TO THE
SUSSEX COUNTY WASTEWATER MANAGEMENT PLAN
FOR HAMPSHIRE COMPANIES PROPERTIES, LOWER
UNIONVILLE ROAD, WANTAGE TOWNSHIP**

SUMMARY

There is an existing sewer service area for A & P shopping center in Wantage that is served by the Sussex County MUA with total allocation of 10,000 gallons per day (GPD). The Wastewater Plan Revision proposes to expand the sewer service area: adding two lots, totaling 2.45 acres (Block 2 Lots 36.01 and 36.02) located on Lower Unionville Road. The applicant showed that out of the 10,000 total, there is 3,000 GPD unused allocation that can serve the proposed commercial development on the two lots.

There is an Interlocal Sewer Service Agreement between Wantage Township and Sussex Borough dated December 2000 confirming that the sewer allocation from Wantage Township can utilize the Sussex Borough sewer force main for transport to the Sussex County MUA. The Plan Revision has been endorsed by the Resolution of the Wantage Township Committee dated September 8, 2011, with a letter of support provided by the Sussex Borough Administrator dated May 3, 2012.

Save

Clear

Resolution Request Form

Attachments

Resolution Info	Resolution Title	Resolution Summary	Approval Info	Notes
Meeting Date	08/15/2012	Submission Date	07/26/2012	
Department	ENGINEERING AND PLANNING	Vendor Name	N/A REVISION TO WMP FOR HAMP:	
Division	PLANNING	Initiator Name	ANTOINETTE WASIEWICZ	
Municipality	WANTAGE TOWNSHIP	Initiator E-Mail	AWASIEWICZ@SC.GOV	
Status	ON AGENDA	Resolution Number		
		Resolution Package #	1067442	
Grant Related	<input type="checkbox"/>	Contract Attached	<input type="checkbox"/>	
Certificate of Funds Attached	<input type="checkbox"/>	Contract Award Form Attached	<input type="checkbox"/>	



1067442

Resolution Request Form

Save

Clear

Attachments

Resolution Info	Resolution Title	Resolution Summary	Approval Info	Notes
Meeting Date	06/11/2014	Submission Date	05/27/2014	
Department	ENGINEERING AND PLANNING	Vendor Name	N/A WASTEWATER PLAN AMENDM	
Division	PLANNING	Initiator Name	ANTOINETTE WASIEWICZ	
Municipality	WANTAGE TOWNSHIP	Initiator E-Mail	AWASIEWICZ@SC.GOV	
Status	ON AGENDA	Resolution Number		
		Resolution Package #	1437582	
Grant Related	<input type="checkbox"/>	Contract Attached	<input type="checkbox"/>	
Certificate of Funds Attached	<input type="checkbox"/>	Contract Award Form Attached	<input type="checkbox"/>	
RFP	<input type="checkbox"/>			



1437582

**RESOLUTION RE: PRELIMINARY ADOPTION OF THE WASTEWATER PLAN
AMENDMENT TO THE SUSSEX COUNTY WASTEWATER
MANAGEMENT PLAN FOR MAIN LAND SUSSEX
COMPANY, LLC, ROUTE 23, WANTAGE TOWNSHIP**

WHEREAS, the existing shopping center "Wantage Plaza" (Block 7, Lots 12 and 13.02) is located on State Route 23 in Wantage Township, and owned by Main Land Sussex Company, LLC; and

WHEREAS, as a result of a past septic failure, there are currently holding tanks on the property with a Treatment Works Approval (TWA) Permit from the State Department of Environmental Protection (DEP) for 15,800 gallons per day wastewater, and the holding tanks are pumped periodically and sewage is hauled to the Sussex County Municipal Utilities Authority (MUA); and

WHEREAS, a Wastewater Management Plan (WMP) Amendment was prepared by Dykstra Associates and proposes that the property be served by the Sussex County Municipal Utilities Authority and utilize the existing sewer force main (located along Route 23) owned by Sussex Borough for transport to the Sussex County MUA wastewater treatment facility in Hardyston Township; and

WHEREAS, the proposed sewer service area for the subject property is shown on the Sussex County Future Sewer Service Area Map, dated June 2013 as a "Proposed Site Subject to Sussex County WQMP Amendment Procedure"; and

WHEREAS, the WMP Amendment states that the wastewater flow for the Wantage Plaza property will be 19,950 gallons per day (GPD) based on 119,500 square feet of retail space, restaurant use with 110 seats and additional flow for future changes in use at the shopping center; and

