

Ronald G. Rios
County Commissioner Director

Shanti Narra
County Commissioner Deputy Director

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



Charles Kenny
Chairperson,
Transportation

John A. Pulomena
County Administrator

Solomon Caviness
Department Head

Douglas J. Greenfeld, AICP/PP
Planning Director

Matthew Vaughn
Chairman

DEPARTMENT OF TRANSPORTATION
Office of Planning
Planning Board
Development Review Committee

Middlesex County Planning Board
Virtual Meeting via Zoom
February 8, 2022 Minutes

COMMITTEE PRESENT

Mr. Matthew Vaughn, Chairman
Mr. Ronald Sendner, PE, County Engineer
Mr. Douglas J. Greenfeld, AICP, PP, Planning Director
Mr. Jonathan Kopf
Mr. William Thomas III

ABSENT COMMITTEE

Mr. Thomas Pollando, Vice Chairman

PLANNING BOARD PRESENT NOT VOTING

County Commissioner Charles Kenny
Ms. Rani Goomer
Ms. Gail Lalla, Alternate
Mr. Joseph Joseph, Alternate

PLANNING BOARD NOT PRESENT

County Commissioner Director Ronald Rios
Mr. Jason Freidman

STAFF PRESENT

Steven Cahn, Esq., Planning Board Counsel
Linda Weber, AICP, PP, Supervising Planner, Land Management
Mr. James L. Lentino, Principal Planner, Land Management
Mr. Alex Zakrewsky, Principal Planner, Land Management
Mr. Patrick Gorman, Senior Planner, Land Management
Ms. Mrunali Shah, Assistant Engineer
Ms. Mirah Becker, AICP, PP, Supervisor, Regional Planning and Local Assistance Ms.
Laurie Sobel, AICP, PP, Supervising Planner, Sustainability and Resiliency
Mr. Nick Tufaro, Principal Planner, Sustainability and Resiliency



Planning Board
Minutes of February 08, 2022

Mr. Mike Dannemiller, PE, Supervising Engineer, Transportation and Mobility
Ms. Jasmine Grossman, MCRP, LEED Green Assoc., Senior Planner, Transportation and Mobility
Ms. Michele Norris, Analyst Trainee
Ms. Lilliana Dourado, Clerk I
Mr. Nicolas Ganescu, IT Support
Mr. Arthur Cooper, IT Support

PUBLIC PRESENT

Wolfram Hoefer
Nina Cron
Heather Fenyak
Teri Jover

Chairman Vaughn called the meeting to order.

Salute to the Flag.

Moment of Silence.

Chairman Vaughn stated that the meeting is in accordance with the Open Public Meetings Act and the Emergency Remote Protocols for Local Public Bodies (N.J.A.C. 5:39-1.1. through 1.7). He then reviewed the instructions for members of the public to participate in the call.

Michele Norris called the roll and determined that a quorum was present. One member is absent, the alternate voting member is Ms. Lalla.

I. Open Public discussion on resolutions listed on the agenda only-
Chairman Vaughn stated we are going to hold off on public comment until we get to Action items because there will be discussion on Open Space And Recreation Plan.

II. Administration

A. Meeting Minutes

1. Approval of Minutes of December 14, 2021

Mr. Vaughn reported that the December 14, 2021, meeting minutes are before the board for approval. Ms. Goomer moved, seconded by Mr. Thomas III, to approve the minutes of December 14, 2021. The motion carried.

2. Review of Minutes of January 11, 2022.



Chairman Vaughn reported that the minutes of January 11, 2022, meeting are before the Planning Board for review and approval at the March 8, 2022 meeting.

B. Correspondences - None

C. Planning Director's Report-

Mr. Greenfeld reviewed the public roll-out of E-Plan for March 1, 2022. Some developers have assisted us with user testing. New for this year we have added highlights of development activity to the monthly report. This will be reflected later in the agenda, the purpose is to call out significant development projects that the Development Review Committee approves each month. Up until now we were focused on volume of applications. We are getting ready to launch The Southern Middlesex Freight Movement Study. A firm has been selected and a resolution will be before the Commissioner's later this month, with an anticipated start date of February 25, 2022. The study is funded by the North Jersey Transportation Planning Authority with a match composed of staff time. This is a comprehensive transportation study on Jamesburg, Monroe, South Brunswick, and Cranbury. There is a big public municipal engagement component as well. We also have on the agenda OPEN SPACES, for consideration of adoption. Mr. Greenfeld concluded his report.

