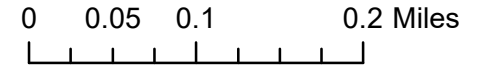


South Ridge Hills - Section 2C WQMP Amendment
South Brunswick Twp, Middlesex County
PI 435463 AMD180007



South Ridge Hills-Section 2C Site Specific Amendment Request, Received 10/30/19, Deemed Complete July 21, 2020

Project Name:

South Ridge Hills-Section 2C

Location:

Block 85, Lot 17.014

Existing Site Coverage:

Developed: 0.00 AC

Undeveloped: 14.03 AC

Proposed Site Coverage:

Developed: 0.76 AC (Building Coverage)

Undeveloped: 13.27 AC (Excluding Building Coverage)

The latest site plan revised and dated to 10/30/19 indicates a total property area of 14.293 AC. Subtracting a Right of Way Dedication area of 0.26 AC, the remaining property area is 14.03 AC. Further the property has a designated wetland area of 5.88 AC with an associated 50' transition buffer.

Project Description:

Windsor Associates is the owner of the development, South Ridge Hills-Section 2c, Block 85, Lot 17.014 as shown on the tax maps of the Township of South Brunswick, Middlesex County, NJ. Windsor Associates is also the applicant for the Site-Specific Water Quality Management Plan (WQMP) Amendment to the Local Sewer Service Planning Area and Map. Southridge Estates-Section 2c is situated at the intersection of Major Road and Northumberland Way. The property contains approximately 14.3 acres and is presently a wooded parcel with no existing structures. The developer proposes to construct four (4) apartment buildings with associated parking areas and underground utilities. The development will be serviced with public sanitary sewer and public water through the Township of South Brunswick.

The development proposes a total of 84 residential units (81, 2-bedroom units; and 3, 3-bedroom units), dispersed across four 3-story buildings. Fifteen percent (15%) of the proposed units (13 units) will be affordable housing. The project is part of the Township of South Brunswick's affordable housing plan, which was submitted to the State Superior Court for implementation.

The Township of South Brunswick has been ordered by State Superior Court, through a Builders Remedy Lawsuit, to provide a resolution from the South Brunswick governing body no later than June 30th, 2020 that states that the Township of South Brunswick approves of the portion of the property with proposed vertical development being placed in the sewer service area.

Wastewater Capacity:

The development proposes an estimated sewage flow of 17,100 GPD, which will be conveyed through the Township sewer system and treated at the Middlesex County Utility Authority (MCUA). On May 1, 2019 the MCUA stated in a resolution to the applicant that the MCUA has enough capacity to treat the project's daily flow.

Wetlands:

A Freshwater Wetlands Letter of Interpretation for Line Verification was issued from the New Jersey Department of Environmental Protection (NJDEP) as File No.: 1221-07-0019.1, Activity No.: FWW18001 for the subject property and indicates the presence of freshwater wetlands and waters on-site.

The resource value classification of the wetlands is Intermediate with an associated transition (buffer) limit of 50 feet. Disturbance within the wetlands buffer area is anticipated as part of this development and the developer will obtain the required approvals from the NJDEP for a Wetlands Transition Area-Averaging Plan prior to any land disturbance.

Flood Hazard Areas:

An unnamed tributary to the Lawrence Brook runs through the western corner of the site and has associated Flood Zones (Zone A-Special Flood Hazard Areas Subject to inundation by the 1% annual chance flood) and Flood Zone X (Areas determined to be outside the 0.2% chance annual flood) as shown on the Flood Insurance Rate Map for South Brunswick, Middlesex County, NJ Panel 118 of 286, Map No. 34023c0118F, Effective Date 7/6/2010. No disturbance is proposed within the Flood Zone A of this property.

Threatened and Endangered Species:

The NJDEP Landscape Project Version 3.3 Maps show that the site is within a Rank #2 Area, which does not contain any threatened or endangered species.

South Brunswick Planning Board Approval: The Planning Board approved the preliminary and final site plan with conditions to improve Northumberland Way on August 17th, 2016.

South Brunswick Township Council Approval: On June 23, 2020 the South Brunswick Township approved under protest the proposed Lower Raritan/Middlesex County Water Quality Management (WQM) Plan Amendment to Include the Windsor Associates Property Located at the Intersection of Major Road and Northumberland Way (Block 85, Lot 17.014.)

