

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

Planning Board Meeting
Middlesex County Planning Board
Middlesex County Administration Building
75 Bayard Street, New Brunswick, NJ 08901
May 10, 2022
Minutes

COMMITTEE PRESENT

Mr. Matthew Vaughn, Chairman
Mr. Ronald Sendner, PE, County Engineer
Mr. Douglas J. Greenfeld, AICP, PP, Planning Director
Mr. Thomas Pollando
Mr. Jason Freidman
Ms. Gail Lalla, Alternate

PLANNING BOARD PRESENT

County Commissioner Charles Kenny
Mr. Kahn

STAFF PRESENT

Wendy Wiebalk, Esq., Planning Board Counsel, Designated Alternate for Steve Cahn, Esq.
Linda Weber, AICP, PP, Supervising Planner, Land Management
Julio Mora, Senior Planner, Land Management
Ms. Michele Norris, Analyst Trainee
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
Mr. Andrew Lappitt, Principal Planner Transportation
Ms. Rachel Cohen, Business Engagement Manager
Mr. Arthur Cooper, IT Support

PUBLIC PRESENT

Mr. Shawn Haussermann
Lori Jordan
Chung Lee
Ken Hausman, PE



Planning Board
Minutes of May 10, 2022

Daniel Sehnol, PE
Nick Fagan

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, two regular members are absent, alternate member Ms. Lalla will be voting today, you have a quorum.

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

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

III. Administration

A. Meeting Minutes

1. Approval of Minutes for February 8, 2022.

Chairman Vaughn reported that the minutes of February 8, 2022, are before the board for approval. Mr. Pollando moved, seconded by Commissioner Kenny, to approve the minutes of February 8, 2022. The motion carried.

2. Review of Minutes for March 8, 2022.

Chairman Vaughn reported the minutes of March 8, 2022, meeting are before the Planning Board for review.

B. Correspondence-None

C. Planning Director's Report

Mr. Greenfield acknowledged the quantity of performance guarantees coming before the DRC



meetings. He complimented staff for auditing our records and following up on outstanding Performance Guarantees. Mr. Greenfeld pointed out the sub-division applicants are now getting more detailed information in e-Plan. Julio Mora was acknowledged as a new staff member in Land Management. Chairman Vaughn welcomed Julio Mora. Mr. Greenfeld concluded his report. Chairman Vaughn asked for a motion to approve the Planning Director's Report. Commissioner Kenny motioned to approve, seconded by Mr. Pollando. Motion passed.

IV. Old Business-None.

V. New Business

A. Action Item

1. Consideration of Amendment to the lower Raritan- Middlesex County Wastewater Quality Management Plan for IV1 800 Montrose Ave, LLC, Proposed Warehouse, South Plainfield, NJ (Block 447, Lot 1, 800 Montrose Avenue, South Plainfield)

Nick Tufaro summarized the application before the WRA and introduced Daniel Sehnol, Principal from the firm of Dynamic Engineering, the applicant's Engineer. Daniel Sehnol shared the site is just under 9.4 acres at the intersection of Montrose Avenue and South Clinton Avenue in the Borough of South Plainfield, NJ (Block 447, Lot 1). It is in the M3 zone where manufacturing and warehousing is a permitted use. He reviewed the sewer service area in the presentation. He noted the manufacturing area, parking area, existing sanitary service easement, wooded area, above ground retention basin, wetlands, and the Bound Brook Tributary. We have received an LOI for this site. The wetlands have been classified. The site is only one lot, the sewer service area essentially stops where the parking lot stops. The wooded area is outside the sewer service area. We propose to demolish the existing manufacturing use for the construction of a single-story warehouse.

We are seeking some general wetland permits and a waiver from DEP. We anticipate receiving approval from the DEP. DEP is waiting to for approval that the entire building is within the sewer service area. We are seeking approval to amend the map and include the entire portion of the building. We anticipate less sewer demand. Yesterday the WRA reviewed this application and recommended approval. Site plan approval has been received by the South Plainfield Planning Board. We have also received our Soil Conservation District certification and have conditional approval for site plan from the County Planning Board. Daniel Sehol concluded his report.

Chairman Vaughn asked the board if they had any questions. There were no questions. Consideration of the Amendment to the lower Raritan- Middlesex County Wastewater Quality Management Plan. Nick Tufaro shared the staff's recommendation of contingency that we would want to see the state permitting beforehand. The motion before the board is to



approve the staff report and endorse the Resolution, 2022-07. Mr. Pollando motioned to approve the Resolution 2022-07 as read, seconded by Mr. Freidman. Chairman Vaughn asked for a roll call. Michele Norris completed roll call. Motion passed.

B. Reports of the Development Review Committee (March and April)

Linda Weber presented the list of DRC Development Activity for March and April 2022. Table 1 of the handout demonstrated that we processed a similar number of applications and extensions. Most activity is site plans rather than sub-divisions.

Table 2 represents the scale and type of development activity. The April meeting represents a significant amount of development of industrial warehouse space. The March meeting represents a significant amount of residential development in Monroe Township.

Table 3 highlights larger scale developments including multi-family units at Bristol Station, Carteret and Gabrielle Estates, Highland Park. Warehouses at Segme Old Bridge; GC, LLC, Old Bridge Route 9 BOE Property, Old Bridge; Bridgeport 11, Perth Amboy; and 40 Knightbridge Road, Piscataway. Linda Weber concluded her report. Chairman Vaughn asked for a motion to accept the report. Mr. Pollando motioned to approve the report as read, seconded by Mr. Freidman. Motion passed.

