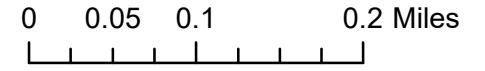


South Ridge Hills - Section 2C WQMP Amendment  
South Brunswick Twp, Middlesex County  
PI 435463 AMD180007





**RESOLUTION OF THE MIDDLESEX COUNTY PLANNING BOARD  
ENDORING THE PARK AVENUE WATER TREATMENT PLANT UPGRADES AMENDMENT  
TO THE LOWER RARITAN-MIDDLESEX COUNTY WATER QUALITY MANAGEMENT PLAN**

**WHEREAS**, the Middlesex County Planning Board oversees the Lower Raritan-Middlesex County Water Resources Association who is designated by the Middlesex County Board of County Commissioners to oversee 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 (FWSA) 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 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  
Block 50, Lot 1,  
1 Park Lane,  
South Plainfield, Middlesex County, NJ**

**WHEREAS**, the Lower Raritan-Middlesex County Water Resources Association reviewed the recommendation of the Office of Planning staff and determined that the property meets the requirements to be included in the FWSA and therefore recommended that the Planning Board approve the Park Avenue Water Treatment Plant Upgrades Amendment by resolution dated January 10, 2022, contingent upon approval of all conditions of state, municipal and MCUA permitting requirements;

**NOW THEREFORE BE IT RESOLVED**, that having heard the Middlesex County Office of Planning staff report and recommendations, the Middlesex County Planning Board does endorse the above referenced 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 Middlesex County Planning Board forward this amendment to the Middlesex County Board of County Commissioners for their consideration at an officially NJDEP noticed Board of County Commissioners Public Hearing; and

**RESOLUTION OF THE MIDDLESEX COUNTY PLANNING BOARD  
ENDORING THE PARK AVENUE WATER TREATMENT PLANT UPGRADES AMENDMENT  
TO THE LOWER RARITAN-MIDDLESEX COUNTY WATER QUALITY MANAGEMENT PLAN**

Page 2

**FURTHER BE IT RESOLVED** that a copy of this resolution shall be provided to the applicant, the NJDEP Office of Water Resource Management, the Lower-Raritan Middlesex County Water Resources Association, and the Middlesex County Board of County Commissioners.

**MIDDLESEX COUNTY PLANNING BOARD**

DocuSigned by:

*Matthew Vaughn*

E1C0B2050879457...

Matthew Vaughn, Chairman

DocuSigned by:

*Douglas Greenfeld*

E82704F940B2436...

ATTEST: \_\_\_\_\_

Douglas J. Greenfeld, Planning Board Secretary

Date: January 11, 2022

DocuSigned by:

*Steven D. Cahn*

C5EC29F51927493...

APPROVED AS TO FORM AND LEGALITY: \_\_\_\_\_

Steven D. Cahn, Planning Board Counsel

**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**

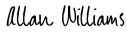
**WHEREAS**, the property meets the requirements to be included in the FWSA, based on review by the staff of the Office of Planning; and

**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

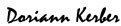
**FURTHER BE IT RESOLVED**, that the LR-MC WRA forward this amendment to the Middlesex County Planning Board for their consideration; and

**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**

DocuSigned by:  
  
54C6F7A9705347E...  
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.

DocuSigned by:  
  