Recommendation: Upon review of the South Ridge Hills application, the Middlesex County Office of Planning (MCOP) recommends approval of this site-specific sewer service area amendment.

Reviewer: Mirah Becker, PP, AICP. New Jersey License Certification #: 33L100569900.

**RESOLUTION OF THE MIDDLESEX COUNTY PLANNING BOARD
ENDORING AN AMENDMENT TO THE
LOWER RARITAN-MIDDLESEX COUNTY WATER QUALITY MANAGEMENT PLAN**

WHEREAS, the Middlesex County Planning Board oversees the Middlesex County Water Resources Association who is designated by the Middlesex County Board of Chosen Freeholders 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 (hereafter 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 Chosen Freeholders 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 requirements 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:

South Ridge Estates – Section 2C
Major Road and Northumberland Road
Block 85, Lot 17.014
South Brunswick, Middlesex County, NJ

WHEREAS, the 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 South Ridge Estates Project Amendment by resolution dated September 14th, 2020

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; and

FURTHER BE IT RESOLVED that the Middlesex County Planning Board forward this amendment to the Middlesex County Board of Chosen Freeholders for their consideration at an officially NJDEP noticed Board of Chosen Freeholder Public Hearing; and

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

RESOLUTION OF THE MIDDLESEX COUNTY PLANNING BOARD
ENDORING THE SOUTH RIDGE HILLS ESTATES AMENDMENT
TO THE LOWER RARITAN-MIDDLESEX COUNTY WATER QUALITY MANAGEMENT PLAN
Page 2

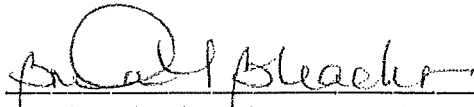
MIDDLESEX COUNTY PLANNING BOARD

DocuSigned by:



E1C0B2050879457...

Matthew Vaughn, Chairman

ATTEST: 
Brenda L. Bleacher, Planning Board Secretary

Date: October 13, 2020

APPROVED AS TO FORM AND LEGALITY: 
Steven D. Cahn, Planning Board Counsel

SharePoint/Office of Planning/Documents/Sustainability and Resiliency/Water Resources Association/WMP P drive folder/Wastewater Management Plan/Revisions and Amendments/Pending/South Brunswick/South Ridge Hills Estates/2020/2020_10_13 planning board resolution

**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 Chosen Freeholders 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:

South Ridge Hills – Section 2C Property
Block 85, Lot 17.014
South Brunswick, Middlesex County, NJ 08512

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, 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 Chosen Freeholders.

**MIDDLESEX COUNTY
WATER RESOURCES ASSOCIATION**

DocuSigned by:
Allan Williams
34CF6FA970854F4...

Allan Williams, Chairman

ATTEST: This Resolution was duly authorized by a motion approved by the MC WRA at its meeting of September 14, 2020

DocuSigned by:
Mirah Becker
F2B9BEA0C7A94E8

Mirah Becker, PP, AICP
Supervising Planner
Middlesex County Office of Planning

PROJECT NARRATIVE

Windsor Associates is the owner of the development; Block 85, Lot 17.014 as shown on the tax maps of the Township of South Brunswick, Middlesex County, NJ. Windsor Associates is also the applicant for the Site Specific WQMP Amendment to the Local Sewer Service Planning Area and Map.

The development is situated at the intersection of Major Road and Northumberland Way. The property contains approximately 14.3 acres and is presently a wooded parcel with no existing structures. The developer proposes to construct four (4) apartment buildings with associated parking areas and underground utilities. The development will be serviced with public sanitary sewer and public water through the Township of South Brunswick Municipal Utilities. The development proposes a total of 84 residential units [81-2 bedroom units; and 3-3 bedroom units] with a total of 171 bedrooms. Fifteen percent (15%) of the proposed units (13 units) will be affordable housing. The project is part of Township of South Brunswick's affordable housing plan submitted, without prejudice, to the Superior Court.