C. Staff Report(s)

1. Sustainability and Resiliency

Lori Sobel provided an update to the Resilient New Jersey Raritan River and Bay Communities Project is continuing to advance. The project team is currently wrapping up the scenario development phase to create an action plan for the project. The project team has identified three different scenarios to consider for addressing flood risk in the study region. The team is currently developing and refining a preferred scenario called Protect, Restore and Transition, which combines elements of all three scenario options to create a long-term plan for more resilient development patterns, feasible flood mitigation projects and ecological improvements within the study region.

The study region includes Carteret, Sayreville, Old Bridge, South River, Perth Amboy, Woodbridge, and South Amboy. The last of three virtual community meetings is scheduled May 18, 2022, from 6:00pm to 7:30 pm. Other planned public outreach activities include May 18, 2022, with the Perth Amboy Weather Club; June 18, 2022, at South River Day and July 16, 2022, at the Perth Amboy City of Water Day Event. The project team anticipates presenting a draft action plan to the Steering Committee on May 26, 2022; followed by a presentation on June 10, 2022, regarding potential funding sources. Completion of the action plan is anticipated sometime in September. Lorie Sobel concluded the report. Chairman



Vaughn asked for a motion to accept the report. Mr. Pollando made a motion to accept the report. Mr. Freidman seconded the report. Motion passed.

2. Transportation and Mobility

Andrew Lappitt provided an update on the Destination 2040 Bike Easy, Walk Safely Functional Plan, staff has identified locations for two safety projects, known as demonstration projects. These projects will be located on Main Street in South River, NJ and Oak Tree Road in Woodbridge, NJ. Details of the temporary installation of safety enhancement features, such as high visibility crosswalk and painted curb extensions are currently under development. These are planned for installation in late summer. This will be confirmed later. Andrew Lappitt concluded the report. Chairman Vaughn asked the board if there were any questions.

Mr. Friedman asked a question about updates on the traffic study reports pertaining to warehouse development in lower Middlesex County. Commissioner Kenny asked if this was about southern regional area. Mr. Greenfeld replied he can report on status of this comprehensive freight study. There is a core study area comprising the four municipalities of South Brunswick, Monroe, Jamesburg, and Cranbury. The secondary study area includes the rest of the county as well as surrounding counties. At this point we have executed a contract with the selected consultant, WSP. We are finalizing our project plan. Some of the next action items include forming a technical advisory committee, public engagement activities and initial data collection.

Ms. Lalla asked if there was cross street for the Oak Tree Road demonstration. Mr. Greenfeld explained it was the Oak Tree Road Special Improvement District. A portion on the west side of Middlesex Avenue and then Green Street from Middlesex Essex Turnpike or Cooper Avenue up until Goodrich Street. There were no further questions. Chairman Vaughn asked for a motion on the Transportation and Mobility report. Mr. Pollando made a motion to pass the report, seconded by Ms. Lalla. Motion passed.

D. Other Matters- None

VI. Public Comments

There were no public comments. Chairman Vaughn asked for a motion to close the public portion. Mr. Pollando motioned to closed public portion, seconded by Ms. Lalla. Motion passed.

VII. Adjournment

Chairman Vaughn asked for a motion to adjourn. Mr. Pollando motioned to adjourn the meeting, seconded by Ms. Lalla. Motion passed.

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,
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 Planning Board
Middlesex County Administration Building
75 Bayard Street, New Brunswick, NJ 08901
June 14, 2022
Minutes

COMMITTEE PRESENT

Mr. Matthew Vaughn, Chairman
Mr. Ronald Sendner, PE, County Engineer
Mr. Jason Freidman
Ms. Gail Lalla, Alternate
Mr. Joseph Johnson, Alternate

STAFF PRESENT

Wendy Wiebalk, Esq., Planning Board Counsel, Designated Alternate for Steve Cahn, Esq.
Mr. Douglas J. Greenfeld, AICP, PP, Planning Director
Mr. Alex Zakrewsky, Principal Planner, Land Management
Mr. Patrick Gorman, AICP, PP, Senior Planner, Land Management
Mr. Julio Mora, Senior Planner, Land Management
Ms. Michele Norris, Analyst Trainee
Ms. Lilliana Dourado, Clerk I
Ms. Laurie Sobel, AICP, PP, Supervising Planner, Sustainability and Resiliency
Mr. Mike Dannemiller, PE, Supervising Engineer, Transportation and Mobility
Ms. Mirah Becker, AICP, PP, Supervising Planner, Regional Planning and Local Assistance
Mr. Angelo Falabella, Principal Planner, Sustainability and Resiliency
Ms. Jasmine Grossman, LEED Green Assoc., Senior Planner, Transportation and Mobility
Mr. Josh Cole, IT Support
Mr. Chrystian Alvia, IT Support

PUBLIC PRESENT

Mr. Shawn Haussermann
Mr. Rany Ruth
Ms. Tracy Youngston



I. Opening Meeting-

Chairman Vaughn called the meeting to order at 3:24 pm. The meeting of the Middlesex County Planning Board Meeting is being held in accordance with the Open Public Meetings Act. Adequate notice of the meeting's time and the place has been provided to the Star-Ledger and Home News Tribune newspapers, the Middlesex County Clerk, and has been posted on the community bulletin board at the Middlesex County Administration building.

Salute to the Flag

Moment of Silence

Michele Norris called the roll and said two regular members are absent and alternate members Ms. Lalla and Mr. Joseph Johnson will be voting today and confirmed there is a quorum.

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

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

III. Administration

A. Meeting Minutes

1. Approval of Minutes for March 8, 2022.

Chairman Vaughn reported the minutes of March 8, 2022, are before the board for approval. Mr. Freidman moved, seconded by Ms. Lala, to approve the minutes of March 8, 2022. The motion carried.

