

Appendix N – Resolutions with Preliminary Approval for Plan Amendments

“Significant Actions” - Plan Amendments (listed on page 12 of County WMP)

Preliminary Approval granted by Sussex County Board of Chosen Freeholders

Resolutions for these Plan Amendments are attached on following pages:

Abandonment of Wastewater Treatment Facility – Big ‘N’ Plant, Martin Property, Route 206, Hampton Twp.

Preliminary Approval by Sussex County Freeholder Resolution, November 7, 2007
Preliminary Approval by Sussex County Water Quality PAC Resolution, Sept. 20, 2007
Hampton Township Committee Resolution, May 8, 2007

Expanded Sewer Service Area for Sussex County MUA – Hampshire Co. property, Route 23, Wantage

Preliminary Approval by Sussex County Freeholder Resolution, August 15, 2012
Preliminary Approval by Sussex County Water Quality PAC Resolution, July 12, 2012
Wantage Township Committee Resolution, Sept. 8, 2011
SCMUA Statement of Consent Resolution, March 20, 2013

Expanded Sewer Service Area for Sussex County MUA – “Wantage Plaza”, Main Land Sussex property, Route 23, Wantage

Preliminary Approval by Sussex County Freeholder Resolution, June 11, 2014
Preliminary Approval by Sussex County Water Quality PAC Resolution, May 8, 2014
Wantage Township Committee Resolution, October 10, 2013
SCMUA Statement of Consent Resolution, August 6, 2014

Expanded Sewer Service Area for Sussex County MUA – Bicsak Brothers property, Route 23 and Blair Road, Wantage

Preliminary Approval by Sussex County Freeholder Resolution, June 11, 2014
Preliminary Approval by Sussex County Water Quality PAC Resolution, May 8, 2014
Wantage Township Committee Resolution, October 24, 2013
SCMUA Statement of Consent Resolution, August 6, 2014

Expanded Sewer Service Area for Wantage Village Facility to serve Wantage Ridge, Wantage Twp. (Map #109)

Preliminary Approval by Sussex County Freeholder Resolution, June 28, 2017
Preliminary Approval by Sussex County Water Quality PAC Resolution, May 11, 2017
Wantage Township Committee Resolution, October 24, 2013

**RESOLUTION RE: PRELIMINARY ADOPTION OF THE HAMPTON
TOWNSHIP WASTEWATER PLAN AMENDMENT FOR
MARTIN PROPERTY AND AMENDMENT TO THE
SUSSEX COUNTY WASTEWATER MANAGEMENT PLAN**

WHEREAS, the applicant, Martin Realty, has petitioned the Sussex County Water Quality Management Agency (SCWQMA) to amend the Sussex County Wastewater Management Plan (WMP); and

WHEREAS, the proposed Wastewater Management Plan (WMP) Amendment has been endorsed by the Township Committee of the Township of Hampton by Resolution dated May 8, 2007, which is attached hereto; and

WHEREAS, the proposed WMP Amendment would provide for an increase in discharge to groundwater from 19,800 gallons per day (gpd) to 102,552 gpd at the existing wastewater treatment plant (NJPDES Permit Number NJ0135160) owned and operated by Northwest Environmental Maintenance Security Association (NEMSA) located on the Martin property (on Block 3501 Lot 30.01); and

WHEREAS, the proposed WMP Amendment would exclude the residential zone on Lot 30.01 from the future sewer service area and would include only commercial development in the future sewer service area, consisting of 17 lots on both sides of Route 206 (Block 3501 Lot 30.01 and Lots 30.03 – 30.10; Block 3603 Lots 25.03 – 25.05 and Lots 25.10 – 25.14); and

WHEREAS, the existing "Big N" wastewater treatment plant owned by Kere Associates (NJPDES Permit Number NJ0024163) has a permitted discharge to surface water up to 20,000 gpd and currently serves existing commercial buildings in the shopping center (Block 3501 Lots 30.03 and 30.04), McDonald's restaurant (Block 3501 Lot 30.09) and Wal-Mart (Block 3603 Lot 25.12); and

WHEREAS, the proposed WMP Amendment provides for existing septic systems in the future sewer service area to be abandoned and wastewater flow transferred to the NEMSA plant as properties develop or as septic system replacement is necessary; and

WHEREAS, the proposed WMP Amendment provides for the "Big N" wastewater treatment plant to be abandoned and its wastewater flow to be transferred to the NEMSA wastewater treatment plant, subject to a future agreement between Martin Realty and Kere Associates; and

