

**RESOLUTION AUTHORIZING SEWER CONNECTION APPLICATION#20093001  
511-513 52<sup>ND</sup> ST., WEST NEW YORK, NJ**

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**MOTIONED BY:** Gardiner  
**SECONDED BY:** Friedrich

**WHEREAS**, the North Hudson Sewerage Authority (hereinafter "Authority") is a public body, duly formed under the Sewerage Authorities law, constituting Chapter 138 of the Laws of New Jersey of 1946, as amended (Chapter 14A of Title 40 of the New Jersey Statutes Annotated) and possesses the powers set forth therein; and

**WHEREAS**, the Authority has received a request, application #20093001 from Culver Properties, LLC with business offices at 520 49<sup>th</sup> St., West New York, New Jersey 07094 for the purpose of approving their application for a sewer connection of an estimated 54,600 gallons per day to the North Hudson system associated with their development of a building containing 312 residential units including 208 one bedrooms and 104 two bedrooms to be located at Block 108, Lot 8.01 & 8.03 West New York, New Jersey; and

**NOW, THEREFORE, BE IT RESOLVED** that the Authority hereby certifies that the committed flow to the Adams Street WWTP does not exceed the presently permitted design capacity, nor will the addition of flow proposed by this application cause the permitted design capacity to be exceeded.

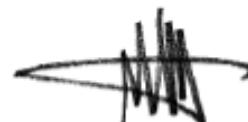
**BE IT FURTHER RESOLVED** that, upon Applicant's satisfaction of the necessary conditions as specified hereinabove, the Authority Engineer is authorized to approve the necessary Certification as required by the NJDEP to grant a Sewer Connection approval for a total additional flow of approximately 54,6000 gallons per day.

**DATED: MARCH 18, 2021**

**RECORD OF COMMISSIONERS' VOTE**

	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>
Commissioner Soares	x		
Commissioner Kappock	x		
Commissioner Marotta	x		
Commissioner Gardiner	x		
Commissioner Friedrich	x		
Commissioner Guzman	x		
Commissioner Velazquez			x
Commissioner Roque	x		
Commissioner White	x		

**THIS IS TO CERTIFY THAT THIS RESOLUTION WAS DULY ADOPTED BY THE NORTH HUDSON BOARD OF COMMISSIONERS ON MARCH 18, 2021.**




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**SECRETARY**



Culver Properties, LLC  
Mr. David Choi  
520 49th Street  
West New York, NJ 07094

Your Reference:  
Application 20093301

Our Reference:  
Project 101715-001/SC44

**51st Street & 52nd Street, West New York  
Block 108, Lots 8.01 & 8.03**  
**Status: Conditional Approval Recommendation**  
**Application: Sewer Connection and Stormwater Detention Review**

111 Wood Avenue South  
Iselin NJ 08830-4112  
United States of America

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F +1 (973) 376 1072  
mottmac.com/americas

March 17, 2021

Mr. Choi:

Mott MacDonald has received the following documents for review regarding the above referenced project.

**Documents Received:**

- One (1) copy of the Treatment Works Approval application form TWA-1, signed and sealed by Robert L. Costa.
- One (1) copy of the Engineer's Report Form WQM-006 signed and sealed by Robert L. Costa.
- One (1) copy of the Statements of Consent Form WQM-003.
- One (1) copy of the Sewer Specifications dated September 10, 2020 signed by Robert L. Costa.
- One (1) copy of the "Drainage Calculations" Report for the Mixed-Use Development, 51<sup>st</sup> Street and 52<sup>nd</sup> Street, Block 108, Lots 8, 9, and 25 Town of West New York, Hudson County, New Jersey, signed and sealed by Robert L. Costa dated June 29, 2020, and last revised November 25, 2020.
- One (1) electronic copy of the Survey Plans "ALTA/NSPS Land Title Survey" for 51<sup>st</sup> Street Parking Authority Redevelopment, Block 108, Lots 8, 9, 25, and 32 Town of West New York, Hudson County, New Jersey, prepared by Neglia Engineering Associates last revised January 22, 2019.
- One (1) set of Engineering Drawings titled "Mixed Use Development" for 508 51<sup>st</sup> Street, 511 52<sup>nd</sup> Street, and 513 52<sup>nd</sup> Street, Block 108, Lots 8, 9, and 25 Town of West New York, Hudson County, New Jersey, consisting of thirteen (13) sheets signed and sealed by Robert L. Costa dated June 18, 2020 and last revised March 11, 2021.
- One (1) electronic set of Architectural Plans titled "Proposed Residential Development The Metro and The Grand" for 511 and 513 52<sup>nd</sup> Street and 508 51<sup>st</sup> Street, Block 108, Lots 8, 9, and 25 West New York, New Jersey,

consisting of 6 sheets prepared by Jose I. Carballo dated June 26, 2020 and last revised August 3, 2020.

