

Ronald G. Rios
County Commissioner Director

Shanti Narra
County Commissioner Deputy Director

Claribel A. Azcona-Barber
Charles Kenny
Leslie Koppel
Chanelle Scott McCullum
Charles E. Tomaro
County Commissioners



Charles Kenny
Chairperson,
Transportation

John A. Pulomena
County Administrator

Solomon Caviness
Department Head

Douglas J. Greenfeld, AICP/PP
Planning Director

Allan Williams
Chairman, WRA

DEPARTMENT OF TRANSPORTATION
Office of Planning
Water Resources Association

January 3, 2022

Meeting Notice
Meeting of the Lower Raritan-Middlesex County Water Resources Association

A meeting of the Lower Raritan-Middlesex County Water Resources Association will be held at **1:30 p.m. on Monday, January 10th, 2022**. In accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 *et seq.*; the New Jersey Water Quality Management Planning Rules N.J.A.C. 7:15-9.3(b) 7; and the Emergency Remote Protocols for Local Public Bodies (N.J.A.C. 5:39-1.1 through 1.7), the meeting will be conducted as a virtual meeting with a call-in and video option and will not be held in the Middlesex County Administration Building. The committee members and public may call the number below to conference into the meeting.

<u>Telephone Number:</u>	<u>Meeting ID:</u>	<u>Passcode:</u>
+1 929 436 2866	856 1814 0474	3407711070

For additional information see the Water Resources Association web page at:
<http://www.middlesexcountynj.gov/Government/Departments/Transportation/Pages/Planning/Environmental%20Sustainability/Office-of-Planning---Division%20of%20Environmental%20Sustainability%20--%20Water-Resources-Association.aspx> or email planning@co.middlesex.nj.us.

AGENDA

Action Items

- I. Reading of the Open Public Meetings Act
- II. Pledge of Allegiance
- III. Roll Call
- * IV. Minutes of the Regular Meeting of September 13, 2021 **(Pgs. 3-9)**



V. New Business

*

- A. Review of WQMP SSA Amendment Application:
Park Avenue Water Treatment Plant Upgrades, Block 50, Lot 1, 1 Park
Lane, South Plainfield, NJ *(Pgs. 10-39)*

VI. Member Agency Reports

- A. Lawrence Brook Watershed Partnership (LBWP) (Alan Godber)
- B. Lower Raritan Watershed Partnership (Heather Fenyk)
- C. Freehold Soil Conservation District (Michael Hill/Tim Thomas)
- D. NJ Water Supply Authority (NJWSA) (Kyle Clonan)
- E. Raritan Riverkeeper (Bill Schultz)
- F. Rutgers Cooperative Extension (Michele Bakacs)
- G. Sustainable Raritan River Initiative (Sara Malone)

VII. Status Update on Middlesex County Wastewater Management Plan &
Amendments (Nick Tufaro)

VIII. Status Update on NJDEP Resilient NJ Raritan River and Bay
Communities Project (Laurie Sobel)

IX. Status Update on CRS/MS4 Group (Nick Tufaro)

X. Correspondence

XI. Old Business

XII. Public Comment

XIII. Next Meeting – March 14, 2022

XIV. Adjournment



MINUTES
LOWER RARITAN-MIDDLESEX COUNTY
WATER RESOURCES ASSOCIATION/WATERSHED MANAGEMENT GROUP MEETING
HELD AS A VIRTUAL MEETING
September 13, 2021
1:30 P.M.

I. Reading of the Open Public Meeting Act

The meeting was called to order by Mr. Williams at 1:30 p.m. Notice of this meeting, pursuant to the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq.; the New Jersey Water Quality Management Planning Rules, N.J.A.C. 7:15-9.3(b)7; and the Emergency Remote Protocols for Local Public Bodies (N.J.A.C. 5:39-1.1 through 1.7) was recited by Mr. Williams including that notice of this meeting has been published in the Home News Tribune and Star-Ledger Newspapers and posted on the Middlesex County website as well as on the front door and bulletin board of the Middlesex County Administration Building at least 48 hours in advance of this meeting. Mr. Williams announced that the meeting will include an opportunity for public comment and recited the public comment instructions that apply to the meeting.

II. Pledge of Allegiance

A salute to the flag was observed at the start of today's meeting. Mr. Williams led everyone in the Pledge of Allegiance.

III. Roll Call

Attendance was as follows:

WRA Members:

Allan Williams	Highland Park
Daria Ludas	Jamesburg
Doriann Kerber	Milltown
Robert Noel	Monroe Township
Suzan Colon	Old Bridge
Ron Yake	Plainsboro
Ryan Michaelson	Spotswood
Joseph Cryan	Middlesex County Utilities Authority
Michael Hill	Freehold Soil Conservation District
Bill Schultz	Raritan Riverkeeper

Others:

Doug Greenfeld	Middlesex County Office of Planning
Linda Weber	Middlesex County Office of Planning

Nick Tufaro	Middlesex County Office of Planning
Emily Link	Middlesex County Office of Planning
Lilliana Dourado	Middlesex County Office of Planning
Ethan Standal	Middlesex County Office of Information Technology
Joseph Sparone	Dynamic Engineering
Joseph Riccadonna	Dynamic Engineering
Michael Gross, Esq.	Applicant's Counsel

IV. Minutes of the Regular Meeting of June 14, 2021

The minutes of the Regular Meeting of June 14, 2021 were distributed prior to today's meeting. Mr. Williams advised of a correction needed on page 4 under New Business where Borough of Highland should be corrected to Borough of Highland Park. A motion was made-and unanimously approved to adopt the minutes with corrections.

V. New Business

A. An Ordinance to Amend and Supplement the Revised General Ordinances of the City of New Brunswick, Chapter 16, "Land Development Code" Ordinance #O-042101, Adopted April 21, 2021

Mr. Williams welcomed Mr. Tufaro to present the Office of Planning staff finding and recommendations in connection with the adopted municipal stormwater control ordinance (SCO) on the agenda.

Mr. Tufaro referenced the prior discussions at the previous WRA meetings where the Office of Planning staff recommendations on stormwater control ordinances were presented for WRA advice and input and indicated that today's meeting is a continuation of that effort.

Mr. Tufaro indicated that this stormwater control ordinance marks the twenty-second reviewed by the County. Mr. Tufaro indicated that the staff recommendations and findings contained in the September 13, 2021 staff report are being presented to the WRA for the advice and input of the WRA on the SCO as indicated below. After discussing the details of the staff report, Mr. Tufaro recommended Final Approval for the SCO prepared and adopted by the City of New Brunswick.

- City of New Brunswick, adopted April 21, 2021, received August 6, 2021, Final Approval

Following his presentation, Mr. Williams welcomed any comments from the WRA on the ordinance. Mr. Williams asked about the clarity of the figure on page 8 on the image of detention basins. Mr. Tufaro confirmed the correct numbers and required dimensions in the image are acceptable. There were no other questions or comments. A motion was made with a unanimous vote for WRA concurrence with Office of Planning staff findings and recommendations as discussed and contained in the staff report.

B. Review of WQMP SSA Amendment Application:

SEI Cutters Dock Urban Renewal, LLC and SEI Pennval II Urban Renewal, LLC, Proposed Warehouse Redevelopment. Block 531, Lots 1 & 2, Block 523, Lot 1, Block 531.01, Lot 1, Block 531.02, Lots 1.021 & 1.022, Block 540.13, Lot 42, 34 and 35 Cutters Dock Road, 1 and 222 Pennval Road, Woodbridge Township, NJ

Mr. Williams welcomed Mr. Tufaro to present the WQMP SSA Amendment Application.

Mr. Tufaro referenced the staff report for this application included in the September 13, 2021 meeting packet. Mr. Tufaro indicated that the applicant's representatives at the meeting were Mr. Michael Gross, applicant's attorney, as well as Mr. Joseph Sparone and Mr. Joseph Riccadonna, the applicant's engineering consultants. Mr. Tufaro explained that the submitted application is for a Site-Specific Amendment for the expansion of the Future Wastewater Service Area to allow approximately 350 square feet of a warehouse building and approximately 21,780 square feet of disturbance area that is part of a larger proposal within the current sewer service area to construct two warehouses, access roads, parking lots and loading areas within the regularly shaped property of approximately 54.8 acres. Mr. Tufaro presented a map of the proposed development. He stated that the eastern side of the track borders the Woodbridge River. In the report, there are flood hazard areas in the proposed site that are going to be disturbed/encroached on and extensive wetlands deep in the property. Approximately 723,000 square ft. is being proposed under the site plan for this overall project. Under the building footprint for building number 2, there is an area of the channel that runs into a small depression, later noted as an abandoned fire suppression pond by Mr. Riccadonna. A 350 square ft. portion of the proposed building is requested to be included in the sewer service area, with the bulk of the proposal now existing within the Current FWSA. The 0.5 acre of parking area is partially in transition areas for wetlands, both exceptional and intermediate as well as encompassing some wetland areas.

Based on the NJDEP review for permitting, there's approximately 10 acres in wetlands that the project is trying to fill and remove. Mr. Tufaro stated that the application is administratively complete but has issues when it comes to environmental permitting.

Mr. Tufaro indicated the staff recommends approval of the SSA expansion of the FWSA contingent upon NJDEP permit approvals. The last page of the staff report binder in the September 12, 2021 meeting packet contains the NJDEP deficiency letter with eight

items that the applicant needs to address. The eighth item states the NJDEP will not review the SSA without the County's approval.

After stating his findings, Mr. Tufaro introduced Mr. Sparone and Mr. Riccadonna of Dynamic Engineering and Mr. Gross, counsel on behalf of the applicant and Chairman Williams welcomed any questions.

Mr. Hill asked if there was a timeframe when the application will be submitted to the Freehold Soil Conservation District. Mr. Tufaro answered that he is not aware of a date, but they have permission from the municipality. Mr. Sparone stated that the application has been submitted and has also received certification. Mr. Riccadonna stated the certification was in May 2021, reference number 2020-0690. Mr. Gross stated the application is for a redevelopment project supported by Woodbridge township.

Mr. Schultz asked if since there are wetlands involved in the project, if there was any consideration for using porous asphalt that will allow water to run through or if there are any stormwater concerns. Mr. Riccadonna stated that the current site is 39.12 acres of developed area including building, pavement, asphalt, broken paving, hard-packed gravel acting as a pervious surface. Though the project does not have pervious pavers, imperious coverage will be reduced by 5 acres. Large portion of the site was used for truck traffic, under the new use it will be reduced. The operation will have more trucks being pulled inside with the new modern warehouse distribution facilities being enclosed, which results in more roof area than vehicular travel area which will result in better water quality.

