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County Commissioner Director

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County Commissioner Deputy Director

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Chanelle Scott McCullum
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Charles Kenny
Chairperson,
Transportation

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County Administrator

Solomon Caviness
Department Head

Douglas J. Greenfeld, AICP/PP
Planning Director

Allan Williams
Chairman, WRA

DEPARTMENT OF TRANSPORTATION
Office of Planning
Water Resources Association

April 21, 2022

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

A meeting of the Lower Raritan-Middlesex County Water Resources Association will be held at **1:30 p.m. on Monday, May 9th, 2022**. In accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 *et seq.*; the New Jersey Water Quality Management Planning Rules N.J.A.C. 7:15-9.3(b) 7; and the Emergency Remote Protocols for Local Public Bodies (N.J.A.C. 5:39-1.1 through 1.7), the meeting will be conducted as a virtual meeting with a call-in and video option and will not be held in the Middlesex County Administration Building. The committee members and public may call the number below to conference into the meeting.

Telephone Number:	Meeting ID:	Passcode:
+1 929 436 2866	856 1814 0474	3407711070

For additional information see the Water Resources Association web page at:

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

AGENDA

Action Items

- I. Reading of the Open Public Meetings Act
- II. Pledge of Allegiance
- III. Roll Call
- IV. Resolution of the LR-MC WRA Adopting 2022/2023 Schedule of Regular Meeting Dates **(Pg. 3)**
- * V. LR-MC WRA Annual Report (May 2020-May 2022 Biannual Summary)
(Pgs. 4-7)



- * VI. Minutes of the Regular Meeting of January 10, 2022 **(Pgs. 8-12)**

- * VII. New Business
 - A. Review of WQMP SSA Amendment Application:
IV1 800 Montrose Ave, LLC, Proposed Warehouse, South Plainfield, NJ
(Block 447, Lot 1, 800 Montrose Avenue, South Plainfield) **(Pgs. 13-34)**

- VIII. Member Agency Reports

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

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

- XI. Correspondence

- XII. Old Business

- XIII. Public Comment

- XIV. Next Regular Meeting – June 13, 2022

- XV. Adjournment



**LOWER RARITAN-MIDDLESEX COUNTY WATER RESOURCES ASSOCIATION
2022/2023 SCHEDULE OF MEETINGS
RESOLUTION**

WHEREAS, the Governor of the State of New Jersey has signed Assembly Bill 1030, “Open Public Meetings Act” into law; and

WHEREAS, this Act requires that any and all meetings or conduct of public business must be open to the public and notices thereof must be given as set forth by the Act;

NOW, THEREFORE, BE IT RESOLVED, that this resolution shall serve as the annual notice for the 2022/2023 schedule of regular meeting dates of the Lower Raritan-Middlesex County Water Resources Association;

BE IT FURTHER RESOLVED, that the regularly scheduled meetings of the Lower Raritan-Middlesex County Water Resources Association will be conducted either as virtual meetings at 1:30 p.m. if conditions are warranted, or as in-person meetings held at 1:30 p.m. in the Middlesex County Administration Building, First Floor meeting room, 75 Bayard Street, New Brunswick, New Jersey, on the following dates. The call-in number, meeting ID and passcode to participate has been made available to the public along with a direct link posted to the County website that participants can access to join the meeting directly as follows:

June 13, 2022	July 11, 2022	August 8, 2022	September 12, 2022
November 14, 2022	January 9, 2023	March 13, 2023	May 8, 2023

BE IT FURTHER RESOLVED, that special meetings of the Lower Raritan-Middlesex County Water Resources Association may be called and notice thereof provided in accordance with the Open Public Meetings Act;

BE IT FURTHER RESOLVED, that the Lower Raritan-Middlesex County Water Resources Association webpage on the Middlesex County website should be consulted for updated information on how meetings will be held and for any associated call-in details;

BE IT FURTHER RESOLVED, that at all meetings designated herein, formal action may be taken on all agenda items and any items that may come before the meeting;

BE IT FURTHER RESOLVED, that copies of this resolution shall be forwarded to the Office of the County Clerk, Clerk of the Board of County Commissioners, Municipal Clerk and Planning Board Chairman of each of the County’s twenty-five municipalities; The Home News Tribune, The Star Ledger and Radio Station WCTC;

BE IT FURTHER RESOLVED that this resolution be posted in the First Floor Lobby of the Middlesex County Administration Building, 75 Bayard Street, New Brunswick, New Jersey.

**LOWER RARITAN-MIDDLESEX COUNTY
WATER RESOURCES ASSOCIATION**

Allan Williams, Chairman

ATTEST: This Resolution was duly authorized by a motion approved by the LR-MC WRA at its meeting of May 9, 2022

Laurie Sobel, PP, AICP
Supervising Planner
Middlesex County Office of Planning

WRA Annual Report: May 2020-May 2022 (Biannual Summary)

Accomplishments:

- From May 2020 – May 2022, the WRA reviewed/approved ten (10) Sewer Service Area Site Specific Amendment (SSA) Applications. Following WRA action, the WRA forwarded these amendment applications to the Middlesex County Planning Board for its consideration.
- The WRA welcomed Sophie Glovier of The Watershed Institute to the November 2020 meeting for a presentation on “The NJDEP Green Infrastructure Rule and Recommendations for Enhanced Stormwater Management,” in advance of the initiation of the WRA’s review of adopted municipal Stormwater Control Ordinances (SCOs).
- The WRA provided advice and input to the Middlesex County Office of Planning (MCOP) on the review of twenty-two (22) adopted municipal Stormwater Control Ordinances (SCOs). To date, the MCOP has reviewed/approved all twenty-five (25) municipal SCOs.
- The MCOP conducted membership outreach to all entities comprising the WRA, as listed in the Bylaws, in March 2022. All entities were asked to provide documentation of their duly-appointed representatives. MCOP staff updated the WRA membership list accordingly.
- **Key action items undertaken by the WRA from May 2020-2022 are highlighted in the table below:**

WRA Meeting Date	Key Action Item(s)
May 9, 2022 [Annual Meeting]	<ul style="list-style-type: none"> • Adoption of 2022/2023 Schedule of Regular Meeting Dates (<i>pending</i>) • Review of WQMP SSA Amendment Application: IV1 800 Montrose Ave, LLC, Proposed Warehouse, Block 447, Lot 1, 800 Montrose Avenue, South Plainfield, NJ (<i>pending</i>)
March 14, 2022	<i>(Cancelled)</i>
January 10, 2022	<ul style="list-style-type: none"> • Review of WQMP SSA Amendment Application: Park Avenue Water Treatment Plant Upgrades, Block 50, Lot 1, 1 Park Lane, South Plainfield, NJ
November 8, 2021	<i>(Cancelled)</i>
September 13, 2021	<ul style="list-style-type: none"> • Review of WQMP SSA Amendment Application: SEI Cutters Dock Urban Renewal, LLC and SEI Pennval II Urban Renewal, LLC, Proposed Warehouse Redevelopment. Block 531, Lots 1 & 2, Block 523, Lot 1, Block 531.01, Lot 1, Block 531.02, Lots 1.021 & 1.022, Block 540.13, Lot 4; 2, 34 and 35 Cutters Dock Road, 1 and 222 Pennval Road, Woodbridge Township, NJ • Review of Ordinance to Amend and Supplement the Revised General Ordinances of the City of New Brunswick, Chapter 16, “Land Development Code” Ordinance #O-042101, Adopted April 21, 2021
August 9 2021	<i>(Cancelled)</i>
July 12, 2021	<i>(Cancelled)</i>