Chairman Vaughn moved to accept the report. Ms. Goomer moved, seconded by Mr. Thomas III. Motion passed unanimously.

III. Old Business- None

IV. New Business

A. Action Items-

1. Public Hearing: Proposed Middlesex County Open Space and Recreation Plan 2022, OPEN SPACES., for consideration by the Middlesex County Planning Board for adoption as an element of the Middlesex County Master Plan. County Counsel, Steve Cahn explained all proper notices for the public hearing were distributed to all municipal clerks and all planning board secretaries in Middlesex County. In addition to the public via the Home News Tribune and Star Ledger and our website.

Laurie Sobel introduced Wolfram Hoefler and Nina Crom, from Rutgers Center for Urban Environmental Sustainability to the group. Wolfram Hoefler shared his screen so his presentation could be viewed. The presentation provided a high-level overview of the updated plan. A brief background was provided about OSRP (Open Space and Recreation Plan), and it is one element of the County Master Plan, also known as Destination 2040. The OSRP plan is to guide the County's decision-making process on managing and preserving Open Space and recreation locations for county residents. The OSRP is a requirement to



receive NJDEP Green Acres funding. The OSRP process requires two public meetings which were hosted July 6, 201 and July 8, 2021. There was also required review by municipalities which were provided to municipalities November 19, 2021, December 20, 2021 and January 14, 2022.

Wolfram Hoefler defined open space as publicly accessible land designed for recreation and/or habitat presentation. Parks, nature preserves, greenways, and other intentional land preservation efforts. These lands are typically owned by government or non-profit organizations. The presentation outlined the Destination 2040 public outreach; goal development; inventory of existing open space; needs assessment, opportunities assessment and the action plan. The recommendation included plan adoption with changes recommended by staff. Resolution will include the changes considered based on municipal input and board discussion. Rutgers and Middlesex County will update the plan documents accordingly. The Board of County Commissioners will then be asked to endorse the plan. Middlesex County will submit the final plan to NJDEP Green Acres so that we may continue to receive funds.

Chairman Vaughn opened the meeting up to public comment on the presentation.

Teri Jover, Borough Administrator of Highland Park spoke. She shared the borough's support for the plan but shared we should not forget about the East Coast Greenway opportunity in relation to the Middlesex Greenway. She raised concern about ease of access to the parks. The other aspect that she said was critical to the Borough of Highland Park was the impact climate change and sea level rise projections. The Borough wants to know what they can do to be part of proposed solutions with Donaldson and Johnson Parks- at risk facilities that their resident rely on for open space and recreation needs.

Heather Fenyk, Board President of The Lower Raritan Watershed Partnership (LRWP) offered the following comments on the plan:

1. Balance open space purchases using County funds with housing offsets to address affordable housing crisis. The OSRP calls for acquisition of land zoned for residential development to preserve farmland and open space; however, it does not contain provisions for the offsetting of these purchases with requirements for participating municipalities to increase their residential zoning density or extent. We are concerned that if adopted as currently configured, the OSRP will lead to additional upward price pressure on remaining residentially zoned undeveloped land, ultimately translating into even higher housing costs, and exacerbating the ongoing housing crisis already documented in Middlesex County's Destination 2040 Master Plan. We suggest that to mitigate this unintended consequence of two Destination 2040 objectives working against each other the OSRP should require those municipalities receiving Middlesex County Open Space to densify or expand their residential zoning to completely compensate for the reduction in potential buildable units resulting from farmland and/or open space



purchases. These offsets should consist of at least a ratio of one created zoned housing unit for every purchased developable housing unit, but with additional credits extended toward housing set-asides for affordable housing, micro-housing, homes for veterans, and age-restricted units.