740FA326K1CB9C...  
Doriann Kerber, Secretary



**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:**

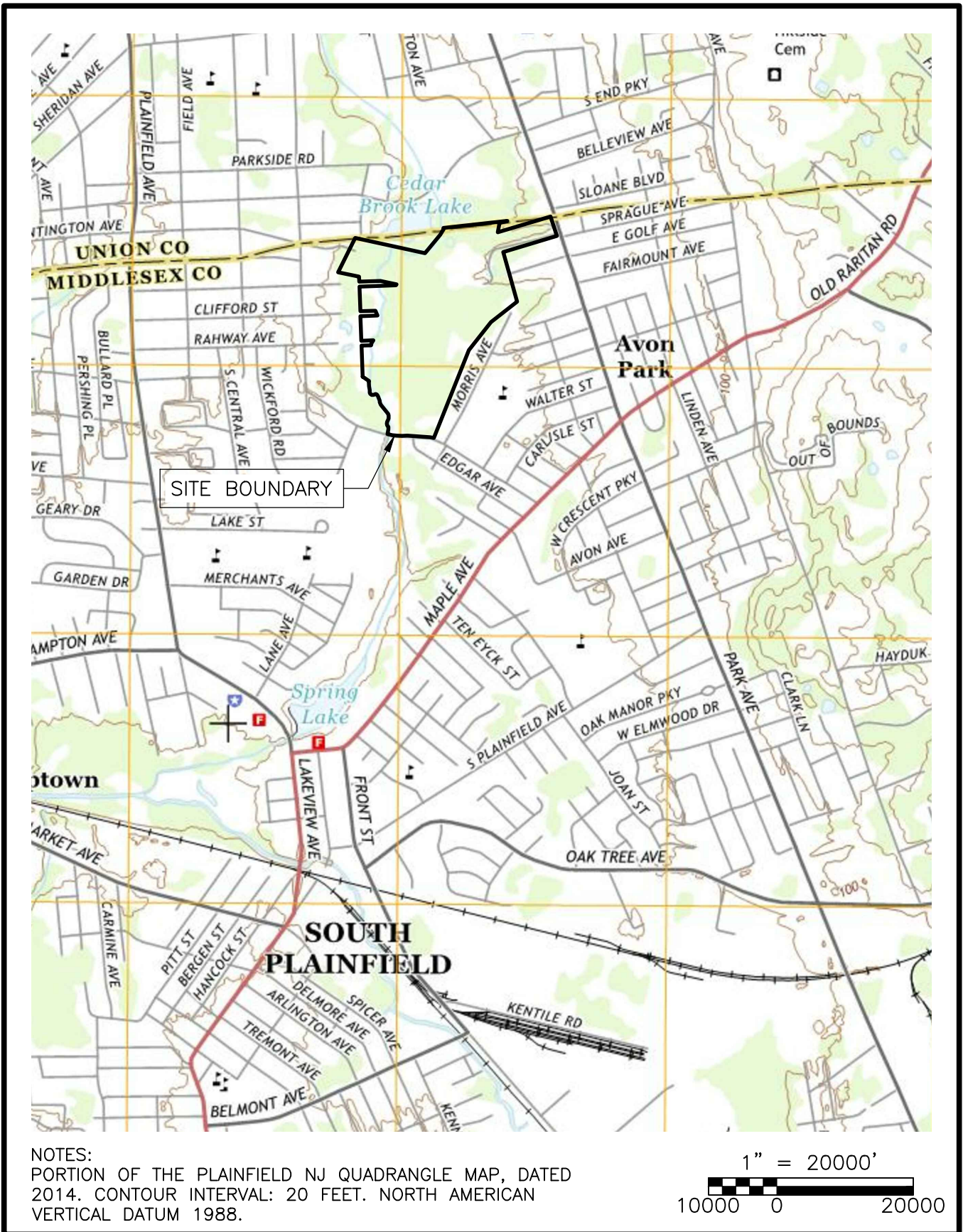
- Existing Site Coverage (Developed Acreage/Undeveloped Acreage): 1.52 acres/80.076 acres\*  
\* Total Lot Area = 81.596 acres
- Existing Structures (Total Square Ft. & Acreage of Footprint): 5,009 SF & 0.115 acres
- Existing Impervious Surface\*\* (Square Feet & Acreage): 66,305 SF & 1.52 acres  
\*\*Pavement, 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