<p>June 14, 2021</p>	<ul style="list-style-type: none"> • Review of Ordinance Amending and Supplementing Chapter 205 “Land Use”, Article XXXVII Stormwater Control For Non-Residential Major Development, of the Code of the Township of North Brunswick, Ordinance #21-10, Adopted May 17,2021 • Review of Ordinance Of The Borough Of Highland Park, County Of Middlesex, State Of New Jersey, Amending Chapter 230, Article XX Of The “Code Of The Borough Of Highland Park, 2010 Concerning Stormwater Management, Ordinance #5-21-118, first reading May 4, 2021, adopted June 1, 2021
<p>May 10, 2021 [Annual Meeting]</p>	<ul style="list-style-type: none"> • Bi-annual Election of Officers • Adoption of 2021/2022 Schedule of Regular Meeting Dates • Review of WQMP SSA Amendment Application: The Green at Old Bridge Affordable Housing – Block 2150, Lot 4.11 - Township of Old Bridge #2021-05 • Review of Ordinance Amending The Revised General Ordinances Of The Borough Of Milltown Chapter XXIX Stormwater Management, Article 1, Stormwater Management And Control, Ordinance 21-1495. Adopted March 8, 2021 • Review of Ordinance to Amend Chapter 399 Of The Code Of The Borough Of South Plainfield Titled "Stormwater Control", Ordinance 2195. Adopted March 15, 2021 • Review of Ordinance To Amend An Ordinance Entitled "Stormwater Management”, Also Known As Chapter 384 Et Seq Of The Code Of The City Of Perth Amboy Ordinance #1378-2007 As Amended, Adopted April 14, 2021 • Review of Ordinance Repealing And Replacing Chapter 355 In The Borough Code Of The Borough Of Middlesex Regarding Stormwater Control Regulations Pursuant To New Jersey Department Of Environmental Protection Requirements, Ordinance #2028-21, Adopted April 13, 2021
<p>April 12, 2021 (Special Meeting)</p>	<ul style="list-style-type: none"> • Review of Borough of South River ...To Amend Chapter 295, Entitled “Subdivision and Site Plan Review; Stormwater Management, Adopted March 1, 2021 • Review of Plainsboro Township Ordinance Amending Chapter 85 Subdivision and Site Plan Review, Adopted March 10, 2021 • Review of Borough of Metuchen ...Replacing Article 42, Entitled “Surface Water Runoff” Adopted February 11, 2021 • Review of South Brunswick Township Ordinance Amending and Supplementing Chapter 62, Land Use, Article VI,

	<p>Stormwater Management Ordinance # 2021-10, Adopted March 23, 2021</p> <ul style="list-style-type: none"> • Review of East Brunswick Township Replacing Chapter 192 Design Guidelines and Standards, Section 53, Storm Drainage Facilities, Adopted March 22, 2021 • Review of Piscataway Township Amending Chapter XXXII Stormwater Management and Control, Chapter 32.1, Adopted December 15, 2020 • Review of Borough of Helmetta Stormwater Control Ordinance 2021-02 Stormwater Control, Adopted March 17, 2021
March 8, 2021	<ul style="list-style-type: none"> • Review of Borough of Carteret “Stormwater Management of the Borough of Carteret” Ordinance #21-1, Adopted February 18, 2021 • Review of Borough of Sayreville “An Ordinance Amending Stormwater Management Rule” Ordinance # 518-21, Adopted February 22, 2021 • Review of Old Bridge Township ordinance amending “Old Bridge Township Land Development Ordinance” Ordinance # 2021-01, Adopted February 23, 2021 • Review of Monroe Township Section 108-5.27 “Stormwater Management” Ordinance #0-2-2021-0003, Adopted March 1, 2021
February 25, 2021 (Special Meeting)	<ul style="list-style-type: none"> • Review of Cranbury Township Stormwater Maintenance Ordinance # 11-20-12, Adopted December 14, 2020 • Review of Woodbridge Township Stormwater Control Ordinance 150-82.1 Stormwater Control, Adopted February 2, 2021 • Review of City of South Amboy Stormwater Control Ordinance Chapter 53 Article XXXIII, Adopted February 17, 2021 • Review of Borough of Jamesburg Chapter 25 Stormwater Control Ordinance #06-21, Adopted February 17, 2021
January 11, 2021	<ul style="list-style-type: none"> • Review of Proposed WQMP Amendment Application: Elion Acq. SSA Veronica Avenue and Bennett’s Lane – Block 88.02, Lot 13 – Franklin Township, Somerset County • Review of Proposed WQMP Amendment Application: Metro 12 Carteret Logistics Center 300 Salt Meadow Road - Block 602, Lot 1, Block 705, Lot 18- Borough of Carteret • Review of Proposed WQMP Amendment Application: Northwood Manor, a residential development, Jake Brown Road - Block 8005, Lot 4.11 - Old Bridge Township • Review of Proposed WQMP Amendment Application: Somerset County Septic Management Plan (SMP) as an amendment to the Lower Middlesex Water Quality Management Plan.

November 9, 2020	<ul style="list-style-type: none"> • Presentation by Sophie Glovier, The Watershed Institute, "The NJDEP Green Infrastructure Rule and Recommendations for Enhanced Stormwater Management"
September 14 2020	<i>(Cancelled)</i>
<p>May 11, 2020 <u>[Annual Meeting]</u></p>	<ul style="list-style-type: none"> • Adoption of 2020/2021 Schedule of Regular Meeting Dates • Review of Proposed WQMP Amendment Application: Bridgepoint South Plainfield, LLC -- Block 284, Lot 18 – South Plainfield • Review of Proposed WQMP Amendment Application: SUEZ Water Princeton Meadows Wastewater Treatment Plant – Block 1801, Lot 117 -- Plainsboro

MINUTES
LOWER RARITAN-MIDDLESEX COUNTY
WATER RESOURCES ASSOCIATION/WATERSHED MANAGEMENT GROUP MEETING
HELD AS A VIRTUAL MEETING
January 10, 2022
1:30 P.M.

I. Reading of the Open Public Meeting Act

The meeting was called to order by Chairman Williams at 1:36 p.m. Notice of this meeting, pursuant to the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq.; the New Jersey Water Quality Management Planning Rules, N.J.A.C. 7:15-9.3(b)7; and the Emergency Remote Protocols for Local Public Bodies (N.J.A.C. 5:39-1.1 through 1.7) was recited by Mr. Williams including that notice of this meeting has been published in the Home News Tribune and Star-Ledger Newspapers and posted on the Middlesex County website as well as on the front door and bulletin board of the Middlesex County Administration Building at least 48 hours in advance of this meeting. Mr. Williams announced that the meeting will include an opportunity for public comment and recited the public comment instructions that apply to the meeting.

II. Pledge of Allegiance

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

III. Roll Call

Attendance was as follows:

WRA Members:

Allan Williams	Highland Park
Daria Ludas	Jamesburg
Doriann Kerber	Milltown
Robert Noel	Monroe Township
Suzan Colon	Old Bridge
Ron Yake	Plainsboro
Les Varga	Plainsboro
Bryan Bidlack	South Brunswick
Alice Temple	South Plainfield
Ted Chase	Franklin Township
Michael DiNinno	Middlesex County Utilities Authority
Kyle Clonan	NJ Water Supply Authority
Ken Klipstein	NJ Water Supply Authority
Ted Gassman	Middlesex Water Company

Others:

Commissioner Charles Kenny	Middlesex County Commissioner
Doug Greenfeld	Middlesex County Office of Planning
Laurie Sobel	Middlesex County Office of Planning
Nick Tufaro	Middlesex County Office of Planning
Lilliana Dourado	Middlesex County Office of Planning
Nick Ganescu	Middlesex County Office of Information Technology
Arthur Cooper	Middlesex County Office of Information Technology
David Tanzi	CDM Smith
Brian Carr	Middlesex Water Company
Chris Andreasen	Middlesex Water Company
Sandra Kutzing	Middlesex Water Company
Ryan Michaelson	Spotswood
Ladislao Monterrosa	Middlesex Water Company
Brian Van Nortwick	CDM Smith

IV. Minutes of the Regular Meeting of September 13, 2021

The minutes of the Regular Meeting of September 13, 2021 were distributed prior to today's meeting. Ms. Sobel advised of corrections provided by Ms. Tempel prior to the meeting. A correction is needed on page 6 to correct the spelling of the word "impervious" in the third paragraph, and a correction is needed in the last paragraph to correct "flat hazard area" to "flood hazard area." A motion was made by Mr. Noel, seconded by Ms. Kerber, and was approved to adopt the minutes with corrections with abstentions from Ms. Tempel and Mr. Clonon.