2. Contextualize recreational connectivity within the larger region. Any County Greenway considerations should include examination of large-scale network connections for recreation, specifically opportunities to link to multiple East Coast greenway networks via the Middlesex Greenway, the Delaware & Raritan Canal, and the Intracoastal Waterway. The larger metropolitan areas of New York City and Washington D.C. are roughly framed by the Appalachian Trail to the North and the potential alignment of the East Coast Greenway to the South. In addition, the Hudson River Valley to the East, the Delaware and Lehigh National Heritage Corridor, and the Chesapeake and Ohio Canal to the west all form a larger regional trail system matrix. The Middlesex Greenway and Delaware & Raritan Canal could serve as major junctions for these larger regional networks. Likewise, supporting Blueway access from the Intracoastal Waterway up the Raritan River inland to Middlesex County could strengthen a weak link in the East Coast Bluewater System.
3. Contextualize habitat connectivity within the larger region. Any analysis of ecological habitat and habitat needs must start with a larger perspective. No mention is made within the current OSRP of watershed level planning, migratory behavior linked to flyways and swim ways, or other larger ecological planning efforts like those developed by the New York-New Jersey Harbor Estuary Program. Similarly, as the Middlesex County border is so often defined by natural landscape features including watershed ridges and waterways that serve as habitat connectors, opportunities to enhance habitat connectivity must be examined within the additional contexts of neighboring County conservation and preservation efforts.
4. Present more detailed analysis of use of the Middlesex County Conservation Preservation areas. The current OSRP provides solid summary and analysis of Middlesex County Park system usage and amenities. However, the network of hiking trails is under theorized. There are considerable opportunities to enhance access to areas for passive recreational activities including hiking, cross country running and snow shoeing.
5. Consider the role of Open Space planning in addressing pollution reduction, flooding, and erosion from an impervious cover reduction perspective. Stormwater runoff must be better managed. Through OSRP, Middlesex County has an opportunity to strategically prioritize impervious cover reduction in areas at risk through Open Space planning and other interventions. Middlesex County might consider an additional metric related to impervious cover reduction in their Open Space and Recreation activities. Heather Fenyk concluded her remarks.



Chairman Vaughn called to close the public portion comments of the meeting. Rani Goomer motioned, seconded by Mr. Thomas III. Chairman Vaughn then called for a motion to approve or reject the presentation that was made.

Mr. Greenfeld offered an explanation of the presentation. He explained OSRP was prepared to comply with NJDEP Green Acres funding requirements. Concurrently with this plan we are also undertaking the Nature in Place Plan. Wolfram confirmed that most of the comments received are being addressed in the Nature in Place Plan. Mr. Greenfeld said the staff recommendation is to approve the plan as proposed. Approve the resolution as now and make amendments in the future.

Steve Cahn confirmed we can approve the resolution as drafted now and passed to the Commissioners. The plan is not a budgetary document so there is room for amendments in the future. Ms. Goomer motioned to approve, seconded by Mr. Thomas III.

Michele Norris called the roll call. One regular voting member was absent. Ms. Lalla was an alternate voting member. A quorum was present.

Chairman Vaughn thanked Wolfram Hoefler for his presentation.

B. Report for the Development Review Committee.

Linda Weber presented the Development Review Committee Summary of Actions Taken for December 2021. The January report was then presented, and it was highlighted how this report is in a different format in anticipation of e-Plan. Linda Weber concluded her report. There were no questions.

Chairman Vaughn motion to approve the report. Mr. Thomas III motioned, seconded by Ms. Lalla. Motion carried unanimously.

C. Staff Report

1. Land Management- Linda Weber reviewed how e-plan will be officially launched on March 1, 2022. A summary of how e-Plan will change how we review and report on applications. All future applications and related reports are stored, and comments are logged in e-Plan. Some of the features include, planners review process will be streamlined significantly; transparency to applicants is increased through automated e-mails and 24 by 7 access; highlighted features to changes in different versions of plans and eliminates paper waste and storage area in the office. E-Plan will be up and running March 1, 2022. User guides will be posted on the website next week. There will be a learning curve for everyone.



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Chairman Vaughn motioned to approve the report. Ms. Lalla moved to approve, seconded by Mr. Thomas III. Motion carried unanimously.

D. Other Matters-None

V. Public Comments-None

Motion to close the public portion comments was made by Ms. Lalla, seconded by Mr. Thomas III. Motion carried unanimously.

VI. Adjournment

Motion to close the public meeting was made by Ms. Lalla, seconded by Mr. Thomas III. Motion carried unanimously.

The next meeting is Tuesday March, 8, 2022.