The development proposes an estimated sewage flow of 19,125 GPD, which will be conveyed through the Township sewer system and treated at the Middlesex County Utilities Authority (MCUA) treatment plant. We have submitted an application to the New Jersey Department of Environmental Protection (NJDEP) in support of the Site Specific Amendment to place this property in the sewer service area. The development proposes an estimated water demand of 14,985 GPD, which would be supplied by the South Brunswick Township Water Company (according to the NJDEP Public Water System Deficit/Surplus Report for PWSID 1221004 dated 8/1/18). The project will require a Simplified Water Main Extension Certification from the NJDEP and a Water Main Construction Permit Application will need to be submitted to the Department.

An unnamed tributary to the Lawrence Brook runs through the western corner of the site and has associated Flood Zones [Zone A - Special Flood Hazard Areas Subject To Inundation By The 1% Annual Chance Flood] and Flood Zone X [Areas Determined To Be Outside The 0.2% Chance Annual Flood] as shown on the Flood Insurance Rate Map for South Brunswick, Middlesex County, NJ Panel 118 of 286, Map No. 34023C0118F, Effective Date 7/6/2010. No disturbance is proposed within the Flood Zone A of this property.

A Freshwater Wetlands Letter of Interpretation for Line Verification was issued from the (NJDEP) as File No.: 1221-07-0019.1, Activity No.: FWW180001 for the subject property and indicates the presence of freshwater wetlands and waters on-site. The resource value classification of the wetlands is Intermediate with an associated transition (buffer) limit of 50'. Disturbance within the wetlands buffer area is anticipated as part of this development and the developer will obtain the required approvals from the NJDEP for a Wetlands Transition Area - Averaging Plan prior to any land disturbance.

Today's Commitment To Tomorrow's Challenges

105 Raider Boulevard, Suite 206
Hillsborough, NJ 08844
Telephone: (908) 874-7500
Fax: (908) 874-5762
www.ca@lengineering.com

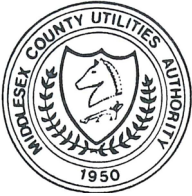
LIST OF NOTIFIED ENTITIES

Mr. Joseph P. Cryan, Executive Director
Middlesex County Utilities Authority
P.O. Box 159
Sayreville, NJ 08872

Mr. Bernard P. Hvozdovic, Jr., Township Manager
Township of South Brunswick
540 Ridge Road
Monmouth Junction, NJ 08852

Mr. Scott Cevera, Supervisor
Township of South Brunswick Utilities Department
Sewage Division
540 Ridge Road
Monmouth Junction, NJ 08852





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

May 1, 2019

REPLY TO:
!!) SAYREVILLE
D EAST BRUNSWICK

RECEIVED

MAY 09 2019

le;

Ct:rrroll Ensfre:uling

Mr. Christopher D. Briglia, PE, CME
Sr. Project Engineer
Carroll Engineering
105 Raider Boulevard, Suite 206
Hillsborough, New Jersey 08844

Re: Middlesex County Water Quality Management Plan
Site Specific Amendment to Wastewater Management Plan
South Ridge Hills-Sect. 2C-Block 85, Lot 17.014
South Brunswick File No.: 17-011
Township of South Brunswick, Middlesex County, NJ

Dear Mr. Briglia:

The MCUA staff has reviewed your letter of November 27, 2018 requesting the MCUA's consent to the proposed amendment to the Middlesex County Wastewater Management Plan. The amendment would reclassify the referenced property to "Service Area of the MCUA discharging to surface water". The property is currently classified as "Future Area To Be Served By Individual Septic Systems (<2,000 gpd)" based upon the Middlesex County Future Wastewater Service Area map adopted by the NJDEP March 11, 2015 last amended June 3, 2016. The domestic wastewater flows to be generated from these properties, if the amendment is approved, would be conveyed to the MCUA Central Treatment Plant for treatment via the South Brunswick Wastewater collection system and the North Brunswick/South Brunswick shared Interceptor.

Subject to the consent of the NJDEP, Middlesex County Planning Board and South Brunswick Township, the MCUA would have no objection to the proposed reclassification of the referenced property to "Service area of the MCUA discharging to surface water" and at this time the acceptance of the domestic wastewater flows to the MCUA Central Treatment Plant will be conveyed. Currently, the MCUA has the capacity to convey and treat the proposed projected domestic wastewater flow from the project of 16,800 gallons a day based upon the projected flow criteria for 30-1 bedroom units; 52-2 bedroom units; and 2-3-bedroom units as calculated in accordance with NJAC 7:14A-23.3.