2. Review of Minutes for May 10, 2022.

Chairman Vaughn reported the meeting minutes of May 8, 2022, is before the Planning Board for review.

B. Correspondence-None

C. Planning Director's Report

Mr. Greenfeld said he will forgo his report and staff will report on the agenda.



IV. Old Business-None

V. New Business

- A. Action Items – None
- B. Report of the Development Review Committee

Alex Zakrewsky reported there was a total of 15 applications, 6 of which were site plans which were processed for May 2022. The most significant being a proposed 114,182 square feet warehouse in Sayreville and a 569 multi-family residential development in South Plainfield. Alex Zakrewsky concluded the report. There were no questions. Chairman Vaughn asked for a motion to accept the report. Mr. Freidman motioned to approve the report, seconded by Ms. Lala. Motion passed.

- C. Staff Report(s)

- 1. Sustainability and Resiliency

Lori Sobel provided two updates. Staff is working with the State Agriculture Development Committee (SADC), seven of our municipalities and the Rutgers Voorhees Transportation Center, to finalize the new Comprehensive Farmland Preservation Plan for Middlesex County. We anticipate presenting the proposed plan to the County Planning Board in September for consideration of adoption to be eligible for the next round of preservation funding for fiscal year 2023.

In addition, the Resilient NJ Raritan River and Bay Communities project is scheduled to conclude at the end of July. The project is led by NJDEP and is conducted in partnership with Middlesex County as well as the communities of Carteret, Old Bridge, Perth Amboy, South Amboy, Sayreville, South River, and Woodbridge Township, along with a consortium of regional YMCA's. The team is finalizing scenarios to create an Action Plan. The Action Plan will identify specific actions that can be advanced by the municipalities, County, State, and other entities. The team will engage in various public activities over the coming weeks, including tabling events at various public events, sending out a postcard mailer to individuals in areas of concern and creating an informational video that discusses the Resilient NJ program, flooding, and resilience. Once completed, the video will play in the lobby of regional YMCA's to better inform the public. The project team is also planning several meetings with various stakeholders to present study findings and next steps. Lori Sobel concluded her report. There were no questions. Chairman Vaughn asked for a motion to accept the report. Mr. Freidman motioned to approve the report, seconded by Ms. Lala. Motion passed.



2. Transportation and Mobility

Michael Dannemiller provided three updates. The staff is planning to introduce the Middlesex County Vision Zero Action Plan to local officials in July. The partnership will be composed of the committee of county and municipal leaders. Two working groups will focus on Complete Streets and the culture of roadway safety.

For Southern Middlesex County Area Freight Movement Study, the Office of Planning staff anticipates the first technical advisory meeting to be held late June or early July, to be determined.

The Office of Planning recently submitted two applications to the NJTPA Local Safety Program for road safety enhancements. The applications were for County Road 665 & 529/Stelton Road in Piscataway requesting \$7,385,850.00, and County Road 665 & 529/Smith Street in Perth Amboy, requesting \$10,026,400.00. All improvements will enhance the safety of all road users utilizing the corridors. We anticipate decisions on awards from the NJTPA by the end of the calendar year of 2022. Michael Dannemiller concluded his report. There were no questions. Chairman Vaughn asked a motion to accept the report. Mr. Freidman motioned to approve the report, seconded by Ms. Lala. Motion passed.

3. Regional Planning and Local Assistance

Mirah Becker provided an update on the final Forward Together plan which will be submitted to the County for review by Rutgers Voorhees Transportation Center at the end of July. The purpose of Forward Together is to ensure the Middlesex County's vulnerable populations, which include seniors, disabled people, low-income individuals, homeless, veterans, and individuals who speak English as a second language, to have access to public transit. This will help people that need to attend medical appointments, access jobs, go to school, go shopping and visit social service agencies. The plan analyzed existing public transit services and compared the routes and stops to where vulnerable populations live, as well as to the locations of human services, schools, shopping, and employment. Forward Together will provide recommendations for re-thinking the County's public transportation system for providing public transit access to these critical populations. The residents that rely on public transportation for their independence can obtain needed services. Mirah Becker concluded her report. There were no questions. Chairman Vaughn asked a motion to accept the report. Mr. Freidman motioned to approve the report, seconded by Ms. Lala. Motion passed.

D. Other Matters- Summer Schedule

Chairman Vaughn explained the July and August Planning Board meetings will be suspended subject to recall by the Chairman if there is a need to have a meeting.



Freidman motioned to suspend July and August subject to recall by the Chairman, seconded by Ms. Lala. Motion passed. Chairman Vaughn asked if there were any questions. Mr. Sendner asked if the meeting could be held virtually. Ms. Wiebalk indicated she did not see why we could not hold the meeting remotely. Ms. Lala asked if we would be meeting for the Development Review Committee. Ms. Wiebalk was not certain on the answer. Chairman Vaughn indicated the Board would be meeting anyway. Chairman Vaughn asked for a roll call.

Michele Norris called the roll. Motion passed.

VI. Public Comments

There were no public comments. Chairman Vaughn asked for a motion to close the public portion. Mr. Freidman motioned to close the public comments, seconded by Ms. Lala. Motion passed.

VII. Adjournment

Chairman Vaughn asked for a motion to adjourn. Mr. Freidman motioned to adjourn, seconded by Ms. Lala. Motion passed. The meeting adjourned at 3:52 p.m.