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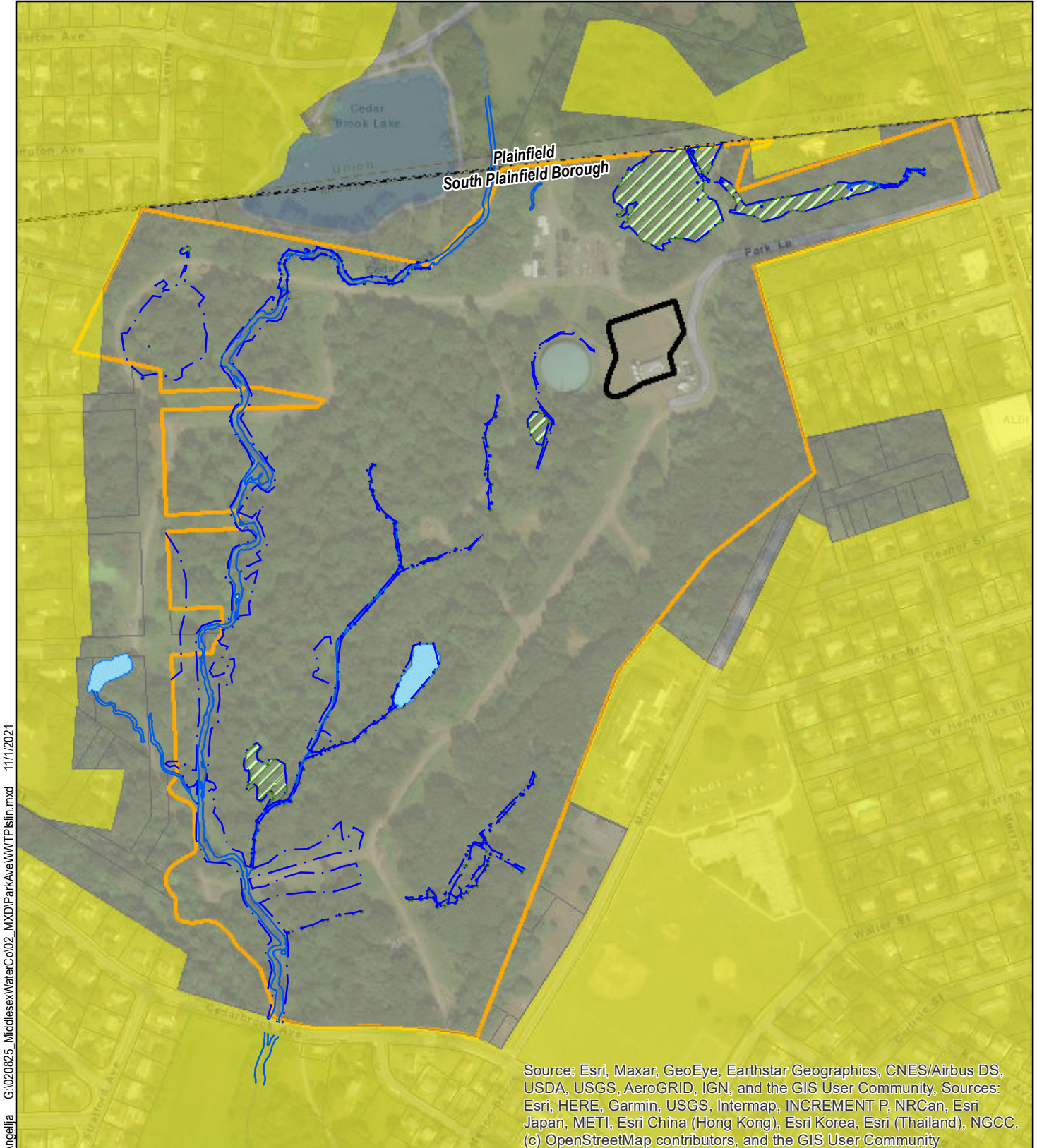


NOTES:  
PORTION OF THE PLAINFIELD NJ QUADRANGLE MAP, DATED 2014. CONTOUR INTERVAL: 20 FEET. NORTH AMERICAN VERTICAL DATUM 1988.



Figure No. 1  
SITE LOCATION MAP  
DEC 2020














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

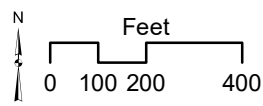
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and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