WHEREAS, the petition consists of documents entitled "Water Quality Management Plan Amendment, on behalf of Mr. Kenneth D. Martin" dated June 14, 2007 by Aqueonics Inc. and "Hydrogeologic Investigation Report, NJPDES-DGW Permit Application, Martin Realty & Development" prepared by Matrix Environmental and Geotechnical Services, dated August 1999; and

WHEREAS, the NJ Department of Environmental Protection (DEP) reviewed the pump testing analysis using 8 existing wells for the commercial development and determined that there was adequate water supply to serve the proposed WMP amendment based on reviewing the effects upon the aquifer and other wells; and

WHEREAS, the applicant and his professionals appeared before the Policy Advisory Committee (PAC) to the SCWQMA at its regular meetings of April 12, June 14, and July 12, 2007; and

WHEREAS, the PAC recommended that the following parties be declared as "effected parties" who shall receive notice and opportunity to comment upon the final application: 1) Township of Hampton 2) Town of Newton 3) Kere Associates, owner/operator of the 'Big N' plant; and

WHEREAS, the PAC has recommended, in a Resolution dated September 20, 2007, which is attached hereto, that the WMP Amendment for Martin property in Hampton Township be preliminarily approved and included in the Sussex County Wastewater Management Plan (WMP) Update and forwarded to the NJ Department of Environmental Protection for review under the Plan Amendment Procedure.

NOW, THEREFORE, BE IT RESOLVED by the Sussex County Board of Chosen Freeholders that pursuant to the Sussex County Water Quality Management Plan Amendment Procedure that the application be preliminarily approved, included in the Sussex County WMP Update and forwarded to the New Jersey Department of Environmental Protection for additional review, and be allowed to proceed to public comment and input; and

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Sussex County Planning Division; Hampton Township; Town of Newton; Kere Associates; and Martin Realty.

Certified as a true copy of the Resolution adopted by the Board of Chosen Freeholders on the 7th day of November, 2007.

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

RECORD OF VOTE						
FREEHOLDER	AYE	NAY	N.V.	ABS	MOVE	SEC
Chiusano	✓					
Oroho	✓					
Vetrano	✓				✓	
Wirhs	✓					✓
Zellman	✓					

N.V.-Not Voting
 MOVE-Resolution Moved
 SEC-Resolution Seconded
 ABS-Absent

**RESOLUTION RE: PRELIMINARY ADOPTION OF THE HAMPTON
TOWNSHIP WASTEWATER PLAN AMENDMENT FOR
MARTIN PROPERTY AND AMENDMENT TO THE
SUSSEX COUNTY WASTEWATER MANAGEMENT PLAN**

WHEREAS, the applicant, Martin Realty, has petitioned the Sussex County Water Quality Management Agency (SCWQMA) to amend the Sussex County Wastewater Management Plan (WMP); and

WHEREAS, the proposed Wastewater Management Plan (WMP) amendment has been endorsed by the Township Committee of the Township of Hampton by Resolution dated May 8, 2007; and

WHEREAS, the proposed WMP amendment would provide for an increase in discharge to groundwater from 19,800 gallons per day (gpd) to 102,552 gpd at the existing wastewater treatment plant (NJPDES Permit Number NJ0135160) owned and operated by Northwest Environmental Maintenance Security Association (NEMSA) located on the Martin property (on Block 3501 Lot 30.01); and

WHEREAS, the proposed WMP amendment would exclude the residential zone on Lot 30.01 from the future sewer service area and would include only commercial development in the future sewer service area, consisting of 17 lots on both sides of Route 206 (Block 3501 Lot 30.01 and Lots 30.03 – 30.10; Block 3603 Lots 25.03 – 25.05 and Lots 25.10 – 25.14); and

WHEREAS, the existing "Big N" wastewater treatment plant owned by Kere Associates (NJPDES Permit Number NJ0024163) has a permitted discharge to surface water up to 20,000 gpd and currently serves existing commercial buildings in the shopping center (Block 3501 Lots 30.03 and 30.04), McDonald's restaurant (Block 3501 Lot 30.09) and Wal-Mart (Block 3603 Lot 25.12); and

WHEREAS, the proposed WMP amendment provides for existing septic systems in the future sewer service area to be abandoned and wastewater flow transferred to the NEMSA plant as properties develop or as septic system replacement is necessary; and

WHEREAS, the proposed WMP amendment provides for the "Big N" wastewater treatment plant to be abandoned and its wastewater flow to be transferred to the NEMSA wastewater treatment plant, subject to agreement between Martin Realty and Kere Associates; and