Respectfully submitted

Michele Norris
Analyst Trainee



Ronald G. Rios
County Commissioner Director

Shanti Narra
County Commissioner Deputy Director

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



Charles Kenny
Chairperson,
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John A. Pulomena
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Planning Director

Matthew Vaughn
Chairman

DEPARTMENT OF TRANSPORTATION
Office of Planning
Planning Board
Development Review Committee

Planning Board Meeting
Middlesex County Planning Board
Middlesex County Administration Building
75 Bayard Street, New Brunswick, NJ 08901
March 8, 2022
Minutes

COMMITTEE PRESENT

Mr. Matthew Vaughn, Chairman
Mr. Ronald Sendner, PE, County Engineer
Mr. Douglas J. Greenfeld, AICP, PP, Planning Director
Mr. Jonathan Kopf
Mr. Jason Friedman

ABSENT COMMITTEE

Mr. Thomas Pollando, Vice Chairman

PLANNING BOARD PRESENT

County Commissioner Charles Kenny
Ms. Gail Lalla, Alternate
Mr. Joseph Joseph, Alternate

PLANNING BOARD NOT PRESENT

County Commissioner Director Ronald Rios
Ms. Rani Goomer

STAFF PRESENT

Steven Cahn, Esq., Planning Board Counsel
Linda Weber, AICP, PP, Supervising Planner, Land Management
Ms. Mirah Becker, AICP, PP, Supervisor, Regional Planning and Local Assistance
Ms. Laurie Sobel, AICP, PP, Supervising Planner, Sustainability and Resiliency
Mr. Nick Tufaro, Principal Planner, Sustainability and Resiliency
Mr. Mike Dannemiller, PE, Supervising Engineer, Transportation and Mobility
Ms. Jasmine Grossman, MCRP, LEED Green Assoc., Senior planner, Transportation and Mobility
Ms. Michele Norris, Analyst Trainee
Ms. Lilliana Dourado, Clerk I
Mr. Nicholas Ganescu, IT Support
Mr. Arthur Cooper, IT Support

PUBLIC PRESENT

Mr. Shawn Haussermann
Ms. Alisha Khan

Before the meeting came to order Chairman Vaughn said Steve Cahn would swear in the newest Planning Board member, Sam Khan. Sam Khan was sworn in.

I. Opening Meeting-

Chairman Vaughn called the meeting to order and read the notice presented at the commencement of each regularly scheduled Planning Board Meeting in accordance with the Open Public Meetings Act.



Adequate notice of the meeting's time and place has been provided to the Star Ledger and Home News Tribune.

Salute to the Flag

Moment of Silence

Michele Norris called the roll, and it was determined a quorum was present.

I. Open Public Discussion on Resolution Listed on this Agenda Only.

There were no public comments. Commissioner Charles Kenny motioned to close the public portion of the meeting, seconded by Ms. Lala. The motion carried.

II. Administration

A. Meeting Minutes

1. Approval of Minutes of January 11, 2022.

Chairman Vaughn reported that the January 11, 2022, meeting minutes are before the board for approval. Commissioner Kenny moved, seconded by Ms. Lalla, to approve the minutes of January 11, 2022. The motion carried.

2. Review of Minutes of February 08, 2022.

Chairman Vaughn reported the minutes of February 8, 2022, meeting are before the Planning Board for review and approval at the April 12, 2022 meeting.

B. Correspondence

1. Letter of Resignation from William Thomas III.

Chairman Vaughn thanked him for the time he has spent on the Planning Board.

2. BOCC Resolution 22-286-R Appointing Sam Khan to Planning Board.

Chairman Vaughn explained Sam Khan has been already sworn in and is a legal member of the Planning Board.

C. Planning Director's Report

Mr. Greenfeld shared the E-plan went live on March 1, 2022. All development applications are filed through the county are required to be completed through the electronic development system. We will be able to track and review applications more efficiently. We are increasing our effort to collaborate with municipal planning boards. As we get in applications for anything involving warehouses and trucks or a large development; within one or two days of receiving the application we will be reaching out to the municipality planning boards to ensure we are coordinating with them. We will be avoiding conflicting recommendations and requirements on the applications. On another front the Southern Middlesex County Freight Study kick-off meeting is Friday, March 11, 2022. This study will take a holistic approach at some of the problems with freight movement and identify solutions. Mr. Greenfeld concluded his report. There were no questions. Chairman Vaughn moved to accept the report. Commissioner Kenny moved, seconded by Ms. Lalla. Motion passed unanimously.

