

RESOLUTION 2025-091

**RESOLUTION OF THE BORDENTOWN SEWERAGE AUTHORITY,
IN THE COUNTY OF BURLINGTON, STATE OF NEW JERSEY
CONSENTING TO THE PROPOSED MANSFIELD INCLUSIONARY MIXED USE
DEVELOPMENT (ALSO KNOWN AS TOWER GATE ASSOCIATES) AMENDMENT
TO THE TRI-COUNTY WATER QUALITY MANAGEMENT (WQM) PLAN**

WHEREAS, the New Jersey Department of Environmental Protection (NJDEP) published in the May 5, 2025 New Jersey Register a proposed amendment to the Tri-County Water Quality Management (WQM) Plan to include the “Mansfield Inclusionary Mixed Use Development also known as Tower Gate Associates” (Program Interest No. 435433, Activity AMD220002); and

WHEREAS, the NJDEP has established the WQM plan amendment procedure through the WQM Plan rules at N.J.A.C. 7:15-3.5 as the method of incorporating unplanned facilities into a WQM plan; and

WHEREAS, this amendment would expand the sewer service area of the Bordentown Sewerage Authority (BSA) by 73.03 acres to serve a proposed commercial and residential development located on Block 70, Lots 6.01 and 6.02 (portion), Mansfield Township, Burlington County; and

WHEREAS, the proposed amendment is for a 144,240 square feet warehouse, of which 20,000 square feet is office space; and a 747,836 square feet warehouse, of which 40,000 square feet is office space; and 18 one-bedroom residential units, 54 two-bedroom units, 24 three-bedroom units, and a two-bedroom superintendent unit and a residential amenity building, and the proposed project was identified in the New Jersey Register as expecting to generate a projected wastewater flow of 61,313 gallons per day; and

WHEREAS, the NJDEP requires that proposed wastewater conveyance and treatment facilities and wastewater treatment service areas, as well as related subjects, conform with an approved WQM plan; and

WHEREAS, the BSA desires to maintain successful operation and maintenance of both the BSA’s wastewater conveyance system and wastewater treatment plant located within the Bordentown City and Bordentown Township boundaries in accordance with all NJDEP requirements; and

NOW, THEREFORE, BE IT RESOLVED by the Board of the Bordentown Sewerage Authority this 21st day of July 2025, that:

1. The BSA Board consents to the Mansfield Inclusionary Mixed Use Development (also known as Tower Gate Associates) amendment, publicly noticed on May 5, 2025 for the purpose of its incorporation into the BSA sewer service area and the Tri-County Water Quality Management Plan.
2. This Resolution supersedes Resolution No. 2025-064 on this matter.

I do certify that the foregoing is a true copy of a Resolution passed by the Bordentown Sewerage Authority Board at a meeting duly held on July 21, 2025.

THE BORDENTOWN SEWERAGE AUTHORITY

By: M. Ellen Gulbinsky
M. Ellen Gulbinsky, Chairwoman

Attest:

By: 
Aneka Miller, Secretary