WHEREAS, there is an Interlocal Sewer Service Agreement between Wantage Township and Sussex Borough dated December, 2000 for specific properties in Wantage Township to utilize the sewer force main owned by Sussex Borough for transport to the Sussex County MUA; and

WHEREAS, Sussex Borough has provided a "Sanitary Sewer Build-out Analysis" prepared by CP Engineers to verify that there is unused allocation owned by Sussex Borough that can serve the Wantage Plaza property; and

WHEREAS, the proposed Plan Amendment has been endorsed in a Resolution of the Wantage Township Committee dated October 10, 2013, and also endorsed in a Resolution by Sussex Borough Council dated February 4, 2014; and

WHEREAS, the Applicant appeared before the Policy Advisory Committee (PAC) to the Sussex County Water Quality Management Agency (SCWQMA) at its regular meetings of March 13 and April 10, 2014, and addressed the comments and questions of the PAC members and County staff; and

WHEREAS, affected parties as defined in N.J.A.C. 7:15 were identified as Wantage Township, Sussex Borough, and the Sussex County MUA, and their endorsement of the WMP Amendment will be requested by the Applicant in accordance with the Plan Amendment Procedure; and

WHEREAS, the PAC has recommended, in a Resolution dated May 8, 2014, that the WMP Amendment be preliminarily approved and forwarded to NJDEP in accordance with the Plan Amendment Procedure.

NOW, THEREFORE, BE IT RESOLVED by the Sussex County Board of Chosen Freeholders that the proposed WMP Amendment is preliminarily approved and is to be forwarded to NJDEP for review in accordance with the Sussex County Plan Amendment Procedure; and

BE IT FURTHER RESOLVED that a revision of the Interlocal Sewer Service Agreement between Wantage Township and Sussex Borough will be required to include the subject property prior to the Final Approval of the WMP Amendment by the Sussex County Board of Chosen Freeholders; and

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the NJDEP Division of Land Use Planning, P.O. Box 420, Mail Code 401-07B, Trenton, NJ 08625-0420; Administrator, Wantage Township, 888 Route 23 South, Wantage, NJ 07461; Administrator, Sussex Borough, 2 Main Street, Sussex, NJ 07461; Sussex County Municipal Utilities Authority, 34 South Route 94, Lafayette, NJ 07848; and Applicant Main Land Sussex Company, LLC, 420 Route 46 East, Fairfield, NJ 07004.

Certified as a true copy of the Resolution adopted by the Board of Chosen Freeholders on the 11th day of June, 2014.

Elaine A. Morgan
 Elaine A. Morgan, Clerk
 Board of Chosen Freeholders
 County of Sussex

RECORD OF VOTE						
FREEHOLDER	AYE	NAY	ABST	ABS	MOVE	SEC
Crabb				✓		
Graham	✓				✓	
Mudrick	✓					
Phoebus	✓					✓
Vohden	✓					

ABST - Abstain
 MOVE - Resolution Moved
 ABS - Absent
 SEC - Resolution Seconded

RESOLUTION RE: PRELIMINARY ADOPTION OF THE WASTEWATER PLAN AMENDMENT TO THE SUSSEX COUNTY WASTEWATER MANAGEMENT PLAN FOR MAIN LAND SUSSEX COMPANY, LLC, ROUTE 23, WANTAGE TOWNSHIP

WHEREAS, the existing shopping center "Wantage Plaza" (Block 7 Lots 12 and 13.02) is located on State Route 23 in Wantage Township, and owned by Main Land Sussex Company, LLC; and

WHEREAS, as a result of a past septic failure, there are currently holding tanks on the property with a Treatment Works Approval (TWA) Permit from the State Department of Environmental Protection (DEP) for 15,800 gallons per day wastewater, and the holding tanks are pumped periodically and sewage is hauled to the Sussex County Municipal Utilities Authority (MUA); and

WHEREAS, a Wastewater Management Plan (WMP) Amendment was prepared by Dykstra Associates and proposes that the property be served by the Sussex County Municipal Utilities Authority and utilize the existing sewer force main (located along Route 23) owned by Sussex Borough for transport to the Sussex County MUA wastewater treatment facility in Hardyston Township; and

WHEREAS, the proposed sewer service area for the subject property is shown on the Sussex County Future Sewer Service Area Map, dated June 2013 as a "Proposed Site Subject to Sussex County WQMP Amendment Procedure"; and

