



TOWN OF MONTGOMERY

Carl L. Helstrom Government Center

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MONTGOMERY, NEW YORK 12549

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15 February 2026

Colliers Engineering and Design
Attn: Jesse Cokeley, P.E.
300 Tice Boulevard, Suite 101
Woodcliff Lake, New Jersey 07677

Re: Water Supply Will Serve Letter for
296 Neelytown Road (Lots 36-1-33, 33-1-91, 33-1-11.221, 33-1-11.23, 33-1-11.212, 33-1-11.211, 33-1-11.1, 33-1-10.1)
Town of Montgomery, Water District 1

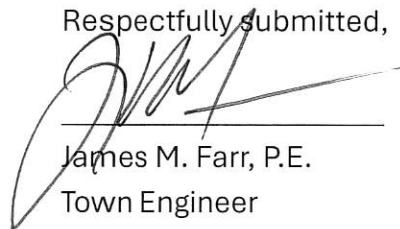
Dear Jesse,

I have reviewed your attached letter dated 6 February 2026 requesting the use of up to 15,920 gpd of water from Town of Montgomery Water District 1 for the two proposed warehouses to be constructed at the above referenced tax lots, also known as 296 Neelytown Road. The water district has adequate capacity to serve the project needs.

The project can connect to the existing watermain in Neelytown Road. We will provide that available water system mapping under separate cover.

Should you have any questions, please call or e-mail me.

Respectfully submitted,



James M. Farr, P.E.
Town Engineer

Cc: Planning Board and Consultants

300 Tice Boulevard, Suite 101
Woodcliff Lake, New Jersey 07677
Main: 877 627 3772



VIA EMAIL

February 6, 2026

Jim Farr, P.E.
Town of Montgomery Water & Sewer
110 Bracken Road
Hackensack, NJ 12549

296 Neelytown Road
(Lots 36-1-33, 33-1-91, 33-1-11.221, 33-1-11.23, 33-1-11.212, 33-1-11.211, 33-1-11.1, 33-1-10.1)
Town of Montgomery, Orange County, NJ
Colliers Engineering & Design Project No. 21000327A

Dear Mr. Farr,

We are gathering information for the above referenced project. We are writing to request a letter stating that the Town of Montgomery will be able to provide water service to this project. This project will generally consist of constructing two warehouse buildings totaling approximately 1,128,270 square feet (SF) (24,000 square feet (SF) of which is anticipated to be office space) along with site appurtenances such as parking lighting, landscaping, and stormwater management features.

In order to provide an estimated water demand, we have the estimated employee count used for this analysis based on the Institute of Transportation Engineers (ITE) Parking Generation, 4th Edition. Using Land Code 150 – Warehouse and 701 – Office Building and a total building area of 1,128,270 SF, 24,000 SF of which is anticipated to be office area, we can estimate the following:

As per NYSDEC Design Standards for Intermediate Sized Wastewater Treatment Systems (2014);
 GPD = 15 GPD * # employees (same for office and warehouse uses)

Unit Type	Projected Flow	Number of Units	Demand
Warehouse 1 (First Shift)¹	15 GPD/employee	204 employees	3,060 GPD
Warehouse 1 (Second Shift)¹	15 GPD/employee	204 employees	3,060 GPD
Warehouse 1 (Third Shift)¹	15 GPD/employee	204 employees	3,060 GPD
Warehouse 2 (First Shift)¹	15 GPD/employee	66 employees	990 GPD
Warehouse 2 (Second Shift)¹	15 GPD/employee	66 employees	990 GPD
Warehouse 2 (Third Shift)¹	15 GPD/employee	66 employees	990 GPD
Warehouse 1 Office (First Shift)²	15 GPD/employee	107 employees	1,605 GPD
Warehouse 1 Office (Second Shift)²	15 GPD/employee	107 employees	1,605 GPD
Warehouse 1 Office (Third Shift)²	15 GPD/employee	107 employees	1,605 GPD
Warehouse 2 Office (First Shift)²	15 GPD/employee	54 employees	810 GPD
Warehouse 2 Office (Second Shift)²	15 GPD/employee	54 employees	810 GPD
Warehouse 2 Office (Third Shift)²	15 GPD/employee	54 employees	810 GPD
Visitors³	5 GPD/Visitor	101 visitors	505 GPD
Total			19,900 GPD

¹Number of employees was determined using 4,100 SF of warehouse space per employee per shift

²Number of employees was determined using 1 employee per 150 SF per shift

³Number of visitors was determined using 1/3 of the total number of tractor trailer stalls.

As per NYSDEC Design Standards for Intermediate Sized Wastewater Treatment Systems (2014):
20% reduction for installation of water-saving plumbing fixtures
 $19,900 \text{ GPD} \times 0.8 = 15,920 \text{ GPD}$

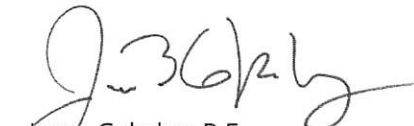
Please review this material and forward a "Letter of Serviceability," along with any as-built maps available and/or description of existing utility facilities adjacent to or near the project site to our office. We kindly request this information for water services. Also, please indicate whether you have any existing or proposed facilities that may be in conflict with the proposed project. If this project is within your service area, please identify how (route into the site) you will service the proposed development so that we can add the same to our plans.

Please advise us if the proposed services can be located underground and of the associated specifications or requirements that may apply to servicing the site.

If you prefer to send the information electronically, please email jesse.cokeley@collierseng.com. Should you have any questions and/or concerns regarding our request, please do not hesitate to contact this office directly. Thank you for your assistance in this matter.

Sincerely,

Colliers Engineering & Design CT, P.C.



Jesse Cokeley, P.E.
Geographic Discipline Leader