V. New Business

A. Review of WQMP SSA Amendment Application: Park Avenue Water Treatment Plant Upgrades, Block 50, Lot 1, 1 Park Lane, South Plainfield, NJ

Mr. Williams welcomed Mr. Tufaro to present the Office of Planning staff finding and recommendations in connection with the WQMP SSA Amendment Application for the Park Avenue Water Treatment Plant Upgrades.

Mr. Tufaro stated Brian Van Nortwick of CDM Smith and Brian Carr of Middlesex Water Company would be speaking on behalf of the Applicant, Middlesex Water Company.

Mr. Van Nortwick began by sharing a project presentation. Mr. Carr stated the project was proposing a 1-acre lot out of an 80-acre lot to be added to the Sewer Service Area. The construction was due to the State's new regulations for PFOS and PFOA. A new GAC will be installed at the treatment facility due to the PFOA levels above the MCL. The

facility is primarily for public health protection, sustainability of water supply for South Plainfield, and upgrades to treat for PFAS. The project site plan has been approved by the South Plainfield Zoning Board, Middlesex County Planning Board, and NJDEP.

Mr. Van Nortwick continued the presentation with a map of the proposed SSA. The projected sanitary flow volumes would primarily be about 1,025 gallons a day for lavatories, analyzer waste, floor drains, cleaning, and washdowns. Once a year, for a month, there would be media change out for the contactors of 40,000 gallons a day. Mr. Van Nortwick referred to the Office of Planning staff report, stating there are no wetlands, threatened or endangered species, the facility was not a Natural Heritage Priority Site, and the WQMP Amendment Administratively Complete Letter was received on 12/29/2021. South Plainfield, PARSA, and MCUA have supported the project.

Ms. Tempel asked if the MCUA had approved the various chemicals in the water. Mr. Van Nortwick confirmed the approval of the treatment plant and the chemicals being used.

Mr. DiNinno of MCUA stated the flow has been approved but not the quality because the facility has not been permitted. Once the facility is ready to start, 180 days prior, MCUA would permit the facility per the quality of wastewater discharged.

Ms. Tempel asked if the permitting was a foregone conclusion. Mr. DiNinno confirmed.

Mr. Tufaro stated the staff report included that information. The recommendation would be to endorse the SSA contingent on all conditions of permit approval from MCUA and NJDEP.

Mr. Williams welcomed any questions for Mr. Tufaro or the presenters following the presentation. Mr. Williams asked when the project was expected to be complete. Mr. Van Nortwick stated the project is expected to be complete in 2023. Ms. Tempel made a motion, seconded by Ms. Ludas, and unanimously approved to endorse the Park Avenue Water Treatment Plant Upgrades Amendment, WQMP SSA Amendment Application, contingent upon approval of all conditions of the state, municipal, and MCUA permitting requirements.

VI. Member Agency Reports

A. Lawrence Brook Watershed Partnership (LBWP)

(no report)

B. Lower Raritan Watershed Partnership

(no report)

C. Freehold Soil Conservation District

(no report)

D. NJ Water Supply Authority (NJWSA) (Kyle Clonan)

Mr. Clonan stated that basin retrofits had been finalized for the Cedarbrook Watershed last year. Staff is looking forward to work in the Cedar Brook where it discharges into the canal, now in the preliminary phase.

Mr. Williams asked if Hurricane Ida had any impact on the project. Mr. Clonan stated that there was a big flush in various streams, and there were a few projects with damage, but none in Middlesex County.

E. Raritan Riverkeeper

(no report)

F. Rutgers Cooperative Extension

(no report)

G. Sustainable Raritan River Initiative

(no report)

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

Mr. Tufaro stated that the NJDEP-requested revisions to the Wastewater Management Plan update are completed. The transmittal letter and revised plan will be sent for final approval to NJDEP shortly. Mr. Williams asked about an anticipated NJDEP response time. Mr. Tufaro noted that NJDEP might approve within two months of receiving the transmittal; however, it could take longer.

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

The Resilient NJ Raritan River and Bay Communities initiative continues to move forward. The Steering Committee met on December 10, 2021 to discuss the refinement of flood models for upcoming scenario development and the progress of in-person community workshops tentatively planned for January to focus on public feedback at a municipal level. The Steering Committee also discussed preparations for an upcoming virtual regional meeting scheduled for January 20, 2022, at 6:00 P.M. Regional discussions focused on reducing flood risk within Carteret, Woodbridge, Perth Amboy, South Amboy, Sayreville, South River, and Old Bridge will be included. The consultant is also working on a Visioning Report draft to consolidate feedback the team has received from community meetings and surveys.

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

The CRS/MS4 Assist User Group has increased engagement by instituting quarterly virtual meetings in 2021 to encourage needed municipal action on stormwater and flood risk management policy and regulation updates required by the National Flood Insurance Program and NJDEP. Plans are to continue this format in 2022. Topics for the 2022 first quarter meeting are in planning.

X. Correspondence

There was no correspondence presented at today's meeting.

XI. Old Business

There was no old business presented at today's meeting.

XII. Public Comment

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

XIII. Next Meeting – March 14, 2022

The next meeting will be held on March 14, 2022 at 1:30 P.M.

XVII. Adjournment

Ms. Kerber made a motion, seconded by Mr. Noel, and approved to adjourn the meeting at 2:12 P.M.

Middlesex County Office of Planning Staff Report
Lower Raritan-Middlesex County Water Quality Management Plan Site-Specific Amendment:
IV1 800 Montrose Ave, LLC, Proposed Warehouse, Borough of South Plainfield

Project Name: IV1 800 Montrose Ave, LLC, Proposed Warehouse Site-Specific Amendment

Location: Block 447, Lot 1, 800 Montrose Avenue, Borough of South Plainfield, NJ

Project Description:

IV1 800 Montrose Ave, LLC submitted a Site-Specific Amendment (SSA) Application for a proposal to construct a single warehouse, access roads, parking lots, and loading areas within an existing 9.44-acre rectangular industrial property. Rear portions of the project area contain freshwater wetlands, transition areas, floodplains of a tributary of the Bound Brook, and State open waters. The proposed development will encompass the area of the existing industrial development and areas of ordinary and intermediate value freshwater wetlands on-site, requiring NJDP wetlands permitting. Physically located at the northeast corner of the intersection of Montrose Avenue and Clinton Avenue (County Route 663), the proposal encompasses 112,191 square feet of new warehouse structure and 222,985 square feet of impervious areas (building, vehicle circulation, parking, and loading areas) for a total impervious cover of 54.2%. The proposed development replaces an existing warehouse of approximately 61,927 square feet and supports impervious surfaces totaling 134,453 square feet (32.7%) within the parcel. The area of disturbance proposed for the project is 7.86 acres.