**Legend**

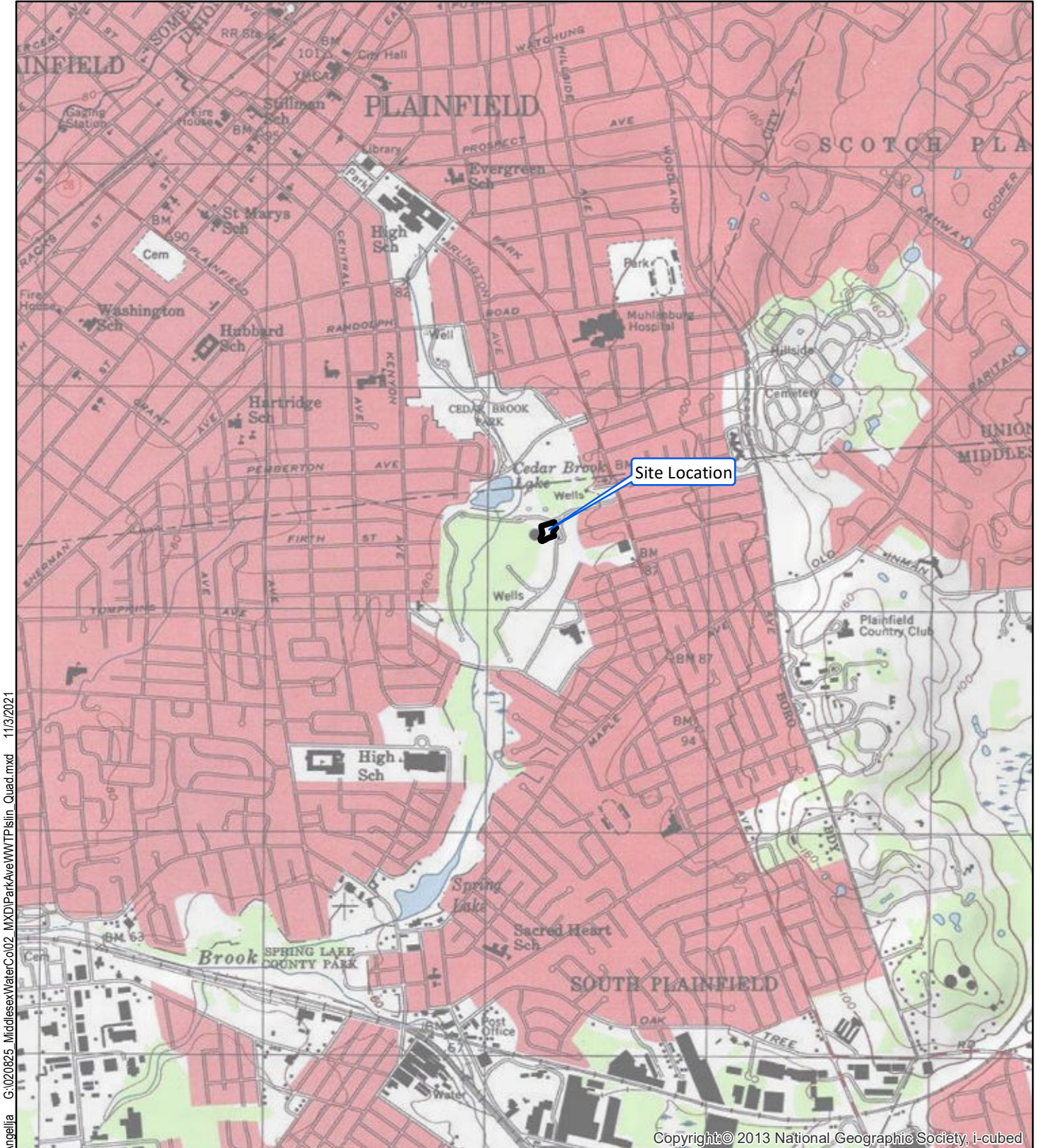
-  Proposed Sewer Service Area
-  Lot Boundary (Block 50 Lot 1)
-  Property Boundary
-  Municipal Boundary
-  Existing Sewer Service Area
-  Stream
-  Wetlands Boundary Line
-  Wetland Area
-  Pond

Middlesex Water Company  
Park Avenue WTP  
Treatment Upgrades Project

South Plainfield, New Jersey







Angellia G:\02\0825\_MiddlesexWaterCo\02\_MXD\ParkAveWWT\TIP\in\_Quad.mxd 11/03/2021

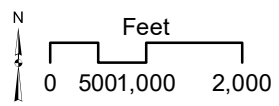
Copyright: © 2013 National Geographic Society, i-cubed