Mr. Williams asked if there are concerns about flooding. Mr. Riccadonna stated that a large portion of the site is in a flood hazard area, and the latest FEMA firm preliminary mapping is being used to establish the flood hazard area elevation and some other maps included in the presentation. A flood hazard verification plan has been approved by the NJDEP. Part of the application in the department for review is the flood hazard area approval as part of the waterfront development permit.

A question was asked if since the wetlands are being replaced, if the applicant is required to add them elsewhere. Mr. Riccadonna responded that there are different classifications of wetlands and there are different requirements that need to be met. The design is setting everything to the East away from the Woodbridge River. The project will maintain the exceptional resource value wetlands, the 1.12 acres wetlands that are being filled consist of 0.31 acres of ordinary wetlands and 0.81 acres of intermediate wetlands which are internal to the site. They will mitigate along the exceptional resource value wetlands along the river, by taking the internal wetlands and moving them at a 2:1 and 3:1 mitigation ratio and constructing those along the river. In addition to adding the wetlands, there is a hard line of retaining walls and elevate the site above the flat hazard area elevation which will provide a definitive limit to where site operations can extend to. Removing the gravel disturbance near the river, pulling

the developed area away from the river and constructing wetlands to mitigate for the wetlands that are being filled in.

Mr. Williams asked if there were any other questions for the presenters. There were no further questions. Mr. Williams asked for a motion for approval contingent upon the applicant obtaining the appropriate permits from NJDEP. A motion was made by Ms. Kerber, seconded by Ms. Ludas and unanimously approved to endorse approval of the SEI Cutters Dock Urban Renewal, LLC and SEI Pennvall II Urban Renewal, LLC, Proposed Warehouse Redevelopment WQMP SSA Amendment Application, contingent upon provision of the NJDEP environmental permitting.

VI. Member Agency Reports

A. Lawrence Brook Watershed Partnership

(no report)

B. Lower Raritan Watershed Partnership

(no report)

C. Freehold Soil Conservation District

Mr. Hill stated that the recent storms did not do too much damage to the contract work on the enhanced swale restoration and access path to the lake shoreline recently completed in Thompson Park. Mr. Tufaro stated there will be a video blog on the latest project within the deer enclosure to restore and stabilize a stream that has been degraded. Mr. Tufaro stated the start of the next phase of the Manalapan Brook Protection and Restoration Plan are being considered by the stakeholder team.

D. NJ Water Supply Authority

(no report)

E. Raritan Riverkeeper

Mr. Schultz stated there is a lot of progress taking place at the Raritan Center along the docking area and assumes it's the Port Raritan Project. Commercial establishments are coming into the river system. Mr. Williams asked about damages from flood. Mr. Schultz stated the areas that were flooded have always had floods but were higher than usual.

F. Rutgers Cooperative Extension

(no report)

G. Sustainable Raritan River Initiative

(no report)

VII. Status Update on the Middlesex County Wastewater Management Plan & Amendments

Mr. Tufaro stated the NJDEP requested revisions to the WMP have been completed and the response letter is anticipated to be sent to NJDEP shortly.

Mr. Tufaro stated there will be an update to the Wastewater Management Plan, mostly focused on the future wastewater service area and the kind of adjustments that will be made if any.

VIII. Status Update on NJDEP Resilient NJ Raritan River and Bay Communities Project

Ms. Weber indicated she was providing this update on behalf of Ms. Sobel and reported that the project team has been holding biweekly steering committee meetings throughout the summer. In July, the steering committee discussed community engagement and national best practices to support community adaptive capacities as part of resiliency planning and public engagement in gearing up for the next phase. Topics for the review in the next few months include land use planning, transportation, ground fields and stormwater management.

In August, the discussion continued about public engagement, public workshops and the land use working group had their kickoff meeting. The project team released their draft report, "About Our Region," which summarizes the progress that has been made in developing an action plan to address the flood risk in the Raritan River and Bay communities study area. The team has encouraged the public to review the report and share their input by visiting the site www.ResilientNewJersey.com.

IX. Status update on CRS/MS4 Group

Mr. Tufaro stated the third quarter meeting was held on August 14. The meeting was held in advance of the NFIP community rating system (CRS) recertification process that began on September 1, so that the FEMA CRS review agent Melissa James, could provide guidance for our participating CRS communities. CRS is a national flood insurance program that allows municipalities to update and increase their engagement with the residents that are at flood risk.

The meeting also included an update from John Ferguson, County OEM Director and Matt Campo from Rutgers regarding the 2020-2025 Middlesex County All-Hazard Mitigation Plan (AHMP) development. The AHMP is being coordinated with the Resilient NJ Raritan River and Bay Communities and South River/Sayreville Environmental Restoration studies.

Our CRS/MS4 Assist user group has increased engagement by instituting quarterly virtual meetings in 2021. We hope to continue this format in 2022. A fourth quarter meeting is in planning with anticipated presentations by FEMA and NJDEP representatives.

Mr. Tufaro also noted that FEMA and state OEM assistance for IDA victims announcements were sent to every municipality to assist their residents through the MS4/CRS Assist email list.

X. Correspondence

There was no correspondence presented at today's meeting

XI. Old Business

Ms. Ludas spoke about the flooding in Jamesburg area and asked if the South Central Middlesex County Flood Commission would be reactivated. Mr. Greenfeld stated there will be discussion with the County Administrator about steps the County might be able to take and will express the interest in reactivating this flood control commission in future meetings on this subject.

XII. Public Comment

There were no public comments presented at today's meeting.

XIII. Next Meeting – November 8, 2021

The next meeting will be held on November 8, 2021, at 1:30 pm.

XVII. Adjournment

A motion was made, seconded, and approved to adjourn the meeting at 2:38 p.m.

**Middlesex County Office of Planning Staff Report
Lower Raritan-Middlesex County Water Quality Management Plan Site-Specific Amendment:
Park Avenue Water Treatment Plant Upgrades, Borough of South Plainfield**

Project Name: Park Avenue Water Treatment Plant Upgrades
Location: Block 50, Lot 1, 1 Park Lane, South Plainfield, NJ
Application Received: 11-09-2021
Status of Application: The application is administratively complete.

Project Description:

The referenced project involves an upgrade to the existing 16 million gallons per day (MGD) Water Treatment Plant (WTP) with construction of a new treatment building to remove per- and polyfluoroalkyl substances (PFAS) with 20 granular activated carbon (GAC) vessels. The facility is operated remotely from Middlesex Water Company's main facility in Edison, NJ. The existing WTP restroom is served by an on-site septic system and disposal field. The sanitary waste from the treatment upgrades will primarily be from a new bathroom at the facility, conditioning the vessels when new media is loaded, waste from analyzers, equipment drains, cleaning and washdowns for an estimated total of 41,025 gallons per day (GPD) for approximately 1 month per year and an estimated 1,025 GPD for the remainder of the year. The amendment to the LR-MC WQMP includes the addition of 42,163 square feet (0.968 Acres) to the existing sewer service area. (See attached figures). All wastewater is proposed to be connected and discharged to an existing sanitary sewer system that is owned and operated by the Borough of South Plainfield. All effluent is to be conveyed to Middlesex County Utilities Authority via the Plainfield Area Regional Sewage Authority (MCUA) Interceptor system by way of its Cedar Brook Pumping Station (CBPS).

Findings:

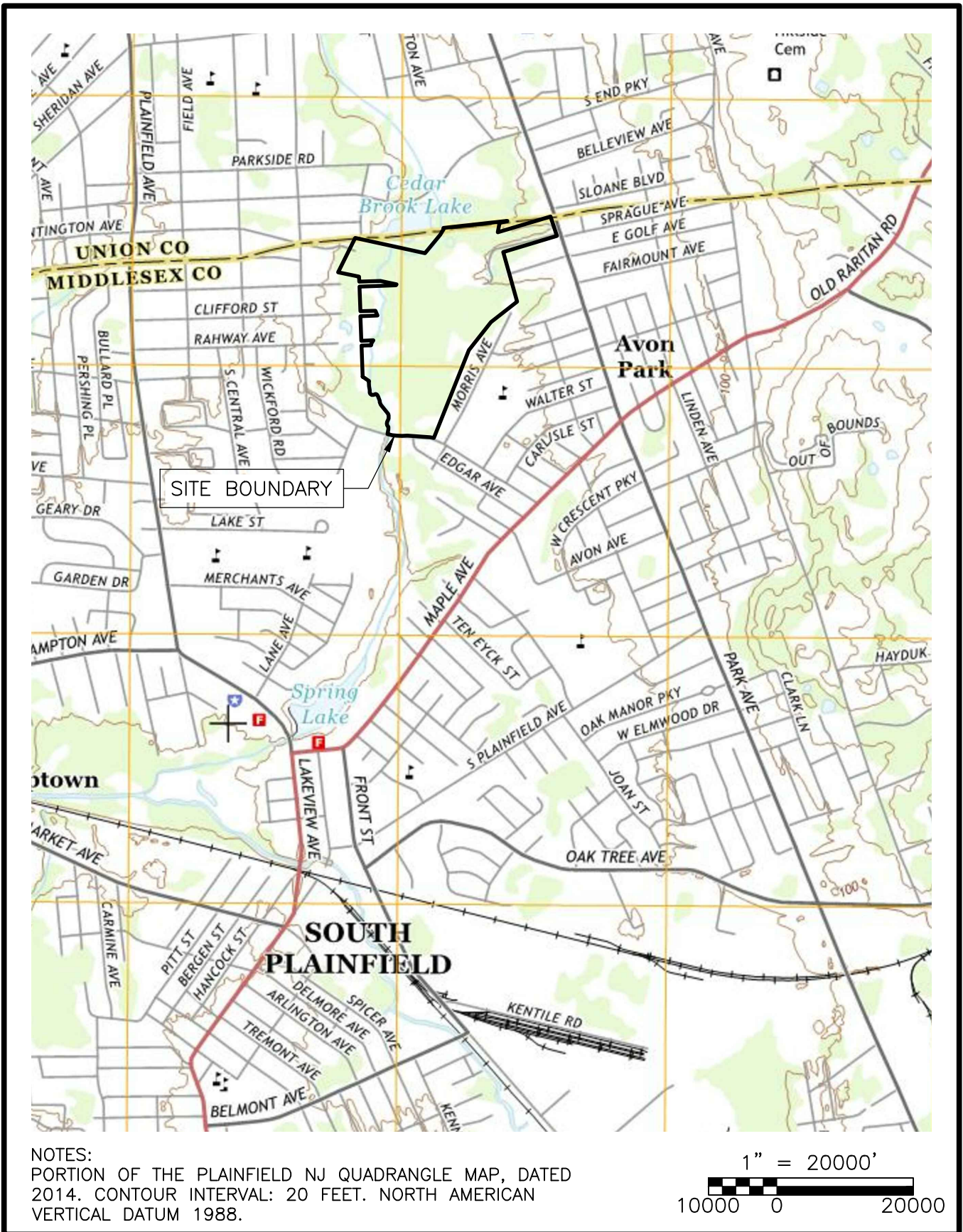
- Existing Site Coverage (Developed Acreage/Undeveloped Acreage): 1.52 acres/80.076 acres*
* Total Lot Area = 81.596 acres
- Existing Structures (Total Square Ft. & Acreage of Footprint): 5,009 SF & 0.115 acres
- Existing Impervious Surface** (Square Feet & Acreage): 66,305 SF & 1.52 acres
**Pavement, sidewalks, driveways, patios, etc.
- Proposed Structures: a building for the GAC vessels and a free-standing backwash waste tank will be added to the existing Central Treatment facility Building on-site (see site plan images attached).
- Proposed Structures Site Coverage (Total Sq. & Acreage of Footprint): 18,174 SF, 0.417 acres
- Proposed Impervious Surface (Square Ft. & Acreage): 103,033 SF, 2.36 acres
- Proposed Site Coverage (Developed Acreage/Undeveloped Acreage): 2.36 acres/79.236 acres*
- Proposed effluent/wastewater to be generated by the facility: 41,025 gpd (intermittent basis)
- Amendment /Revision to Future Wastewater Service Area (FWSA) 0.98-acre expansion area