As part of the NJDEP's review of the application for this amendment, they may request information regarding the MCUA's highest twelve-month rolling average of its monthly average influent flows for the most recent five year period (April 1, 2015 to March 31, 2019). MCUA's highest twelve month rolling average influent flow was 120.29 MGD which occurred in January 2019.

MIDDLESEX COUNTY UTILITIES AUTHORITY

Page 2

By Resolution of the MCUA Board of Commissioners, attached hereto, the MCUA's Executive Director is authorized to act upon and process requests regarding revisions to the MCUA's Sewer Service Area.

If you have any questions regarding this matter, please contact Kevin Aiello of my staff or myself at
(732)721-3800.

Very truly yours,



Joseph P. Cryan
Executive Director

C: Jay Cornell, Township
Engineer, South Brunswick
Don Kirskowski, Township
Engineer, North Brunswick
Kevin T. Aiello, MCUA



State of New Jersey

PHILIP D. MURPHY
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

CATHERINE R. McCABE
Commissioner

SHEILA Y. OLIVER
Lt. Governor

Division of Land Use Regulation
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
www.nj.gov/dep/landuse

SEP 17 2019

David Roth
Windsor Associates
820 Morris Turnpike
Short Hills, New Jersey 07078

RE: Freshwater Wetlands Letter of Interpretation: Line Verification
File No.: 1221-07-0019.1
Activity Number: FWW180001
Applicant: WINDSOR ASSOCIATES
Block: 85 and Lot: 17.014
South Brunswick Township, Middlesex County

Dear Mr. Roth:

This letter is in response to your request for a Letter of Interpretation to have Division of Land Use Regulation (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 January 10, 2019 and March 7, 2019, the Division has determined that the wetlands and waters boundary line(s) as shown on the plan map entitled: "WETLANDS DELINEATION MAP SOUTHRIDGE HILLS – SECTION 2C BLOCK 85, LOT 17.014 SITUATED IN TOWNSHIP OF SOUTH BRUNSWICK MIDDLESEX COUNTY, NEW JERSEY PREPARED FOR WINDSOR ASSOCIATES 820 MORRIS TURNPIKE SHORT HILLS, NEW JERSEY 07078", consisting of one (1) sheet, dated December 4, 2018, last revised September 11, 2019, and prepared by Errol Melnick, P.L.S., of Carroll Engineering, 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"

Applicant: Windsor Associates

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:

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

State Open Water: L247 through L248; L265 through L167; and within wetland areas. [No 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:

Applicant: Windsor Associates

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 boundaiy 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) 292-0060 or <http://www.nj.gov/dep/landuse> for more information prior to any construction onsite."

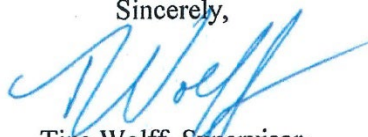
Failure to have this information recorded in the deed of each lot and/or to submit proof of recording to the Division constitutes a violation of the Freshwater Wetlands Protection Act rules and may result in suspension or termination of the letter of interpretation and/or subject the applicant to enforcement 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.