- Owner-Signed Deed of Easement for Block 108, Lot 8.03 providing the NHSA access to the OPTI automated valve system.
- Owner Signed Deed of Easement for Block 108, Lot 8.01 and 8.02, providing the NHSA access to the existing 48-inch diameter brick sewer which lies immediately adjacent to the property on the northwestern boundary.
- Property Owner Agreements Draft between the three properties for the Operation and Maintenance of the Stormwater and Sanitary conveyance systems.
- West New York Planning Board Resolution with Culver, LLC, Memorialized September 14, 2020

### **Project Summary**

Mott MacDonald has reviewed the project documents and summarizes the relevant features as follows:

- This project includes a plat of subdivision located at Block 108, Lots 8, 9, and 25 on 51<sup>st</sup> and 52<sup>nd</sup> Street, West New York, NJ. The proposed project consists of the construction of two multi-family buildings and a parking deck on the proposed lot numbers in Block 108, Lot 8.03 from Lot 25, and Lots 8.01 and 8.02 from Lots 8 and 9. The total area of the three lots is 63,610 SF, 1.46 acres. The estimated sanitary flow for all three lots is 54,610 gallons per day (gpd).
- The proposed Multi-Family Building A, "The Metro", consists of a fourteen-story building with one hundred and four (104) single bedroom units and fifty-two (52) two-bedroom units located on 15,192 SF, 0.349 acres, of land at proposed Block 108, Lot 8.01.
- The proposed Parking Deck consists of four hundred and five (405) parking spaces and a Manager's Office located on 30,036 SF, 0.69 acres, of land at proposed Block 108, Lot 8.02.
- The proposed Multi-Family Building B, "The Grand", consists of a fourteen-story building with one hundred and four (104) single bedroom units and fifty-two (52) two-bedroom units located on 18,382 SF, 0.42 acres, of land at proposed Block 108, Lot 8.03.
- The proposed sanitary sewer connection for Lot 8.01, "The Metro", consists of twenty four (24) linear feet of 8-inch ductile iron pipe (DIP) extending from the new building, "The Metro", and discharging to a new sanitary doghouse manhole in the North Hudson Sewerage Authority (NHSA) 15-inch vitrified clay pipe (VCP) combined sewer within 52<sup>nd</sup> Street.
- The proposed sanitary sewer connection for Lot 8.02, the Parking Deck, consists of 6-inch PVC with two (2) sanitary manholes extending from the new building, the Managers Office", and discharging to the NHSA 4-foot brick channel combined sewer within 51<sup>st</sup> Street.
- The proposed sanitary sewer connection for Lot 8.03, "The Grand", consists of twenty four (24) linear feet of 8-inch DIP extending from the new building and discharging to a new sanitary doghouse drop manhole in the NHSA 4-foot brick channel combined sewer within 51<sup>st</sup> Street.
- The proposed stormwater management system for Lots 8.01, 8.02, and 8.03 consists of three detention basin for all three lots connected in series to a single downstream outlet control structure. The detention basin located

on Lot 8.01, "The Metro", has a footprint of 19.75' x 26.86'. The detention basin located on Lot 8.02, The Parking Deck, has a footprint of 28' x 37'. The detention basin located on Lot 8.03, "The Grand", has a footprint of 19.44' x 32.88'. The three detention basins have a common bottom invert elevation and are connected by 16" PVC pipe at a 0% slope at the invert of the basins. The detention basin located on Lot 8.03, "The Grand", includes an internal outlet control structure (OCS) with an 8" primary orifice with a Rotork Actuated Valve and an overflow weir height of 5'. With a 5' depth of storage, the detention basin located on Lot 8.01 provides 2,652 cubic feet of storage, the detention basin located on Lot 8.02 provides 5,118.75 cubic feet of storage, and the detention basin located on Lot 8.03 provides 3,023.7 cubic feet of storage. The total storage provided for all three Lots is approximately 11,028 cubic feet (82,500 gallons). The combined flow discharges from the OCS in the detention basin located on Lot 8.03 to a new stormwater doghouse manhole in the NHTA 4-foot brick channel combined sewer within 51<sup>st</sup> Street through a 12-inch DIP.

- The owner has proposed to reline the NHTA 48-inch brick combined sewer on the northwestern boundary of the property. The owner shall expose and regrade one existing NHTA manhole located on 51<sup>st</sup> Street and rehabilitate the existing sewer between 51<sup>st</sup> and 52<sup>nd</sup> Street using Cured in Place Pipe (CIPP).
- The Access Agreement between the NHTA and Culver Properties for the operation and maintenance of the OPTI automated valve system shall be recorded once the property ownership of the three sites has been recorded. The Authority has been provided signed Easements for signature. The owner has agreed to submit the Easements to Hudson County once the property is subdivided, anticipated for April 2021.
- Agreements drafted between property Owners of lots 8.01, 8.02, and 8.03 to delineate operation and maintenance requirements of all house connections and connecting sanitary and stormwater pipe between the three properties. The North Hudson Sewerage Authority will be providing comments to Culver Properties following issuance of this review.