III. Old Business-None

IV. New Business-

A. Action Items-



1. Resolution 2022-05 Amended Annual Meeting Notice

Mr. Greenfeld explained the notice announces the continuation of in person meetings for the remaining of the year. November meeting date has been moved to the Wednesday following Election Day. The meeting time has also been changed from 3:00pm to 3:30pm. Commissioner Kenny asked why there was a change to the time. Mr. Greenfeld explained there was confusion in the public which came to light during the adoption of Open Space. Steve Cahn explained we could always revisit changing the time after adopting the resolution. Commissioner Kenny shared there could be a gap in time. Steve Cahn said as long as we notice the public we are covered. Mr. Freidman shared that the most efficient way would be to start the Planning Board meeting immediately following the Development Review Committee. Mr. Greenfeld offered a compromise for the Planning Board's pleasure, we can simply change the resolution now to have the Planning Board meeting to start at 3:15pm or at the end of the Development Review Committee, whichever starts later. Chairman Vaughn motioned to vote on the amended time of 3:15pm. Commissioner Kenny motioned to amend the resolution to state the Planning Board meeting will start at 3:15pm or immediately following the Development Review Committee Meeting whichever is later, seconded by Mr. Freidman. Chairman Vaughn said the movement was seconded. The Planning Board Meeting will begin at 3:15pm. All in favor of the motion. Michele Norris was then asked to complete roll call. Roll call was completed. Mr. Joseph Johnson noted for the record he did not vote, and he votes yes. Steve Cahn asked his status and I explained he was an alternate voting member. Commissioner Kenny motioned to vote to pass the resolution in its entirety, seconded by Mr. Friedman. Michele Norris completed roll call. Roll call was completed, and the motion passed.

2. Appointment of Thomas Pollando to the Development Review Committee

Chairman Vaughn appointed Thomas Pollando to the Development Review Committee.

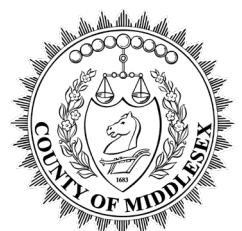
B. Report of the Development Review Committee-

Linda Weber presented the list of DRC actions for February 2022. Table 1. showed we had 30 applications, 8 of those were extensions, and a total of 13 site plans and 6 exempt site plans. Table 2. showed the description of Development Activity- Approved or Conditionally Approved Applications. Highlighted were the 90 single family homes, 367 multi-family units, 565,994 SF of industrial space, 47,693 SF of commercial space, and 124,440 SF mixed-use commercial use. Table 3. showed the highlights of Significant Development Activity This Month- Heritage at South Brunswick at Schalks Crossing Road, South Brunswick; Jersey Ave Urban Renewal, Jersey Avenue, New Brunswick; and 2020 Real Estate, LLC, Jake Brown Road, Old Bridge. Linda Weber concluded the report. There were no questions. Motion to approve the report was moved by Commissioner Kenny, seconded by Mr. Friedman. Motion passed unanimously.

C. Staff Report-

1. Land Management

Linda Weber reviewed we went live on E-plan on March 1, 2022. We are now only approving new applications online. If they are already approved or conditionally approved, we are accepting revisions on paper until we close them out. A week before the public launch on February 24, 2022, we held a virtual training session for prospective applicants. We sent out over 500 invitations to developers and their team professionals, 125 people logged into the session and 109 people stayed for the entire session. Our county consultant, Avolve Software led the training. Planning and IT staff helped with the Q & A afterwards. We were pleased with the attendance and the positive feedback received. The next training session will be sometime in April. This training session will be hosted in-house by the professional and educational staff of the Human Resources Department. Planning and IT will assist. Most importantly this session will be recorded as the previous session was not recorded. The recorded session



