

**READINGTON TOWNSHIP SEWER ADVISORY COMMITTEE  
MEETING – July 11, 2018**

The meeting was called *to order at 6:30 p.m.* announcing that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised.

**PRESENT:** Chairman Ron Monaco, Vice-Chairman David Olsen

**ALSO PRESENT:** Engineer Rob O'Brien, Secretary Karin Parker

**ABSENT:** William Meglaughlin

**A. APPROVAL OF THE MINUTES** of meeting February 15, 2018

*A MOTION* was made by Mr. Olsen to approve the minutes of the February 15, 2018 meeting, seconded by Mr. Monaco with a vote of ayes all, nays none recorded.

**B. CORRESPONDENCE**

1. Letter dated March 15, 2018 from Sharon A. Dragan, Esq. regarding *Exercising the Right to Recall Sewerage Allocation granted to National Realty & Development Corp./Readington Holdings, L.P back to the Township*. No action taken.
2. Letter dated May 24, 2018 from Sharon A. Dragan, Esq. regarding *Sewer Capacity Request for George De Marco (Block 17, Lots 6.01 and 7)*. No action taken.

**C. NEW BUSINESS**

1. *Request for Additional Allocation of 860 GPD for the Willows at Whitehouse Station* – letter dated June 21, 2018 from Brett Skapinetz, PE, PP and Justin Geonnotti, PE, Dynamic Engineering

Brett Skapinetz, PE, Dynamic Engineering, was present to request an additional allocation of 860 gpd for the proposed Willows at Whitehouse Station project. Mr. Skapinetz explained that when the original application was made in 2017, there was an assumption that the 1,050 gpd previously assigned to the existing property ran with the land; however, they recently found out it does not and could not be used as a credit toward the Willows development. Mr. Skapinetz concluded that with the calculation on number of units, which remains the same as well as the clubhouse, 16,710 gpd will be needed for the proposed development; therefore, they are requesting an additional allocation of 860 gpd to complete the project.

*A MOTION* was made by Mr. Monaco to recommend to the Township Committee to amend the sewer agreement with the Whitehouse Urban Renewal Associates, LCC to include an additional allocation of 860 gpd, seconded by Mr. Olsen with a vote of ayes all, nays none recorded.

2. ***Request for Additional Allocation of Sewer Capacity for Proposed Expansion of Quik Check Corporation Office Expansion*** – letter dated June 12, 2018 from James F. Thaon, PE and Tung-To-Lam, PE, Bohler Engineering NJ, LLC

Larry Wohl Esq., Archer Greiner, on behalf of QuikChek Corporation, stated that QuikChek is looking to present to the Planning Board a proposed preliminary and final major site plan application. Tung-To Lam, PE, Bohler Engineering, indicated that QuikChek is proposing to add on to their existing headquarters. Mr. Lam indicated that based on their existing water usage demands and what they have metered over a seventy-one (71) day time period, it appears they are using an average of 516 gpd for the existing facility, which is 20,336 sq. ft. Mr. Lam continued that based on their calculations an additional 670 gpd would be required for the expansion of the headquarters to 26,805 sq. ft., projecting a total of 1,186 gpd of capacity, which is still well under the 2,100 gpd capacity that they are currently paying for.

Mr. Monaco confirmed that they will be metering the usage going forward and QuikChek will be able to easily sustain the 2,100 gpd that they currently have allocated therefore there is no request for any additional capacity.

Engineer O'Brien suggested that additional metering be done beyond the seventy-one (71) day time frame. Engineer O'Brien questioned if there were any water bills available for additional data purposes. Rick Wisler, Director of Engineering for QuikChek Food Stores, stated that American Water installed the meter; however, they have not received any record of billing but indicated they would be willing to continue to get readings. Engineer O'Brien requested that a calculation usage per employee currently in facility be done and also a projected usage for the expansion. The Sewer Advisory Committee concurred that monthly meter readings would be submitted to Sewer Advisory Secretary Karin Parker, along with an approximate calculation on the per employee basis to ensure that QuikChek will be able to stay within the allocation.

***A MOTION*** was by Mr. Olsen to recommend to the Township Committee that QuikChek Corporation would retain their current allocation of 2,100 gpd *without going over the allocation* for their proposed expansion, subject to continued one (1) year of metered readings and after the expansion, metered sewer readings to ensure they are remaining within their allocated capacity, seconded by Mr. Monaco with a vote of ayes all, nays none recorded.

3. ***Request for Additional Allocation of Sewer Capacity for Redevelopment to a Gas Station and Convenience Store / Stropa Inc (Exxon on Route 22 West)***

Steve Perdue, Stropa Inc., stated that he has been before the Sewer Advisory Committee several times dating back to 2007, requesting additional sewer capacity for a proposed redevelopment to an Exxon gas station and convenience store.

Mr. Monaco explained the process of the Sewer Advisory Committee to recommend allocation of sewer capacity, adding that he is aware that Stropa Inc. is very high on the list for allocation of capacity, if there is any capacity to allocate after the affordable housing obligations are met and settlement of the litigation is complete.

Mr. Perdue stated that the NJDEP guidelines are different from those of the Township ordinance and was looking for guidance on sewer allocation for the proposed use. Engineer O'Brien added that based on the needed gallonage, there may be a required treatment works approval, which would need to follow the NJDEP guideline. Mr. Monaco stated that the current Township ordinance may need to be reviewed to ensure that it is consistent with the NJDEP requirements.

## **PUBLIC COMMENTS**

Tom Doyle, Emery Drive, stated that in July of 2015 he had offered to sell back 1,050 gallons of sewer capacity which was memorialized through a resolution and wanted to know how to move forward since he has not heard anything since then. Mr. Monaco stated that he would follow up with the Township Attorney.

## ***ADJOURNMENT:***

As there was no further business, ***A MOTION*** was made by Mr. Olsen to adjourn at 7:14 p.m., seconded by Mr. Monaco with a vote of ayes all, nays none recorded.

Respectfully Submitted:

Karin M. Parker, *RMC*  
Sewer Advisory Secretary