Respectfully submitted,
Michele Norris, Analyst Trainee



**Middlesex County Office of Planning Staff Report,
Lower Raritan-Middlesex County Water Quality Management Plan Site-Specific Amendment:
Edgewood Properties, Block 36, Lot 13, 14, 15, Monroe Township**

Project Name: Edgewood Properties, Block 36, Lot 13, 14, 15, Monroe Township, New Jersey (aka Monroe Parke Section 4), Site Specific Amendment to the Middlesex County Wastewater Management Plan (WMP), Lower Raritan/Middlesex County Watershed Water Quality Management Plan (WQMP)

Location: Block 36, Lot 13, 14, 15, Monroe Township, New Jersey

Project Description: Edgewood Properties, LLC submitted a Site Specific Amendment (SSA) application for a proposal to develop Block 36, Lot 13, 14, 15, a 245-acre site located on Mounts Mill Road and Spotswood-Englishtown Road, for residential use. The proposed development is to be constructed within the limits of the existing open uplands of the tract for a proposed 99.96-acre expansion of the Future Wastewater Service Area (FWSA) and an additional 242,000 GPD of effluent flow to the Middlesex County Utilities. The development is presented in a conceptual plan with little site improvement details. The overall Monroe Parke Section 4 project includes 923 new residential units and a retail/clubhouse. This SSA request is to serve a total of 808 residential units in a mix of apartment units and townhouses located outside of the presently adopted sewer service area (see attachments). The remaining proposed Section 4 development is within the presently adopted sewer service area.

The project includes units representing a component of Monroe Township's affordable housing fair share requirements. The project application did not provide calculated areas of impervious coverage in buildings, vehicle circulation, parking and service areas, which are to be determined in a pending municipal development application. The project area contains freshwater wetlands areas with Ordinary, Intermediate, and Exceptional resource values and open waters within wetlands. Intermediate Value wetlands require a 50' transition area buffer. Exceptional Value wetlands require a 150' transition area. Transition areas are established to protect wetlands and adjacent State open waters. NJDEP determined endangered and threatened species (Silver-bordered Fritillary and Bald Eagle) habitats are present. The applicant is preparing a Habitat Impact Assessment to challenge the NJDEP Natural Heritage Program determinations.

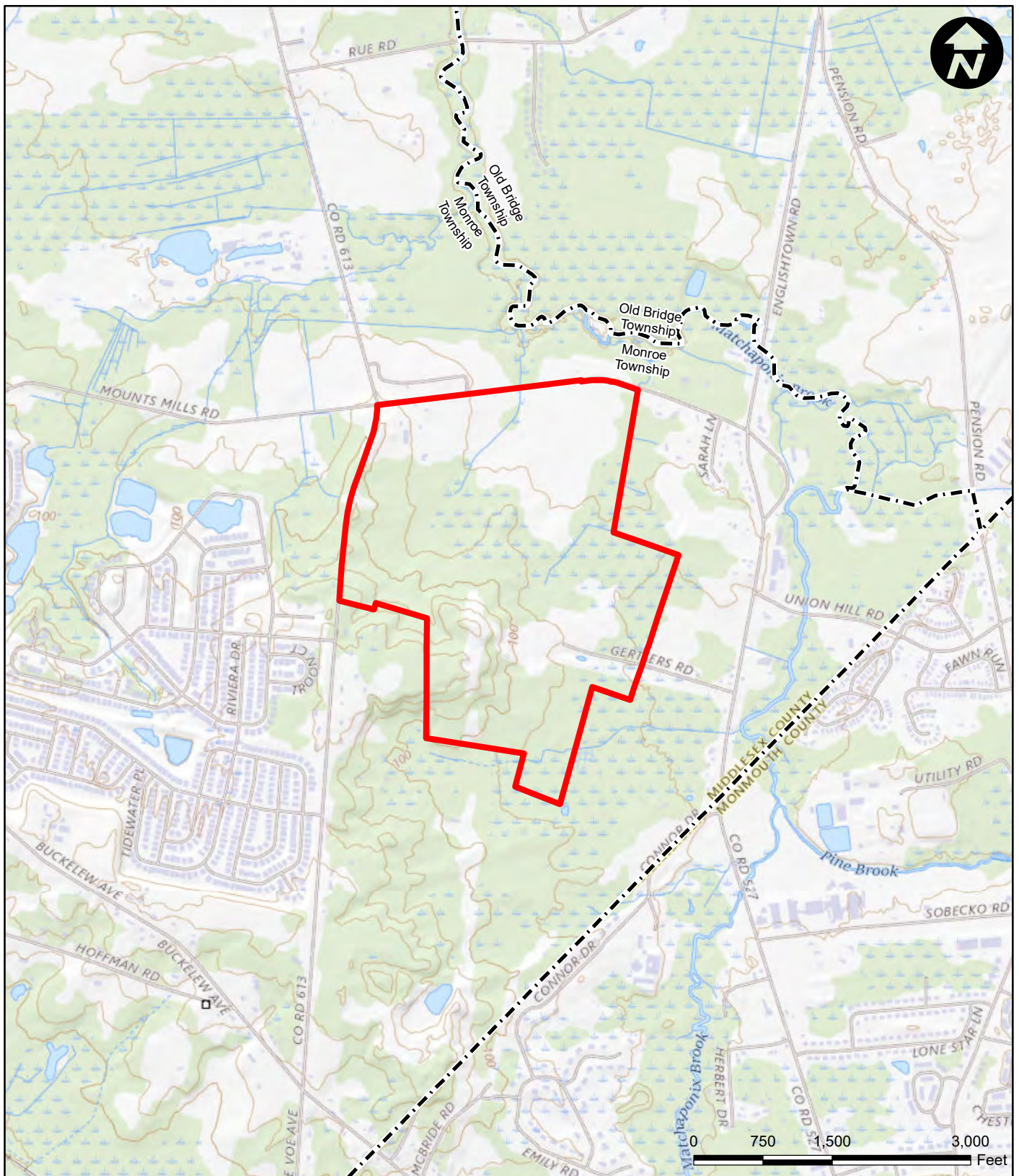
Findings:

- Edgewood Properties Monroe Parke previously obtained municipal preliminary and final site plan approval for the initial Monroe Parke Sections 1 & 2. Edgewood Properties Monroe Parke previously obtained municipal preliminary site plan approval for Monroe Parke Section 3.
- This property is part of the Monroe Township compliance of its Fair Share Housing Plan and is being rezoned to conform to those goals in the Township's Master Plan and Land Development Ordinance.
- A Treatments Works Approval (TWA) permit from NJDEP for construction of sewers to serve this property is required.
- In an initial deficiency letter, the NJDEP requested clarifications addressing Environmentally Sensitive Areas in the form of wetlands, riparian areas, and threatened & endangered species habitats are present within the request area and inquired about permitting. The applicant responded to each point in a letter that is attached to this report.
- Proposed Site Coverage (Developed Acreage/Undeveloped Acreage): 145 acres.
- Proposed Structures: 923 townhouses and apartments
- Total Area of Buildings Footprint: not available.
- Proposed Total Impervious Surface: not available.
- Discussions regarding obtaining a consenting resolution from Monroe Township government are underway.
- Mr. Joseph Cryan, Executive Director of the Middlesex County Utility Authority (MCUA) submitted a letter indicating sufficient capacity to treat the 242,000 gallons per day of effluent from the new residential development.
- The proposed wastewater service area of 99.96 acres must be designed to avoid any Environmentally Sensitive Areas (ESA) existing on the parcel.
- NJDEP permitting may be required for the project but requires the SSA approval to proceed.



Staff Recommendation: Staff recommends approval of this SSA expansion of the FWSA of the Middlesex County WMP and Lower Raritan-Middlesex County WQMP of 99.96 acres within this property to serve 808 residential units, 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

Date: 06.22.2020



Legend

-  Study Area
-  Municipal Boundary



3 MOUNTAINVIEW ROAD
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

USGS SITE LOCATION MAP
 Edgewood Properties
 Water Quality Management Plan Amendment
 Block 36, Lots 13, 14, & 15
 Township of Monroe
 Middlesex County, New Jersey

Sources:
 NJOIT, Municipalities of NJ, 2020
 USGS, US Topo, The National Map
 Jamesburg and Freehold Quads, 2019
 STATE PLANE COORDINATES
 E 527925
 N 542934

Drawn By: DM

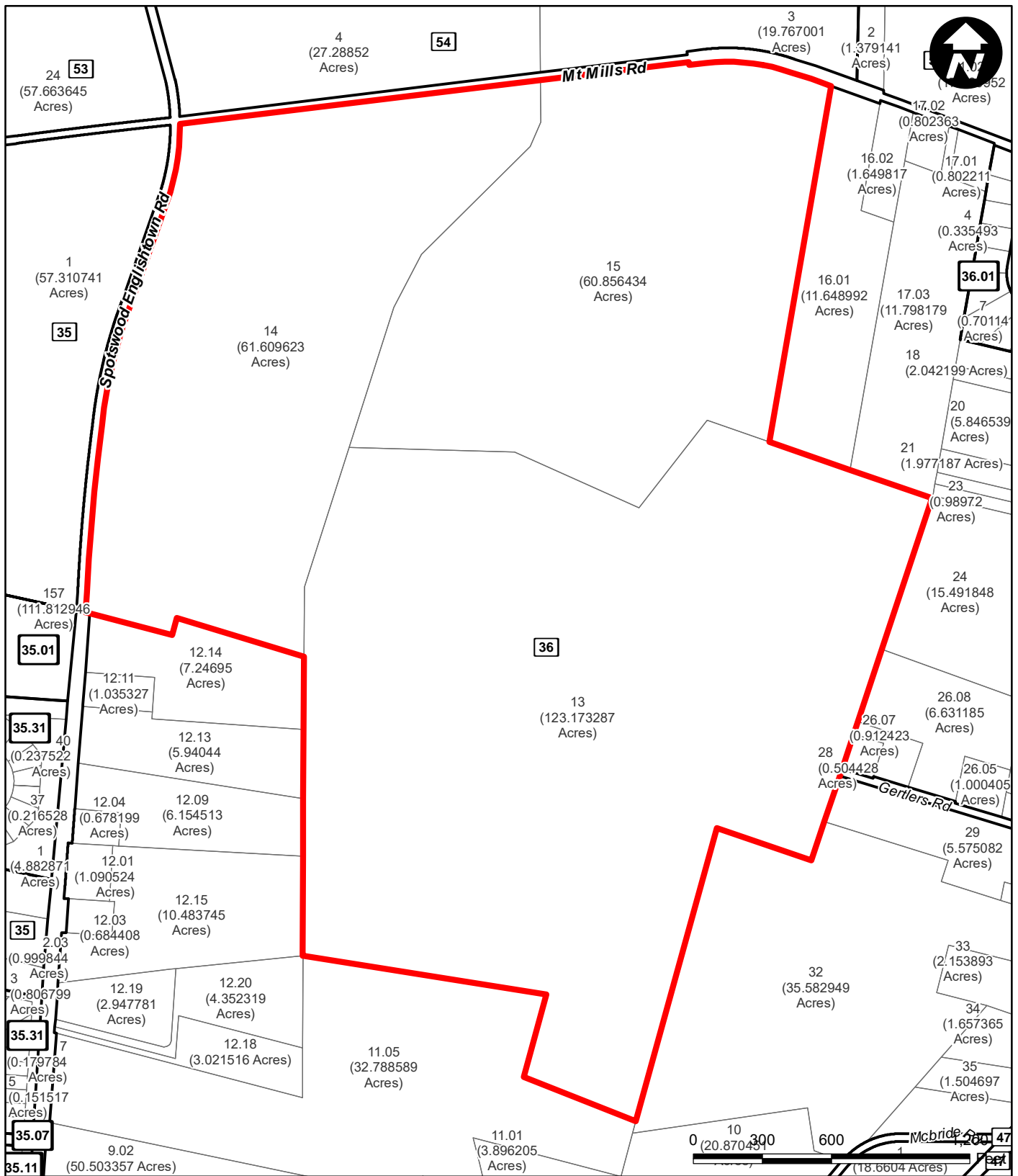
Scale: 1" = 1,500'