will be offered on the website so applicants can access the training at their own leisure. There will be an E- Plan demonstration later next month to the municipal planning board secretaries and administrators as part of our municipal outreach. We did receive one official e-Plan application. The staff reports look different, not as abbreviated as it was in the past. The staff report will be refined as we continue to use the system. Some calls and e-mails for assistance have been made but we report no problems. Members of support staff has helped applicants, assisting them in setting up their account, referencing the user's guide and the sample documents that need to be submitted. IT and GIS staff resolved the one issue with Block and Lot. Planning staff are already experiencing the efficiencies of the new system; we are recycling staff comments, so we are not re-typing comments for a staff report and a DRC letter. We look forward to giving you an update in the next coming months and answer any questions you might have. Commissioner Kenny asked if we will be sending survey e-mails about the process, asking applicants about their input to improve the process. Linda Weber shared we did have a trial run of applicants and asked them what their experience was with the process. Linda shared that it would be a good idea to get applicant's feedback of the entire process. This concluded the report. There were no additional questions. Chairman Vaughn motioned to accept the report. Commissioner Kenny motioned to accept, seconded by Mr. Friedman, and the motion passed.

D. Other Matters-

The next meeting is April 12, 2022.

V. Public Comments-

There were no public comments. Motion to close the public portion was moved by Commissioner Kenny, seconded by Mr. Friedman, and the motion passed.

VI. Adjournment-

There was nothing else to come before the Planning Board. Commissioner Kenny motioned to close the public meeting, seconded by Mr. Friedman, and the motion passed.

Respectfully submitted

Michele Norris
Analyst Trainee



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.

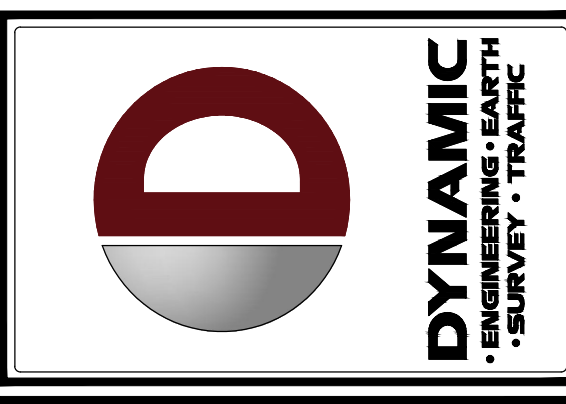
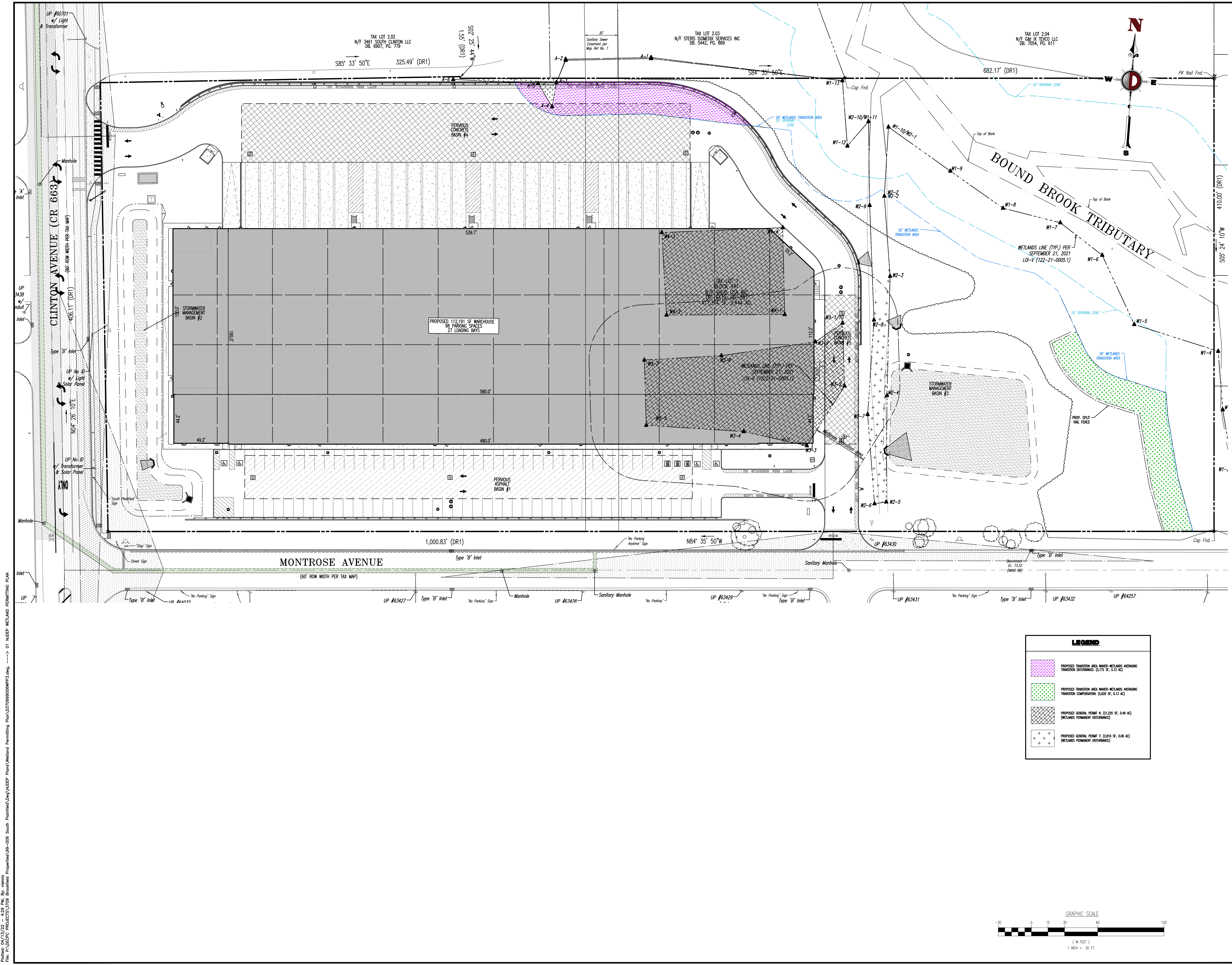
Findings:

- 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 Lic#33LI00326000, NJLLA, CFM, Principal Planner, Resiliency, MCOP

Date: 04.21.2022



NO.	DATE	REVISIONS
1	05/17/2021	ISSUED PER NJ DEP COMMENTS
2	07/27/2021	REVISED PER NJ DEP COMMENTS
3	07/27/2021	REVISED PER NJ DEP COMMENTS
4	11/20/21	REVISED PER NJ DEP COMMENTS

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

PROJECT: **11 800 MONTROSE AVE, LLC**
PROPOSED WAREHOUSE FACILITY
 800 MONTROSE AVENUE
 BOROUGH OF SOUTH PLAINFIELD
 MIDDLESEX COUNTY, NEW JERSEY

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- HOUSTON, TEXAS • T: 281.288.6400
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BRETT W. SKAPINETZ
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 41985

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

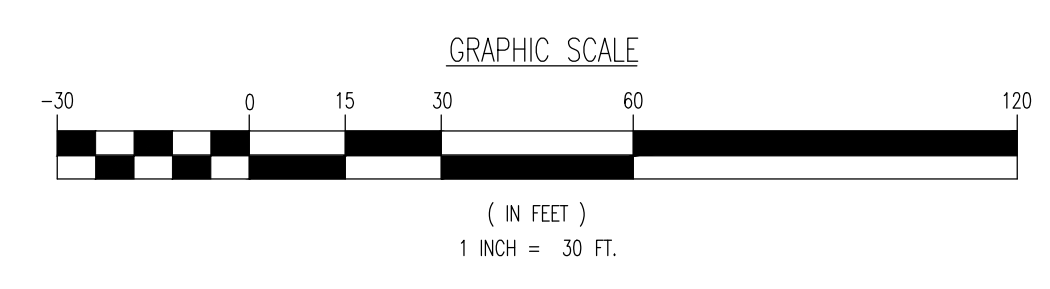
TITLE: **NJ DEP WETLAND PERMITTING PLAN**

SCALE: (S) 1"=30'
 (D) 0'
 PROJECT No: 3709-99-006

SHEET No: **1** Rev. #:
 01 of 1.3

LEGEND

- PROPOSED TRANSITION AREA W/ WETLANDS AVOIDING TRANSITION DISTURBANCE (5,172 SF, 0.12 AC)
- PROPOSED TRANSITION AREA W/ WETLANDS AVOIDING TRANSITION COMPENSATION (5,028 SF, 0.13 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)



Plotfile: 04/13/22 - 429_PN_Br_eblsnc
 File: P:\DEPC\PROJECTS\3709_Brookfield_Property\99-006_South Plainfield\041322\01_NJ DEP Wetland Permitting Plan\370999006WPD3.dwg -> 01_NJ DEP WETLAND PERMITTING PLAN
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**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

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

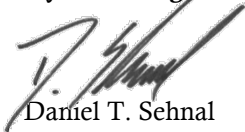
of South Plainfield, regarding the consistency of the proposed wastewater producing project with land uses identified in the Borough Master Plan and Zoning Ordinance.