- The proposal has municipal zoning board of adjustment stie plan approvals subject to conditions. (See Attached)
- There are no Category One waterways on the site.
- There are no historic buildings on the site.
- Consenting letters have been provided by Borough of South Plainfield, Middlesex County Utility Authority and Plainfield Area Regional Sewerage Authority (PARSA).(See Attached).
- In its effluent flow quantity consent response and TWA application endorsement, the MCUA noted that "Approval for the nondomestic (process) wastewater discharge quality shall be obtained by the Authority, prior to initial discharge, in accordance with the Authority's Industrial Pre-Treatment Program Rules and Regulations" (See MCUA letter attached).
- The proposed wastewater service area expansion of 0.98 acres has been designed to avoid any Environmentally Sensitive Areas (ESA) existing on the remainder of the parcel. Other wetland areas of the parcel to remain undisturbed are considered "foraging" habitat for Great Blue Heron and Snowy Egret. (See Attached).
- NJDEP permitting may be required for the project but requires County SSA approval to proceed.

Staff Recommendation: Staff recommends approval of this proposed area for placement into the Lower Raritan-Middlesex County Sewer Service Area, contingent upon approval of all conditions of state, municipal and MCUA permitting requirements.

Prepared by: Nicholas Tufaro, NJPP Lic#33LI00326000, NJLLA, CFM, Principal Planner, Resiliency, MCOP

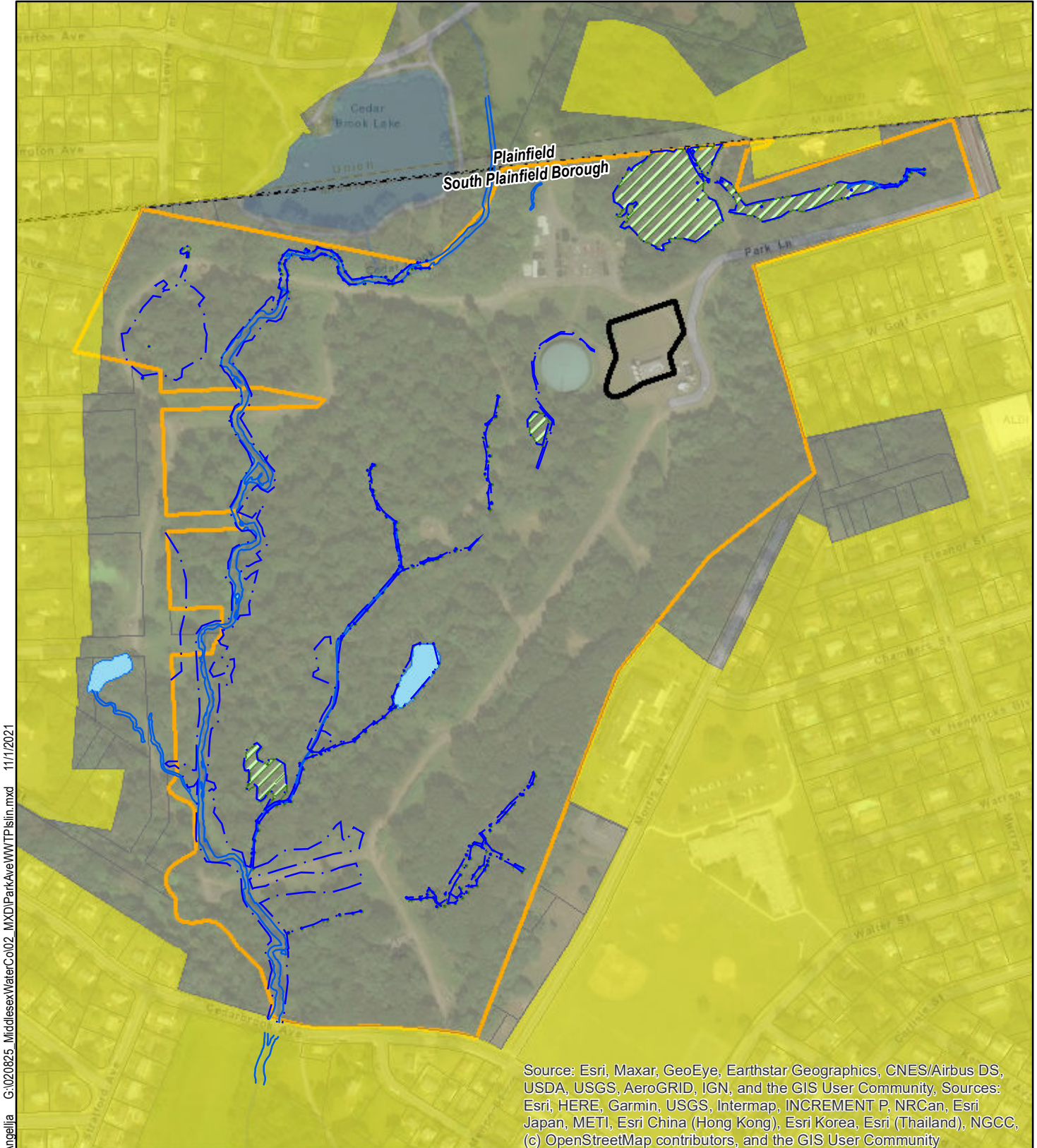
Date: 12.09.2021



NOTES:
PORTION OF THE PLAINFIELD NJ QUADRANGLE MAP, DATED 2014. CONTOUR INTERVAL: 20 FEET. NORTH AMERICAN VERTICAL DATUM 1988.



Figure No. 1
SITE LOCATION MAP
DEC 2020



Angellia G:\020825_MiddlesexWaterCo\02_MXD\ParkAve\WTP\slin.mxd 11/1/2021

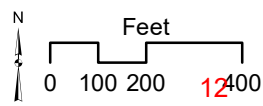
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

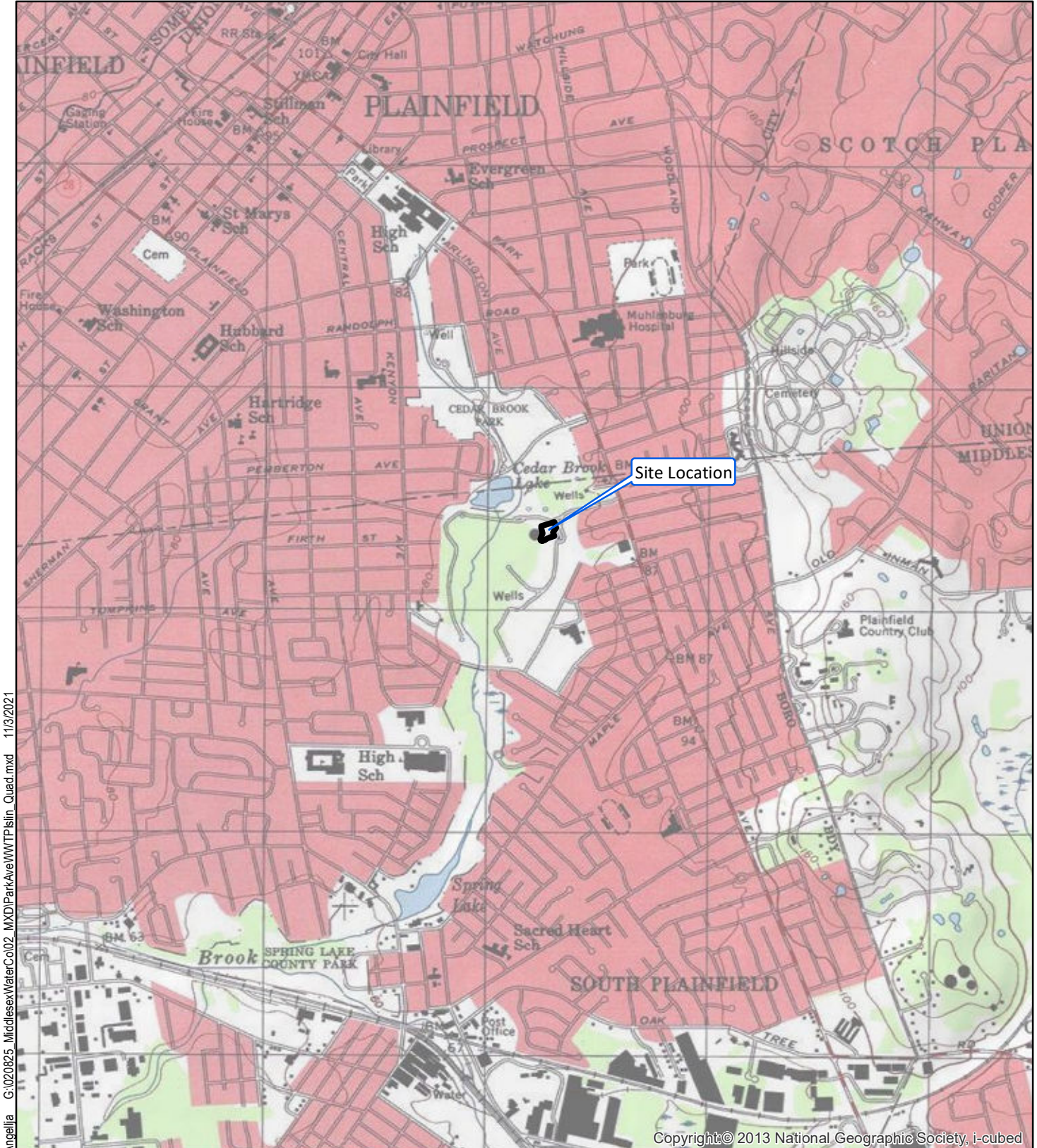
Legend

- Proposed Sewer Service Area
- Lot Boundary (Block 50 Lot 1)
- Property Boundary
- Municipal Boundary
- Existing Sewer Service Area
- Stream
- Wetlands Boundary Line
- Wetland Area
- Pond