**Recommendation:**

The submitted documents were reviewed for compliance with NHSA sewer connection criteria. Engineering Plans have been developed in accordance with NHSA criteria and meet NHSA requirements for connection. . The easements will require signatures from West New York and the NHSA after the property subdivision is formalized. In addition, the NHSA will require review of the sewer lining work between 51<sup>st</sup> and 52<sup>nd</sup> Street. Therefore, a conditional approval of this application is recommended based on the following:

- Culver Properties, LLC shall record all NHSA signed easements once the West New York Property is subdivided, anticipated for April 2021.
- Deed Restrictions between property owners of lots 8.01, 8.02, and 8.03 for the maintenance of the stormwater and sanitary conveyance systems shall be reviewed by the NHSA and recorded to Hudson County.
- NHSA shall be informed of the schedule for the CIPP lining work between 51<sup>st</sup> Street and 52<sup>nd</sup> Street, review calculations submitted by the contractor prior to commencement.

Please contact me should you have any questions.

Very truly yours,

Mott MacDonald

A handwritten signature in blue ink, appearing to read 'Kevin P. Wynn' followed by a stylized flourish.

Kevin P. Wynn, PE  
Principal Project Manager  
T +1973-912-2537 F +1973-912-2455  
kevin.wynn@mottmac.com

cc: Fredric J. Pocci, P.E., NHSA  
Phillip Reeve, Jacobs  
Doris Alejandro, Jacobs  
Karen Karvazy, P.E., Mott MacDonald



**STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
DIVISION OF WATER QUALITY**

TWA - 1

**Reset form**

**Treatment Works Approval Permit Application**

*Refer to Instructions on Page 4 and Provide All Applicable Information. Please Print or Type.*

**1. APPLICANT/OWNER\***

Name Culver Properties, LLC Telephone ( 201 ) 835-2439  
 Permanent Legal Address 520 49th Street  
 City or Town West New York State NJ Zip Code 07094 E-mail daviddinochoi@gmail.com

\* Applicant/Owner should be the eventual owner of the proposed Treatment Works.

**2. LOCATION OF ACTIVITY**

Name of Facility/Site Mixed Use Development  
 Street Address/Location 51 st Street & 52 nd Street  
 Lot No. Proposed Lot 8.01 & 8.03 Block No. 108  
 City or Town Town of West New York State NJ Zip Code 07093  
 Municipality \_\_\_\_\_ County Hudson

**3. NEW JERSEY LICENSED PROFESSIONAL ENGINEER**

Name Robert L. Costa N.J. License No. 34702  
 Name of Firm, if employee Costa Engineering Corporation  
 Mailing Address 325 South River Street Suite 302  
 City or Town Hackensack State NJ Zip Code 07601  
 Telephone ( 201 ) 487-0015 Fax ( 201 ) 487-5122 E-Mail robertc@costaeng.com

**4. ESTIMATED CONSTRUCTION COST AND APPLICATION FEE**

A. Cost of treatment works proposed in this application \$ 10,080.00  
*(Attach a breakdown of the cost of all items related to the construction of the proposed treatment works).*  
 B. Application Fee \$ 850.00  
*(In accordance with N.J.A.C. 7:1C-1.5 et seq., made payable to Treasurer, State of NJ, Environmental Services Fund).*

### 5. OTHER REQUIRED PERMITS

~~.....~~ If the following applications have been submitted for this project, provide the applicable information.

Permit Type	Application Status		Application Date (or Application No.)
	Pending	Approved*	
● Treatment Works Approval	<input type="checkbox"/>	<input type="checkbox"/>	_____
● Exemption From Sewer Ban	<input type="checkbox"/>	<input type="checkbox"/>	_____
● Water Quality Management Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>	_____
● CAFRA	<input type="checkbox"/>	<input type="checkbox"/>	_____
● Stream Encroachment	<input type="checkbox"/>	<input type="checkbox"/>	_____
● Freshwater Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	_____
● Tidal or Coastal Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	_____
● Waterfront Development	<input type="checkbox"/>	<input type="checkbox"/>	_____
● NJPDES Permits	<input type="checkbox"/>	<input type="checkbox"/>	_____
● Pinelands Certificate	<input type="checkbox"/>	<input type="checkbox"/>	_____
● Delaware & Raritan Canal Commission	<input type="checkbox"/>	<input type="checkbox"/>	_____
● Hackensack/Meadowlands Commission	<input type="checkbox"/>	<input type="checkbox"/>	_____
● Other Related Approvals	<input type="checkbox"/>	<input checked="" type="checkbox"/>	West New York approval _____

(\* If any of the above applications were approved, please provide a copy of the approval with this application).