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

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

REPLY TO:
 SAYREVILLE
 EAST BRUNSWICK

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 Ryan
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 Book 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.

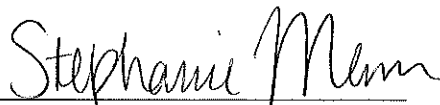
VOTE TO APPROVE APPLICATION:

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

MIDDLESEX COUNTY PLANNING BOARD
ENDORISING THE IV1 800 MONTROSE AVE, LLC, PROPOSED WAREHOUSE PROJECT AMENDMENT
TO THE LOWER RARITAN-MIDDLESEX COUNTY WATER QUALITY MANAGEMENT PLAN
RESOLUTION
#2022-07

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 Middlesex County Water Quality Management Plan; and

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; and

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; and

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:

IV1 800 Montrose Ave, LLC, Proposed Warehouse
Block 477, Lot 1, 800 Montrose Avenue,
Borough of South Plainfield, 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 VI1 800 Montrose Ave, LLC, Proposed Warehouse Amendment contingent upon the provision of all required state, county, and municipal permitting, and including any and all instrumentalities, thereof by resolution dated May 9, 2022.

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

MIDDLESEX COUNTY PLANNING BOARD
ENDORING THE V11 800 MONTROSE AVE, LLC, PROPOSED WAREHOUSE PROJECT AMENDMENT
TO THE LOWER RARITAN-MIDDLESEX COUNTY WATER QUALITY MANAGEMENT PLAN
RESOLUTION
#2022-07

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

Matthew Vaughn, Chairman

ATTEST: _____
Douglas J. Greenfeld, Planning Board Secretary

Date: May 10, 2022

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

Ronald G. Rios
County Commissioner Director

Shanti Narra
County Commissioner Deputy Director

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



Charles Kenny
Chairperson,
Transportation

John A. Pulomena
County Administrator

Solomon Caviness
Department Head

Douglas J. Greenfeld, AICP/PP
Planning Director

DEPARTMENT OF TRANSPORTATION
Office of Planning

Middlesex County Office of Planning

Staff Report

April 2022

Sustainability and Resiliency

The *Resilient NJ Raritan River and Bay Communities* project team is currently wrapping up the “scenario development” phase in order to create an Action Plan.

The project team has identified three (3) different scenario options to consider for addressing flood risk; and the team is currently developing/refining a preferred scenario titled "Protect, Restore, and Transition," which combines elements of all three initial scenarios to create a long-term plan for more resilient development patterns, feasible flood mitigation projects, and transformational open space/ecological improvements.

This scenario includes recommendations such as:

- The development of implementable physical and nature-based infrastructure strategies such as flood barriers, stormwater infrastructure, and wetland restoration;
- Policy and governance actions to promote more resilient development and improve coordination across levels of government;
- Outreach, education and capacity building programs to improve flood risk awareness and promote community adaptation

The last of three virtual community meetings is scheduled for May 18th from 6:00-7:30 PM. Other planned public outreach activities include smaller community engagements/tabling events scheduled for May 18th (Perth Amboy Weather Club); June 18th (South River Day); and July 16th (Perth Amboy City of Water Day).

The last step of this project is to develop an Action Plan. The project team anticipates presenting the Draft Action Plan to the Steering Committee on May 26th followed by a presentation on June 10th concerning potential funding sources for implementation projects to help realize recommendations of the action plan. Completion of the Final Action Plan is still being determined but is anticipated to be completed around September 2022.



Transportation and Mobility

As part of the Destination 2040 Bike Easy, Walk Safely Functional Plan, staff has identified the locations for two safety 'demonstration projects'. These will be on Main Street in South River, and on Oak Tree Road in Woodbridge. Details of the temporary installation of safety enhancement features such as high visibility crosswalk and painted curb extensions are currently under development, and planned for installation in late summer, to be confirmed.