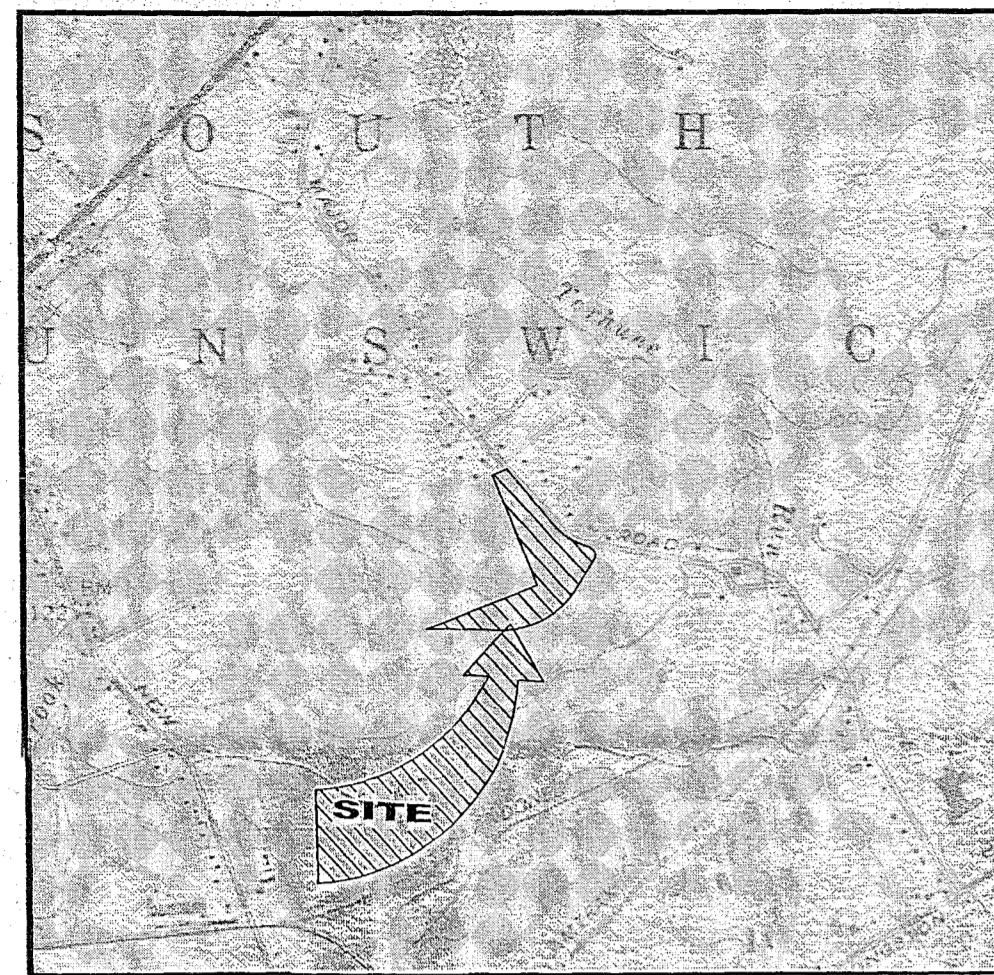
Please contact Jessica Palilonis of our staff by e-mail at Jessica.Palilonis@dep.nj.gov or by phone at (609) 633-6563 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,



Tina Wolff, Supervisor
Division of Land Use Regulation

c: South Brunswick Municipal Clerk
South Bnmswick Municipal Construction Official Agent (original)



KFY MAP
U.S.G.S. QUADRANGLE
"MONMOUTH JUNCTION"
(NOT TO SCALE)