### 6. PROJECT DESCRIPTION (Brief Description of Proposed Treatment Works and Intended Use).

The construction of fourteen story building (Building B) with 104 - one bed room and 54 - two bed room apartment on proposed lot 8.03, block 108.

The construction of fourteen story building (Building A) with 104 - one bed room and 54 - two bed room apartment. on proposed lot 8.01, block 108.

7. APPLICANT'S AGENT (Optional)

I, Culver Properties, LLC  
(Applicant/Owner's Name)

authorize to act as my agent/representative in all matters pertaining to my application the following person:

Name Robert L. costa Position Professional Engineer

Address 325 South River Street suite 302 City Hackensack

State NJ Zip Code 07601 Telephone ( 201 ) 487-0015

[Signature] 9/10/2020 [Signature] 9/10/20  
Signature of Agent Date Signature of Applicant/Owner Date

8. PROPERTY OWNER'S CERTIFICATION

I hereby certify that Culver Properties, LLC  
(Property Owner's Name)

owns the property identified in this application. As owner, I grant permission for the activity to be permitted under this application and authorize the Department of Environmental Protection to conduct on-site inspections, if necessary. If the construction activity will take place in an easement, I certify that with this application, I presently have or will obtain permission of the property owner(s) prior to initiation of construction of this proposed treatment works.

[Signature] 9/10/20  
Signature of Owner Date

Print or Type: Name and Position David Choi, Title Managing Member

9. STATEMENT OF PREPARER OF PLANS, SPECIFICATIONS AND ENGINEER'S  
•••REPORT AND/OR ABSTRACT

I hereby certify that the engineering plans, specifications, and engineer's report and/or abstract applicable to this project comply with the current rules and regulations of the Department of Environmental Protection with the exceptions as noted

[Signature] 9/10/2020  
Signature of Engineer Date

Print or Type: Name and Position Robert L. Costa, PE 34702, President, Costa Engineering Corporation

PROFESSIONAL ENGINEER'S  
EMBOSSSED SEAL



**10. PROPER CONSTRUCTION AND OPERATION CLAUSE**

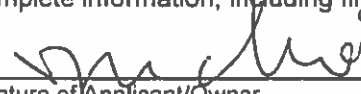
I, the Applicant/Owner, Culver Properties, LLC agree that the treatment works will be properly constructed and operated in accordance with the engineering plans, specifications and conditions under which approval is granted by the Department of Environmental Protection.

 9/10/20  
Signature of Applicant/Owner Date

Print or Type: Name and Position David Choi, Title Managing Member

**11. CERTIFICATION BY APPLICANT/OWNER**

I certify, under penalty of law, that the information provided in this application and the attachments is true, accurate, and complete. I am aware that there are significant civil and criminal penalties for submitting false, inaccurate, or incomplete information, including fines and/or imprisonment.

 9/10/20  
Signature of Applicant/Owner Date

Print or Type: Name and Position David Choi, Title Managing Member

**INSTRUCTIONS FOR COMPLETING FORM TWA - 1**

**This form should accompany all Treatment Works Approval permit applications.**

1. **General Information** - (items #1 through #4, #6) Complete the requested applicant and project information.
2. **Other Required Permits** (item # 5) - Please list all permits issued for the subject project (in addition to the permits being applied for at this time).
3. **Signatures** (items #7 through #11) - All signatures must comply with N.J.A.C. 7:14A-4.9 and N.J.A.C. 7:14A-22.8. Where indicated under items #1, #10 and #11, the applicant/owner should be the eventual owner of the proposed treatment works. Item #8 shall be completed by the owner of the property.

***Should you need assistance in completing the application, please call the appropriate phone number listed below:***

◆ **Bureau of Construction & Connection Permits**  
(609) 984-4429  
Municipal Treatment Works, Industrial  
Treatment Works, Sewer Extension, Sewer Ban  
Exemption, Subsurface Disposal Systems

◆ **Bureau of Nonpoint Pollution Control**  
(609) 633-7021  
Alternate Design Septic Systems  
(design flow less than 2,000 GPD)

**STATE OF NEW JERSEY**  
**DEPARTMENT OF ENVIRONMENTAL PROTECTION**  
 Division of Water Quality

**Reset Form**

**ENGINEER'S REPORT for DOMESTIC TREATMENT WORKS APPROVAL APPLICATIONS**

**INSTRUCTIONS**

- Complete all applicable sections and certifications.
- Justifications for any exceptions from the regulations at N.J.A.C. 7:14A - 23 et seq. must be submitted. (Additional sheets may be attached if necessary.)
- All supplemental information required to be submitted along with this engineer's report must be signed, sealed, and dated by a professional engineer, licensed to practice in the State of New Jersey.
- **For Treatment Works other than collection and/or conveyance, please attach a separate Engineer's Report in accordance with N.J.A.C. 7:14A - 23.5.**

**GENERAL INFORMATION**

**Applicant:** Culver Properties, LLC                      **Municipality:** Town of West New York

**Project Name:** Mixed Use Development                      **County:** Hudson

**Name of Receiving Sewage Treatment Plant:** N.H.S.A. River Road, WWTP, West New York

**NJPDES Permit Number:** NJ0025321

**Effluent Receiving Waters:** Hudson River

**Scope of Project:**

The construction of fourteen story building (Building B) with 104 - one bed room and 54 - two bed room apartment on proposed lot 8.03, block 108.

