

CARNEYS POINT TOWNSHIP SEWERAGE AUTHORITY

copy for Siddle's
+ Clerk Dillon
5/21/24

RESOLUTION 2024-41

Resolution Acknowledging Amendment to the WQMP

WHEREAS, CP Land North Urban Renewal, LLC ("CP Land") proposes the development of a warehouse complex on the Property that will consist of a combined 2,023,830 +/- square feet of floor space together with car parking spaces, trailer parking spaces, and related site improvements, on land located along Wiley Road (N.J.S.H. Route 40) near the intersection of Wiley Road and Quilleytown Road Property and currently designated on the Official Tax Map of the Township of Carneys Point as Block 239, Lots 14, 16, 17, 17.01, 17.02, 18, and 19; and

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WHEREAS, in order to extend sanitary sewer service to the proposed project, CP Land has requested an Amendment to the Lower Delaware Water Quality Management Plan and Salem County Wastewater Management Plan from the New Jersey Department of Environmental Protection, which includes the above referenced properties as well as Block 28.01 Lots 62, 63, 64, 65 and 66 in Oldmans Township, Salem County, New Jersey; and

WHEREAS, the amendment expands the sewer service area of the Carneys Point Township Sewerage Authority ("CPTSA") Treatment Plant by 103 acres to serve the aforementioned proposed development; and

WHEREAS, by letter dated April 26, 2024 from the New Jersey Department of Environmental Protection to Douglas Ambruster, CP Land North, LLC, the amendment was approved; and

WHEREAS, the CPTSA Engineer approved the proposed development by letter dated August 9, 2023; and

WHEREAS, CP Land North Urban Renewal, LLC is now therefore prepared to move forward with its project.

NOW, THEREFORE BE IT RESOLVED, by the CPTSA that:

1. The CPTSA hereby acknowledges the Amendment to the Lower Delaware Water Quality Management Plan and Salem County Wastewater Management Plan as set forth in letter dated April 26, 2024 from the New Jersey Department of Environmental Protection to Douglas Ambruster, CP Land North, LLC.
2. The CPTSA further acknowledges and approves the incorporation of the Amendment to the Lower Delaware Water Quality Management Plan and Salem County Wastewater Management Plan into the CPTSA sewer service area.
3. The Chairman is hereby authorized, on behalf of the CPTSA, to execute the TWA endorsements for CP North.



Kenneth Brown, Authority Chairman

Date of Adoption: May 21, 2024

Committee	Moved	Seconded	Y	N	Abstain	Absent
Mr. Bomba			✓			
Mr. Basile	✓		✓			
Mr. Brown						✓
Mr. Newton		✓	✓			
Dr. Racite			✓			