Findings:

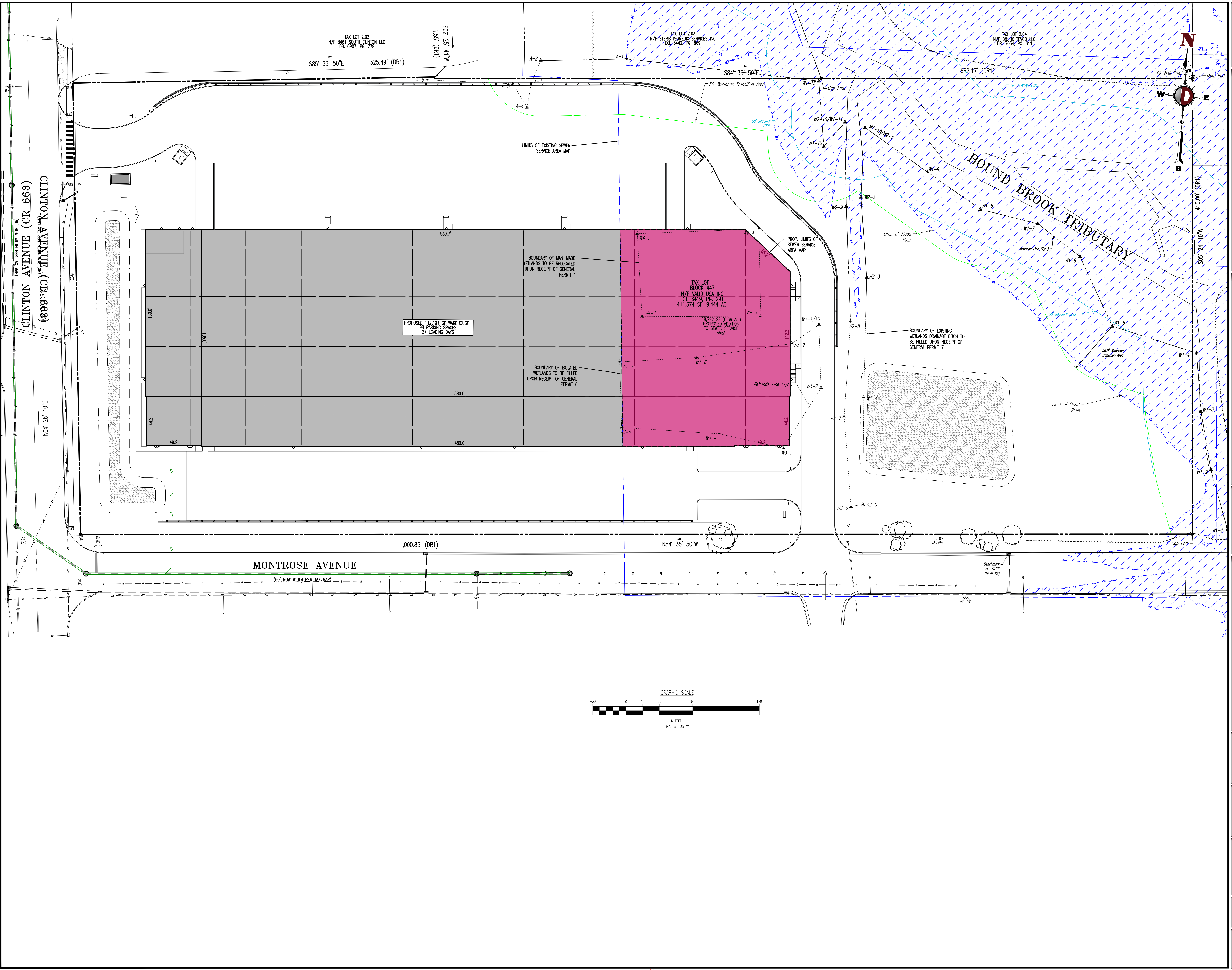
- The proposal meets all municipal zoning requirements of the Industrial (M-3) zoning district.
- The Borough of South Plainfield adopted the site plan with conditions on January 25, 2022 per PB#806.
- The Applicant submitted a letter request for a consenting resolution from the Borough of South Plainfield. A municipal response is pending.
- There are no Category One waterways on the site.
- There are no historic buildings on the site.
- Proposed Structures: **one warehouse building**
- Existing Site Coverage (Developed Acreage/Undeveloped Acreage): **5.14 Acres / 4.30 Acres**
- Existing Structure (Total Square Feet, Total Acreage of building footprint) **62,170 SF, 1.43 Acres**
- Proposed Site Coverage (Developed Acreage, Undeveloped Acreage): **6.64 Ac, 2.8 Acres**
- Proposed Building Footprint Total Area: **112,191 SF / 2.58 Acres**
- Proposed Impervious Surface (Square Ft. & Acreage): **134,453 SF, 3.09 Acres**
- Proposed area of disturbance: **7.86 acres**
- Proposed design flow for the facility: **2,950 gallons per day**
- Proposed area of SSA expansion of the Future Wastewater Service Area (FWSA) change: **0.66 Acre increase**
- The Applicant submitted a letter request for a consenting resolution from the Middlesex County Utility Authority (MCUA). Mr. Joseph Cryan, Executive Director of the Middlesex County Utility Authority (MCUA), responded with consent for the 0.66-acre addition to the FWSA for the new warehouse building area.
- The Natural Heritage Database and Landscape Project (Version 3.3 indicated no threatened or endangered habitats in the project's vicinity, per an NJDEP Office of Lands Management letter dated September 3, 2021.
- NJDEP pending requirements: Freshwater Wetlands General Permits: #1 - Repair and Maintenance of an Existing Structure, #6 – Non-Tributary Wetland (Isolated Wetlands), #7 - Human-Made Ditches or Swales in Headwaters, Transition Area Waiver, and a Flood Hazard Area Verification request are pending review. All NJDEP permitting requires approval of the SSA submittal as a prerequisite to proceed.
- The Applicant must address the “actions needed” in the September 14, 2021, Development Review Committee of the Middlesex County Planning Board Conditionally Approved site plan (Planning Board File #SP-SP-42) for this parcel expressed in a September 27, 2021, letter regarding this application.

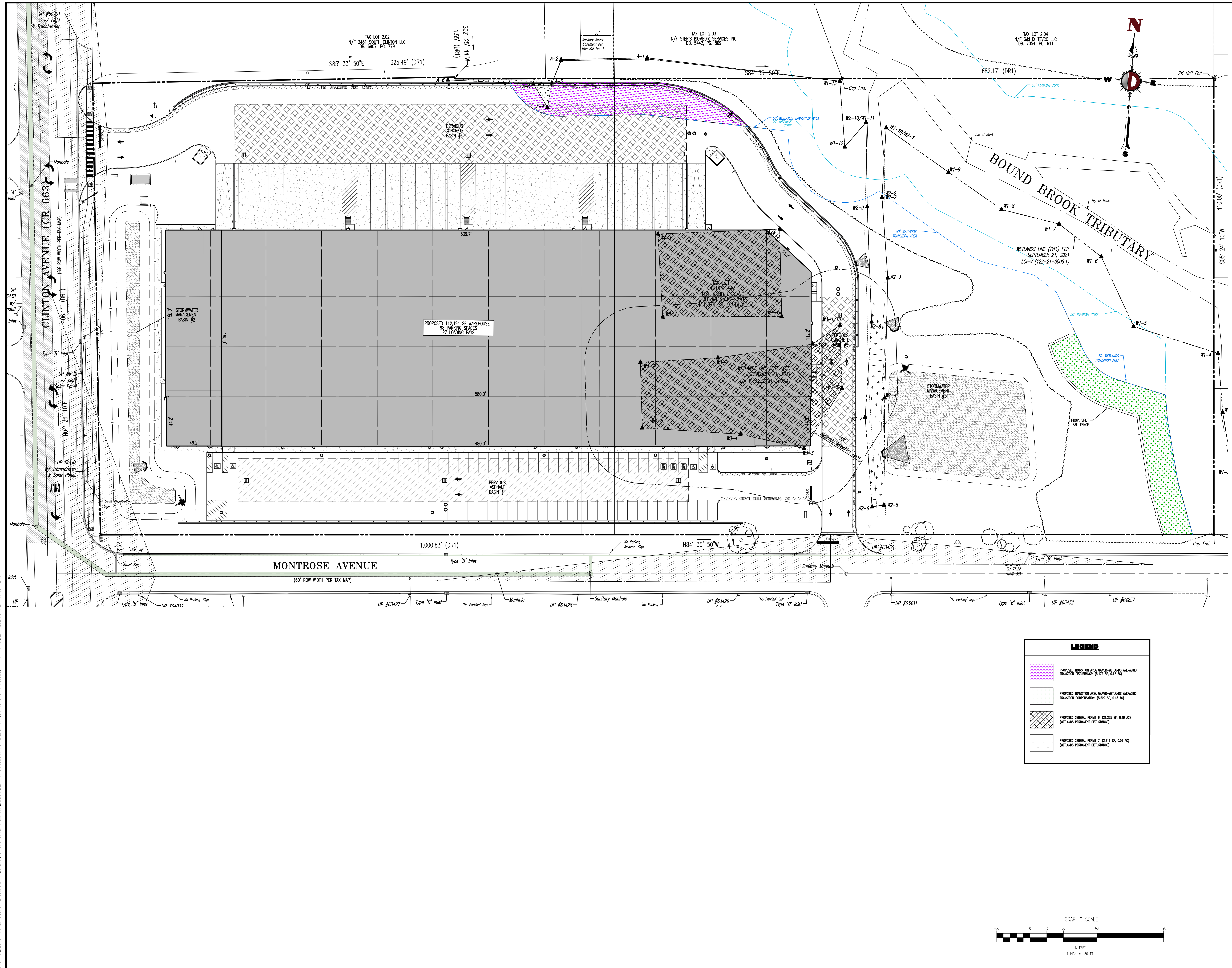
Staff Recommendation: Staff recommends approval of this property for placement into the Lower Raritan-Middlesex County Sewer Service Area, contingent upon the provision of all required state, county, and municipal permitting, and, including any and all instrumentalities, thereof.