The construction of fourteen story building (Building A) with 104 - one bed room and 54 - two bed room apartment proposed on lot 8.01, block 108

**Contributory Flow:** *For assistance in completing this chart, refer to N.J.A.C. 7:14A - 23.3.*

Establishment Type	Number of Measurement Units		Gallons per Day per Unit		Projected Flow (G.P.D.)
1 Bedroom	208	X	150	=	31,200
2 Bedroom	104	X	225	=	23,400
		X		=	
		X		=	54,600

**Combined Projected Flow:** 0.05460 **M.G.D.**  
**Existing Contributory Flow (if any):** 0 **M.G.D.**  
**TOTAL FLOW:** 0.05460 **M.G.D.**

**1. WASTEWATER CONVEYANCE SYSTEMS**

**(A) GRAVITY SEWER SYSTEMS**

Diameter (Inches)	Total Length (feet)	Material Type	"n" Value	Max. MH Spacing (feet)	Min. Slope (%)	Max. Velocity (ft/sec)	Max. Capacity (M.G.D.)
8	48	DIP	0.012	N/A	1	3.7501	0.4230

1.	What is the minimum cover (as measured from the top of the pipe to the grade elevation) provided along the entire sewer line?	8.81	ft.	
2.	What is the infiltration and/or exfiltration limit for testing purposes (gallons per inch of pipe per mile per day)?	50		
		<b>YES</b>	<b>NO</b>	<b>N/A</b>
3.	Are sewers within 100 feet of a public water supply well or a below-grade reservoir?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.	Are sewers located at least 10 feet horizontally from potable water lines and/or at least 18 inches below potable water lines and in separate trenches, including crossings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Are sewers crossing streams located within 10 feet of a stream embankment encased in concrete?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.	Is a drop pipe provided for sewers entering manholes above the manhole invert wherever the difference in elevation is two feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Are all manholes located more than 100 feet from a public water supply well or a below-grade reservoir?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Are watertight covers used where street elevations are less than 10 feet above the North American Vertical Datum of 1988 and/or where the top of a manhole may be flooded by street runoff or high water?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Are the sanitary sewers designed to carry at least twice the estimated average projected flow when flowing half full?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10.	Have adequate provisions been made for the ventilation of manholes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11.	If siphons are part of this project, are they in conformance with N.J.A.C. 7:14A - 23.7?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.	Are the immediate downstream sewer lines constructed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**(B) PUMPING SYSTEM:** Submit a Pump Station Design Report, which should include, at a minimum, the basis for the following: (a) pump selection; (b) sizing of force main and velocity calculations; (c) total dynamic head; (d) pump station performance curve and (e) wet well detention time.

Average daily flow: _____ GPD	Surface area of wet well: _____ ft <sup>2</sup>
Peaking factor: _____	Wet Well Detention Time : _____ minutes
Peak design flow: _____ GPD	TDH of pump: _____ ft
Number of pumps: _____	
Design capacity of pump station (with the largest pump out of service): _____	_____ GPM

**1. WASTEWATER CONVEYANCE SYSTEMS**

**(B) PUMPING SYSTEM (continued)**

**FORCE MAINS**

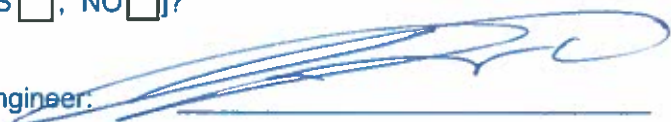
Diameter (inches)	Length (feet)	Material Type	Velocity (ft/sec)

1.	What is the minimum cover (as measured from the top of the pipe to the grade elevation) provided along the entire force main?	ft		
2.	Specify the method of screening at the pumps.			
3.	Where is the ultimate location of the alarm for high water conditions, power failures, and mechanical breakdowns?			
4.	Specify the type of back-up power source provided.			
		<b>YES</b>	<b>NO</b>	<b>N/A</b>
5.	Is adequate light and ventilation provided at the pump station?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Are air and/or vacuum release valves provided on the high points of the force main?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Are adequate freshwater wash-down facilities provided?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	If a domestic water service connection will be utilized for wash-down purposes, is it protected by a backflow prevention device?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Are shut-off valves on suction and discharge piping and check valves on discharge lines provided?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Is the base of the pump station wet well sloped toward the pump suction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	Does the alarm system provide for competent assistance on a 24 hour basis?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	Is the pump station adequately protected from flooding?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.	Is the dry well provided with a sump pump?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

I am a professional engineer licensed by the New Jersey Board of Professional Engineers and Land Surveyors to practice in New Jersey. I certify that the proposed treatment works, as designed, meets the requirements of N.J.A.C. 7:14A - 23 et seq., other than the exceptions as noted.