**Legend**

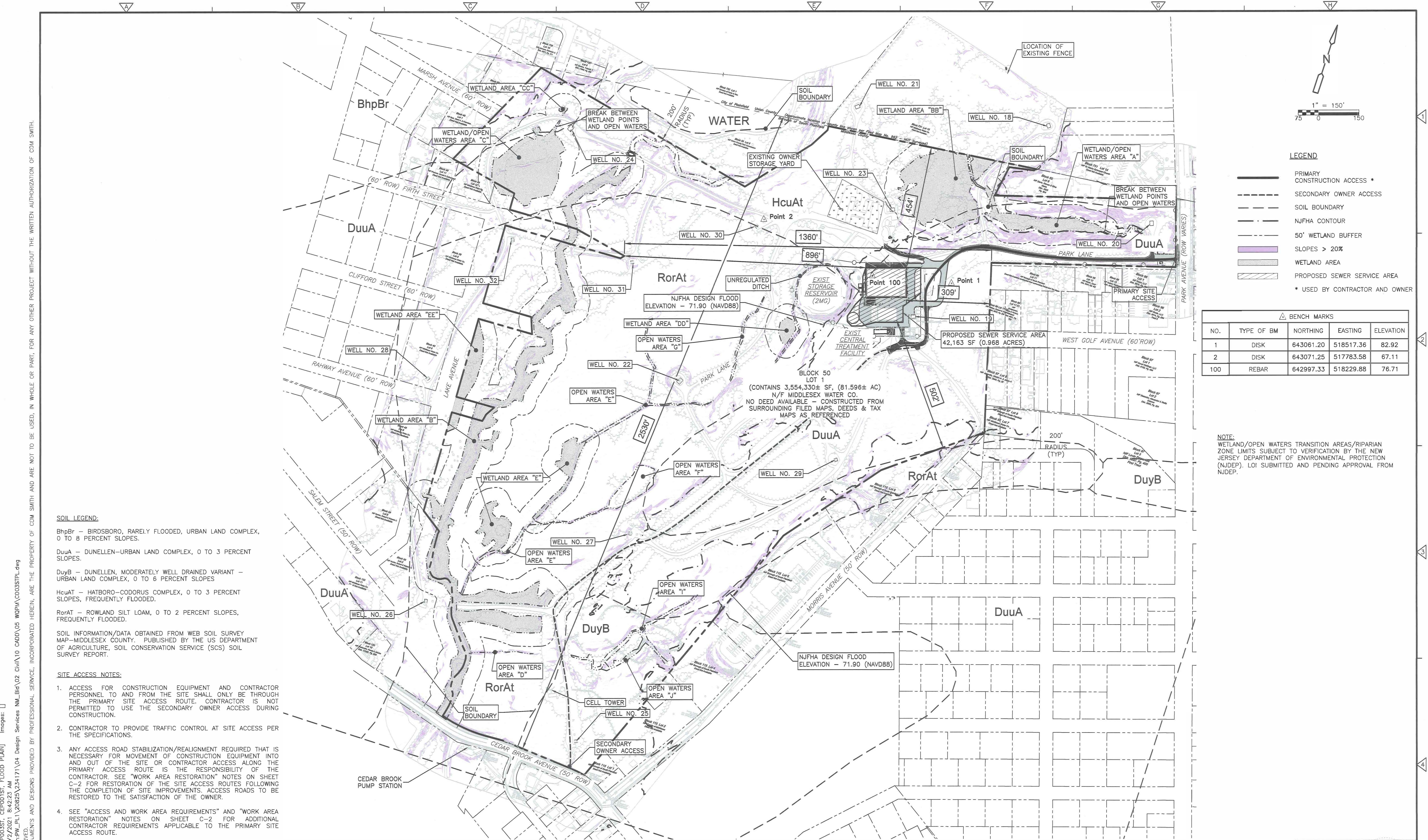
 Proposed Sewer Service Area

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

South Plainfield, New Jersey







1" = 150'  
75 0 150

- LEGEND**
- PRIMARY CONSTRUCTION ACCESS \*
  - - - SECONDARY OWNER ACCESS
  - - - SOIL BOUNDARY
  - - - NJFHA CONTOUR
  - - - 50' WETLAND BUFFER
  - WETLAND AREA
  - 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\_CWP003ST\_CEP003ST\_FLOOD PLAN] Images: [ ]  
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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 FLIET  
 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**  
 CONFORMED DRAWING

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



**GENERAL NOTE:**

- PORTIONS OF PIPING UTILITIES, AND STRUCTURES SHOWN ON THIS SHEET HAVE BEEN OR ARE IN THE PROCESS OF BEING CONSTRUCTED AS PART OF A SEPARATE CONTRACT. AS-BUILT INFORMATION WILL BE PROVIDED AS IT BECOMES AVAILABLE. CONTRACTOR TO CONFIRM LOCATIONS OF ALL EXISTING AND RECENTLY CONSTRUCTED PIPING AND OTHER UTILITIES.