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

Date: 04.21.2022

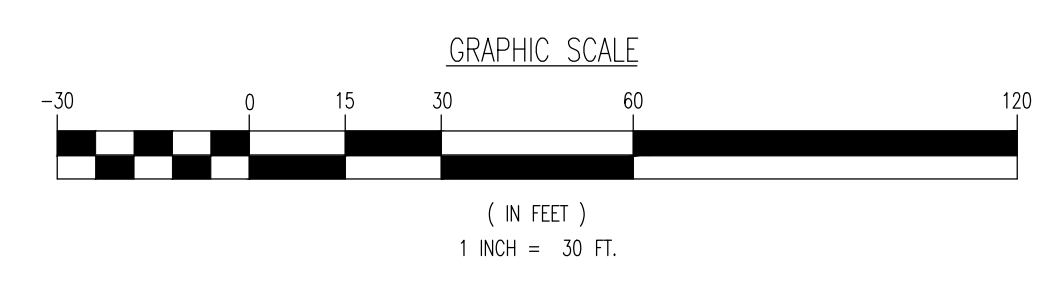
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 User: J.W.





LEGEND

- PROPOSED TRANSITION AREA W/ WETLANDS AVOIDANCE (TRANSITION DISTURBANCE) (2,172 SF, 0.12 AC)
- PROPOSED TRANSITION AREA W/ WETLANDS AVOIDANCE (TRANSITION COMPENSATION) (2,172 SF, 0.12 AC)
- PROPOSED GENERAL PERMIT 6 (21,225 SF, 0.49 AC) (WETLANDS PERMANENT DISTURBANCE)
- PROPOSED GENERAL PERMIT 7 (2,818 SF, 0.06 AC) (WETLANDS PERMANENT DISTURBANCE)



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NO.	DATE	REVISION
1	05/17/2021	ISSUED FOR PERMITTING
2	05/17/2021	REVISED PER NJDEP COMMENTS
3	05/17/2021	REVISED PER NJDEP COMMENTS
4	05/17/2021	REVISED PER NJDEP COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PROJECT: **IV1 800 MONTROSE AVE, LLC**
PROPOSED WAREHOUSE FACILITY
 800 MONTROSE AVENUE
 BOROUGH OF SOUTH PLAINFIELD
 MIDDLESEX COUNTY, NEW JERSEY

PROTECT YOURSELF
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BRETT W. SKAPINETZ
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 41985

DANIEL T. SEHNAL
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 53972

TITLE: **NJDEP WETLAND PERMITTING PLAN**

SCALE: (S) 1" = 30' DATE: 05/17/2021
 (D) PROJECT No: 3709-99-006
 SHEET No: **1** Rev. #: 1 of 1.3

**MIDDLESEX COUNTY OFFICE OF PLANNING
SUSTAINABILITY AND RESILIENCY PLANNING DIVISION**

75 Bayard Street, 5th Floor
New Brunswick, New Jersey 08901
Telephone (732) 745-3016
Fax (732) 745-8443



**AMENDMENT/REVISION REQUEST REPORT
LOWER RARITAN-MIDDLESEX COUNTY WATER
QUALITY MANAGEMENT PLAN**

(Note: Two (2) copies of this completed REPORT are required to be submitted to the above address. Please type or print. This form can be downloaded by clicking the following link: [Middlesex County Water Quality Management Plan Amendment/Revision Request Report](#)

Project Name: **IV1 800 Montrose Ave, LLC; Proposed Warehouse**

Location (Streets): **800 Montrose Avenue**

Municipality: **Borough of South Plainfield**

Block(s) & Lot(s): **Block 447, Lot 1**

Nearest Waterway: **Bound Brook Tributary**

NJDEP Watershed (HUC* 11): **Raritan R Lower (Lawrence to Millstone) 02030105120**

(HUC 14): **Lower Raritan, South River, and Lawrence 02030105120100**

*Hydrologic Unit Code

Project Description (General Description of Project Identifying Wastewater Generation, Collection, Treatment, Etc. Please Identify the Year the Project Will Be Completed or Built out.):

Under proposed conditions a new warehouse distribution facility will be constructed. As conditionally approved by the Borough of South Plainfield Planning Board and Middlesex County Planning Board, the redevelopment will consist of one (1) warehouse building consisting of 112,191 SF. Additional improvements include accompanying driveways, truck courts, trailer parking, parking areas, landscaping, lighting, utilities, stormwater management basins, and other related site improvements. Project construction is expected to start in 2022 and be substantially complete in 2023.

Description of All Other Water Resources Impacts/Considerations Resulting From the Proposed Project (Groundwater Recharge, Stormwater Quality and Quantity, Water Supply (Quantity and Source), etc.):

Under existing conditions the site is approximately half developed with stormwater directed to the one (1) existing above ground stormwater basin.

Under proposed conditions, the project is considered a major development due to the proposed limits of disturbance exceeding one (1) acre and a proposed increase in motor vehicle travel surfaces by more than 0.25 Ac. As such, a total of five (5) green infrastructure basins are proposed to comply with the water quality, quantity, and groundwater recharge requirements set forth by the Borough of South Plainfield and NJAC 7:8 stormwater requirements. More detail on the proposed stormwater management design can be found within the associated Stormwater Management Report.