Middlesex Water Company
Park Avenue WTP
Treatment Upgrades Project

South Plainfield, New Jersey






Angellia G:\02\0825_MiddlesexWaterCo\02_MXD\ParkAveWWTPls\in_Quad.mxd 11/03/2021

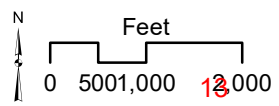
Copyright: © 2013 National Geographic Society, i-cubed

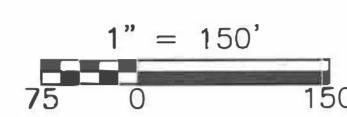
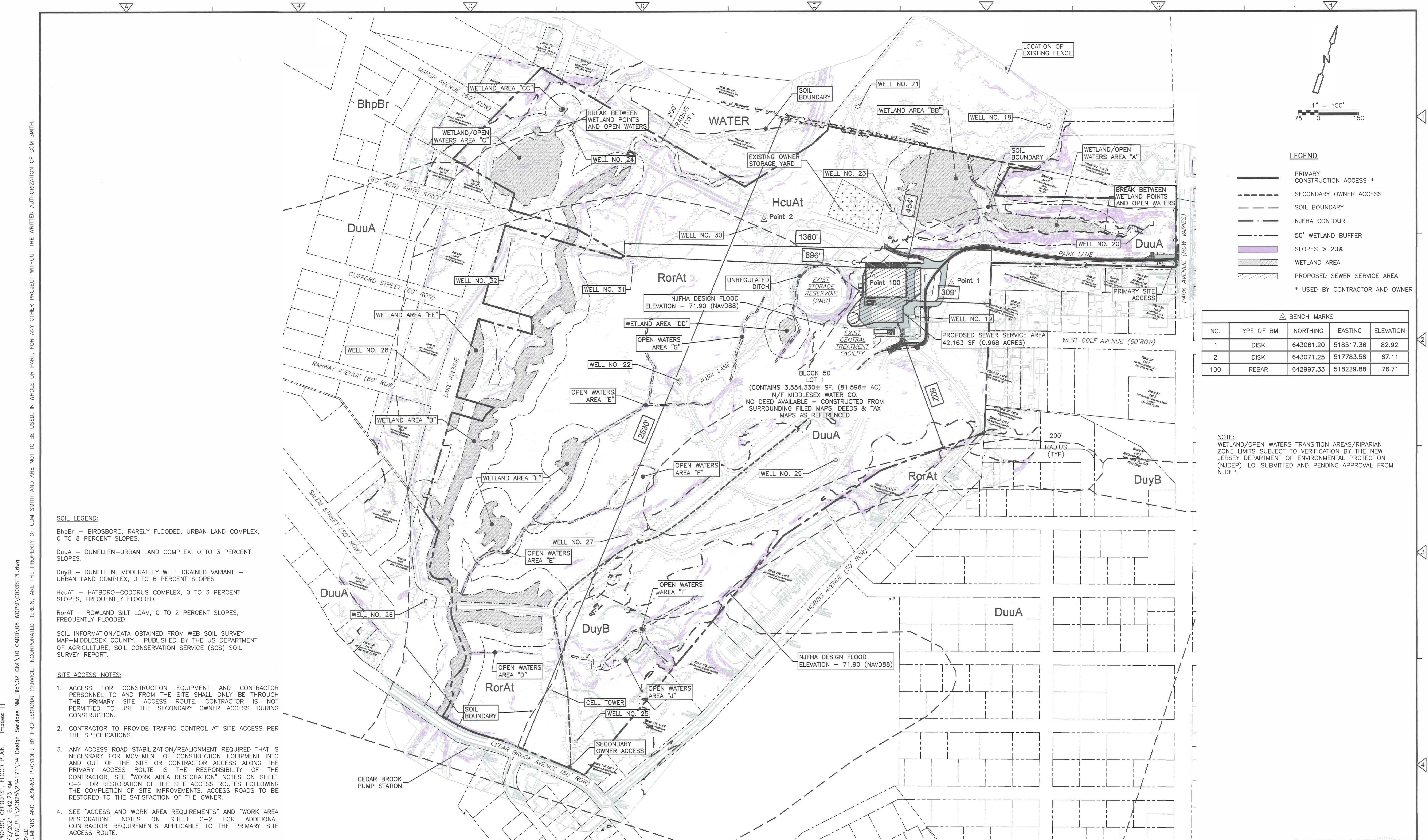
Legend

 Proposed Sewer Service Area

Middlesex Water Company
 Park Avenue WTP
 USGS Quad Map
 (Plainfield NJ)

South Plainfield, New Jersey





LEGEND

- PRIMARY CONSTRUCTION ACCESS *
- - - SECONDARY OWNER ACCESS
- - - SOIL BOUNDARY
- - - NJFHA CONTOUR
- - - 50' WETLAND BUFFER
- WETLAND AREA
- PROPOSED SEWER SERVICE AREA
- * USED BY CONTRACTOR AND OWNER

BENCH MARKS

NO.	TYPE OF BM	NORTHING	EASTING	ELEVATION
1	DISK	643061.20	518517.36	82.92
2	DISK	643071.25	517783.58	67.11
100	REBAR	642997.33	518229.88	76.71

NOTE: WETLAND/OPEN WATERS TRANSITION AREAS/RIPARIAN ZONE LIMITS SUBJECT TO VERIFICATION BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP). LOI SUBMITTED AND PENDING APPROVAL FROM NJDEP.

SOIL LEGEND:
 BhpBr - BIRDSBORO, RARELY FLOODED, URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES.
 DuuA - DUNELLEN-URBAN LAND COMPLEX, 0 TO 3 PERCENT SLOPES.
 DuyB - DUNELLEN, MODERATELY WELL DRAINED VARIANT - URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES.
 HcuAt - HATBORO-CODORUS COMPLEX, 0 TO 3 PERCENT SLOPES, FREQUENTLY FLOODED.
 RorAt - ROWLAND SILT LOAM, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED.

SOIL INFORMATION/DATA OBTAINED FROM WEB SOIL SURVEY MAP-MIDDLESEX COUNTY. PUBLISHED BY THE US DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE (SCS) SOIL SURVEY REPORT.

- SITE ACCESS NOTES:**
- ACCESS FOR CONSTRUCTION EQUIPMENT AND CONTRACTOR PERSONNEL TO AND FROM THE SITE SHALL ONLY BE THROUGH THE PRIMARY SITE ACCESS ROUTE. CONTRACTOR IS NOT PERMITTED TO USE THE SECONDARY OWNER ACCESS DURING CONSTRUCTION.
 - CONTRACTOR TO PROVIDE TRAFFIC CONTROL AT SITE ACCESS PER THE SPECIFICATIONS.
 - ANY ACCESS ROAD STABILIZATION/REALIGNMENT REQUIRED THAT IS NECESSARY FOR MOVEMENT OF CONSTRUCTION EQUIPMENT INTO AND OUT OF THE SITE OR CONTRACTOR ACCESS ALONG THE PRIMARY ACCESS ROUTE IS THE RESPONSIBILITY OF THE CONTRACTOR. SEE "WORK AREA RESTORATION" NOTES ON SHEET C-2 FOR RESTORATION OF THE SITE ACCESS ROUTES FOLLOWING THE COMPLETION OF SITE IMPROVEMENTS. ACCESS ROADS TO BE RESTORED TO THE SATISFACTION OF THE OWNER.
 - SEE "ACCESS AND WORK AREA REQUIREMENTS" AND "WORK AREA RESTORATION" NOTES ON SHEET C-2 FOR ADDITIONAL CONTRACTOR REQUIREMENTS APPLICABLE TO THE PRIMARY SITE ACCESS ROUTE.

PLAN
1" = 150'

XREFS: [C:\P001\ST_CDM\2436_CWP0001ST_CEP0001ST_FLOOD PLAN] Images: [C:\P001\ST_CDM\2436_CWP0001ST_CEP0001ST_FLOOD PLAN]
 Last saved by: MILLERCS Time: 11/27/2021 8:42:23 AM
 p:\v\cdmsmith-0202-pw\design\com\PL\120625\243171\04 Design Services ML_Big\02 Civil\10 CAD\05 WBP\AC003STPL.dwg
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REV. NO.	DATE	DRWN	CHKD	REMARKS
1	11/21	CSM	SLK	WETLANDS LOI APPROVAL OCTOBER 2021
2	6/21	CSM	DJT	CONFORMED DRAWING

DESIGNED BY: C. VANDER FLUET
 DRAWN BY: R. MESQUITA
 SHEET CHK'D BY: S. KUTZING
 CROSS CHK'D BY: B. ORCHARD
 APPROVED BY: D. TANZI
 DATE: JUNE 2021

CDM Smith
 110 Fieldcrest Avenue, #8, 8th Floor
 Edison, NJ 08837
 Tel: (732) 225-7000
 COA No. 24GA2802020

MIDDLESEX WATER COMPANY
 ISELIN, NEW JERSEY
PARK AVENUE WTP
TREATMENT UPGRADES PROJECT
 CONTRACT NO. 01P-18-515

OVERALL EXISTING CONDITIONS PLAN

PROJECT NO. 20825-234171
 FILE NAME: C003STPL.DWG
 SHEET NO. **C-3**

DAVID J. TANZI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. GE43193



State of New Jersey

PHILIP D. MURPHY
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Land Resource Protection
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
www.nj.gov/dep/landuse

SHAWN M. LATOURETTE
Commissioner

SHEILA Y. OLIVER
Lt. Governor

October 7, 2021

Brain Carr
Middlesex Water Co. @ Park Avenue
485C Route 1 South, Suite 400
Iselin, New Jersey 08830

RE: Freshwater Wetlands Letter of Interpretation: Line Verification
File No.: 1222-20-0005.1
Activity Number: FWW200001
Applicant: MIDDLESEX WATER CO@ PARK AVE.
Block and Lot: [50, 1]
South Plainfield Borough, Middlesex County

Dear Mr. Carr:

This letter is in response to your request for a Letter of Interpretation to have Division of Land Resource Protection (Division) staff verify the boundary of the freshwater wetlands and/or State open waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection (NJDEP), the U.S. Army Corps of Engineers (USACOE) Philadelphia and New York Districts, and the U.S. Environmental Protection Agency (USEPA), the NJDEP is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon a site inspection conducted by Division staff on December 5, 2021 and June 9, 2021, the Division has determined that the wetlands and waters boundary line(s) as shown on the plan map entitled: **“Boundary, Topographic and Wetland Survey at Block 50, Lot 1 South Plainfield Borough Prepared For: CDM Smith Located in: South Plainfield Borough, Middlesex County, New Jersey”**, consisting of six (6) sheets, dated June 9, 2020, last revised September 20, 2021, and prepared by Paul J. Emilius, Jr., N.J. P.L.S., of GEOD Corporation, is accurate as shown.