WHEREAS, the petition consists of documents entitled "Water Quality Management Plan Amendment, on behalf of Mr. Kenneth D. Martin" dated June 14, 2007 by Aqueonics Inc. and "Hydrogeologic Investigation Report, NJPDES-DGW Permit Application, Martin Realty & Development" prepared by Matrix Environmental and Geotechnical Services, dated August 1999; and

WHEREAS, the NJ Department of Environmental Protection (DEP) reviewed the pump testing analysis using 8 existing wells for the commercial development and determined that there was adequate water supply to serve the proposed WMP amendment based on reviewing the effects upon the aquifer and other wells; and

WHEREAS, the applicant and his professionals appeared before the Policy Advisory Committee (PAC) to the SCWQMA at its regular meetings of April 12, June 14, and July 12, 2007; and

WHEREAS, the PAC recommended that the following parties be declared as "effected parties" who shall receive notice and opportunity to comment upon the final application: 1) Township of Hampton 2) Town of Newton 3) Kere Associates, owner/operator of the 'Big N' plant.

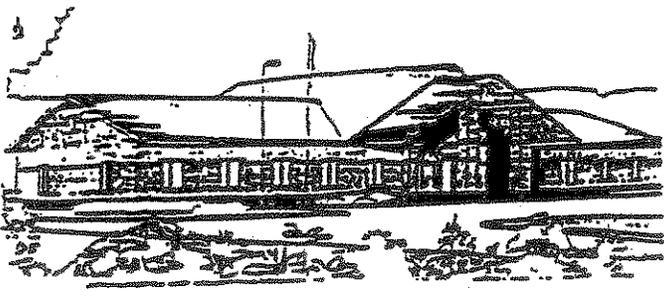
NOW, THEREFORE, BE IT RESOLVED by the Policy Advisory Committee to the Sussex County Water Quality Management Agency (SCWQMA), that it hereby recommends to the Sussex County Board of Chosen Freeholders, that pursuant to the Sussex County Water Quality Management Plan Amendment Procedure that the application be included in the Sussex County WMP Update and forwarded to the New Jersey Department of Environmental Protection for additional review, and be allowed to proceed to public comment and input; and

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Sussex County Board of Chosen Freeholders, Hampton Township, Town of Newton, Kere Associates, and Martin Realty.

Certified as a true copy of a
Resolution adopted by the
Policy Advisory Committee of the
Sussex County Water Quality
Management Program on the
20th Day of September, 2007



John G. Armeno, Chairman
Sussex County Water Quality PAC



TOWNSHIP OF HAMPTON

1 Municipal Complex Road

Newton, NJ 07860

P: 973-383-5570 • F: 973-383-8969

Eileen Klose
Township Administrator

HAMPTON TOWNSHIP
SUSSEX COUNTY, NEW JERSEY

Kathleen Armstrong, RMC
Township Clerk

**RESOLUTION SUPPORTING AN AMENDMENT TO THE
HAMPTON TOWNSHIP WASTEWATER MANAGEMENT PLAN
AND THE SUSSEX COUNTY WATER QUALITY MANAGEMENT PLAN**

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

WHEREAS, Kenneth D. Martin is now seeking to amend the Hampton Township Wastewater Management Plan to allow him to complete the development for parcels comprising of his lands and those of his successors not presently served by the Big N Sewage Treatment Facility, and

WHEREAS, the present Wastewater Management Plan shows this entire area to lie within the zone approved for subsurface discharges of less than 20,000 gpd, and

WHEREAS, the proposed discharge would exceed the 20,000 gpd limit permitted in the present plan.

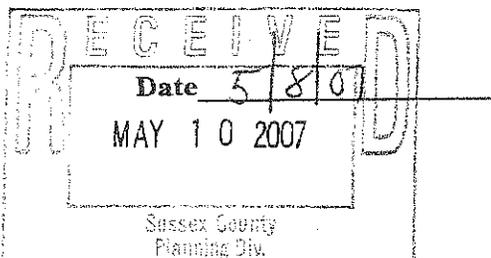
NOW THEREFORE BE IT RESOLVED BY the Township Committee of the Township of Hampton to support the Wastewater Management Plan Amendment as requested by Kenneth Martin, and in accordance with Aqueonics, Inc.'s discharge allocation calculations of 102,552 gallons per day. The applicant shall be subject to compliance with conditions set forth by the State of New Jersey Department of Environmental Protection.

BE IT FURTHER RESOLVED THAT this Resolution supports an amendment to the Hampton Township Wastewater Management Plan for property owned by Kenneth Martin as described and delineated by Aqueonics, Inc.