I hereby certify that the information provided in this engineer's report and attachments hereto, is true, accurate, and complete. Exceptions attached [YES , NO ]?

Signature of Engineer:



Professional Engineer's  
Embossed Seal

Name and Date:  
(Print or Type)

Robert L. Costa, P. E. 09/10/2020

Firm Name:

Costa Engineering Corporation

**2. DOMESTIC WASTEWATER TREATMENT AND/OR RESIDUAL FACILITIES**

Is the following information submitted with this engineer's report?	YES	NO
1. A complete description of the selected wastewater treatment system.	<input type="checkbox"/>	<input type="checkbox"/>
2. For the modification of an existing system which has not previously been granted a treatment works approval (TWA), the capacities of the existing units and a brief description of the operation of each, and a statement concerning which units are existing and which are proposed at the time of the application. If there exists a previously issued TWA approval for the subject facility, submit the date of issuance and the TWA number.	<input type="checkbox"/>	<input type="checkbox"/>
3. Hydraulic profiles of the flow of wastewater through the system.	<input type="checkbox"/>	<input type="checkbox"/>
4. A unit by unit mass balance for all discharge parameters.	<input type="checkbox"/>	<input type="checkbox"/>
5. The ultimate disposal location of all effluent.	<input type="checkbox"/>	<input type="checkbox"/>
6. The basis and computations for average and peak flow requirements.	<input type="checkbox"/>	<input type="checkbox"/>
7. The expected composition of the influent and effluent from the treatment system including the average, maximum and minimum values of the pollutant parameters specified in the facility's NJPDES permit/DAC.	<input type="checkbox"/>	<input type="checkbox"/>
8. An evaluation of the quantity and quality of any and all residuals generated and projected to be generated, including a hydraulic profile and unit by unit mass balance for the flow of residuals through the system.	<input type="checkbox"/>	<input type="checkbox"/>
9. Documentation of adequate storage and handling facilities for residuals.	<input type="checkbox"/>	<input type="checkbox"/>
10. Provisions for the ultimate management of residuals.	<input type="checkbox"/>	<input type="checkbox"/>
11. Details of flow monitoring and control, alarm systems, auxiliary power, storage facilities for treatment chemicals and wastes, and plans for bypassing units during construction or maintenance.	<input type="checkbox"/>	<input type="checkbox"/>
12. The basis and computations for the projected wastewater flow.	<input type="checkbox"/>	<input type="checkbox"/>
13. A fully executed Licensed Operator Grading Form.	<input type="checkbox"/>	<input type="checkbox"/>

I am a professional engineer licensed by the New Jersey Board of Professional Engineers and Land Surveyors to practice in New Jersey. I certify that the proposed treatment works, as designed, are adequate to meet all applicable final NJPDES permit limitations contained in the current NJPDES Discharge Permit No. \_\_\_\_\_ . In addition, I certify that the proposed treatment works, as designed, meets the requirements of N.J.A.C. 7:14A - 23 et seq., other than the exceptions as noted.

I hereby certify that the information provided in this engineer's report and attachments hereto is true, accurate, and complete. Exceptions attached [YES , NO ]?

Signature of Engineer\* \_\_\_\_\_

Professional Engineer's  
Embossed Seal

Name and Date:  
(Print or Type) \_\_\_\_\_

Firm Name: \_\_\_\_\_

\* This certification may not be completed until the effective date of the associated final NJPDES Discharge Permit.

STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
Division of Water Quality

Reset Form

**STATEMENTS OF CONSENT**

*A supplement to the TWA-1 or NJPDES-1 Forms*

**General Information**

Applicant/Owner/Operator Culver Properties, LLC

Location of Work Site Proposed Block 108, Lot 8.01 & 8.03

Name of Project/Facility Mixed Use Development

Type of permit application TWA  
(TWA, NJPDES/SIU)

NJPDES Permit Number (if applicable) \_\_\_\_\_

**A-1 Consent By Governing Body\*\***

(Consent by the municipality in which the project is located.)

As an authorized representative of the governing body, I hereby certify that the

Town of West New York

(Name of Municipality or Municipal Authority)

consents to the submission of the above listed application to the Department of Environmental Protection for approval. I further certify that the project as proposed conforms with the requirements of all municipal ordinances.