NOTES

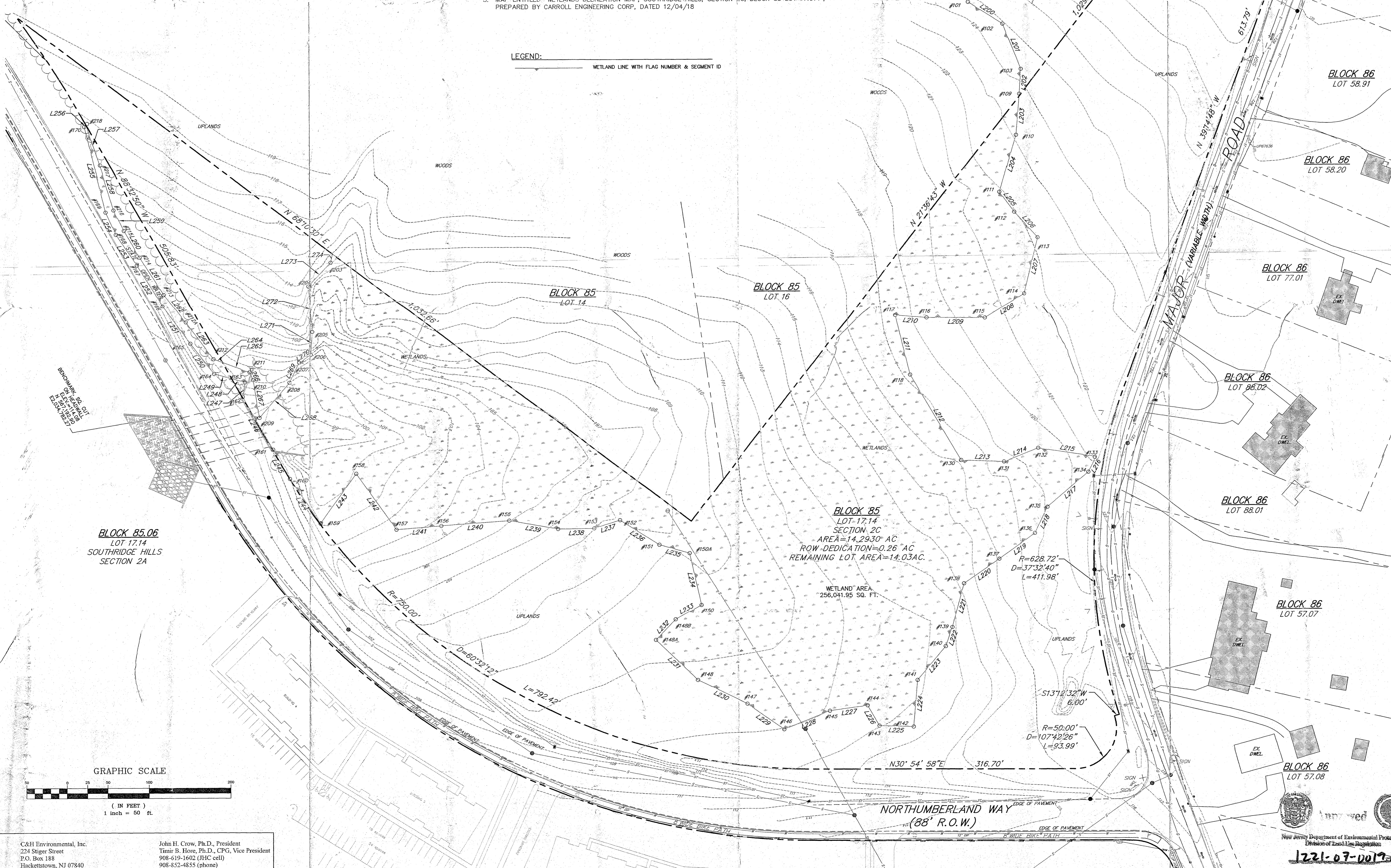
1. PROPERTY KNOWN AS BLOCK 85, LOT 17.014, AS SHOWN ON THE OFFICIAL TAX MAP FOR SOUTH BRUNSWICK.
2. THIS PLAN IS BASED ON INFORMATION TAKEN FROM A SURVEY PREPARED IN THE FIELD BY CARROLL ENGINEERING, AS WELL AS OTHER REFERENCE MATERIAL AS LISTED HEREON.
3. HORIZONTAL DATUM IS REFERENCED TO THE NEW JERSEY STATE PLAN COORDINATE SYSTEM NAD 1983 (2011).
4. VERTICAL DATUM IS REFERENCED TO NAVD 1988 (GEOID 12B).
5. WETLANDS AND STATE OPEN WATER LINES AS SHOWN HEREON WERE ORIGINALLY DELINEATED IN THE FIELD BY C&H ENVIRONMENTAL, INC. DURING THE MONTHS OF MARCH THROUGH SEPTEMBER IN 2018 AND FIELD LOCATED BY CARROLL ENGINEERING ON NOVEMBER 28, 2018. THE NJDEP CONDUCTED A SITE VISIT WITH C&H ENVIRONMENTAL, INC. DURING THE MONTH OF APRIL 2019 AND FIELD LOCATED BY CARROLL ENGINEERING, AUGUST 2019.

REFERENCE:

1. THE OFFICIAL TAX MAP OF SOUTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY, SHEET NO. 119.
2. MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, SOUTHRIDGE HILLS, SECTION 2C, BLOCK 85, LOT 17.014", PREPARED BY CARROLL ENGINEERING CORP., DATED AND REVISED TO 01/26/17.
3. MAP ENTITLED "WETLANDS DELINEATION MAP, SOUTHRIDGE HILLS, SECTION 2C, BLOCK 85 LOT 17.014", PREPARED BY CARROLL ENGINEERING CORP., DATED 12/04/18.