BE IT ALSO RESOLVED THAT this Resolution be submitted to the Sussex County Policy Advisory Committee, the Sussex County Board of Chosen Freeholders, the New Jersey Department of Environmental Protection, and all other interested parties.

CERTIFICATION

I hereby certify that the above resolution was adopted by the Township Committee at their regular meeting held May 8, 2007 at the Hampton Township Municipal Building, Baleville, Sussex County, New Jersey.




Kathleen Armstrong
Township Clerk

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

RECORD OF VOTE						
FREEHOLDER	AYE	NAY	ABST	ABS	MOVE	SEC
Crabb	✓					
Spicer	✓					
Vanden	✓					✓
Zelmsen	✓				✓	
Zodi	✓			✓		

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.**



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

RESOLUTION

TOWNSHIP OF WANTAGE

**MUNICIPAL ENDORSEMENT OF AMENDMENT TO THE
SUSSEX COUNTY WASTEWATER MANAGEMENT PLAN**

WHEREAS, the Sussex County Water Quality Management Area includes the Township of Wantage specifically with regard to properties located along Route 23 within the Township; and

WHEREAS, the Sussex County Wastewater Management Plan ("WMP") is in accord with current New Jersey Department of Environmental Protection regulations and the Highlands Water Protection and Planning Act; and

WHEREAS, an amendment to the Sussex County WMP requires the endorsement of the municipality in which the subject property is located; and

WHEREAS, the owner of Block 2, Lots 36.01 and 36.02, located on Route 23 within the Township of Wantage seeks to be included in the Sussex County WMP as a sewer service area; and

WHEREAS, designation of appropriate properties along Route 23 as sewer service areas enhance the commercial viability of the area and benefits Wantage Township.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Committee of the Township of Wantage endorses the inclusion of Block 2, Lots 36.01 and 36.02 within the Sussex County WMP.

It is hereby certified that this is a true and accurate copy of a Resolution adopted by the Governing Body of the Township of Wantage, County of Sussex, State of New Jersey, at its regular meeting held on September 8, 2011, at the Municipal Building, 888 Route 23S, Wantage, New Jersey 07461.


James R. Doherty
Clerk/Administrator

RESOLUTION RE: AUTHORIZING SCMUA STATEMENT OF CONSENT FOR THE PROPOSED REVISION TO THE SUSSEX COUNTY WASTEWATER MANAGEMENT PLAN FOR HAMPSHIRE COMPANY 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 (SCMUA) with a 10,000 gallons per day (GPD) allocation; and

WHEREAS, the plan revision proposed 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, 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 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, the proposed Site Specific Plan Amendment was preliminarily approved by the Sussex County Board of Chosen Freeholders on August 15, 2012; and

WHEREAS, the SCMUA desires to provide for the orderly development of wastewater facilities within Sussex County; and

WHEREAS, the NJDEP requires that proposed wastewater treatment and conveyance facilities and wastewater treatment service areas, as well as related subjects, be in conformance with an approved WQM plan; and

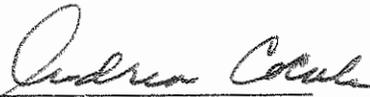
WHEREAS, the NJDEP has established the WQM plan amendment procedure as the method of incorporating unplanned facilities into a WQM plan; and

WHEREAS, SCMUA has reviewed the proposed site specific plan amendment along with associated sewer service and mapping, and endorses same.

NOW THEREFORE, BE IT RESOLVED, by the Commissioners of the SCMUA that:

1. The SCMUA hereby consents to the proposed site specific WQM plan amendment for Hampshire Company Properties, Lower Unionville Road, Wantage Township.
2. This consent shall be submitted to the NJDEP in accordance with N.J.A.C. 7:75-3.4 with copies to the County of Sussex, Wantage Township, and Sussex Borough.

Certified as a true copy of the
Resolution adopted by the Authority
at their Regular Meeting held on
Wednesday, March 20, 2013


Andrea Cocula, Secretary

**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	✓					✓
Volden	✓					

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.**

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

**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.

RESOLUTION RE: AUTHORIZING SCMUA STATEMENT OF CONSENT FOR THE PROPOSED AMENDMENT TO THE SUSSEX COUNTY WATER QUALITY MANAGEMENT PLAN FOR MAIN LAND SUSSEX COMPANY, LLC, WANTAGE PLAZA, WANTAGE TOWNSHIP

WHEREAS, there exists a need for a new sewer service area along Route 23 in Wantage Township for the Main Land Sussex Company, LLC property (Block 7, Lots 12 and 13.02) with existing commercial use known as "Wantage Plaza" that is proposed to be served by the Sussex County Municipal Utilities Authority (SCMUA); and