**DUCTILE IRON PIPE NOTES:**

- THE LOCATION OF HIGH AND LOW POINTS HAVE BEEN STRATEGICALLY PLACED. FIELD ADJUSTMENT TO THE CENTERLINE OF PIPES SHALL NOT RESULT IN LOCALIZED HIGH OR LOW POINTS.
- PIPE JOINTS AND FITTINGS SHALL BE RESTRAINED JOINTS.
- TRENCH PROTECTION SYSTEMS SHALL BE SUITABLE FOR TRAFFIC SURCHARGE EQUAL TO THE MAXIMUM ALLOWED LOADING OF THE ROADWAY AND LOCATED A MAXIMUM OF 12 INCHES FROM THE EDGE OF TRENCH. TRENCH PROTECTION PLAN SHALL CLEARLY STATE SURCHARGE LOADS AND BASIS OF LOADS. SUBMIT TRENCH PROTECTION PLAN NO LESS THAN 45 CALENDAR DAYS PRIOR TO INITIAL EXCAVATION.
- CONTRACTOR IS RESPONSIBLE FOR FLUSHING, PRESSURE TESTING AND DISINFECTING THE WATER MAINS IN ACCORDANCE WITH THE SPECIFICATIONS.
- PIPELINE STATIONING IS ALONG THE CENTERLINE OF THE PIPELINE.
- CONTRACTOR TO CONFIRM EXISTING METHOD OF THRUST RESTRAINT FOR EXISTING PIPING PRIOR TO FINAL CONNECTIONS TO NEW PIPING.

**CARBON STEEL PIPE NOTE:**

- SEE SPECIFICATION 400524.00 "STEEL PROCESS PIPE" FOR BURYING REQUIREMENTS FOR CARBON STEEL PIPE.

**CONCRETE ENCASEMENT OF PIPE NOTES:**

- YARD PIPING TO BE CONCRETE ENCASED WHERE SHOWN.
- CONTRACTOR TO REFER TO STRUCTURAL DETAILS FOR CONCRETE ENCASEMENT OF PIPING BELOW AND THROUGH THE FOUNDATION WALL OF STRUCTURES.
- CONTRACTOR TO REFER TO STRUCTURAL DETAILS FOR CONCRETE ENCASEMENT OF PIPING WITHIN THE ANGLE OF INFLUENCE OF FOUNDATIONS.