WHEREAS, the WMP Amendment states that the wastewater flow for the Wantage Plaza property will be 19,950 gallons per day (GPD) based on 119,500 square feet of retail space, restaurant use with 110 seats and additional flow for future changes in use at the shopping center; and

WHEREAS, there is an Interlocal Sewer Service Agreement between Wantage Township and Sussex Borough dated December 2000 for specific properties in Wantage Township to utilize the sewer force main owned by Sussex Borough for transport to the Sussex County MUA; and

WHEREAS, Sussex Borough has provided a "Sanitary Sewer Build-out Analysis" prepared by CP Engineers to verify that there is unused allocation owned by Sussex Borough that can serve the Wantage Plaza property; and

WHEREAS, the proposed Plan Amendment has been endorsed in a Resolution of the Wantage Township Committee dated October 13, 2013, and also endorsed in a Resolution by Sussex Borough Council dated February 4, 2014; and

WHEREAS, the applicant appeared before the Policy Advisory Committee (PAC) to the Sussex County Water Quality Management Agency (SCWQMA) at its regular meetings of March 13 and April 10, 2014, and addressed the comments and questions of the PAC members and County staff; and

WHEREAS, affected parties as defined in N.J.A.C. 7:15 were identified as Wantage Township, Sussex Borough, and the Sussex County MUA, and their endorsement of the WMP Amendment will be requested by the applicant in accordance with the Plan Amendment Procedure.

NOW, THEREFORE, BE IT RESOLVED by the Policy Advisory Committee to the Sussex County Water Quality Management Agency (SCWQMA) that it hereby recommends to the Sussex County Board of Chosen Freeholders, that the proposed WMP Amendment is preliminarily approved and is to be forwarded to the NJDEP for review and processed in accordance with the Sussex County Plan Amendment Procedure; and

BE IT FURTHER RESOLVED that a revision of the Interlocal Sewer Service Agreement between Wantage Township and Sussex Borough will be required to include the subject property prior to the Final Approval of the WMP Amendment by the Sussex County Freeholders; and

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Sussex County Board of Chosen Freeholders, Wantage Township, Sussex Borough, Sussex County MUA, and the applicant.

**CERTIFIED AS A TRUE COPY OF A RESOLUTION
ADOPTED BY THE POLICY ADVISORY COMMITTEE
OF THE SUSSEX COUNTY WATER QUALITY
MANAGEMENT PROGRAM AT A MEETING HELD ON
MAY 8, 2014.**



**Eleanor Mensonides, Chair
Sussex County Water Quality PAC**

RESOLUTION

TOWNSHIP OF WANTAGE, COUNTY OF SUSSEX, STATE OF NEW JERSEY RESOLUTION ENDORSING A PLAN AMENDMENT TO THE WANTAGE TOWNSHIP WASTEWATER MANAGEMENT PLAN AND SUSSEX COUNTY WATER QUALITY MANAGEMENT PLAN FOR A PORTION OF THE PROPERTY KNOWN AS BLOCK 7, LOTS 12 AND 13.02 IN THE TOWNSHIP OF WANTAGE

WHEREAS, the Wantage Township Committee desires to provide for the orderly development of wastewater treatment and conveyance facilities within the municipality; and

WHEREAS, the New Jersey Department of Environmental Protection (NJDEP) requires that proposed wastewater treatment and conveyance facilities and wastewater treatment service areas and related subjects be in conformance with an approved Wastewater Quality Management (WQM) plan; and

WHEREAS, the Wantage Township Wastewater Management Plan (WMP) prepared by the County of Sussex has been approved by the NJDEP as an amendment to the Sussex County Water Quality Management Plan in September 2000, and revised September 2001; and

WHEREAS, Main Land Sussex Company, LLC ("Main Land") is the owner of the Wantage Plaza Shopping Center located at 205 Route 23, Wantage, New Jersey, which land is identified as Block 7, Lots 12 and 13.02 on the Wantage Township tax maps ("Property"); and

WHEREAS, the Property is nearly fully developed with buildings, a parking lot, related improvements and four (4) sewage holding tanks that are pumped on a regular basis and the effluent sent to the Sussex County Municipal Utility Authority Sewage Treatment Plant; and

WHEREAS, the Property requires wastewater discharge of 19,950 gallons per day; and