WHEREAS, a Site Specific Amendment to the Sussex County Water Quality Management Plan was prepared by Dykstra Associates, P.C. on behalf of Applicant, Main Land Sussex Company, LLC for the subject property; and

WHEREAS, the proposed sewer service area for the subject property is delineated on the Sussex County Future Sewer Service Area Map, dated June 2013; and

WHEREAS, the total projected wastewater flow for this project is 19,950 gallons per day based upon existing/future use, past septic failure, and current hauling of site wastewater to the SCMUA Upper Walkkill Facility; and

WHEREAS, there is a 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 conveyance to the SCMUA Upper Walkkill Plant; and

WHEREAS, the adequate carrying capacity of said Sussex Borough wastewater force main is required to be evaluated and verified through the NJDEP Treatment Works Approval (TWA) Permit process, subject to SCMUA review and concurrence prior to connection thereto; and

WHEREAS, there is an existing available water source for the Applicant's project; and

WHEREAS, the proposed Plan Amendment has been endorsed by Resolution of the Wantage Township Committee dated October 13, 2013, and also endorsed by February 4, 2014 Resolution by Sussex Borough; 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, the proposed Site Specific Plan Amendment was preliminarily approved by the Sussex County Board of Chosen Freeholders on May 8, 2014; and

WHEREAS, the SCMUA desires to provide for the orderly development of wastewater facilities within Sussex County; and

WHEREAS, the NJDEP requires that proposed wastewater treatment and conveyance facilities and wastewater treatment service areas, as well as related subjects, be in conformance with an approved WQM plan; and

WHEREAS, the NJDEP has established the WQM plan amendment procedure as the method of incorporating unplanned facilities into a WQM plan; and

WHEREAS, SCMUA has reviewed the proposed site specific plan amendment along with associated sewer service area mapping, and endorses same.

NOW THEREFORE, BE IT RESOLVED, by the Commissioners of the SCMUA that:

1. The SCMUA hereby consents to the proposed site specific WQM plan amendment for Main Land Sussex County LLC property, Route 23 at Wantage Plaza, Wantage Township.
2. This consent shall be submitted to the NJDEP in accordance with N.J.A.C. 7:75-3.4 with copies to the County of Sussex, Wantage Township, and Sussex Borough.

Certified as a true copy of the
Resolution adopted by the Authority
at their Regular Meeting held on
Wednesday, August 6, 2014.


Andrea Cocula, Secretary

**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**

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 BICSAK BROTHERS REALTY LLC PROPERTY KNOWN AS A PORTION OF A BLOCK 11, LOT 5 AND BLOCK 10, LOT 1.01

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, Bicsak Brothers Realty, LLC ("Bicsak") is the owner of property located in Wantage Township, which land is identified as a portion of Block 11, Lot 5 and Block 10, Lot 1.01 on the Wantage Township tax maps ("Property"); and

WHEREAS, the Property is the site of a soil and rock removal operation which has been approved and substantially conducted; and

WHEREAS, the Property is proposed for Planned Commercial Development, and could include a hospital or related medical campus; and

WHEREAS, the proposed development of the Property will require wastewater discharge above 2000 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 2000 gallons per day, Bicsak 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 designated 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 permit a portion of Block 11, Lot 5 and Block 10, Lot 1.01 as shown on the tax map of Wantage Township to be changed and designated sewer service area for the Sussex County Municipal Utility Authority Sewage Treatment Plant; and

WHEREAS, the Wantage Township Committee has determined that the proposed discharge for the development of the Property contemplated by Bicsak is appropriate for this Property within the municipality.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Wantage on this 24th day of October, 2013 as follows:

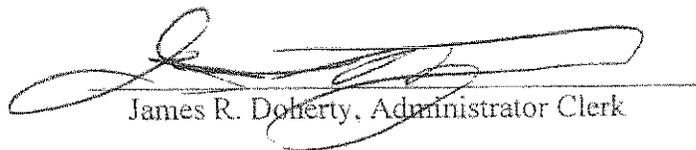
Wantage Township hereby endorses a plan amendment to the Wantage Township Wastewater Management Plan (WMP) to provide for a sewer service area designation for a portion of Block 11, Lot 5 and Block 10, Lot 1.01 in the Township of Wantage, and to allow it to be connected to the Sussex County Municipal 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: Gaechter Bassani
NAYES: None
ABSENT: DeBoer
ABSTAIN: None

It is hereby certified that this is a true and accurate copy of a Resolution adopted by the governing body of the Township of Wantage, County of Sussex, State of New Jersey at a meeting held on October 24, 2013 at the Wantage Township Municipal Building, 888 Route 23, Wantage, New Jersey 07461.


