

MOTION: Pontone

SECOND: Neuner

**ROCKLEIGH SEWERAGE AUTHORITY**  
**County of Bergen**  
**State of New Jersey**

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**Re:** RESOLUTION DETAILING REASONS FOR REJECTION OF APPLICATION FOR TREATMENT WORKS APPROVAL PERMIT.

**WHEREAS**, the Rockleigh Sewerage Authority (hereinafter "the Authority") is in receipt of a Treatment Works Approval Permit Application (hereinafter "the Application") from Dr. Paul and Doris McCormick (hereinafter "the applicants"), 302 Bedford Road, Ridgewood, New Jersey, relating to premises known as Block 203, Lot 22 as depicted on the tax assessment map of the Borough of Rockleigh, being more commonly known as 3 Willow Avenue (hereinafter "the property", "the premises" or "the parcel"); and

**WHEREAS**, the Authority and its professionals have reviewed the Application; and

**WHEREAS**, the Application form advises that if the Authority declines to consent to the project contemplated by the Application, it is required to state its reasons for rejection or disapproval in a resolution.

**NOW THEREFORE BE IT RESOLVED** by the Authority that the following facts and conclusions are made in connection with the Application:

1. By letter dated December 23, 2014, Costa Engineering Corporation (hereinafter "Costa"), representing the applicants, requested that the Authority grant consent to the applicants for the submission of the Application to the New Jersey Department of Environmental Protection (hereinafter "DEP"). Accompanying the correspondence from Costa, which was addressed to Mayor Robert R. Schaffer, was the form of the Application comprising four (4) pages, the Engineer's Report comprising four (4) pages, and forms relating to Statements of Consent comprising four (4) pages.

2. Page 1 of the form of Application indicates that the cost of treatment works proposed in the application is \$325,180.00. The project description as indicated on page 2 of the application indicates that the project involves the

removal of an existing part of house, pool, driveway, patio, walk and the construction of a new addition to the existing house, patio, pool, pool house, driveway and walk. Proposed Treatment Works Application involves the construction of a 570 LF of 6" PVC sanitary sewer lateral, 3,822 LF of 8" PVC sanitary sewer main on Willow Avenue, Piermont Road and Link Drive, eight (8) cleanouts, and fifteen (15) manholes.

3. The Authority notes that prior to the submission of the Application, certain correspondence was previously provided to the Borough of Rockleigh. More particularly, the contractor for the applicants, Joseph M. Sanzari, detailed in correspondence to Borough Engineer Gregory Polyniak dated October 6, 2014 that estimated the cost of the project to be \$761,000.00. Page 3 of said correspondence references that \$263,000.00 of the potential \$761,000.00 would be privately funded, presumably by the applicants. It is further stated therein that the balance of \$498,000.00 would be shared by the County, Borough and three (3) other property owners.

4. No explanation has been provided the Authority as to the discrepancy between the estimated cost of \$325,180.00 as reflected in the Application and the projected cost of \$761,000.00 as reflected in Mr. Sanzari's correspondence. Furthermore, it is represented in said correspondence that a total of \$498,000.00 would be shared by the County, Borough and three (3) other property owners. To date there has been no representation or contractual arrangement pertaining to funding, to the Authority's knowledge, or even a request for a sewer connection from the "three other property owners" referenced in the aforesaid correspondence. Similarly, there has been no representation provided by the County of Bergen, either by resolution of the Board of Chosen Freeholders or correspondence from any other agency, that the County would be agreeable to contributing to the cost of the project. The Borough has no funds available to contribute to the cost of the project, as was incorrectly represented by Mr. Sanzari in the October 6, 2014 correspondence.

5. While sewage from the project is proposed to be discharged into the Orangetown New York Wastewater Treatment Plant, the property is located within the Bergen County Utilities Authority (hereinafter "BCUA") service area. As a result, an amendment is required to be approved to the existing BCUA Wastewater Management Plan. No documents have been provided evidencing approval of such amendment by the DEP.

6. The Application is devoid of any details as to cost of the items required relating to the construction of the proposed treatment works and is accordingly incomplete. In addition, the Application as submitted is also missing a number of other required items. These include the effluent receiving waters on

the WQM-006 application, the failure to concrete encase the sanitary sewer or design the sewer to be DIP on Willow Avenue where it crosses an existing water course, the designation of the plans as "FINAL" or "FINAL FOR SEWER DESIGN" as per the TWA Checklist and the failure to illustrate the pipe, its location, and the water lateral near the sanitary main connection. In addition, while manhole details have been furnished, a deep manhole detail was not provided. In addition, the submission does not provide roadway centerline spot elevations necessary to determine if the provided roadway profile is accurate.

7. Finally, while the application proposes to open a municipal street, there has been no representation by the applicants as to compliance with Chapter XVI of the Borough Code pertaining to road openings. In addition, there is no representation in the Application as to compliance with Chapter XVI or that full width paving will be provided for all disturbed municipal roadways.

**BE IT FURTHER RESOLVED** that based upon the foregoing facts and conclusions, the Authority declines to provide consent to the submission of the TWA Application to the DEP; and

**BE IT FURTHER RESOLVED** that a copy of this resolution shall be provided to the applicants and to their engineer, Costa Engineering Corporation.

Dated: February 3, 2015

|              | Yes | No | Absent | Abstain |
|--------------|-----|----|--------|---------|
| Cumiskey     | ✓   |    |        |         |
| Agrista, Jr. |     |    | ✓      |         |
| Pontone      | ✓   |    |        |         |
| Schaffer     | ✓   |    |        |         |
| Photiadis    |     |    | ✓      |         |
| Feulner      | ✓   |    |        |         |

I hereby certify that this is a true copy of the Resolution passed by the Rockleigh Sewerage Authority at their meeting held on February 2, 2015.

  
**MARCELLA GIAMPICCOLO, Secretary**