Existing Land Use/Land Cover: **Manufacturing**

Proposed Land Use: **Warehouse**

Number of Structures: **1**

Existing Site Coverage (Developed Acreage/Undeveloped Acreage): **9.44 Ac (5.14 Ac/4.30 Ac)**

Existing Structures (Total Square Ft. & Acreage of Footprint): **62,170 SF, 1.43 Ac**

Proposed Site Coverage (Developed Acreage/Undeveloped Acreage): **9.44 Ac (6.64 Ac/2.80 Ac)**

Proposed Structures (Total Square Ft. & Acreage of Footprint): **112,191 SF, 2.58 Ac**

Existing Impervious Surface* (Square Ft. & Acreage):

*Pavement, sidewalks, driveways, patios, etc. **134,453 SF, 3.09 Ac**

Proposed Impervious Surface (Square Ft. & Acreage): **222,985 SF, 5.12 Ac**

Name of Agency Responsible For Sanitary Sewer System Serving the Project:

Borough of South Plainfield

Name of Agency Responsible For Sanitary Wastewater Treatment Serving the Project:

Middlesex County Utilities Authority

Name of Agency Responsible For Process (Industrial/Commercial, Non-sanitary) Wastewater Collection Serving the Project:

Borough of South Plainfield

Name of Agency Responsible For Process (Industrial/Commercial, Non-sanitary) Wastewater Treatment Serving the Project:

Middlesex County Utilities Authority

Name of Agency Responsible for Stormwater Management Facilities Serving the Project:

Borough of South Plainfield & Middlesex County

Description of Existing Stormwater Management System(s) (Catch Basins, Sewers, Drywells, Porous Pavement, Retention/Detention, Recharge Basin(s), Outfall(s), etc.) and Receiving Waters (Quality and Flooding Conditions in the Waterway(s) or Body(ies) Nearest the Project):

Under existing conditions the western portion of the subject site is developed as a manufacturing use inclusive of a one-story building, parking area, loading bays, an above ground basin, and other associated site improvements. The eastern portion of the subject site consist of undeveloped wooded area with the Bound Brook Tributary crossing through the northeastern corner. The majority of existing stormwater runoff that is generated by the subject site is collected on site by several inlets and conveyed to the above-ground detention basin, which discharges to the Bound Brook Tributary throw the use of the existing wetlands ditch. The remainder of the site's runoff sheet flows either to the right-of-way or to the wooded portion of the site, which both eventually discharge to the Bound Brook Tributary.

Description of Proposed Stormwater Management System(s) and Receiving Waters (Quality and Flooding Conditions Expected After Project Implementation):

The intent of the proposed drainage design is to maintain overall existing drainage patterns by conveying stormwater runoff to on site drainage features that currently collect and convey stormwater runoff generated by the subject site to the Bound Brook Tributary.

Under proposed conditions, stormwater runoff generated by the proposed redevelopment will be collected by the on-site inlets and conveyed to one (1) of the two (2) proposed above ground infiltration basins, or collected by one (1) of the three (3) proposed previous pavement basins. Each of these proposed BMP's will serve to detain the runoff, infiltrate the water quality storm, and release the remaining runoff at a controlled rate to either the stormwater conveyance system within Montrose Ave, or directly to the Bound Brook Tributary through the use of the existing wetlands ditch.

The five (5) green infrastructure basins are proposed to comply with the water quality, quantity, and groundwater recharge requirements set forth by the Borough of South Plainfield and NJAC 7:8 stormwater requirements. More detail on the proposed stormwater management design can be found within the associated Stormwater Management Report.

Endorsements Provided (Please Attach Documentation):

- Middlesex County Utilities Authority (Date: TBD)
- Municipality Within Which Project is Located (Date: TBD)
- Middlesex, Somerset, or Union County Land Development Review Approval (Date: TBD)
- Other Wastewater Treatment or Collection Agency (Date: and Name:)

Attachments:

- The New Jersey Department of Environmental Protection Water Quality Management Plan Amendment and Revision Application Form Completed For the Project.
- A Map Showing the Location and Extent of the Project and Showing Actual Property Boundaries.
- A Site Plan (For a Land Development Project) or Map (For a Regional Project) Showing the Location and Sizes of All Sewers and/or Pumping Facilities Required to Serve the Project.
- A Site Plan (For a Land Development Project) or Map (For a Regional Project) Showing the Location of All New or Upgraded Wastewater Treatment Facilities Required to Serve the Project.
- A Site Plan Showing the Extent of Wetlands, Open Space, Critical Habitat, Prime Groundwater Recharge Areas, Buildings or Other Structures, Parking, and Any and All Stormwater Management Facilities Proposed or Planned to Result From the Project.
- A Computer Disk Containing a Digital Shape File in ARC GIS Compatible Format, with NAD 83 State Plane Coordinates, Providing the Project Property Boundaries Suitable for Amendment of the Future Sewer Service Mapping in the WQMP.
- Data and Calculation Methodology Used for the Following:

Net Acreage Increase or Decrease of the Sanitary Sewer Service Area and/or Wastewater Treatment Service Area

Survey and GIS data.

Net Population Increase or Decrease to be Provided Sanitary Sewer Service and/or Wastewater Treatment

N/A - As outlined in the submitted narrative no increase due to the added area

Net Employment Increase or Decrease to be Provided Sanitary Sewer Service and/or Wastewater Treatment

N/A - As outlined in the submitted narrative no increase due to the added area

Net Wastewater Flow Increase or Decrease in Gallons per Day to the Sanitary Sewer Service and/or Wastewater Treatment Service Area.

N/A - As outlined in the submitted narrative no increase due to the added area

X Middlesex County Review Fee* (Please Make Check Payable to “Treasurer, County of Middlesex”. See the “Resolution to Govern the Lower Raritan-Middlesex County Areawide Water Quality Management Plan Revision and Amendment Procedures” to Determine Fee Amount.)

* \$1,000.00 for Small Residential (3 or Less Units with a Wastewater Flow of 2,000 Gallons or Less Per Day) or Nonresidential (10 Acres or Less with a Wastewater Flow of 2,000 Gallons or Less Per Day) Projects

or

\$2,400.00 for Major Residential (More Than 3 Units with a Wastewater Flow Greater Than 2,000 Gallons Per Day) or Nonresidential (More Than 10 Acres With a Wastewater Flow Greater Than 2,000 Gallons Per Day) Projects.

The following is to be completed by the County:

Date Received:

Date Deemed Complete:

Amendment Number:

Revision Number:

Date of WRA Meeting Agenda:

WRA Action: Approved
 Disapproved

Date of Planning Board Action:

Planning Board Action: Approved
 Disapproved

(For Amendment Only)

Date of Public Notice:

Date of Public Hearing:

Date of Freeholder Action:

Resolution #:

Freeholder Action: Approved
 Disapproved

Date of NJDEP Action:

NJDEP Action: Approved
 Disapproved

My documents/forms/LR-MC WQMP Amendment Revision Request Report Form

March 30, 2022
Via Email (robert.bucco@colliersengineering.com)

Colliers Engineering & Design, Inc.
331 Newman Springs Road, Suite 203
Red Bank, NJ 07701

Attn: Robert W. Bucco, Jr., PE, CME, CPWM
Senior Project Manager

**RE: IV1 800 Montrose Ace, LLC
Proposed Warehouse
WQMP Site Specific Amendment
Block 447, Lot 1
800 Montrose Avenue
Borough of South Plainfield
Middlesex County, NJ
DEC #3709-99-006
App No. PB#806**

Dear Mr. Bucco,

Our office is representing IV1 800 Montrose Ace, LLC, owners and redevelopers of the above referenced site, which are seeking approvals to redevelop the property with a warehouse distribution facility as recently approved by the Borough of South Plainfield Planning Board.

Pursuant to the Lower Raritan/Middlesex County Water Quality Management Plan (WQMP) and review of available GIS mapping data, a portion of the existing lot and proposed building is currently located outside of the sewer service area. IV1 800 Montrose Ace, LLC (applicant) is in the process of applying to the New Jersey Department of Environmental Protection (NJDEP) and subsequently Middlesex County to amend the Lower Raritan/Middlesex County WQMP to include this additional area within the sewer service area. Enclosed with this letter is a copy of the Wastewater Service Area Amendment Exhibit, prepared by Dynamic Engineering Consultants, PC, dated March 25, 2022 outlining the subject area to be included.

