

Middlesex County Planning Board

RESOLUTION 2025-05

WHEREAS, the Middlesex County Planning Board vests its powers to review site plans and subdivisions to a Development Review Committee, as created by the Site Plan and Subdivision Resolutions in accordance with N.J.S.A. 40:27-6.8; and

WHEREAS, the Development Review Committee reviews Site Plan and Subdivision applications that occasionally include sanitary sewer force mains. The County permits force mains within its right-of-way but is not responsible for construction, operation or maintenance; and,

WHEREAS, a break in a force main can pose an immediate public health and safety problem; and

WHEREAS, the County requires a reliable, permanent emergency contact in the event of a force main break to alert them of the situation; and,

WHEREAS, the requirements of force main responsibilities are outlined in a multi-party utility requirement required by the Development Review Committee; and,

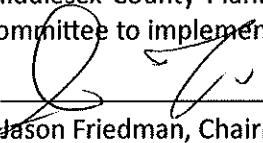
WHEREAS, the following policy identifies the proper responsibilities to protect the safety of the public:

Site plan and subdivision applications that include a proposed sanitary sewer force main in a County right-of-way require an executed multi-party utility agreement between the developer, municipality and County. The agreement shall stipulate the responsibilities of all parties, including the developer's responsibility to construct the force main and the municipality's responsibility for the operation and maintenance of the force main. The municipality may delegate its responsibilities to the developer, but the municipality must serve in perpetuity as the official primary contact for both routine maintenance and emergency repairs.

NOW, THEREFORE, BE IT RESOLVED, that the Middlesex County Planning Board accept this force main policy and authorize the Development Review Committee to implement the policy effective immediately.



STEVEN D. CAHN, Esq.
County Planning Board Counsel



Jason Friedman, Chairman (or designee)
Middlesex County Planning Board

Date Adopted: 