LEGEND:

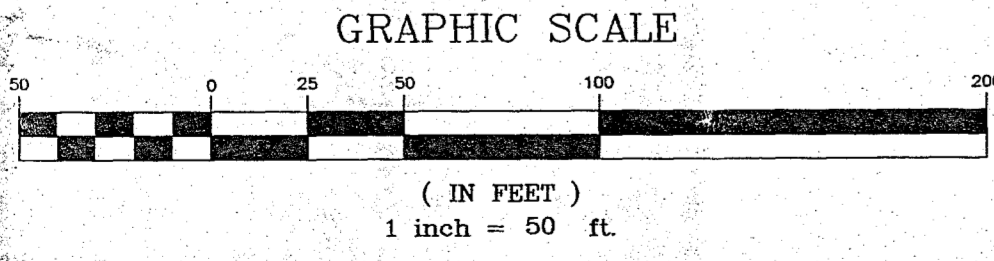
WETLAND LINE WITH FLAG NUMBER & SEGMENT ID



BLOCK 85.06
LOT 17.14
SOUTHRIDGE HILLS
SECTION 2A

BLOCK 85
LOT 17.14
SECTION 2C
AREA=14.2930 AC
ROW-DEDICATION=0.26 AC
REMAINING LOT AREA=14.03AC.

WETLAND AREA
256,041.95 SQ. FT.



C&H
C&H Environmental, Inc.
224 Stage Street
P.O. Box 188
Hackettstown, NJ 07840
Wetlands, Water, Soil, & Regulation

John H. Crow, Ph.D., President
Timur B. Hone, Ph.D., CFG, Vice President
908-619-1602 (JHC cell)
908-852-4855 (phone)
908-852-5275 (fax)
drjbcrow@icloud.com



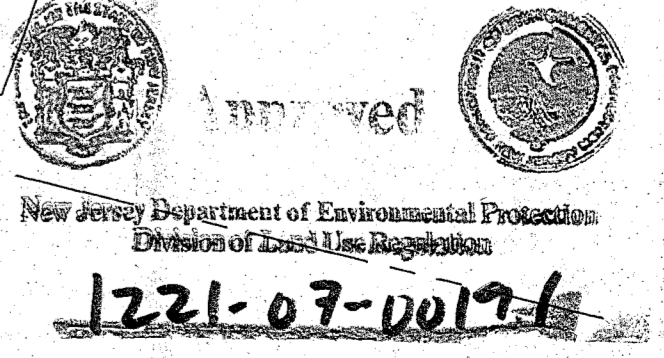
Carroll Engineering
105 Raider Boulevard - Suite 206
Hillsborough, NJ 08844
Phone: (908) 874-7300 Fax: (908) 874-5762
Certificate of Authorization: #24GA27952100
CORPORATE OFFICE:
949 Easton Road - Warrington, PA 18976
Phone: (215) 343-5700 Fax: (215) 343-0875
OTHER OFFICES:
630 Freedom Business Center - Third Floor
King of Prussia, PA 19406
Phone: (610) 485-3100
101 Lindwood Drive - Suite 225 - Mahan, PA 19355
Phone: (484) 875-3075
www.carrollengineering.com
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Errol Meznick
ERROL MEZNIK, PLS
PROFESSIONAL LAND SURVEYOR
NJ LIC. NO. 224503481500
DATE: 9/19/19

NO.	DATE	DESCRIPTION
1	9/19/19	REVISED WETLANDS LINE PER NJDEP SITE VISIT
2	8/14/19	REVISED WETLANDS LINE PER NJDEP SITE VISIT
3	8/14/19	TOPOGRAPHY, REVISED PER CARROLL ENGINEERING
4	8/14/19	LEGEND, REVISED PER CARROLL ENGINEERING

WETLANDS DELINEATION MAP
SOUTHRIDGE HILLS - SECTION 2C
BLOCK 85, LOT 17.014
SITUATED IN
TOWNSHIP OF SOUTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY
PREPARED FOR
WINDSOR ASSOCIATES
820 MORRIS TURNPIKE
SHORT HILLS, NEW JERSEY 07078

DATE: 12-04-18
CADD FILE: 03-5218-004
JOB NO.: WETLANDS MAP
03-5218-004
DSG BY: N/A
DWN BY: TJM
CKD BY: HCL
SCALE: 1"=50'
DRAWER NUMBER:
SHEET: 1 OF 1 SHEETS
DRAWING NUMBER
200.4074



1221-07-0017-6