Signed\* \_\_\_\_\_ Date \_\_\_\_\_

Type Name and Position \_\_\_\_\_

\* Cite authorization to sign for the governing body

Resolution# \_\_\_\_\_ Dated \_\_\_\_\_

(Submit the resolution with the application. If no such resolution granting authority to sign exists, the Governing Body's full resolution, consenting to the project, must be submitted with the application.)

\*\* Note

For most Treatment Works Approval (TWA) applications, this section may be omitted if a sewerage entity (for example, sewerage authority, utilities authority, municipal utilities authority, joint meeting, etc.) has responsibility for regulating the construction and operation of wastewater treatment and conveyance facilities within the municipality. In such cases, the governing body consent requirement may be satisfied by completing Section A-2. Applicants for TWAs for industrial/commercial facilities discharging pursuant to NJPDES/DSW or DGW permits must complete section A-1.

**A-2 Consent by Sewerage Authority\*\***

As an authorized representative of this agency, I hereby certify that the

North Hudson Sewerage Authority

(Name of Agency)

consents to the submission of the above listed application to the Department of Environmental Protection for approval. I further certify that the project as proposed conforms with the requirements of this agency.

Signed\* \_\_\_\_\_ Date \_\_\_\_\_

Type Name and Position \_\_\_\_\_

\* Cite authorization to sign for the agency

Resolution# \_\_\_\_\_

Dated \_\_\_\_\_

(Submit the resolution with the application. If no such resolution granting authority to sign exists, the Governing Body's full resolution, consenting to the project, must be submitted with the application.)

\*\* Note

For TWA applications, this section must be completed when a sewerage entity (for example, sewerage authority, utilities authority, municipal utilities authority, joint meeting, etc.) has responsibility for regulating the construction and operation of wastewater treatment and conveyance facilities within the municipality.

**A-3 Consent by Owner of Wastewater Treatment Facility\*\***

(For NJPDES/SIU applications only)

As an authorized representative of this agency, I hereby certify that the

(Name of Agency)

consents to the submission of the above listed application to the Department of Environmental Protection for approval. I further certify that the project as proposed conforms with the requirements of this agency and the agency agrees to accept wastewater from the project for treatment.

Signed\* \_\_\_\_\_ Date \_\_\_\_\_

Type Name and Position \_\_\_\_\_

\* Cite authorization to sign for the agency

Resolution# \_\_\_\_\_

Dated \_\_\_\_\_

(Submit the resolution with the application. If no such resolution granting authority to sign exists, the Agency's full resolution, consenting to the project, must be submitted with the application.)

\*\* Note

For NJPDES/SIU applications, this section must be completed when the owner of the receiving wastewater treatment plant is different that the entity listed under A-2.

**B. Certification by Wastewater Conveyance System Owner\*\***

By agreeing to accept wastewater from the project, I (we) hereby certify that to the best of my (our) knowledge the wastewater conveyance system, into which the project proposed under this application will connect, has adequate capacity in accordance with N.J.A.C. 7:14A-1.2 ("Adequate conveyance capacity"). Furthermore, I (we) am (are) not aware of inadequate conveyance capacity conditions in any portion of the downstream facilities necessary to convey the wastewater from this project to the treatment plant.

Name of Municipality or Authority North Hudson Sewerage Authority

Signed\* \_\_\_\_\_ Date \_\_\_\_\_

Type Name and Position Fredric J. Pucci, PE, Authority Engineer

\* Cite authorization to sign for the governing body

Resolution# \_\_\_\_\_ Dated \_\_\_\_\_  
(Submit the resolution with the application. If no such resolution granting authority to sign exists, the governing body's full resolution, consenting to the project, must be submitted with the application.)

\*\* Note

1. For TWA applications, this section must be completed by the owner/operator of the wastewater conveyance system into which the project named herein will directly connect.

2. For NJPDES/SIU applications, this section must be completed when the owner/operator wastewater conveyance system into which the project named herein will directly connect is different that the entity listed under A-3.

**C. Certification by Wastewater Treatment Facility Owner\*\***

(For TWA applications that include a sewer connection/extension.)

I (we) hereby certify that the committed flow\*\*\* to the

River Road WWTP, West New York

(Name of Wastewater Treatment Plant)

does not exceed the presently permitted design capacity and with the additional flow proposed by this application, the permitted design capacity is not anticipated to be exceeded. I (we) further certify that the treatment plant is currently complying with its **conventional and non-conventional** NJPDES permit requirements (see N.J.A.C. 7:14A-22.17(b)-(d), percent removal and toxicity requirements excluded from this certification) as determined by a **rolling average of the three most recent monthly discharge monitoring reports that were required to be submitted to the Department as of this date**, and based upon my (our) assessment of all information pertinent to this permit request, is anticipated to continue to do so with the additional flow from this project.