The applicant intends to relocate the existing sanitary main which currently runs through the middle of the subject site into the Montrose and South Clinton Ave right-of-way, and connect the proposed sanitary sewer lateral of the proposed warehouse to this relocated main. This connection will consist of the construction of an 6" sanitary sewer lateral that will ultimately connect to the relocated 18" gravity sanitary sewer main within the Montrose Ave right-of-way.

As noted above the applicants are applying to the NJDEP for an amendment of the Lower Raritan/Middlesex County WQMP. In accordance with NJAC 7:15-3.5, we are requesting a letter or resolution from the Borough

of South Plainfield, regarding the consistency of the proposed wastewater producing project with land uses identified in the Borough Master Plan and Zoning Ordinance.

At this time, we welcome any comments your office may have regarding the above requested documentation and are available at your convenience to discuss in more detail.

Should you have any questions or require additional information, please do not hesitate to contact our office

Sincerely,

Dynamic Engineering Consultants, PC



Daniel T. Sehnal



Tom M. Trotto

Enclosures



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

April 6, 2022

REPLY TO:

SAYREVILLE

EAST BRUNSWICK

Nick Leloia
Dynamic Engineering
245 Main Street, Suite 110
Chester, NJ 07930

Re: Amendment to the Lower Raritan/Middlesex County Water Quality Management Plan
Wastewater Management Plan/MCUA Sewer Service Area
Dynamic Engineering Proposed Redevelopment Warehouse
Block 447, Lot 1
South Plainfield, Middlesex County, New Jersey

Dear Mr. Leloia:

The Middlesex County Utilities Authority (MCUA) staff has reviewed Dynamic Engineering email of March 24, 2022, requesting our review and comment on the referenced proposed amendment to the Lower Raritan/Middlesex County Water Quality Management Plan. The amendment would reclassify 0.66 total acres of Block 447, 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 portion of property being amended 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 0.66 acres of Block 447, 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.

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
Avi Argaman, NJDEP-Water Resources Management
Borough of South Plainfield Engineer
Bob Snyder, PARSA
Jodi Litus, MCUA
Michael DiNinno, MCUA

RESOLUTION
BOROUGH OF SOUTH PLAINFIELD
PLANNING BOARD

Application Number: PB#806
Applicant: JDN Enterprises, LLC
Applicant's Address: 3443 U.S. Highway 9, Freehold, N.J. 07728
Owner: JDN Enterprises, LLC
Property Address: 800 Montrose Avenue, South Plainfield, N.J. 07080
Tax Map Designation: Block 447, Lot 1
Zone: M-3
Applicant's Attorney: Lawrence Calli, Esq.

Whereas Enterprises, LLC ("applicant"), has applied to the Board for preliminary and final site plan approval to demolish an existing structure and construct a new warehouse with associated improvements at the lot located at 800 Montrose Avenue in the Borough ("site" or "property"); and

Whereas, the Board met in compliance with the Open Public Meetings Act, holding a hearing on December 14, 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 for the construction of a 112,350 square foot warehouse with associated improvements and demolishing of all current structures on site. The applicant plans to lease out this warehouse space to future tenants, and the warehouse use is a permitted use in the M-3 zone. No variances are required as part of the application.
3. The applicant also sought the following waivers as part of its application:
 - Design Waiver – Drive Aisle Width (25ft. proposed, 10ft. permitted).
 - Design Waiver – Two monument signs instead of one.
4. As part of its application, the applicant submitted the following plans and documents, which the Board considered as part of the record:
 - Engineering Plan entitled "Preliminary/Final Site Plan for JDN Enterprises Proposed Warehouse, B447/L1[,]" prepared by Daniel T. Sehnal, P.E., of Dynamic Engineering, consisting of fifteen (15) sheets, dated July 2, 2021, and last revised July 28, 2021.
 - Architectural Plan entitled "JDN Enterprises Proposed Warehouse[,]" prepared by Michael J. Ratlife, AIA, dated June 30, 2021, consisting of two (2) sheets.
 - Borough of South Plainfield Planning Board Application Packet, Site Plan Checklist, Waiver Requests, and associated application documents.¹
 - Survey of property, prepared by Craig Black, P.L.S., of Dynamic Survey, consisting of one (1) sheet, dated December 29, 2020, and last revised August 30, 2021.
 - Stormwater Management Report, prepared by Daniel T. Sehnal, P.E., of Dynamic Engineering, consisting of one-hundred-seventy-nine (179) sheets, dated June 2021.
 - Environmental Impact Statement, prepared by Deniel T. Sehnal, P.E., of Dynamic Engineering, dated June 2021.

¹ All documents associated with the application submission are listed in detail on pages 1-2 of the document entitled "1st Engineering Review[,]" prepared by Board Engineer, Robert W. Bucco, Jr., P.E., of Colliers Engineering & Design, dated December 10, 2021.

- Traffic Impact and Parking Assessment, prepared by Craig Peregoy, P.E., and Corey Chase, P.E., of Dynamic Engineering, dated July 1, 2021.

5. The Board reviewed a recorded history of deeds, permits, easements, and prior resolutions affecting the property.

6. The Board also received the following professional and agency correspondence, which the Board considered as part of the record:

- "1st Engineering Review[,]" prepared by Board Engineer Robert W. Bucco, Jr., P.E., of Colliers Engineering & Design, dated December 10, 2021, consisting of fourteen (14) sheets.
- "First Planning Review[,]" prepared by Board Planner, Stanley Slachetka, PP, AICP, of T&M Associates, dated December 10, 2021, consisting of five (5) sheets.
- Correspondence from J.A. Abbruzzese of the Office of the Fire Marshall, dated July 22, 2021, providing comments on the application.
- Correspondence from John J. Obryk of the Middlesex County Office of Health Services, dated July 20, 2021, lodging no objection to the application.
- Correspondence from Alice S. Tempel of the Borough of South Plainfield Environmental Commission, dated November 2, 2021, providing comments on the application.
- Correspondence from Middlesex County Office of Planning, dated September 27, 2021, noting a conditional approval from the County Planning Board on the application subject to receipt of follow-up items.
- Correspondence from Timothy P. Thomas of the Freehold Soil Conservation District, dated September 14, 2021, requesting receipt of follow-up items.

7. The applicant presented the following exhibits throughout the course of the hearing:

- A-1 – Aerial Map Exhibit
- A-2 – Colorized Site Plan Rendering
- A-3 – Architectural Rendering

8. The applicant's attorney, Lawrence Calli, Esq., began the presentation by describing the application. This is an application on a 9.5-acre site in the industrial zone for the

construction of a new approximately 112,000 square foot warehouse with a number of associated improvements to the property and the demolishing of an existing manufacturing center on site. The project requires no variances, no deviations, and one sole design waiver. Mr. Calli called two witnesses during the presentation.

Engineering Testimony

9. To present engineering testimony, the applicant called Daniel Sehnal, P.E. The Board accepted his credentials in the field of engineering, found his testimony generally credible, and generally accepted his testimony as fact.

10. Mr. Sehnal described the site as being situated in the M-3 zone, surrounded by manufacturing and light industrial uses. The property is a lot fronted by Montrose Avenue to the South and Clinton Avenue to the West. On site currently is an existing single-story manufacturing facility that is approximately 6,200 square feet in size. One, largely unusable driveway exists off of Clinton with a full movement driveway off of Montrose, leading into a parking and loading area. The site currently conforms with the Borough's impervious coverage limitations.

11. The property is wooded to the East with a regulated stream, a Bound Brook tributary. The wooded area is flood hazard area and is comprised of protected wetlands. A stormwater detention basin on the northeast portion of the property collects runoff and drains into the tributary.

12. The application involves demolishing the existing structure on site and constructing a single-story 112,000 square foot warehouse and distribution center with accessory offices. This is a permitted use in the zone and will be accessed by two full-movement driveways off of Clinton and Montrose. This will allow two-way circulation, although the most convenient movement will allow trucks to come in from Montrose and exit onto Clinton. The loading bays for trucks are in the rear of the proposed building, while passenger vehicles will park in a lot in front of the building. 98 parking spaces are proposed, which conforms to the Borough's requirement. A trash enclosure is proposed in the northeast portion of the development.