James R. Doherty, Administrator Clerk

RESOLUTION RE: AUTHORIZING SCMUA STATEMENT OF CONSENT FOR THE PROPOSED AMENDMENT TO THE SUSSEX COUNTY WATER QUALITY MANAGEMENT PLAN FOR BICSAK BROTHERS REALTY, ROUTE 23 AND BLAIR ROAD, WANTAGE TOWNSHIP

WHEREAS, there exists a need for a new sewer service area along Route 23 in Wantage Township for the Bicsak Brothers Realty, LLC property (Block 11, Lot 5 and Block 10, Lot 1.01) that is proposed to be served by the Sussex County Municipal Utilities Authority (SCMUA); and

WHEREAS, a Site Specific Amendment to the Sussex County Water Quality Management Plan was prepared by Dykstra Associates, P.C. on behalf of Applicant, Bicsak Brothers Realty, LLC for the subject property; and

WHEREAS, the proposed sewer service area for the subject property is delineated on the Sussex County Future Sewer Service Area Map, dated June 2013; and

WHEREAS, the total projected wastewater flow for this project is 49,000 gallons per day based upon a mixed use development complex including 310 square feet of office and retail spaces, and 80 apartments; and

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

WHEREAS, there are several feasible points of connection available to the Applicant, for conveyance of wastewater to the SCMUA Regional Upper Wallkill System; and

WHEREAS, there are multiple available water sources for the Applicant's project; and

WHEREAS, the proposed Plan Amendment has been endorsed by Resolution of the Wantage Township Committee dated October 24, 2013, and also endorsed by February 4, 2014 Resolution by Sussex Borough; 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, April 10, and May 8, 2014 and addressed the comments and questions of the PAC members and County staff; and

WHEREAS, the proposed Site Specific Plan Amendment was preliminarily approved by the Sussex County Board of Chosen Freeholders on June 11, 2014; and

WHEREAS, the SCMUA desires to provide for the orderly development of wastewater facilities within Sussex County; and

WHEREAS, the NJDEP requires that proposed wastewater treatment and conveyance facilities and wastewater treatment service areas, as well as related subjects, be in conformance with an approved WQM plan; and

WHEREAS, the NJDEP has established the WQM plan amendment procedure as the method of incorporating unplanned facilities into a WQM plan; and

WHEREAS, SCMUA has reviewed the proposed site specific plan amendment along with associated sewer service area mapping, and endorses same.

NOW THEREFORE, BE IT RESOLVED, by the Commissioners of the SCMUA that:

1. The SCMUA hereby consents to the proposed site specific WQM plan amendment for Bicsak Brothers Realty, LLC property, Route 23 and Blair Road, Wantage Township.
2. This consent shall be submitted to the NJDEP in accordance with N.J.A.C. 7:75-3.4 with copies to the County of Sussex, Wantage Township, and Sussex Borough upon payment by Applicant of the required SCMUA review fee.

Certified as a true copy of the
Resolution adopted by the Authority
at their Regular Meeting held on
Wednesday, August 6, 2014.


Andrea Cocula, Secretary

**RESOLUTION RE: WASTEWATER MANAGEMENT PLAN AMENDMENT FOR
WANTAGE RIDGE PROPERTY, COUNTY ROUTE 628,
WANTAGE**

WHEREAS, the applicant has petitioned the Sussex County Water Quality Management Agency (SCWQMA) to amend the Sussex County Wastewater Management Plan (WMP) and Future Sewer Service Area Map for the proposed "Wantage Ridge" development on Block 116, Lot 10.06 in Wantage Township, owned by PKM Holdings, LLC; and

WHEREAS, the proposed change to County WMP would designate Block 116, Lot 10.06 as a "Discharge to Ground Water" area on the Future Sewer Service Area Map for wastewater flow of 19,950 gallons per day (GPD); and

WHEREAS, the proposed change to Future Sewer Service Area Map for Block 116, Lot 10.06 to be designated for Discharge to Ground Water has been endorsed by the Wantage Township Committee by Resolution dated October 24, 2013; and

WHEREAS, the applicant submitted a document in January 2017 titled "Site Specific Amendment for Wantage Ridge" prepared by Dykstra Associates; and