Accepted for Treatment by North Hudson Sewerage Authority

(Name of Treating Authority)

Signed\* \_\_\_\_\_ Date \_\_\_\_\_

Type Name and Position Fredric J. Pucci, PE, Authority Engineer

Name of project and/or location \_\_\_\_\_

\* Cite authorization to sign for the governing body

Resolution# \_\_\_\_\_ Dated \_\_\_\_\_  
(Submit the resolution with the application. If no such resolution granting authority to sign exists, the governing body's full resolution, consenting to the project, must be submitted with the application.)

\*\* For TWA applications, this section must be completed by the owner of the wastewater treatment facility receiving the wastewater identified in this application.



\*\*\* For the purposes of this certification, committed flow means the sum of the 1) actual metered flow, 2) flow from DEP approved TWA applications (not yet operational), and 3) flow from locally approved projects that do not require DEP approval.

## **Additional Information (For TWA Applications)**

1. Approvals, permits, service contracts, or other reservations of flow capacity issued or agreed to by any participating municipality or sewerage agency do not constitute the required approval of the DEP.
2. For computation of actual flow at the receiving wastewater treatment plant, the average flow processed by the facility for the three (3) month period immediately preceding the submission of the application shall be used. Pursuant to the NJPDES regulations (N.J.A.C. 7:14A), no application shall be submitted to the DEP if the wastewater treatment facility is not meeting its discharge permit requirements.

## **Lack of Consent\***

1. The affected sewerage authority or municipality must consent to the application or submit comments to the DEP within 60 days of the applicant's request for consent. Prior to the expiration of the 60-day period to respond to a request for a written statement of consent, the municipality or sewerage authority may request a 30-day time extension.
2. Any document issued by a sewerage authority or municipality which is a tentative, preliminary, or conditional approval shall not be considered a statement of consent.
3. When the affected sewerage authority or municipality does not consent to a project, it shall state all reasons for rejection or disapproval in a resolution and send a certified copy of the resolution to the DEP.
4. When the affected sewerage authority or municipality expressly denies a request for a written statement of consent for a project, the permit application may be determined by the DEP to be incomplete for processing; or in the alternative, the DEP may review the reasons for denial. Any such reasons shall be considered by the DEP in determining whether to issue a draft permit in accordance with N.J.A.C. 7:14A-15.6, or a Treatment Works Approval or sewer connection approval in accordance with N.J.A.C. 7:14A-22.
5. When the affected sewerage authority or municipality does not issue a written statement of consent in accordance with (1) above, or a denial in accordance with (3) above, the DEP, upon receipt of proof that the applicant has delivered to the affected agency a written request for a statement of consent, shall review the reasons therefore, if known on the basis of reasonably reliable information. Any such reasons shall be considered by the DEP in determining whether to issue a draft permit in accordance with N.J.A.C. 7:14A-15.6, or a Treatment Works Approval in accordance with N.J.A.C. 7:14A-22. The DEP, may in its discretion, deem the application to be incomplete pending the expiration of the time period set forth in (1) above.

\* This section has been excerpted from the NJPDES regulations for guidance purposes only. Please refer to N.J.A.C. 7:14A-22.8(a)3 for the complete requirements concerning statements of consent.

**Notice: False statements, representations, or certifications, in any application, record, or document are subject to fines and penalties as set forth in the Water Pollution Control Act (N.J.S.A. 58:10A-10F 2 and 3.**

# NORTH HUDSON SEWERAGE AUTHORITY

# INVOICE

1600 ADAMS STREET  
 HOBOKEN, NJ 07030  
 201-963-6043

Culver Properties, LLC  
 520 49th Street  
 West New York, New Jersey 07093  
 Attention: David Choi

APPLICATION NUMBER 20093001  
 INVOICE DATE March 18, 2021

GALLONS	DESCRIPTION	GPD	AMOUNT
54,600	GPD <b>Project:</b> 208 One Bedroom Units 104 Two Bedroom Units <b>Project Address:</b> 508 51st Street & 511-513 52nd Street		
	Application fee		\$ 500.00
	Connection fee Rate: \$12,174.00	54,600	\$ 2,215,668.00
	Surcharge fee Rate: \$0.04	54,600	\$ 2,184.00
	Review/Inspection fees Rate: \$0.10 *min \$2500	54,600	\$ 5,460.00
	Additional Review Fees Rate: \$0.10		\$ 8,540.00
	<b>TOTAL PROJECT FEES:</b>		\$ 2,232,352.00
	Payments received: Check #17935 received on 9/30/2021		\$ 3,000.00
	<b>TOTAL PAYMENTS:</b>		\$ 3,000.00
Connection fee calculation: GPD/300 x Rate			
Surcharge fee calculation: GPD x Rate			
Review/Inspection fees: GPD x Rate min \$2500		Total	\$ 2,229,352.00

**MAKE ALL CHECKS PAYABLE TO:**  
 NHTSA

PAY THIS  
 AMOUNT

1600 Adams Street  
 Hoboken, NJ 07030