Project No. 02778.0025




Chk'd By: SS

Date: 1/6/2022

Figure No. 1



Legend

-  Study Area
-  Block
-  Lot



3 MOUNTAINVIEW ROAD
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

TAX MAP
Edgewood Properties
Water Quality Management Plan Amendment
Block 36, Lots 13, 14, & 15
Township of Monroe
Middlesex County, New Jersey

Sources:
NJGIT, OGIS, Parcels Composite of NJ, 2018
Esri, StreetMap USA, 2012

Drawn By: DM

Scale: 1" = 600'

Project No. 02778.0025

Chk'd By: SS

Date: 1/6/2022

Figure No. 2

CONCEPT PLAN

SITE BREAKDOWN		
COMMERCIAL		
+/- 5 ACRES RETAIL		23,000 S.F.
RESIDENTIAL		
SECTION III	BLDG COUNT	UNIT COUNT
APARTMENTS	10	300
SECTION IV		
APARTMENTS	3	90
4-UNIT TOWNHOUSE	40	160
6-UNIT TOWNHOUSE	67	402
7-UNIT TOWNHOUSE	9	63
8-UNIT TOWNHOUSE	25	208
TOTAL SEC. III		300 UNITS
TOTAL SEC. IV		923 UNITS
OVERALL RES. TOTAL:		1,223 UNITS



SCALE: 1" = 150'

MONROE PARKE SECTIONS III & IV

MONROE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY - BLOCK 35 LOT 1, BLOCK 36 LOT 14,15,16

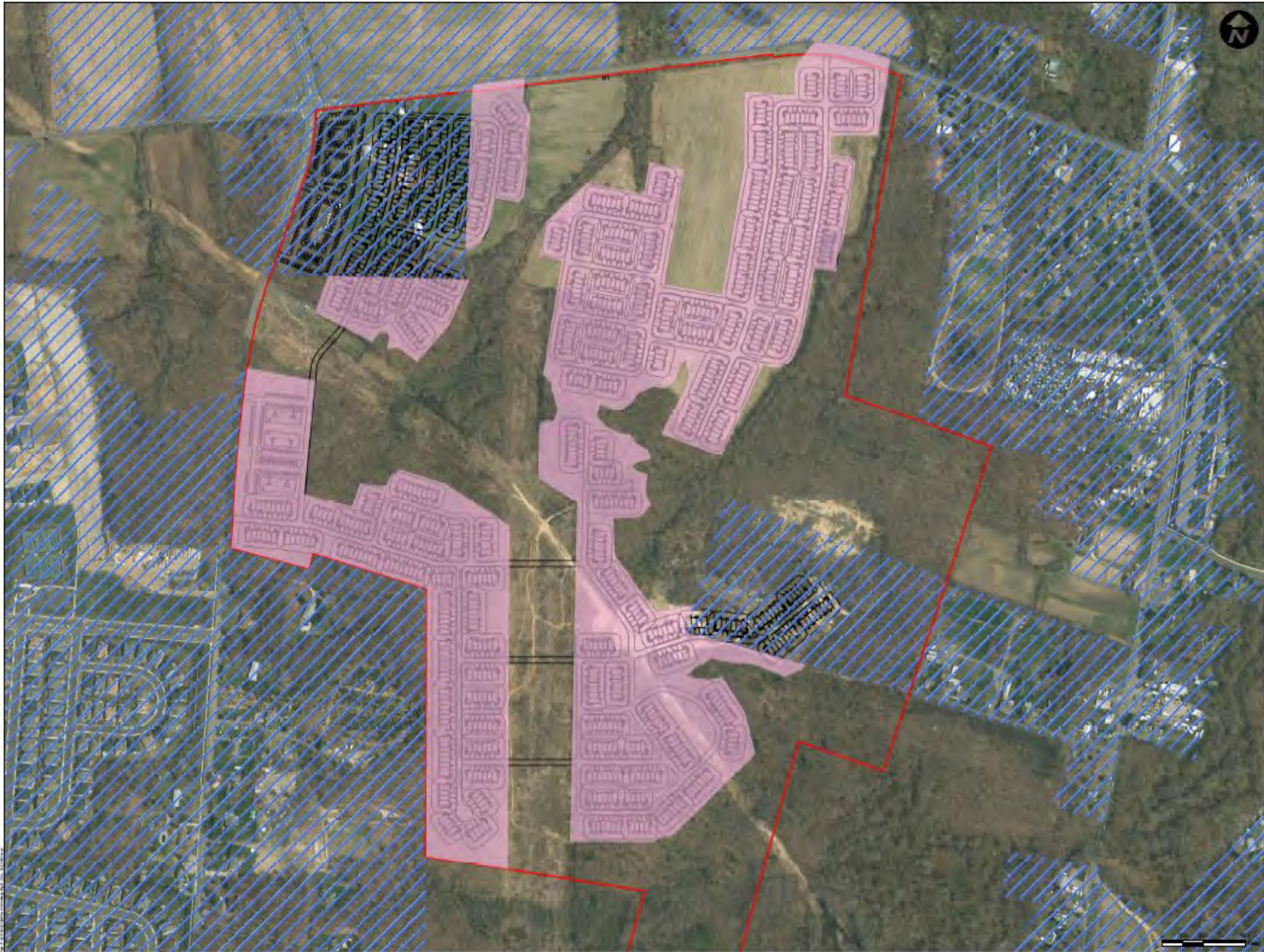
THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION
 BRADFORD J. ALLER
 PROFESSIONAL ENGINEER
Bradford J. Aller
 N.J.P.E. LIC. NO. 0E 4343