WHEREAS, the Property is less than 100 acres and the projected wastewater flow volume at the Property is above the NJDEP threshold of 2,000 gallons per day, Main Land will connect to the Sussex County Municipal Utility Authority Sewage Treatment Plant, to be consistent with the Wantage Township WMP; and

WHEREAS, the property is shown as a "future sewer service area" and the existing Wantage Township WMP requires a Plan Amendment to permit the discharge for the proposed development and to provide that a portion of Block 7, Lots 12 and 13.02 on the tax map of Wantage Township be changed and designated as sewer service areas; and

WHEREAS, the Wantage Township Committee has determined that the discharge is appropriate for this Property within the municipality.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Wantage on this Tenth day of October, 2013 as follows:

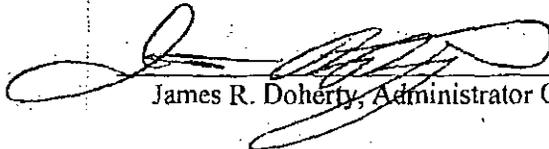
1. Wantage Township hereby endorses a plan amendment to the Wantage Township Wastewater Management Plan (WMP) to provide for a sewer service area designation for a portion of the property known as Block 7, Lots 12 and 13.02 in the Township of Wantage, and to allow it to be connected to the Sussex County Municipal Utility Authority Sewage Treatment Plant.
2. This endorsement shall be submitted to the Sussex County Policy Advisory Committee, the Sussex County Board of Chosen Freeholders, the NJDEP, and all other interested parties.

ROLL CALL

AYES: DeBoer, Gaechter Bassani
NAYES: None
ABSENT: None
ABSTAIN: None

XX

CERTIFICATION: I hereby certify the foregoing to be a true and correct copy of a resolution duly adopted by the Township Committee of the Township of Wantage, in the County of Sussex, New Jersey, at a meeting held on October 10, 2013.


James R. Doherty, Administrator Clerk

BOROUGH OF SUSSEX

RESOLUTION #2014-40R

BOROUGH OF SUSSEX, COUNTY OF SUSSEX, STATE OF NEW JERSEY

**RESOLUTION ENDORSING A PLAN AMENDMENT TO THE SUSSEX COUNTY
WASTEWATER MANAGEMENT PLAN AND SUSSEX COUNTY WATER QUALITY
MANAGEMENT PLAN FOR A PORTION OF THE PROPERTY KNOWN AS BLOCK
7, LOTS 12 AND 13.02 IN THE TOWNSHIP OF WANTAGE**

WHEREAS, the Council of the Borough of Sussex desires to provide for the orderly development of wastewater treatment and conveyance facilities within the municipality; and

WHEREAS, the Council of the Borough of Sussex has determined that the Borough has excess capacity for wastewater treatment and conveyance facilities within the municipality; and

WHEREAS, the Council of the Borough of Sussex desires to utilize said excess capacity for customers located outside the Borough in order to provide additional revenue; and

WHEREAS, the New Jersey Department of Environmental Protection (NJDEP) requires that proposed wastewater treatment and conveyance facilities and wastewater treatment service areas and related subjects be in conformance with an approved Wastewater Quality Management (WQM) plan; and

WHEREAS, the Sussex County Wastewater Management Plan (WWMP) prepared by the County of Sussex has been approved by the NJDEP as an amendment to the Sussex County Water Quality Management Plan in September 2000, and revised September 2001; and

WHEREAS, Main Land Sussex Company, LLC ("Main Land") is the owner of the Wantage Plaza Shopping Center located at 205 Route 23, Wantage, New Jersey, which land is identified as Block 7, Lots 12 and 13.02 on the Wantage Township tax maps ("Property"); and

WHEREAS, the Property is nearly fully developed with buildings, a parking lot, related improvements and four (4) sewage holding tanks that are pumped on a regular basis and the effluent sent via truck to the Sussex County Municipal Utility Authority Sewage Treatment Plant; and

WHEREAS, the Property requires wastewater discharge of 19,950 gallons per day and the Council of the Borough of Sussex desires to utilize a 19,950 Gallon Per Day portion of the Borough's excess capacity for this Property; and

WHEREAS, the Property is less than 100 acres and the projected wastewater flow volume at the Property is above the NJDEP threshold of 2,000 gallons per day; and

WHEREAS, Main Land will connect to the Sussex County Municipal Utility Authority Sewage Treatment Plant through the Borough of Sussex wastewater transmission line, to be consistent with the Sussex County WWMP; and