**CARBON STEEL (CS) TO DUCTILE IRON (DI) TRANSITION COUPLING NOTES:**

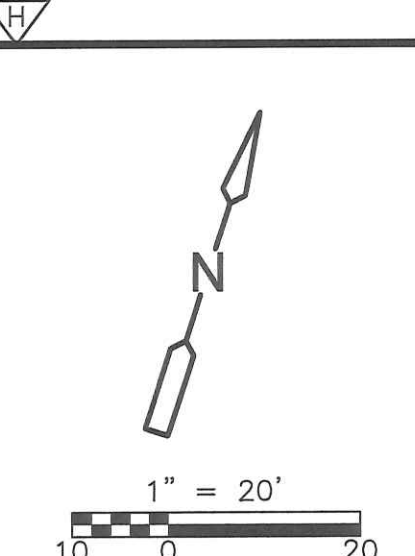
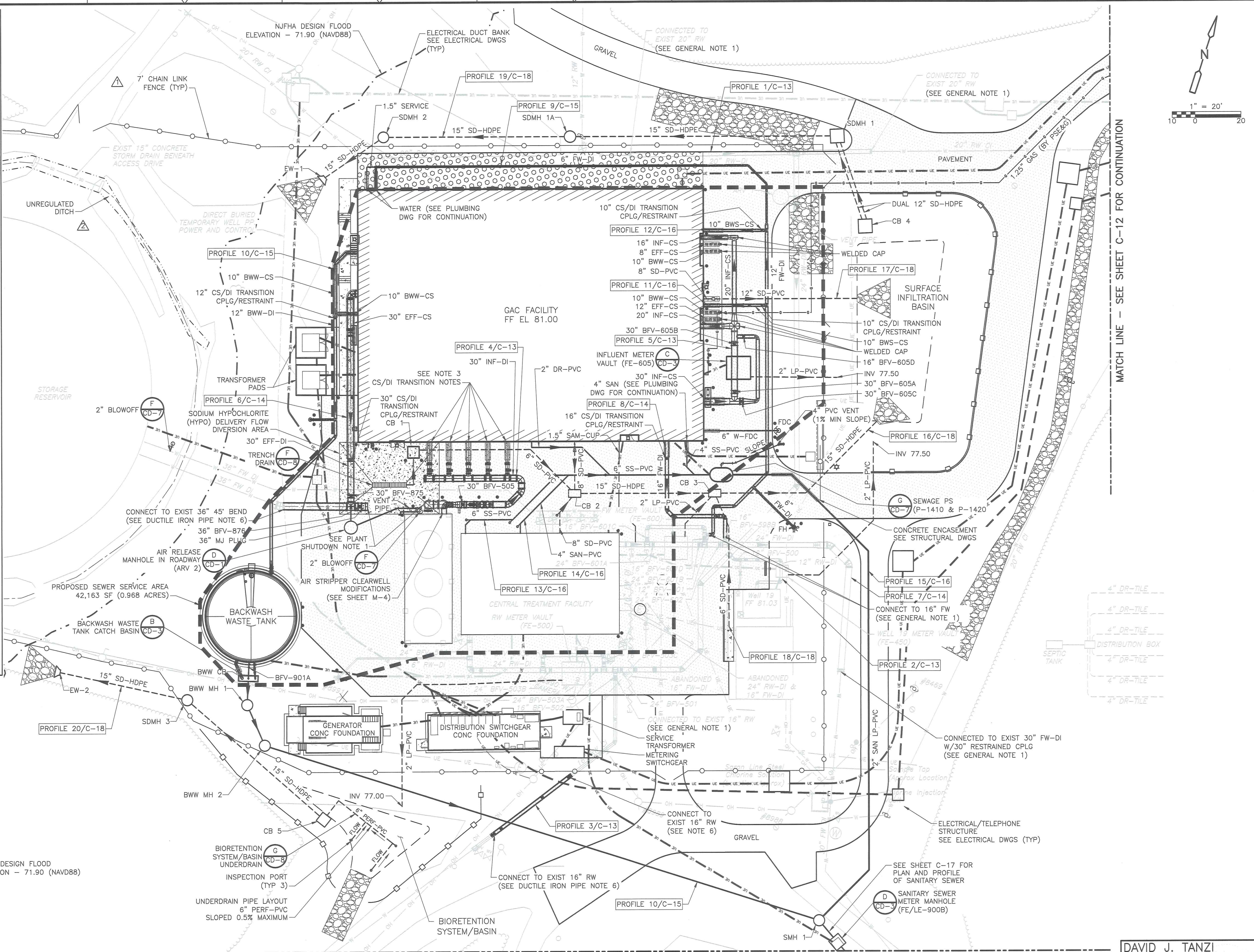
- TRANSITION COUPLING AND RESTRAINT MECHANISMS BETWEEN CARBON STEEL AND DUCTILE IRON PIPE TO BE PROVIDED, AS SPECIFIED IN SECTIONS 330519 "DUCTILE-IRON UTILITY PIPE FOR WATER SERVICE" AND SECTION 400524 "STEEL PROCESS PIPE."
- RESTRAINT HARNESS TO BE FACTORY WELDED ONTO THE CARBON STEEL PIPE.
- SEE MECHANICAL DWGS (M-6 & M-10) FOR DETAILS OF 16" & 18" PIPES BETWEEN MANIFOLD AND INTERMEDIATE PUMP STATION 16"x16" AND 18"x18" CS/DI TRANSITION COUPLING RESTRAINT AT ALL MANIFOLD LOCATIONS.