13. The stormwater management system will consist of two above-ground detention basins, one in the wooded area to the east, and one near Clinton to the west. The grading of the site will be changed to allow the detention and recharge of water into the ground, as well as provide for drainage into the stream to the north. In addition, a retaining wall is proposed in the north end of the site. Mr. Sehnal confirmed the designs conform to the newest DEP regulations.

14. The applicant proposes two monument signs, one at each driveway entrance. The applicant will comply with all setback and height requirements for the proposed signage. A waiver is required for the width of the drive aisles, which are extended out to 25 feet to allow

better site circulation and accommodate the larger trucks. The applicant will continue all utilities currently serving the site, although the sewer connection is being relocated to the rear of the property which is in line with the surrounding properties.

15. The application does involve expansion into the wooded area, which will result in the removal of about two-hundred and fifty trees. The applicant testified that they will make several hundred plantings in response and may have to make a contribution to the Borough's tree fund. The applicant agreed to work with the Board's professionals on selecting fill for the grading change and for the vegetative species for planting replacement. The application is conforming to the Borough's lighting requirements, and a number of fixtures and their location was mentioned in testimony.

16. The applicant has outside approvals from other agencies. Notably, the applicant testified that they have received a Letter of Interpretation from DEP and confirmation that only a small intrusion into the protected wetlands is proposed and believes a permit is forthcoming due to its intention to comply with specific conditions required for the applicable permits and transition area waiver. The applicant also has a conditional approval from the County Planning Board conditioned upon the addition of a left-turn lane to improve local traffic conditions.

Traffic Testimony

17. The applicant also called Craig Peregoy, P.E., to provide traffic engineering testimony. The Board accepted his credentials in the field, found his testimony generally credible, and generally accepted his testimony as fact.

18. Mr. Peregoy went over the traffic study he provided to the Board ahead of the hearing, going over methodology and his conclusions. The study concluded that there would be ten fewer trips in the peak morning hours to the site but approximately four more in the evening hour. He reached the professional conclusion that there would be little to no traffic impact compared to the current use of the site. This is due to a diminished number of employees and the intention for any proposed tenant to be light warehousing as opposed to a more intensive center. Mr. Peregoy also addressed questions from the Board as to site circulation.

Board Professionals/Outside Agencies

19. The Board Engineer, Robert W. Bucco, Jr., P.E., CME, CPWM, prepared a review memorandum dated December 10, 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:

- E-1 and 2 – The applicant shall revise the submitted survey to provide a road label for Skyline Drive and clearly show breaks or change of direction in the outbound property lines.
- F-1 through 17 – The applicant shall comply with the technical comments on the site plans and revise or clarify the information requested.

20. The Board Planner, Stanley Slachetka, PP, AICP, prepared a review memorandum dated December 10, 2021. The applicant addressed all issues in the memorandum and agreed to provide all materials requested and comply with all recommendations.

21. J.A. Abbruzzese, the fire official for the Borough, provided comment in a memorandum dated July 22, 2021. The applicant addressed all issues in the memorandum and agreed to comply with all recommendations. The applicant also addressed all comments and agreed to comply with the memorandum prepared by the Environmental Commission dated November 2, 2021.

Public Comments

No members of the public appeared to comment on the application.

Conclusions

1. Subject to the conditions herein, the Board is satisfied that the application conforms with the Borough's ordinance scheme and concludes the application for preliminary and final site plan approval is hereby **GRANTED**.
2. The Board **GRANTS** the following determinations regarding waivers, the increase in permitted drive aisle is appropriate to accommodate the trucks expected on site and better increases safety and proper site circulation:
 - Design Waiver – Drive Aisle Width (25 ft. proposed, 10ft. permitted).
 - Design Waiver – Two monument signs instead of one.

THEREFORE, BE IT RESOLVED that the applicant's request for preliminary and final site plan approval with applicable waivers is hereby **GRANTED**, subject to the following conditions:

Conditions

1. No variances are required as a part of the application.
2. The applicant shall comply with the recommendations in the Board Engineer's review memorandum dated December 10, 2021, in accordance with Paragraph 19 of the Board's findings of fact as if listed herein, and the testimony provided by the applicant.
3. The applicant shall comply with the recommendations in the Board Planner's review memorandum dated December 10, 2021, in accordance with Paragraph 20 of the Board's findings of fact as if listed herein, and the testimony provided by the applicant.
4. The applicant shall comply with the suggestions contained in the Fire Marshal's and Environmental Commission's memorandums in accordance with Paragraph 21 of the Board's findings of fact as if listed herein.
5. The applicant shall consult with the Board Planner on the proposal of additional plantings around the site.
6. The applicant shall provide a fence to guard the detention basin on the West end of the site.
7. The applicant shall provide a second trash and recycling receptacle location on the plans.
8. The applicant shall consult with the Board Engineer on procuring fill for the proposed grading changes.
9. The applicant shall provide a recycling plan.
10. The applicant shall consult with the Board Engineer on providing for no idling signage.
11. The applicant shall include the Board Engineer on future correspondence with DEP regarding wetlands permitting issues and consult with the Board Engineer on revisions to the current connection to the sanitary sewer system.
12. 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.
13. The applicant shall comply with the approved plans as revised to comply with this resolution.

14. All taxes, fees, escrows, assessments and other monies due to the Borough of South Plainfield (including the sewer connection fee) shall be paid in full.
15. The applicant shall pay the fees of the Board professionals including, but not limited to the Board Attorney, Board Engineer and Board Planner.
16. 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 and the Freehold Soil Conservation District.
17. 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.
18. 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.

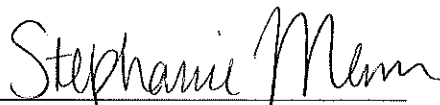
VOTE TO APPROVE APPLICATION:

Introduced	Seconded	Board Member	Aye	Nay	Abstain	Absent	Ineligible
		Mayor Anesh (or designee)	X				
		Chairman Ackerman	X				
		Councilman White	X				
		Pellegrino	X				
		Pederson	X				
X		Mocharski	X				
	X	Bythell	X				
		Houghton	X				
		Butrico	X				
		Lepore	X				
		Pender	X				

VOTE TO ADOPT RESOLUTION

Introduced	Seconded	Board Member	Aye	Nay	Abstain	Absent	Ineligible
		Mayor Anesh (or designee)	X				
		Chairman Ackerman	X				
X		Councilman White	X				
		Pellegrino	X				
		Pederson	X				
	X	Mocharski	X				
		Bythell	X				
		Houghton	X				
		Butrico	X				
		Lepore	X				
		Pender					X

The undersigned Secretary of the Borough of South Plainfield Planning Board 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 January 25, 2022.



 Stephanie Merola, Board Secretary

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

WHEREAS, the Lower Raritan-Middlesex County Water Resources Association (herein after 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 and endorse the future wastewater service area (FWSA) map for Middlesex County, the following amendment application has been received by the Middlesex County Office of Planning for consideration:

**IV1 800 Montrose Ave, LLC, Proposed Warehouse
Block 447, Lot 1
800 Montrose Avenue, Borough of South Plainfield, New Jersey**

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 the provision of all required state, county, and municipal permitting, and including any and all instrumentalities, thereof, and;

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

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

**LOWER RARITAN-MIDDLESEX COUNTY
WATER RESOURCES ASSOCIATION**

Allan Williams, Chairman

ATTEST: This Resolution was duly authorized by a motion approved by the LR-MC WRA at its meeting of May 9, 2022.

Laurie Sobel, PP, AICP
Supervising Planner
Middlesex County Office of Planning