

**RESOLUTION NO. 2025-92**

**AUTHORIZE THE MAYOR TO SIGN APPLICATIONS  
FOR THE NJDEP PERMIT NJPDES/TWA  
FOR WHITESELL CONSTRUCTION CO., INC., FOR PROPERTY LOCATED AT  
1200 JOHN GALT WAY  
BLOCK 158; LOT 7, FLORENCE, NJ, 08518**

**WHEREAS**, the Township Water and Sewer Engineer, Richard A. Alaimo Association of Engineers, has reviewed the application for Whitesell Construction Co., Inc. located 1200 John Galt Way, Florence Township, Block 158, Lot 7; and

**WHEREAS**, the Township Council has reviewed and approves the NJDEP TWA Permit Application for property known as Block 158; Lot 7, Florence, NJ, 08518, as per the recommendation of the Township Water and Sewer Engineer, Richard A. Alaimo Association of Engineers; and

**WHEREAS**, it is necessary for the Mayor to sign the NJDEP Permit Application (see attached); and

**WHEREAS**, the Township Council wishes to authorize the Mayor to sign the necessary Permit Application Forms for the project.

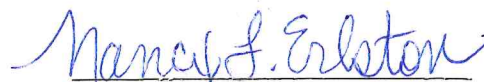
**NOW, THEREFORE, BE IT RESOLVED** by the Council of the Township of Florence, County of Burlington, State of New Jersey, that the Mayor is hereby authorized to sign any and all necessary documents for the NJDEP Permit noted above for the property known as Block 158, Lot 7, Whitesell Construction Co., Inc. located on 1200 John Galt Way, Florence Township, NJ, 08518.

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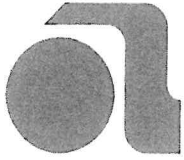
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**I, NANCY L. ERLSTON**, Clerk of the Township of Florence, County of Burlington, State of New Jersey, do hereby certify that the foregoing Resolution is a true copy of the Resolution approved by Township Council at their April 16, 2025 meeting.



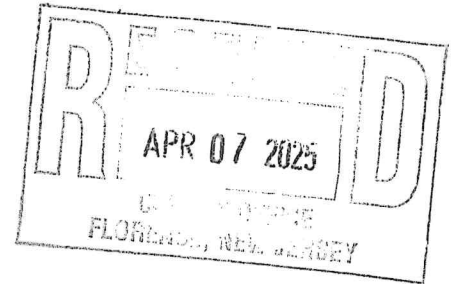
Nancy L. Erlston, RMC  
Township Clerk



## *Richard A. Alaimo Association of Engineers*

200 High Street, Mt. Holly, New Jersey 08060 Tel: 609-267-8310 Fax: 609-267-7452

March 28, 2025



Ms. Anne-Marie Hellmann, Land Use Clerk  
Township of Florence  
711 Broad Street  
Florence, New Jersey 08518

Re: Township of Florence  
1200 John Galt Way  
Our File No. C-0371-0215-000

Dear Anne-Marie:

As requested, we have reviewed the following plans, prepared by Taylor, Wiseman & Taylor, Drawing No. 024-07214-SP, for approval:

- Title Sheet, Sheet 1 of 16, last revised February 5, 2025.
- Site Plan, Sheet 3 of 16, last revised February 5, 2025.
- Utility Plan, Sheet 5 of 16, last revised March 19, 2025.
- Landscape Plan, Sheet 10 of 16, last revised March 19, 2025.
- Construction Details, Sheet 15 of 16, last revised February 5, 2025.

The site is on Block 158, Lot 7, which is located on the eastern side of John Galt Way at the intersection of John Galt Way and Daniels Way (private drive). The site is currently vacant land.

The applicant is proposing to construct and connect a 728,204 s.f. warehouse building into the Township's water and sanitary sewer systems. Per the plans, the building is proposed to have a 15,000 s.f. office area and a 713,204 s.f. warehouse area. The applicant has noted that the tenant is currently unknown. However, they have an estimated 350 warehouse employees for this facility.