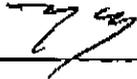
WHEREAS, the Property is shown as a "future sewer service area" and the existing Sussex County WWMP requires a Plan Amendment to permit the discharge for the proposed development and to provide that a portion of Block 7, Lots 12 and 13.02 on the tax map of Wantage Township be changed and designated as sewer service areas; and

WHEREAS, the Council of the Borough of Sussex has determined that the discharge is appropriate for this Property.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Sussex on this 4th day of February, 2014 as follows:

1. The Borough of Sussex hereby endorses a plan amendment to the Sussex County Wastewater Management Plan (WWMP) to provide for a sewer service area designation for a portion of the property known as Block 7, Lots 12 and 13.02 in the Township of Wantage, and to allow it to be connected to the Sussex County Municipal Utility Authority Sewage Treatment Plant.
2. This endorsement shall be submitted to the Sussex County Policy Advisory Committee, the Sussex County Board of Chosen Freeholders, the NJDEP, and all other interested parties.

CERTIFICATION: I hereby certify the foregoing to be a true and correct copy of the Resolution adopted by the Mayor and Council of the Borough of Sussex in the County of Sussex, New Jersey, at a meeting held on February 4, 2014.



Mark Zschack, Municipal Clerk

**RESOLUTION RE: PRELIMINARY ADOPTION OF THE WASTEWATER PLAN
AMENDMENT TO THE SUSSEX COUNTY WASTEWATER
MANAGEMENT PLAN FOR MAIN LAND SUSSEX
COMPANY, LLC, ROUTE 23, WANTAGE TOWNSHIP**

SUMMARY

The subject property is an existing shopping center "Wantage Plaza" (Block 7 Lots 12 and 13.02) located on State Route 23 in Wantage Township, and owned by Main Land Sussex Company, LLC. As a result of past septic failure, there are holding tanks on the property with a Treatment Works Approval (TWA) Permit from the State Department of Environmental Protection (DEP) for 15,800 gallons per day wastewater. The holding tanks are pumped periodically and sewage is hauled to the Sussex County Municipal Utilities Authority (MUA).

The Wastewater Management Plan (WMP) Amendment proposes that the property connect to the existing sewer force main (located along Route 23) owned by Sussex Borough for transport to the Sussex County MUA wastewater treatment facility in Hardyston Township. The wastewater flow for the Wantage Plaza property will be 19,950 gallons per day (GPD) based on 119,500 square feet of retail space, restaurant use with 110 seats and additional flow for future changes in use at the shopping center.

Sussex Borough has provided a "Sanitary Sewer Build-out Analysis" to verify that there is unused SCMUA allocation owned by Sussex Borough that can serve the Wantage Plaza property. The affected parties are Wantage Township, Sussex Borough, and the Sussex County MUA, and their endorsement of the WMP Amendment will be needed for the sewer connection to occur.



CLERK OF THE BOARD OF CHOSEN FREEHOLDERS
Sussex County Administrative Center
One Spring Street
Newton, New Jersey 07880
(973) 579-0240
FAX (973) 383-1124
E-mail: emorgan@sussex.nj.us

Elaine A. Morgan
Clerk of the Board

County of Sussex

June 12, 2014

New Jersey Department of Environmental Protection
Division of Land Use Planning
P.O. Box 420, Mail Code 401-07B
Trenton, NJ 08625-0420

RESOLUTION RE: PRELIMINARY ADOPTION OF THE WASTEWATER PLAN
AMENDMENT TO THE SUSSEX COUNTY WASTEWATER
MANAGEMENT PLAN FOR MAIN LAND SUSSEX COMPANY,
LLC, ROUTE 23, WANTAGE TOWNSHIP

Gentlemen:

The above-captioned Resolution was adopted by the Board of Chosen Freeholders at
its meeting held on June 11, 2014.

Resolution authorizes preliminary adoption of the Wastewater Plan Amendment, as
detailed in the Resolution.

Enclosed please find a certified copy of this Resolution for your files. If I can be of any
further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Elaine A. Morgan".