The freshwater wetlands and waters boundary line(s), as determined in this letter, must be shown on any future site development plans. The line(s) should be labeled with the above file number and the following note:

“Freshwater Wetlands/Waters Boundary Line as verified by NJDEP”

Wetlands Resource Value Classification (“RVC”)

In addition, the Division has determined that the resource value and the standard transition area or buffer required adjacent to the delineated wetlands are as follows:

Ordinary: OW-1-100 through OW-1-159; OW-J-100 through OW-J-119. [No wetland buffer]

State Open Water: Within onsite wetlands; and OW-A-101 through OW-A-110/A-110; OW-A-201 through OW-A-210; OW-B-201 through OW-B-232; OW-B-101 through OW-B-127; B-353 to OW-D-2 through OW-D-9; B-320 to OW-E-103 through OW-E-154; B-318 to OW-E-203 through OW-E-210b/E-210b; OW-E-102 to OW-F-101/OW-E-113 through OW-F-116 to OW-F-217 through OW-F-200/OW-E-114; OW-E-121/E-121 through OW-E-154; OW-E-223/E-223 through OW-E-239; OW-G-101 through OW-G-112; OW-G-200 through OW-G-212; [No wetland buffer]

Intermediate: All remaining onsite wetlands. [50 foot wetland buffer]

RVC may affect requirements for wetland and/or transition area permitting. This classification may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-9 and 10), the types of Statewide General Permits available for the property (see N.J.A.C. 7:7A-5 and 7) and any modification available through a transition area waiver (see N.J.A.C. 7:7A-8). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

Wetlands resource value classification is based on the best information available to the Division. The classification is subject to reevaluation at any time if additional or updated information is made available, including, but not limited to, information supplied by the applicant.

General Information

Pursuant to the Freshwater Wetlands Protection Act Rules, you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless it is determined that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original letter of interpretation and issue a revised letter of interpretation.

Regulated activities proposed within a wetland, wetland transition area or water area, as defined by N.J.A.C. 7:7A-2.2 and 2.3 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.4. The approved plan and supporting jurisdictional limit information are now part of the Division's public records.

Please be advised that any surface water features on the site or adjacent to the site may possess flood hazard areas and/or riparian zones and development within these areas may be subject to the Flood Hazard Area Control Act rules at N.J.A.C. 7:13. The Division can verify the extent of flood hazard areas and/or riparian zones through a flood hazard area verification under the application procedures set forth at N.J.A.C. 7:13-5.1.

This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are “isolated” or part of a surface water tributary system unless specifically called out in this letter as such. Furthermore, obtaining this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

Recording

Within 90 calendar days of the date of this letter, the applicant shall submit the following information to the clerk of each county in which the site is located, and shall send proof to the Division that this information is recorded on the deed of each lot referenced in the letter of interpretation:

1. The Department file number for the letter of interpretation;
2. The approval and expiration date of the letter of interpretation;
3. A metes and bounds description of the wetland boundary approved under the letter of interpretation;
4. The width and location of any transition area approved under the letter of interpretation; and
5. The following statement: "The State of New Jersey has determined that all or a portion of this lot lies in a freshwater wetland and/or transition area. Certain activities in wetlands and transition areas are regulated by the New Jersey Department of Environmental Protection and some activities may be prohibited on this site or may first require a freshwater wetland permit. Contact the Division of Land Use Regulation at (609) 777-0454 or <http://www.nj.gov/dep/landuse> for more information prior to any construction onsite."

Failure to have this information recorded in the deed of each lot and/or to submit proof of recording to the Division constitutes a violation of the Freshwater Wetlands Protection Act rules and may result in suspension or termination of the letter of interpretation and/or subject the applicant to enforcement action pursuant to N.J.A.C. 7:7A-22.

Appeal Process

In accordance with N.J.A.C. 7:7A-21, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, Mail Code 401-04L, P.O. Box 402, 401 East State Street, 7th Floor, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at www.state.nj.us/dep/landuse/forms. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at www.state.nj.us/dep/bulletin. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website www.nj.gov/dep/odr for more information on this process.

Please contact Jessica Palilonis of our staff by e-mail at Jessica.Palilonis@dep.nj.gov or by phone at (609) 777-0454 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,



Tina Wolff, Environmental Specialist 3
Division of Land Resource Protection

c: Municipal Clerk, South Plainfield Borough
Municipal Construction Official, South Plainfield Borough
Agent (original)



MIDDLESEX COUNTY UTILITIES AUTHORITY

MAIN OFFICES:

2571 MAIN STREET • P.O. BOX 159 • SAYREVILLE, NJ 08872-0159
(732) 721-3800 FAX: (732) 721-0206

MIDDLESEX COUNTY LANDFILL OFFICE:

53 EDGEBORO ROAD • EAST BRUNSWICK, NJ 08816-1636
(732) 246-4313 FAX: (732) 246-8846

December 1, 2021

REPLY TO:

SAYREVILLE

EAST BRUNSWICK

Avi Argaman
NJDEP-Water Resources Management
Office of Water Resources Management Coordination
401 East State Street, PO Box 420
Mail Code 401-02A
Trenton, New Jersey 08625-4349

Re: Amendment to the Lower Raritan/Middlesex County Water Quality Management Plan
Wastewater Management Plan/MCUA Sewer Service Area
CDM Smith Proposed Water Treatment Plant (WTP) Treatment Upgrades
Block 50 Lot 1
South Plainfield, Middlesex County, New Jersey

Dear Mr. Argaman:


The Middlesex County Utilities Authority (MCUA) staff has reviewed CDM Smith's letter of November 9, 2021, requesting our review and comment on the referenced proposed amendment to the Lower Raritan/Middlesex County Water Quality Management Plan. The amendment would reclassify 0.968 total acres of Block 50, Lot 1 to "Service Areas for Facilities Discharging to Surface Water – Middlesex County Utilities Authority" and add the same to the MCUA's Sewer Service Area. The property is currently classified as "Areas to be Served by Individual Subsurface Sewage Disposal Systems with Planning Flows 2000 GPD or less".

Subject to the consent of the Borough of South Plainfield, Middlesex County, the Plainfield Area Regional Sewerage Authority (PARSA), and approval by the New Jersey Department of Environmental Protection, the MCUA would have no objection to the inclusion of 0.968 acres of Block 50, Lot 1 in the Middlesex County Utilities Authority's sewer service area. The wastewater flows generated from this property, if the amendment is approved, would be conveyed to the MCUA Central Treatment Plant via the Borough of South Plainfield and PARSA wastewater collection systems and the MCUA/PARSA meter chamber. The quantity of wastewater to be generated from the development of this property and discharged to the MCUA has been approved in a letter dated August 19, 2021 enclosed herein. However, the quality of the proposed wastewater shall be subject to the permitting requirements by the Authority's Industrial Pretreatment Program prior to initial discharge to the sanitary sewer.

As part of the NJDEP's review of the application for this amendment, information concerning the MCUA's highest twelve-month rolling average of its monthly average influent flows for the most recent five-year period from Dec 2016-Oct 2021 maximum (Aug 2018-July 2019 12-month avg.) may be requested. MCUA's highest twelve month rolling average influent flow was 122 MGD in July 2019.

If you have questions regarding this matter, please contact Jodi Litus or Michael DiNinno of my staff at (732) 721-3800.

Very truly yours,


Joseph Cryan
Executive Director

c: Nick Tufaro, Middlesex County Office of Planning
Sandra Kutzing, PE, CDM Smith
Borough of South Plainfield Engineer
Bob Snyder, PARSA
Joaquin Gonzalez, MCUA
Jodi Litus, MCUA
Michael DiNinno, MCUA



MIDDLESEX COUNTY UTILITIES AUTHORITY

MAIN OFFICES:

2571 MAIN STREET • P.O. BOX 159 • SAYREVILLE, NJ 08872-0159
(732) 721-3800 FAX: (732) 721-0206

MIDDLESEX COUNTY LANDFILL OFFICE:

53 EDGEBORO ROAD • EAST BRUNSWICK, NJ 08816-1636
(732) 246-4313 FAX: (732) 246-8846

August 19, 2021

REPLY TO:
 SAYREVILLE
 EAST BRUNSWICK

Sandra Kutzing, PE
Associates
CDM Smith
110 Fieldcrest Avenue, #8
6th Floor
Edison, NJ 08837

Re: Park Avenue Water Treatment Plant
100 Park Place
Block: 1 Lot: 50
South Plainfield
MCUA #M-21-17-21-SE

Dear Ms. Kutzing,

Per your request, please find enclosed an executed WQM-003 form for the referenced project. Please be advised, it is your responsibility to notify the Middlesex County Utilities Authority of this project's completion. When the NJDEP issues you a "Permit to Construct and Operate Treatment Works", they will provide you with a "Certification For Approval By Local Agency" form (WQM-005). Please be sure that the Authority receives a copy of this form when complete. This will allow us to track the flows (committed vs. actual) coming to the plant.

Furthermore, the Authority has endorsed this application for the quantity (41,025 GPD) of domestic and non-domestic wastewater and not for the quality of non-domestic wastewater to be discharged to the Authority via the Borough of South Plainfield wastewater collection system. Approval for the non-domestic (process) wastewater discharge quality shall be obtained from the Authority, prior to initial discharge, in accordance with the Authority's Industrial Pretreatment Program Rules and Regulations.

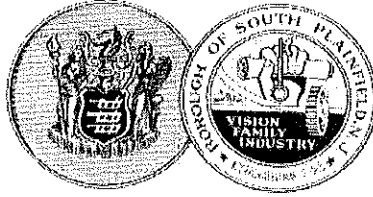
If you have any questions regarding this matter, please contact me at (732) 721-3800.