EDGEWOOD PROPERTIES
 EXCELLENCE IN LIVING
 1280 STELTON ROAD
 PRISCATWAY, NEW JERSEY 08854
 P: (908) 985-1900 F: (732) 985-5588

DESIGN SERVICES
 2901 HAMILTON BOULEVARD
 SOUTH PLAINFIELD, NEW JERSEY 07080
 P: (908) 205-0443 F: (908) 205-8371

DATE: NOVEMBER 11, 2020
 DRAWING NO: **P-01**
 SHEET 1 OF 3

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- Legend**
- New Sewer Service Area
 - Study Area
 - Middlesex County UA Sewer Service Area
 - Concept Plan

Note:
 User Shown Service Area is Approximate
 Source:
 NUCSW, Existing Sewer Service Areas of PA, 2018
 Concept Plan Included Non-Edgewood Properties
 May 2021
 PA: 10/20/2018, 2012
 NUCSW High Resolution Orthography, 2015



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CITY:

Edgewood Properties

PROJECT:

Monroe Township Water Quality Management Plan Amendment

SHEET TITLE:

Draft
 New Sewer Service Area

JOB NO.: 00718.0028
 DATE: 01-02-2022
 DRAWN: DM
 CHECK: BMP
 SCALE: 1" = 200'
 ROLLING NO.: 1



May 6, 2022
Via Email

Gabriel Mahon, Bureau Chief
New Jersey Department of Environmental Protection
Division of Watershed Protection and Restoration
Bureau of NJPDES Stormwater Permitting and Water Quality Management
P.O. Box 420, 501 East State Street
Mail Code 401-02A
Trenton, NJ 08625-0420

Education

Energy Utility

Healthcare

Public Works

Real Estate

Science & Technology

RE: Monroe Parke Sections III and IV
Block 36, Portions of Lots 13, 14, and 15, Monroe Township, Middlesex County
Proposed Amendment to the Lower Raritan/Middlesex County Water Quality
Management (WQM) Plan
Application Received: August 13, 2021
Program Interest No. 435463 Activity No. AMD210004

Mr. Mahon,

We are in receipt of a deficiency letter dated March 30, 2022 regarding the referenced proposed amendment to the Lower Raritan/Middlesex County Water Quality Management (WQM) Plan.

The following information is provided in response to that letter:

- 1. Threatened and Endangered Species Habitat - Pursuant to N.J.A.C. 7:15-4.4(d) and (e)1, areas mapped as endangered or threatened wildlife species habitat as identified on the Department's Landscape Maps of Habitat for Endangered, Threatened or Other Priority Wildlife as Rank 3, 4 and 5 shall not be eligible for sewer service. The proposed project site has been identified as Rank 3 Threatened and Endangered Species Habitat for Silver Bordered Fritillary and Rank 4 Threatened and Endangered Species Habitat for Silver Bordered Fritillary and Bald Eagle on the Landscape Project mapping version 3.3. If you wish to refute the finding, the submission of a Habitat Suitability Determination (HSD) prepared in accordance with N.J.A.C. 7:15-4.6 and/or a Habitat Impact Assessment (HIA) prepared in accordance with N.J.A.C. 7:15-4.7, is required.*

The applicant is aware of the threatened and endangered species mapped by Landscape Project on the project site and is presently conducting field work during the growing season of Spring 2022. The applicant intends to submit a HIA and anticipates that a conservation easement will be part of the resolution of threatened and endangered species considerations. The initial field work and subsequent draft HIA is not anticipated to be complete by 5/30/2022. Moreover, additional time may be required to coordinate with NJDEP to finalize the HIA.

- 2. Grant Conditions -The proposed project site is located on a parcel of property containing delineated wetlands. Please state whether this project would be served by the Manalapan Brook Interceptor. The Monroe Township Municipal Utilities Authority's (MTMUA) Manalapan Brook Interceptor was funded under the federal construction grant program administered under Section 201 of the Federal Clean Water Act. The Manalapan Brook Interceptor is subject to a federal Environmentally Sensitive Area (ESA) grant condition*

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included in the grant agreement executed between the MTMUA and United States Environmental Protection Agency (USEPA) under project number C34-423-01. This ESA grant condition prohibits any sewer connections to federally funded facilities from any sewage generating structure located on a parcel of property containing wetlands and/or floodplains unless a mapping revision or a waiver is obtained. Only the grant recipient, the MTMUA, can request and obtain from USEPA a waiver. Information regarding USEPA grant conditions and obtaining waivers is available on their website at: <https://www.epa.gov/npdes-permits/environmentally-sensitive-area-esa-grant-conditionwaiver-program-region-2>.

The Monroe Township Utilities Department (MTUD) has confirmed that the proposed project will not be served by the Manalapan Brook Interceptor. A copy of MTUD’s email confirmation is attached.