WHEREAS the applicant submitted a document in March 2017 titled "Hydrogeologic Investigation Report" prepared in 2007 by Matrix New Word Engineering to provide site data of soils and groundwater modeling and analyze impacts of proposed groundwater discharge of 19,950 GPD in a disposal field on Block 116, Lot 10.06; and

WHEREAS, there is an approved sewer service area on adjacent Block 116, Lot 10.01 for "Wantage Village" project owned by Wantage Ridge Developers, LLC, with proposed Discharge to Groundwater of 19,867 GPD and a DEP Permit was obtained in 2008 (NJPDES Permit NJ0166561); and

WHEREAS, there is a proposed wastewater treatment plant on Lot 10.01 and the wastewater from both Lots 10.01 and Lot 10.06 would be treated at the one plant and then sent to two disposal fields (one on each lot) for Discharge to Groundwater; and

WHEREAS, the proposed WMP Amendment provides for the expansion of the wastewater treatment plant from 19,867 to 39,817 GPD; and

WHEREAS, the applicant is proposing that the water supply for both Wantage Village and Wantage Ridge would be provided from Sussex Borough, and submitted a "Will Serve" letter from the Sussex Borough Clerk dated February 2006 that may be updated; and

WHEREAS, the applicant and his professionals appeared before the Sussex County Water Quality Policy Advisory Committee (PAC) at its regular meetings of January 12, 2017 and March 9, 2017; and

WHEREAS, the PAC recommended that the following parties be declared as "effected parties" who shall receive notice and opportunity to comment upon the final application: Wantage Township and Sussex Borough; and

WHEREAS, the PAC has recommended, in a Resolution dated May 11, 2017 that the Plan Amendment to the Sussex County WMP be preliminarily approved and included in the Sussex County WMP.

NOW, THEREFORE, BE IT RESOLVED by the Sussex County Board of Chosen Freeholders that the proposed Wantage Ridge Plan Amendment is preliminarily approved and is to be included in the Sussex County Wastewater Management Plan (WMP) for submittal to DEP for review in accordance with the Plan Amendment Procedure; and

BE IT FURTHER RESOLVED that the following parties be declared as "effected parties" who shall receive notice and opportunity to comment upon the final application: Wantage Township and Sussex Borough; and

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the NJDEP Office of WRM Coordination, P.O. Box 420, Mail Code 401-02A, Trenton, NJ 08625; the Municipal Clerk, Wantage Township, 888 Route 23 South, Wantage, NJ 07461; and the Municipal Clerk, Sussex Borough, 2 Main Street, Sussex, NJ 07461.

Certified as a true copy of the Resolution adopted by the Board on the 28th day of June, 2017.

Catherine M. Williams

Catherine M. Williams, Clerk
Board of Chosen Freeholders
County of Sussex

RECORD OF VOTE						
FREEHOLDER	AYE	NAY	ABST	ABS	MOVE	SEC
Crabb	✓					
Graham	✓				✓	
Lezzaro	✓					
Rose	✓					✓
<i>PERLO</i>	✓					✓

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

**RESOLUTION RE: WASTEWATER MANAGEMENT PLAN AMENDMENT FOR
WANTAGE RIDGE PROPERTY, COUNTY ROUTE 628,
WANTAGE**

WHEREAS, the applicant has petitioned the Sussex County Water Quality Management Agency (SCWQMA) to amend the Sussex County Wastewater Management Plan (WMP) and Future Sewer Service Area Map for the proposed "Wantage Ridge" development on Block 116 Lot 10.06 in Wantage Township, owned by PKM Holdings, LLC; and

WHEREAS, the proposed change to County WMP would designate Block 116 Lot 10.06 as a "Discharge to Ground Water" area on the Future Sewer Service Area Map for wastewater flow of 19,950 gallons per day (GPD); and

WHEREAS, the proposed change to Future Sewer Service Area Map for Block 116 Lot 10.06 to be designated for Discharge to Ground Water has been endorsed by the Wantage Township Committee by Resolution dated October 24, 2013; and

WHEREAS, the applicant submitted a document in January 2017 titled "Site Specific Amendment for Wantage Ridge" prepared by Dykstra Associates; and

WHEREAS the applicant submitted a document in March 2017 titled "Hydrogeologic Investigation Report" prepared in 2007 by Matrix New Word Engineering to provide site data of soils and groundwater modeling and analyze impacts of proposed groundwater discharge of 19,950 GPD in a disposal field on Block 116 Lot 10.06; and

WHEREAS, there is an approved sewer service area on adjacent Block 116 Lot 10.01 for "Wantage Village" project owned by Wantage Ridge Developers, LLC, with proposed Discharge to Groundwater of 19,867 GPD and a DEP Permit was obtained in 2008 (NJPDES Permit NJ0166561); and