Very truly yours,

Jodi Litus
Project Engineer

Enclosure

Environmental Quality/TWA/Letters/M-21-17-21-SE



Borough of South Plainfield

Zoning & Property Maintenance
908-226-7630/32

Dec. 2, 2021

From: Richard M. Wolff, Zoning Official, Borough of South Plainfield
2480 Plainfield Ave, South Plainfield, NJ 07080

To: Sandra Kutzing, PE – Vice President, CDM Smith
110 Fieldcrest Ave, #8, 6th Floor, Edison, NJ 08837

Re: Lower Raritan-Middlesex County Water Quality Management Plan Amendment
Middlesex Water Company, 100 Park Ave (Lane) location, South Plainfield, NJ 07080
Block: 50 Lot: 1 Zone: R-15

The Water Treatment Plan (WTP) Upgrade Project at the above-referenced location within South Plainfield was reviewed by Mayor Matthew P. Anesh and the Borough Council (July 27, 2021), and by the South Plainfield Zoning Board of Adjustment (Resolution #2021-04).

Based upon these reviews, we find the proposed wastewater producing project to be consistent with the Borough of South Plainfield Master Plan and Land Use regulations. The Borough offers no objections to the project going forward.

In the event of changes to the plan, please notify the Borough of South Plainfield so our files may remain current.

Respectfully,

A handwritten signature in black ink that reads 'Richard M. Wolff'.

Richard M. Wolff
Director, Zoning and Property Maintenance
Borough of South Plainfield, NJ
rwolff@southplainfieldnj.com
908-226-7630 (office)
732-913-9184 (cell)

Copy to: Mayor and Council; Borough Administrator; Borough Clerk; Planning Board/Zoning Board; Engineer; Construction Official

2480 Plainfield Avenue, South Plainfield, NJ 07080
www.southplainfieldnj.com



110 Fieldcrest Avenue, #8, 6th Floor
Edison, New Jersey 08837
tel: 732-225-7000
fax: 732-225-7851

November 9, 2021

Robert A. Snyder, Jr., Executive Director
Plainfield Area Regional Sewerage Authority
200 Clay Avenue
Middlesex, New Jersey 08846

Subject: Lower Raritan-Middlesex County Water Quality Management Plan – Amendment
Park Avenue WTP Treatment Upgrades – Middlesex Water Company

Dear Mr. Snyder:

Middlesex Water Company (MWCo) seeks to amend the Lower Raritan-Middlesex County Water Quality Management Plan (LR-MC WQMP) as it relates to the Park Avenue Water Treatment Plant (WTP) Treatment Upgrades project at 100 Park Lane in South Plainfield, NJ (Block 50, Lot 1). This project was approved by the following:

- Plainfield Area Regional Sewerage Authority (PARSA) Resolution No. 2021-11, dated August 5, 2021.
- Consent by Wastewater Conveyance System Owner per NJDEP TWA Form WQM-003, signed by Executive Director Robert Snyder, dated August 9, 2021

The referenced project includes an upgrade to the existing 16 million gallons per day (MGD) WTP with construction of new treatment to remove per- and polyfluoroalkyl substances (PFAS) with 20 granular activated carbon (GAC) vessels. The facility is operated remotely from MWCo's main facility in Edison, NJ. The sanitary waste from the treatment upgrades will primarily be from a new bathroom at the facility, conditioning the vessels when new media is loaded, waste from analyzers, equipment drains, cleaning and washdowns for an estimated total of 41,025 gallons per day (GPD) for approximately 1 month per year and an estimated 1,025 GPD for the remainder of the year. The amendment to the LR-MC WQMP includes the addition of 42,163 square feet (0.968 Acres) to the existing sewer service area as shown on the attached figure.

As part of the amendment process to the LR-MC WQMP, we are required to:

- Notify, seek comments from, and offer to consult with PARSA, pursuant to N.J.A.C. 7:15-3.5(f)1. Please consider this letter notice of same.
- Additionally, in accordance with N.J.A.C. 7:15-3.5(g)3, **we are requesting a letter or resolution regarding the consistency of the proposed wastewater producing project with the land use identified in the municipal master plan and zoning ordinances or the county master plans.** The letter or resolution should also include an indication of no objection to the proposed additional sewer service area.





Plainfield Area Regional Sewerage Authority

November 9, 2021

Page 2

- Obtain written communication from sewerage collection/treatment facilities that state that the proposed project will not preclude it from meeting service commitments indicated in AWQMP and/or Facilities Plan. Please include this in the letter or resolution as well.

Your review and consideration is greatly appreciated. Please feel free to contact me if you have any questions at (732) 590-4741 or KutzingSL@cdmsmith.com.

Very truly yours,

A handwritten signature in black ink, appearing to read "SKutzing".

Sandra Kutzing, PE
Vice President

Attachment

cc:

Chris Andreasen, MWCo

Brian Carr, MWCo

Ladislao Monterrosa, MWCo

David Tanzi, CDM Smith

Brian Van Nortwick, CDM Smith

File: 20825-234171

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RESOLUTION
BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT
RESOLUTION #2021-04

Application Number: ZBOA #19-20
Applicant: Middlesex Water Company
Applicant's Address: 485C Route 1 South, Suite 400, Iselin, N.J. 08830
Owner: Middlesex Water Company
Property Address: 485C Route 1 South, Suite 400, Iselin, N.J. 08830
Tax Map Designation: Block 50, Lot 1
Zone: R-15
Applicant's Attorney: Richard Schkolnick, Esq.

Whereas, Middlesex Water Company ("applicant"), has applied to the Board for preliminary and final site plan approval, and two (c)(2) variances to upgrade the existing water treatment plant on the lot located on Park Avenue, in South Plainfield, New Jersey ("site" or "property"); and

Whereas, the Board met in compliance with the Open Public Meetings Act, holding a hearing on March 16, 2021; and

Whereas, after considering the testimony and allowing the opportunity for public questions and comments, the Board has made the following findings of fact:

Findings

1. The applicant submitted the required affidavits of publication and affidavits of service, which the Board's attorney determined gave the Board jurisdiction to hear the application.
2. This is an application seeking preliminary and final site plan approval, and variance relief under N.J.S.A. 40:55D-70(c)(2). The applicant requests two (c)(2) variances for parking and building height. The property is located within the R-15 residential zone under the Borough's zoning scheme and on Park Avenue. The applicant proposes to update and upgrade the existing water treatment facility on site by constructing an additional 16,500 square foot building to accommodate new regulations requiring the applicant to properly filter out per- and polyfluoroalkyl substances (PFAS) from treated water. Although the treatment facility is in a residential zone, the zoning board of adjustment previously granted a use variance in 1992, and the zoning board retains jurisdiction. The proposal requires the following variances:

<u>Variance</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Off-Street Parking	N/A	3 spaces	42 spaces
Maximum Building Height	N/A	37.55ft.	35ft.

3. The applicant also sought the following waivers as part of its application:
 - Site Plan Checklist Item # O – Environmental Impact Statement
 - Site Plan Checklist Item #1 -- Scale Not To Exceed 1"-50'
 - Site Plan Checklist Item #3 – Building Setback Lines on Site Plan
 - Site Plan Checklist Item #5 – Plan and profile of all Existing Streets and Utilities
 - Site Plan Checklist Item #7 – Existing Trees on Site
 - Site Plan Checklist Item #8 -- Topography showing spot elevations
 - Site Plan Checklist Item #13 -- Profile of driveways on site
 - Site Plan Checklist Items #15-20 – Landscaping and Buffering Plan

- Site Plan Checklist Item #21 – Lighting Plan
 - Application Checklist Item #8 – Traffic Impact Statement
 - Application Checklist Item #11 – Recycling Plan
 - Application Checklist Item #13 – Two copies of easements or decisions affecting site
 - Design Waiver – Off-Street Parking and Loading To Be Curbed
 - Design Waiver – Driveways To Be Curbed
 - Design Waiver – Interior Driveways At Least 24ft. wide
4. As part of its application, the applicant submitted the following plans and documents:
- Engineering Plan entitled "Amended Preliminary & Final Major Site Plan for Middlesex Water Company, Park Avenue Water Treatment Plant, Treatment Upgrades Project, Contract No. 01P-18-515, Lot 1 in Block 50, Borough of South Plainfield, Middlesex County, New Jersey[,]" prepared by Sandra L. Kutzing of CDM Smith, Inc., dated October 2020, consisting of thirty (30) sheets.
 - Application submission letter and project description, prepared by the Law Offices of Richard Schkolnick, LLC, dated October 29, 2020.
 - Architectural Plan and elevations prepared by Barry L. Giorgi, R.A., of CDM Smith, Inc., dated October 2020, and consisting of three (3) sheets.
 - Environmental Impact Statement, prepared by Sandra L. Kutzing, P.E., of CDM Smith, Inc., dated December 31, 2020.
 - Borough of South Plainfield Planning Board Application Packet, Site Plan Checklist, and associated application documents.¹
 - Completeness review response letter, prepared by Sandra L. Kutzing, P.E., of CDM Smith, Inc., dated January 6, 2021.
 - Engineering Plan Sheet entitled "Grading, Drainage, and Planting Plan[,]" prepared by Sandra L. Kutzing of CDM Smith, Inc., dated December 2020.

¹ All documents associated with the application submission are listed in detail on pages 1-2 of the document entitled "1st Engineering Review[,]" prepared by Board Engineer, Robert W. Bucco, Jr., P.E., C.M.E., C.P.W.M., of Najarian Associates, Inc., dated February 12, 2021.

- Engineering Plan Sheet entitled "Natural Gas piping Plan, New Plant Entrance Grading & Pavement Plan[,]" prepared by Sandra L. Kutzing of CDM Smith, Inc., dated December 2020.
 - Treatment Works Approval Permit Application Letter, prepared by Sandra Kutzing, P.E., of CDM Smith, Inc., dated January 6, 2021.
 - Middlesex Water Company, South Plainfield Sanitary Sewer Analysis Memorandum, dated January 5, 2021, prepared by Sandra Kutzing, P.E., and revised March 15, 2021.
 - Borough of South Plainfield Sanitary Sewer Collection System Map, prepared by David J. Samuel, P.E., of CME Associates.
5. The Board also received the following documents associated with the property:
- Borough of South Plainfield Resolution for Application No. 24-92, dated April 21, 1992.
 - Borough of South Plainfield Resolution for Application No. 24-92, dated May 5, 1992.
 - Borough of South Plainfield Resolution for Application No. 24-92, dated July 21, 1992.
6. The Board also received the following professional and agency correspondence, which the Board considered part of the record:
- "1st Engineering Review[,]" prepared by Board Engineer Robert W. Bucco, Jr., P.E., C.M.E., C.P.W.M., of Najarian Associates, Inc., dated February 12, 2021, consisting of fourteen (14) sheets.
 - "First Planning Review[,]" prepared by Stanley Slachetka, P.P., AICP, of T&M Associates, dated March 1, 2021, revised March 2, 2021, and consisting of five (5) sheets.
7. The applicant did not present any exhibits during the course of the hearing.