**STORMWATER MAINTENANCE AGREEMENT NOTE:**

- A STORMWATER MAINTENANCE AGREEMENT WILL BE FILED WHICH SETS FORTH DOCUMENTATION THAT ANY PROPOSED DRAINAGE SYSTEM AND ANY AND ALL STORMWATER (DRAINAGE SWALES/RETENTION/RECHARGE FACILITIES) WILL BE ADEQUATELY MAINTAINED IN ACCORDANCE WITH THE STANDARDS OF MIDDLESEX COUNTY. REFER TO THE PARAGRAPH IN THE STORMWATER MAINTENANCE AGREEMENT ENTITLED "RIGHT OF COUNTY OF MIDDLESEX TO MAINTAIN DRAINAGE BASINS". CONDITIONS THAT AFFECT NON-COUNTY FACILITIES SHOULD BE REVIEWED AND APPROVED BY THE APPROPRIATE JURISDICTIONAL AGENCY.

**PLANT SHUTDOWN NOTE:**

- PLANT SHUTDOWN WILL BE REQUIRED TO CONNECT NEW 30" EFF-DI WITH NEW 36"x30" TEE ON EXISTING 36" FW BETWEEN THE AIR STRIPPER CLEARWELL AND THE STORAGE RESERVOIR (SHOWN ON SHEET C-8). EXISTING 36" FW BETWEEN THE AIR STRIPPER CLEARWELL AND THE STORAGE RESERVOIR MUST REMAIN IN SERVICE UNTIL GAC FACILITY IS FULLY OPERATIONAL. APPROVAL OF OWNER IS REQUIRED TO REMOVE THE FINAL SECTION OF 36" FW PERMANENTLY DISCONNECTING THE CLEARWELL FROM THE STORAGE RESERVOIR. SEE SECTION .13513.54 FOR DETAILED SEQUENCING INFORMATION.



**PLAN**  
1" = 20'

REV. NO.	DATE	DRWN	CHKD	REMARKS
1	10/21	CSM	SLK	WETLANDS LOI APPROVAL OCTOBER 2021
2	6/21	CSM	DJT	CONFORMED DRAWING
3	05/21	CSM	DJT	ADDENDUM No. 1

DESIGNED BY: C. VANDER FLIET  
 DRAWN BY: C. MILLER  
 SHEET CHK'D BY: S. KUTZING  
 CROSS CHK'D BY: B. VAN NORTWICK  
 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

**YARD PIPING  
 PLAN**

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

PROJECT NO. 20825-234171  
 FILE NAME: C011YPL.DWG  
 SHEET NO. **C-11**

CONFORMED DRAWING

XREFs: [CDMS\_2436\_EWZ0202ST\_CWP001ST\_PWZ001PS\_HWZ001PS\_CWP003ST\_R\_MWZ001PS\_R\_MWZ002PS\_CEP001ST\_R\_MWZ001BT\_AWZ002PS\_R\_MWZ002AC\_FLOOD\_PLAN]  
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## State of New Jersey

PHILIP D. MURPHY  
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

SHAWN M. LATOURETTE  
Commissioner

SHEILA Y. OLIVER  
Lt. Governor

Division of Land Resource Protection  
Mail Code 501-02A  
P.O. Box 420  
Trenton, New Jersey 08625-0420  
[www.nj.gov/dep/landuse](http://www.nj.gov/dep/landuse)

**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, 7<sup>th</sup> 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](http://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](http://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](http://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](mailto: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  
6<sup>th</sup> 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.

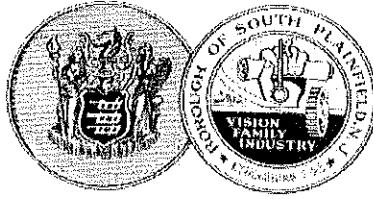
If you have any questions regarding this matter, please contact me at (732) 721-3800.

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, 6<sup>th</sup> 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](mailto: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](http://www.southplainfieldnj.com)





110 Fieldcrest Avenue, #8, 6<sup>th</sup> 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](mailto: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**

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**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 # 0 – 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.<sup>1</sup>
  - 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.

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<sup>1</sup> 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 1<sup>st</sup> 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 1<sup>st</sup> 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