WHEREAS, there is a proposed wastewater treatment plant on Lot 10.01 and the wastewater from both Lots 10.01 and Lot 10.06 would be treated at the one plant and then sent to two disposal fields (one on each lot) for Discharge to Groundwater; and

WHEREAS, the proposed WMP Amendment provides for the expansion of the wastewater treatment plant from 19,867 to 39,817 GPD; and

WHEREAS, the applicant is proposing that the water supply for both Wantage Village and Wantage Ridge would be provided from Sussex Borough, and submitted a "Will Serve" letter from the Sussex Borough Clerk dated February 2006 that may be updated; and

WHEREAS, the applicant and his professionals appeared before the Policy Advisory Committee (PAC) to the SCWQMA at its regular meetings of January 12 and March 9, 2017; and

WHEREAS, the PAC recommended that the following parties be declared as "effected parties" who shall receive notice and opportunity to comment upon the final application: Wantage Township and Sussex Borough.

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 Wantage Ridge Plan Amendment, designating Lot 10.06 in Block 116 in Wantage Township as an approved sewer service area, be included in the Sussex County WMP to be forwarded to the New Jersey Department of Environmental Protection for additional review, and be allowed to proceed to public comment and input; and

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

Certified as a true copy of a
Resolution adopted by the
Policy Advisory Committee of the
Sussex County Water Quality
Management Program on the
11th Day of May, 2017.



Howard Baker, Chairman
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 BLOCK 116, LOT 10.06

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, Wantage Ridge Developers, LLC ("Wantage Ridge") and PKM Holdings, LLC ("PKM") are the owners of property located in Wantage Township, along State Route 94 in the McCoy Corner Village area of Wantage, which land is identified as Block 116, Lots 10.01 and 10.06 on the Wantage Township tax maps (Property); and

WHEREAS, Wantage Ridge is the owner Block 116, Lot 10.01, known as the "Wantage Village Development" and PKM is the owner of Block 116, Lot 10.06, known as the "Wantage Ridge Development"; and

WHEREAS, Wantage Ridge and PKM propose an inclusionary development on the Property, with mixed-use buildings, multi-family housing, low and moderate income units, related parking improvements and an on-site sewage treatment facility; and

WHEREAS, the proposed developments are located on a tract of land less than 100 acres; and

WHEREAS, the wastewater flow volume is above the NJDEP threshold of 2000 gallons per day, Wantage Ridge has already obtained a NJPDES-Discharge to Groundwater permit for up to 19,867 gallons per day for Block 116, Lot 10.01, and will seek to amend said permit to provide that the Wantage Village Development on Block 116, Lot 10.06 be changed and designated an "on-site groundwater discharge area", and this amendment must be consistent with the Wantage Township WMP; and

WHEREAS, Block 116, Lot 10.01 is shown as a "future sewer service area" and existing Wantage Township WMP requires a Plan Amendment to provide that Block 116, Lot 10.06 on the tax map of Wantage Township be changed and designated an "on-site groundwater discharge" area; and

WHEREAS, the Wantage Township Committee has determined and the approved discharge for the development of Block 116, Lot 10.06, together with the discharge for Block 116, Lot 10.01, is approved for this Property within the municipality.

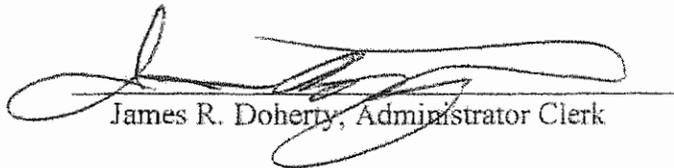
NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Wantage on this 24th day of October, 2013 as follows:

- 1.. Wantage Township hereby endorses a plan amendment to the Wantage Township Wastewater Management Plan (WMP) as follows:
 - a. To permit the discharge for the proposed development on the Wantage Village Development property, located on Block 116, Lot 10.06;
 - b. To provide for "on-site groundwater discharge" area designation for Block 116, Lots 10.06 in the Township of Wantage.
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: Gaechter Bassani
NAYES: None
ABSENT: DeBoer
ABSTAIN: None

It is hereby certified that this is a true and accurate copy of a Resolution adopted by the governing body of the Township of Wantage, County of Sussex, State of New Jersey at a meeting held on October 24, 2013 at the Wantage Township Municipal Building, 888 Route 23, Wantage, New Jersey 07461.


James R. Doherty, Administrator Clerk