Operational Testimony

8. The applicant called Brian Carr, a director within Middlesex Water Company, to present operational testimony. The Board found his testimony generally credible and generally accepted his testimony as fact.
9. Mr. Carr described the need for the application and that the new construction on site will be used to accommodate new regulations concerning water treatment. The new building on site will be used for steel vessels containing granular activated carbon (GAC) used to eliminate Polyfluoroalkyl substances (PFAS) from drinking water. The new structure will also contain pump and filter infrastructure.
10. As the facility does now, the operation will run 24/7 and be operated remotely from the applicant's main offices in Edison, New Jersey. Site visits will be performed briefly during the day for safety and maintenance purposes, and the site will not have public access. The increase in height from the existing structure will be to accommodate the required equipment.

Engineering Testimony

11. To present engineering testimony, the applicant called Sandra Kutzing, P.E., of CDM Smith, Inc. The Board accepted her credentials in the field of engineering and generally accepted her testimony as fact.
12. Ms. Kutzing began her testimony by describing the site. It is an 81.6acre parcel that is home to several wells that serve the water treatment facility. There are open water spaces and wetlands on site, but they are completely avoided by any proposed construction. The proposed construction, an upgrade to the existing facility to eliminate PFAS from circulated drinking water will be 37.55 feet tall, requiring a variance for building height. This extra height is to accommodate the type of necessary equipment to comply with various regulations.
13. The parcel is surrounded by a large fence to obscure the structures, and the applicant has agreed to provide an update to the fencing as an aesthetic improvement. The site is secured by a remotely operated gate as an entrance. Any stormwater runoff created from the additional construction will be directed into a drainage basin on site, and considering the size of the site, the small increase in impervious coverage will generate a diminimus amount of runoff and will infiltrate as ground water.
14. Improved lighting will be installed at the front gate, and any trash or recycling generated on site will be removed by an outside service at the cost of the applicant. The construction will meet all building and rehabilitation codes, and the applicant plans to use a geotechnical engineer during construction to ensure proper ground improvements in

consultation with DEP. Finally, the applicant agreed to work with the Board professionals to handle the increase in sewer flow if the new facility is to plug into existing sanitary sewer lines.

Planning Testimony

15. To present planning testimony, the applicant called Lorali E. Totten, P.E., P.E. The Board accepted Ms. Totten's credentials in the field of planning and generally accepted her testimony as fact.
16. Ms. Totten testified about two needed variances. First, she testified as to the parking variance, as the applicant has only proposed three parking spots despite 42 being required for this type of industrial establishment. Second, she testified as to the building height variance, as the proposed construction is to be 37.55 feet tall, but the Borough's ordinance only permits building height up to 35 feet.
17. As for the parking variance, Ms. Totten testified that the purposes of the MLUL would be advanced by this water facility serving the public, increasing open space, and providing a variety of uses in the zone. This would also be good for conservation of energy and natural resources as the area has undisturbed wetlands. According to Ms. Totten, deviation from the zoning ordinance would not have any detriment, as the facility is remotely operated, and parking is thus not required. This would reduce traffic compared to a traditional warehouse use. As such, the public good is only served by this update, and the zoning plan and ordinance are unaffected by this deviation. This only works to further serve the prior granted use variance to operate the facility.
18. As for the building height, the purposes of the MLUL are also served by a deviation from the maximum allowable building height because the public good is served by updating the water facility to eliminate PFAS from the drinking water. The additional construction is a de minimus expansion of the current site, instead a continuation of a use already allowed by variance. Thus, the intent of the zone plan and zoning ordinance are unaffected. The applicant also proposes a revised fence and tree buffering to mitigate the building height. All in all, Ms. Totten felt that the applicant had met the criteria for the two (c)(2) variances.

Board Professionals/Outside Agencies

19. The Board Engineer, Robert W. Bucco, Jr., P.E., CME, CPWM, prepared a review memorandum dated February 12, 2021. The applicant addressed all issues in that memorandum and agreed to provide all materials requested and comply with all recommendations in that memorandum as follows:

- D-1 – The applicant shall provide the NJDEP wetland buffers and flood hazard area elevations on the plans. The applicant shall also provide an NJDEP LOI and FHA verification or demonstrate that no permit is needed.
- D-3 – The applicant shall submit a Treatment Works Approval Application to NJDEP for the increased sanitary sewer flow and provide the corresponding approval.
- D-13 – The applicant shall adhere to the Borough's noise regulations.
- E-1 to -2 – The applicant shall provide the dimensions for the existing driveway apron and its distance to the property line; the applicant shall ensure that the survey will be signed and sealed by the preparing PLS.
- F(a)-1 – The applicant shall include the lot and block numbers for the 200 foot property owner list on the plans.
- F(a)-2 – The owner's certification endorsement block shall be signed prior to final approval and signing of the plans by the Board engineer.
- F(c)-1 – The applicant shall provide the results of the geotechnical investigation done by Melick-Tully and note on the plans that a geotechnical engineer will be present for construction.
- F(d)-1 – The "proposed laydown area" should be added to the overall site plan.
- F(h)-1 – The final plans should remove the mill and overlay hatching used for the sidewalk and concrete apron.
- F(k)-1 – Rim elevations shall be provided for stormwater and utility structures.
- F(k)-2 – The applicant shall provide the limit, grading, or other disturbances within the Flood Hazard Area.
- F(k)-3 – The stormwater outfall from the surface infiltration basin shall be revised so that the structure is outside the FHA or above the design flood elevation.
- F(l)-1 – All pipe inverts and lengths shall be included in the plans.
- F(l)-2 – The applicant shall revise the plan to more clearly show the locations of proposed piping concrete encasements.
- F(m)-2 – The applicant shall provide grading information for the proposed widening of the driveway entrance.

- F(q)-1 – The applicant shall revise the Trench Drain Detail on Civil Details IV to clarify it as the spill area trench drain and clarify the locations/provide details for the heavy duty concrete pavement sections, sanitary grinder manholes, rip-rap swales, backwash waste catch basin and meter vaults.
- G(i)-3 – The applicant shall provide contour elevations on the Existing and Proposed Drainage Area Plans.
- G(ii)-1 – The applicant shall provide the construction stormwater permit authorization number for detention facilities, the total area of disturbance, and whether an NJDEP land use permit is required.
- G(ii)-7 – The applicant shall provide the geotechnical report regarding the completed test pits for the site.
- G(ii)-9 – The applicant shall provide a test pit in the location of the proposed Bioretention Basin.
- G(ii)-10 – The applicant shall revise the plans to show the underdrain system for the Bioretention Basin.
- G(ii)-11 – Construction of the basin and the overall drainage plans for the site shall follow the recommendations of the NJDEP Best Practices Manual.
- G(ii)-14 – The applicant shall provide emergency spillway calculations for the 100-year storm with all weirs and orifices being blocked in the models; the width and elevation of the spillway should be provided on the grading plan.
- G(ii)-17 – A low impact development checklist shall be completed and included in the stormwater management report.
- G(ii)-18 – A maintenance plan for the stormwater management system shall be provided.
- H-1 – The applicant shall confer with the Board Engineer to determine whether the most recent sanitary sewer memorandum, dated March 15, 2021, complies with the engineering comments contained in Section H of the 1st Engineering Review.

20. The Board Planner, Stanley Slachetka, PP, AICP, prepared a review memorandum dated March 1, and revised March 2, 2021. The applicant addressed all issues in the memorandum and agreed to provide all materials requested and comply with all recommendations as follows:

- D-4(c) – The applicant shall include the location and size of each tree to be added and removed on the site plans
21. The applicant agreed to obtain and comply with future letters with recommendations from interested agencies, listed below in the conditions to this resolution.

Public Comments

22. Anne Healey of the Borough, appeared to discuss the visual impact of the construction but did not object to the project.

Conclusions

1. The applicant has met the requirements for variances under N.J.S.A. 40:55D-70(c)(2) for relief from the maximum building height and parking requirements. Said variances are hereby **GRANTED** for the following reasons:
- a. Initially, the Board is satisfied that the additions and revisions to the existing facility advance the purposes of the MLUL, and the benefits of the deviation from the zoning ordinance would substantially outweigh any detriment.

First, the applicant provided cogent testimony that the normal parking spaces required under a warehouse/manufacturing use were not relevant to this facility because the site is operated remotely from another location, thus no employees will be on site full time. The decreased traffic from a normal warehousing use will promote the public good, result in more free space, and also provide a variety of uses to the zone. In addition, the applicant provided credible testimony that the reason for the variation from the maximum building height requirements was to accommodate the equipment needed to remove PFAS from the drinking water. Cleaner, up to regulation standard, water serves the public interest, and the applicant provided testimony that the improvements on site will be an aesthetic improvement by updating fencing, tree buffers, and making the building visually appealing.

The detriments arising out of the deviations from the zoning ordinance are essentially non-existent. Relief from the building height requirements will not result in any detriment to the Borough or any surrounding property due to adequate distance and screening. This construction shall be hidden by a landscape screen and will not result in any damage to the public from the street. Furthermore, there is no detriment in granting the parking variance due to the site being operated remotely.

- b. The Board is also satisfied that the variances can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

This project clearly serves the public good by providing clean drinking water to the surrounding area. The construction is a small expansion to accommodate improvements to the facility and its equipment. Credible testimony was provided on a de minimus impact in exceeding the building height or circumventing the parking requirements.