Elaine A. Morgan
Clerk of the Board

/eam

cc: Administrator, Wantage Township
Administrator, Sussex Borough
Sussex County Municipal Utilities Authority
Main Land Sussex Company, LLC

Save

Clear

Resolution Request Form

Attachments

Resolution Info	Resolution Title	Resolution Summary	Approval Info	Notes
Meeting Date	06/11/2014	Submission Date	05/27/2014	
Department	ENGINEERING AND PLANNING	Vendor Name	N/A WASTEWATER PLAN AMENDM	
Division	PLANNING	Initiator Name	ANTOINETTE WASIEWICZ	
Municipality	WANTAGE TOWNSHIP	Initiator E-Mail	A.WASIEWICZ@SC.GOV	
Status	ON AGENDA	Resolution Number		
		Resolution Package #	1437652	
Grant Related	<input type="checkbox"/>	Contract Attached	<input type="checkbox"/>	
Certificate of Funds Attached	<input type="checkbox"/>	Contract Award Form Attached	<input type="checkbox"/>	
RFP	<input type="checkbox"/>			



1437652

RESOLUTION RE: PRELIMINARY ADOPTION OF THE WASTEWATER PLAN AMENDMENT TO THE SUSSEX COUNTY WASTEWATER MANAGEMENT PLAN FOR BICSAK BROTHERS REALTY, ROUTE 23 AND BLAIR ROAD, WANTAGE TOWNSHIP

WHEREAS, the subject property has an active quarry and vacant land, and is located on State Route 23 and Blair Road in Wantage Township (Block 11 Lot 5 and Block 10 Lot 1.01), and owned by Bicsak Brothers Realty, LLC; and

WHEREAS, a Wastewater Management Plan (WMP) Amendment was prepared by Dykstra Associates and proposes that the property be served by the Sussex County Municipal Utilities Authority (SCMUA) and connect to the existing sewer force main (located along Route 23 and owned by Sussex Borough) with a proposed pump station for transport to the SCMUA wastewater treatment facility in Hardyston Township; and

WHEREAS, the proposed sewer service area for the subject property is shown on the Sussex County Future Sewer Service Area Map, dated June 2013 as a "Proposed Site Subject to Sussex County WQMP Amendment Procedure"; and

WHEREAS, the WMP Amendment states that the wastewater flow for the Bicsak Brothers property will be 49,000 gallons per day (GPD) and serve a proposed mixed-use development "Quarry Crossroads", consisting of 310,000 square feet of office and retail space, and 80 apartments; and

WHEREAS, there is an Interlocal Sewer Service Agreement between Wantage Township and Sussex Borough dated December 2000 for specific properties in Wantage Township to utilize the sewer force main owned by Sussex Borough for transport to the Sussex County MUA; and

WHEREAS, there is SCMUA allocation for Wantage Township purchased by the Applicant that can serve the subject property; and

WHEREAS, the proposed WMP Amendment has been endorsed in a Resolution of the Wantage Township Committee dated October 24, 2013, and also endorsed in a Resolution by Sussex Borough Council dated February 4, 2014; and

WHEREAS, the Application was on the Agenda of the Policy Advisory Committee (PAC) to the Sussex County Water Quality Management Agency (SCWQMA) at its regular meetings of March 13, April 10 and May 8, 2014, and the Applicant addressed the comments and questions of the PAC members and County staff; and

WHEREAS, affected parties as defined in N.J.A.C. 7:15 were identified as Wantage Township, Sussex Borough, and the Sussex County MUA, and their endorsement of the WMP Amendment will be requested by the Applicant in accordance with the Plan Amendment Procedure.

WHEREAS, the PAC has recommended, in a Resolution dated May 8, 2014, that the WMP Amendment be preliminarily approved and forwarded to NJDEP in accordance with the Plan Amendment Procedure.

NOW, THEREFORE, BE IT RESOLVED by the Sussex County Board of Chosen Freeholders that the proposed WMP Amendment is preliminarily approved and is to be forwarded to NJDEP for review and processed in accordance with the Sussex County Plan Amendment Procedure; and

BE IT FURTHER RESOLVED that a revision of the Interlocal Sewer Service Agreement between Wantage Township and Sussex Borough will be required to include the subject property prior to the Final Approval of the WMP Amendment by the Sussex County Board of Chosen Freeholders; and

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the NJDEP Division of Land Use Planning, P.O. Box 420, Mail Code 401-07B, Trenton, NJ 08625-0420; Administrator, Wantage Township, 888 Route 23 South, Wantage, NJ 07461; Administrator, Sussex Borough, 2 Main Street, Sussex, NJ 07461; Sussex County Municipal Utilities Authority, 34 South Route 94, Lafayette, NJ 07848; and Applicant Bicsak Brothers Realty, LLC, 47 Blair Road, Hamburg, NJ 07419.