**- Consulting Engineers -**

Civil • Structural • Mechanical • Electrical • Environmental • Planners

The applicant is proposed to connect into the existing six-inch (6") sanitary sewer lateral stub, located in front of the proposed northern basin. They propose to route a six-inch (6") lateral around this basin and to the building.

They are proposing two water services off the existing twelve-inch (12") water main, located within John Galt Way. One is a two-inch (2") domestic service and the other is a ten-inch (10") fire service. The ten-inch (10") fire service will feed the buildings fire system and also an external eight-inch (8") fire loop, which includes seven private fire hydrants.

### **Estimated Water and Sewer Flows**

#### **Water:**

- Office:  
15,000 s.f. @ 0.125 gpd/s.f. 1,875 gpd
- Warehouse:  
350 employees @ 25 gpd/employee 8,750 gpd
- Total Water Flows 10,625 gpd

#### **Sewer:**

- Office:  
15,000 s.f. @ 0.1 gpd/s.f. 1,500 gpd
- Warehouse:  
350 employees @ 25 gpd/employee 8,750 gpd
- Total Sewer Flows 10,250 gpd

The above rates were based on N.J.A.C. 7:14A-23.3 (sewer) and N.J.A.C. 7:10-12.6 Table 1 (water).

### **Connection Fees**

The following connection fees are subject to reassessment at the prevailing rate at the time of connection:

#### **Water:**

10,625 gpd @ \$ 8.39/gpd \$ 89,143.75

**Sewer:**

10,250 gpd @ \$ 16.79/gpd      \$ 172,097.50

**Performance Bond Amounts**

Water:      \$ 25,582.00

Sewer:      \$ 4,836.00

**Review and Inspection Escrow Amounts**

## Water Review:

\$ 530,042.30 x 2%      \$ 10,600.85

## Water Inspection:

\$ 530,042.30 x 6%      \$ 31,802.54

## Sewer Review:

\$ 22,899.80 x 2%      \$ 458.00

## Sewer Inspection:

\$ 22,899.80 x 6%      \$ 1,373.99

**Bureau of Water System Engineering**

A BWSE permit is not required since the estimated flows are less than 12,000 gpd.

**Treatment Works Approval**

A TWA permit is required since the estimated flows are greater than 8,000 gpd. The applicant has provided the TWA Application package, which has been found acceptable.

**Comments**

The above plans have been stamped “*Approved General Arrangement*”, no resubmission required. Therefore, we recommend approvals at this time.

A BWSE permit is not required for this project. However, a TWA permit is required. The submitted TWA application package has been found acceptable, and we recommend endorsement at this time.

**Preconstruction Requirements**


Performance Bonds – The contractor must post performance guarantees in the above amounts (performance bond amounts) prior to construction of either the water or sanitary sewer facilities. Guarantees must stipulate the name of the project, applicable phase or section and project number shown in the header of this letter.

Preconstruction Meeting – The applicant/contractor must schedule a preconstruction meeting with our field services department prior to construction of the water or sanitary sewer facilities. A copy of our “Construction Field Services Department (FSD) Standard Operating Procedure Notifications/Requests for Inspection (External)” has been attached and should be sent to the applicant/contractor.

Please contact Craig Connolly of our office if you have any questions.

Very truly yours,

RICHARD A. ALAIMO ASSOCIATION  
OF ENGINEERS

  
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Lionel M. Galipot, P.E.  
Associate

LMG/CFC/das  
Enclosures

cc/enc: Steven Taylor, Civil Designer, Whitesell Construction Co., Incorporated  
R. A. Alaimo Associates Field Services Department

cc: Thomas A. Sahol, Administrator, Township of Florence  
Kent Jones, Superintendent, Florence Township Water & Sewer Department  
Craig F. Connolly, Senior Project Manager, RAAAE