- c. The Board is therefore satisfied that the applicant has met the requirements for the above c(2) variances and determines that such variance relief should be **GRANTED**.
2. Subject to the conditions herein, and based upon the Board's determination to grant the above variance, the Board is satisfied that the application for preliminary and final site plan approval otherwise meets all applicable ordinance requirements and is hereby **GRANTED**.
 3. The Board makes the following determination regarding waivers:
 - Site Plan Checklist Item # O – Environmental Impact Statement (The applicant is prepared to rely on the Freshwater Wetlands Letter of Interpretation and utilize that report for environmental purposes.)
 - Site Plan Checklist Item #1 – Scale Not To Exceed 1"-50' (The size of the lot requires deviation from the traditional site map scale and size.)
 - Site Plan Checklist Item #3 – Building Setback Lines on Site Plan (Construction has not yet commenced and the size of the lot requires deviation from the traditional site map scale.)
 - Site Plan Checklist Item #5 – Plan and profile of all Existing Streets and Utilities (There is no proposed off-site roadway or utility construction or effect thereon.)
 - Site Plan Checklist Item #7 – Existing Trees on Site (The size of the lot requires deviation from some of the traditional site map labelling.)
 - Site Plan Checklist Item #8 – Topography showing spot elevations (See explanation for Checklist Item #7 above.)
 - Site Plan Checklist Item #13 – Profile of driveways on site (The applicant provided testimony on this point, but the location of the driveway will be unchanged.)
 - Site Plan Checklist Items #15-20 – Landscaping and Buffering Plan (The applicant is prepared to work with Board professionals on the tree removal process.)
 - Site Plan Checklist Item #21 – Lighting Plan (Testimony was provided on this point.)

- Application Checklist Item #8 – Traffic Impact Statement (The applicant testified as to the lack of proposed increase in traffic and that no employees would be in and out of the site at high frequency.)
- Application Checklist Item #11 – Recycling Plan
- Application Checklist Item #13 – Two copies of easements or decisions affecting site (The improvements are de minimus in nature and do not affect surrounding properties.)
- Design Waiver – Off-Street Parking and Loading To Be Curbed (Low traffic in and out of the site obviates this requirement.)
- Design Waiver – Driveways To Be Curbed (Refer to explanation on waiver for Checklist Item #13.)
- Design Waiver – Interior Driveways At Least 24ft. wide (The facility is not open to public and there will not be employees on site, so the continuation of 20ft is requested.)

THEREFORE, BE IT RESOLVED that the applicant's request for preliminary and final site plan approval, with two (c)(2) variances and waivers as listed above, is hereby **GRANTED**, subject to the following conditions:

Conditions

1. The variances are granted in accordance with the variance chart provided in Paragraph 2 of the "Findings" section of this Resolution.
2. The applicant shall comply with the recommendations in the Board Engineer's review memorandum dated February 12, 2021, in accordance with Paragraph 19 of the Board's Findings of Fact and the testimony provided by the applicant, with the exception of an infiltration/inflow (I/I) analysis/study or full title search.
3. The applicant shall comply with the recommendations in the Board Planner's review memorandum dated March 1, and revised March 2, 2021, in accordance with Paragraph 20 of the Board's Findings of Fact and the testimony provided by the applicant.
4. The applicant shall provide a detail and location plan of revised fencing for the site to the satisfaction of the Board Engineer and Board Planner, and in consultation with the Board Members.

5. The applicant shall provide a detail and location plan of the motorized gate for the site to the satisfaction of the Board Engineer and Board Planner, and in consultation with the Board Members.
6. The applicant shall provide security lighting to include CCD cameras for the site to the satisfaction of the Board Engineer.
7. The Emergency Generator shall be installed in accordance with all Federal, State, County and Borough Standards and Regulations.
8. The applicant shall provide the NJDEP wetland buffers and flood hazard area elevations on the plans. The applicant shall also provide an NJDEP LOI and FHA verification or demonstrate that no permit is needed.
9. The applicant shall submit a Treatment Works Approval Application to NJDEP for the increased sanitary sewer flow and provide the corresponding approval.
10. The applicant shall adhere to the Borough's noise regulations.
11. The applicant shall provide the dimensions for the existing driveway apron and its distance to the property line; the applicant shall ensure that the survey will be signed and sealed by the preparing PLS.
12. The applicant shall include the lot and block numbers for the 200-foot property owner list on the plans.
13. The owner's certification endorsement block shall be signed prior to final approval and signing of the plans by the Board engineer.
14. The applicant shall provide the results of the geotechnical investigation done by Melick-Tully and note on the plans that a geotechnical engineer will be present for all construction and more specifically for the detention basin, building slab and backwash tank foundation.
15. The "proposed laydown area" shall be added to the overall site plan.
16. The final plans should remove the mill and overlay hatching used for the sidewalk and concrete apron.
17. Rim elevations shall be provided for stormwater and utility structures.
18. The applicant shall provide the limit, grading, or other disturbances within the Flood Hazard Area.

19. The stormwater outfall from the surface infiltration basin shall be revised so that the structure is outside the FHA or above the design flood elevation.
20. All pipe inverts and lengths shall be included in the plans, as modified by the discussion at the applicant's hearing to assure no conflicts because much of the piping is pressure piping.
21. The applicant shall revise the plan to more clearly show the locations of proposed piping concrete encasements.
22. The applicant shall provide grading information for the proposed widening of the driveway entrance.
23. The applicant shall revise the Trench Drain Detail on Civil Details IV to clarify it as the spill area trench drain and clarify the locations/provide details for the heavy duty concrete pavement sections, sanitary grinder manholes, rip-rap swales, backwash waste catch basin and meter vaults.
24. The applicant shall provide contour elevations on the Existing and Proposed Drainage Area Plans.
25. The applicant shall provide the construction stormwater permit authorization number for detention facilities, the total area of disturbance, and whether an NJDEP land use permit is required.
26. The applicant shall provide the geotechnical report regarding the completed test pits for the site.
27. The applicant shall provide a test pit in the location of the proposed Bioretention Basin.
28. The applicant shall revise the plans to show the underdrain system for the Bioretention Basin.
29. Construction of the basin and the overall drainage plans for the site shall follow the recommendations of the NJDEP Best Practices Manual.
30. The applicant shall provide emergency spillway calculations for the 100-year storm with all weirs and orifices being blocked in the models; the width and elevation of the spillway should be provided on the grading plan.
31. A low impact development checklist shall be completed and included in the stormwater management report.

32. A maintenance plan for the stormwater management system shall be provided.
33. The applicant shall confer with the Board Engineer to determine whether the most recent sanitary sewer memorandum, dated March 15, 2021, complies with the engineering comments contained in Section H of the 1st Engineering Review.
34. The applicant shall include the location and size of each tree to be added and removed on the site plans, and if added, must be of 4" or greater caliper, per the Board engineer.
35. The applicant shall post all required performance guarantees, engineering, maintenance and inspection fees as may be applicable and required pursuant to the MLUL. These amounts shall be calculated by the Board Engineer.
36. The applicant shall comply with the approved plans as revised to comply with this resolution.
37. All taxes, fees, escrows, assessments and other monies due to the Borough of South Plainfield shall be paid in full.
38. The applicant shall pay the fees of the Board professionals including, but not limited to the Board Attorney, Board Engineer, and Board Planner.
39. The applicant shall obtain governmental approval from any other governmental agencies with jurisdiction relating to the property, if necessary, including, but not limited to the NJDEP, Middlesex County Planning Board, Middlesex County Health Services, Borough Environmental Commission, Borough Fire Official and Sub-Code Official, Borough Traffic Safety Division, Plainfield Area Regional Sewerage Authority, Middlesex County Utility Authority, and the Freehold Soil Conservation District.
40. The applicant shall comply with all rules, regulations, statutes and ordinances of the United States of America, State of New Jersey, County of Middlesex, and Borough of South Plainfield.
41. The premises in question shall be developed consistent with the plans offered by and the testimony given by the applicant and the applicant's professionals, even if said testimony is not specifically identified as a condition herein.

Failure to comply with any of the conditions listed above will render the approval granted by this resolution void.

VOTE TO GRANT APPLICATION

Introduced	Seconded	Board Member	Aye	Nay	Abstain	Absent	Ineligible
		Chairman Leonardis	X				
	X	Vice-Chairman Gustafson	X				
X		Bonanno	X				
		Campagna	X				
		Eichler	X				
		Lemos	X				
		Wasnick	X				
		Scrudato	X				
		Notino	X				

VOTE TO ADOPT RESOLUTION

Introduced	Seconded	Board Member	Aye	Nay	Abstain	Absent	Ineligible
		Chairman Leonardis				P	
		Vice-Chairman Gustafson				P	
		Bonanno	P				
		Campagna	P				
P		Eichler	P				
	P	Lemos	P				
		Wasnick	P				
		Scrudato	P				
		Notino	P				

The undersigned Secretary of the Borough of South Plainfield Zoning Board of Adjustment does hereby certify that the within resolution of memorialization was adopted by this Board pursuant to N.J.S.A. 40:55D-10(g) at its meeting on April 6, 2021.

Joanne Broderick 04/16/2021
 Joanne Broderick, Board Secretary

**RESOLUTION OF
THE LOWER RARITAN-MIDDLESEX COUNTY WATER RESOURCES ASSOCIATION
ENDORISING AN AMENDMENT TO THE
LOWER RARITAN-MIDDLESEX COUNTY WATER QUALITY MANAGEMENT PLAN**

WHEREAS, the Lower Raritan-Middlesex County Water Resources Association (hereinafter the LR-MC WRA) is the advisory group established to oversee and provide public and stakeholder advice regarding the maintenance and updating of the Lower Raritan-Middlesex County Water Quality Management Plan;

WHEREAS, the rules and policies of the New Jersey Department of Environmental Protection (hereinafter the NJDEP), require the preparation of Wastewater Management Plans and the mapping of sewer service areas and major treatment facilities;

WHEREAS, the Middlesex County Board of County Commissioners approved the future wastewater service area map on January 15, 2015 which was adopted by the NJDEP on March 11, 2015;

WHEREAS, pursuant to the county requirement to consistently update the future sewer service area (FWSA) map for Middlesex County, the following amendment application has been received by the Middlesex County Office of Planning for consideration:

**Park Avenue Water Treatment Plant Upgrades Amendment
Block 50, Lot 1
1 Park Lane
South Plainfield, Middlesex County, NJ**

WHEREAS, the property meets the requirements to be included in the FWSA, based on review by the staff of the Office of Planning; and

NOW THEREFORE BE IT RESOLVED, that the LR-MC WRA, following their review of the application, does hereby endorse the Amendment for the property listed above, contingent upon approval of all conditions of state, municipal and MCUA permitting requirements; and

FURTHER BE IT RESOLVED, that the LR-MC WRA forward this amendment to the Middlesex County Planning Board for their consideration; and

FURTHER BE IT RESOLVED, that a copy of this resolution shall be provided to the NJDEP Office of Water Resource Management, the Middlesex County Planning Board and the Middlesex County Board of County Commissioners.

LOWER RARITAN-MIDDLESEX COUNTY WATER RESOURCES ASSOCIATION

Allan Williams, Chairman

ATTEST: This Resolution was duly authorized by a motion approved by the LR MC WRA at its meeting of January 10, 2022.

Doriann Kerber, Secretary