Certified as a true copy of the Resolution adopted by the Board of Chosen Freeholders on the 11th day of June, 2014.

Elaine A. Morgan
 Elaine A. Morgan, Clerk
 Board of Chosen Freeholders
 County of Sussex

RECORD OF VOTE						
FREEHOLDER	AYE	NAY	ABST	ABS	MOVE	SEC
Crabb				✓		
Graham	✓				✓	
Mudrick	✓					
Phoebus	✓					✓
Vanden	✓					

ABST - Abstain
 MOVE - Resolution Moved

ABS - Absent
 SEC - Resolution Seconded

RESOLUTION RE: PRELIMINARY ADOPTION OF THE WASTEWATER PLAN AMENDMENT TO THE SUSSEX COUNTY WASTEWATER MANAGEMENT PLAN FOR BICSAK BROTHERS REALTY, ROUTE 23 AND BLAIR ROAD, WANTAGE TOWNSHIP

WHEREAS, the subject property has an active quarry and vacant land, and is located on State Route 23 and Blair Road in Wantage Township (Block 11 Lot 5 and Block 10 Lot 1.01), and owned by Bicsak Brothers Realty, LLC; and

WHEREAS, a Wastewater Management Plan (WMP) Amendment was prepared by Dykstra Associates and proposes that the property be served by the Sussex County Municipal Utilities Authority (SCMUA) and connect to the existing sewer force main (located along Route 23 and owned by Sussex Borough) with a proposed pump station for transport to the SCMUA wastewater treatment facility in Hardyston Township; and

WHEREAS, the proposed sewer service area for the subject property is shown on the Sussex County Future Sewer Service Area Map, dated June 2013 as a "Proposed Site Subject to Sussex County WQMP Amendment Procedure"; and

WHEREAS, the WMP Amendment states that the wastewater flow for the Bicsak Brothers property will be 49,000 gallons per day (GPD) and serve a proposed mixed-use development "Quarry Crossroads", consisting of 310,000 square feet of office and retail space, and 80 apartments; and

WHEREAS, there is an Interlocal Sewer Service Agreement between Wantage Township and Sussex Borough dated December 2000 for specific properties in Wantage Township to utilize the sewer force main owned by Sussex Borough for transport to the Sussex County MUA; and

WHEREAS, there is SCMUA allocation owned by the applicant that can serve the subject property; and

WHEREAS, the proposed Plan Amendment has been endorsed in a Resolution of the Wantage Township Committee dated October 24, 2013, and also endorsed in a Resolution by Sussex Borough Council dated February 4, 2014; and

WHEREAS, the application was on the agenda of the Policy Advisory Committee (PAC) to the Sussex County Water Quality Management Agency (SCWQMA) at its regular meetings of March 13, April 10 and May 8, 2014, and the applicant addressed the comments and questions of the PAC members and County staff; and

WHEREAS, affected parties as defined in N.J.A.C. 7:15 were identified as Wantage Township, Sussex Borough, and the Sussex County MUA, and their endorsement of the WMP Amendment will be requested by the applicant in accordance with the Plan Amendment Procedure.

NOW, THEREFORE, BE IT RESOLVED by the Policy Advisory Committee to the Sussex County Water Quality Management Agency (SCWQMA) that it hereby recommends to the Sussex County Board of Chosen Freeholders, that the proposed WMP Amendment is preliminarily approved and is to be forwarded to the NJDEP for review and processed in accordance with the Sussex County Plan Amendment Procedure; and

BE IT FURTHER RESOLVED that a revision of the Interlocal Sewer Service Agreement between Wantage Township and Sussex Borough will be required to include the subject property prior to the Final Approval of the WMP Amendment by the Sussex County Freeholders; and

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Sussex County Board of Chosen Freeholders, Wantage Township, Sussex Borough, Sussex County MUA, and the applicant.

**CERTIFIED AS A TRUE COPY OF A RESOLUTION
ADOPTED BY THE POLICY ADVISORY COMMITTEE
OF THE SUSSEX COUNTY WATER QUALITY
MANAGEMENT PROGRAM AT A MEETING HELD ON
MAY 8, 2014.**

A handwritten signature in cursive script, appearing to read "Eleanor Mensonides", written over a horizontal line.

**Eleanor Mensonides, Chair
Sussex County Water Quality PAC**