- 3. Projected Wastewater Flow - The projected wastewater flow must be calculated in accordance with the Treatment Works Approval Regulations at N.J.A.C. 7:14A-23.3 for all sewage generating structures and uses [residential units, stores, office buildings, clubhouse(s), etc.]. It is unclear from the project description how the projected wastewater flow for the proposed project was calculated. Please revise the project description to provide a table that shows how the total figure was calculated. The table should have a line for the number and type of each item, the flow multiplier used per the Treatment Works Approval Regulation and the projected wastewater flow for that subcategory. For example, 100 three-bedroom townhomes x 300 gallons per day (gpd) per townhome = 30,000 gpd; 1,000 square feet (sq ft) of retail space x 0.1 gpd per sq ft = 100 gpd, etc. The table should only include the proposed development items that are not within the presently adopted sewer service area and which are located within the proposed sewer service area that is the subject of this amendment request.*

The overall proposed project includes 923 new units, comprised of 90 apartments and 833 town houses. 115 townhouse units are within the presently adopted sewer service area. The total proposed retail / clubhouse space is 23,000 square feet and is located entirely within the presently adopted sewer service area.

All 90 apartment units are located outside of the presently adopted sewer service area. An additional 718 townhouse units are partially or completely outside of the presently adopted sewer service area.

The projected additional wastewater flow from uses located partially or completely outside of the presently adopted sewer service area was calculated as follows:

Projected Wastewater Flow – Development Outside Presently Adopted SSA

Development / Unit	Proposed	Flow Multiplier	Total GPD
3-Bedroom Apartment	90	300 gpd	27,000
3+ Bedroom Townhouse	718	300 gpd	215,400
Retail	N/A	N/A	0
			242,000 GPD



4. *Wastewater Capacity Analysis – In accordance with N.J.A.C. 7:15-3.5(j)2, an analysis of the available wastewater capacity at the MCUA treatment plant is required. This analysis requires an evaluation of existing flow, defined at N.J.A.C. 7:15-4.5(b)1i as the highest consecutive 12 months rolling average over the most recent five-year period is required. The analysis identified the highest consecutive flow average of 122 million gallons per day (MGD) (August 2018 – July 2019), for the 5-year period of December 2016 through November 2021.*

The MCUA has confirmed available capacity for the additional wastewater flow in the attached letter dated May 2, 2022.

5. *Portion of the proposed project that is located within the presently adopted sewer service area - Please update the project description to distinguish between the number of residential units, square footage of retail space, and clubhouses and any other proposed sewage generating structures that are located within the presently adopted sewer service area from that which is the subject of this amendment*

The overall proposed project includes 923 new units, comprised of 90 apartments and 833 town houses. 115 townhouse units are within the presently adopted sewer service area. The total proposed retail / clubhouse space is 23,000 square feet and is located entirely within the presently adopted sewer service area.

All 90 apartment units are located outside of the presently adopted sewer service area. An additional 718 townhouse units are partially or completely outside of the presently adopted sewer service area.

6. *Municipal Zoning and Master Plan Consistency – Pursuant to N.J.A.C. 7:15-3.5(g)3, applicants must submit to both the municipality and county, a request for a letter or resolution regarding the consistency of the proposed wastewater producing project with the land use identified in the municipal master plan and zoning ordinances or the county master plan, respectively. This local land use consistency review request is separate from the notification requirements in N.J.A.C. 7:15-(f). To document compliance with this requirement, please provide a copy of the request made to the municipality and the county. If the project has received site plan approval from the Township, please submit the approval resolution.*

The proposed project will provide inclusionary affordable housing to assist Monroe Township in meeting its Fair Share obligations. The applicant is coordinating with Monroe Township and Middlesex County for the local approval process. An amendment to the Monroe Township zoning ordinance is being drafted. Upon adoption of an ordinance amendment, the applicant will forward the adopted ordinance.

The project is currently in the concept plan phase. When a site plan is prepared, it will be provided to the local entities with the required notice and resolution request.



Mr. Gabriel Mahon
May 6, 2022
Page 4

From the County perspective, the applicant is coordinating with Middlesex County and has submitted an application for a WQMPA to the designated planning agency (Middlesex County Planning Board). The cover letter for that submission is attached.

7. *Department Permits and Approvals – Please clarify if the proposed project will require any Department permits or approvals such as a freshwater wetlands individual or general permit, a flood hazard area permit, transition area waiver, etc.*

The proposed project is anticipated to require approvals from NJDEP's Division of Land Resource Protection. While the project is anticipated to avoid wetlands impacts, the site contains wetlands, wetland buffers and riparian zones. Approval of a transition area waiver under the Freshwater Wetland Protection Act is anticipated. A Flood Hazard Area Control Act permit is also anticipated. The precise NJDEP approvals required will be determined when a site plan is prepared.

8. *Swimming Pool and/or Clubhouse – Please clarify if there is a proposed swimming pool and/or clubhouse in the proposed sewer service area that is the subject of this amendment.*

No swimming pool or clubhouse is proposed outside of the presently adopted sewer service area.

We appreciate the Bureau's efforts in advancing this application and look forward to providing further updates to you.

Should you wish to discuss this response, please contact me at (732) 430-7206.

Very Truly Yours,

PAULUS, SOKOLOWSKI & SARTOR, LLC

A handwritten signature in blue ink, appearing to read 'Brian McPeak', written over a light blue horizontal line.

Brian McPeak, P.P., AICP
Vice President

cc: Avi Argaman
Ron Aulenbach



Via Email

Date: April 29, 2022

To: Joseph P. Cryan, Executive Director

**Re: Site-Specific Water Quality Management Plan Amendment Application
Edgewood Properties
Blocks 36 – Lots 13, 14, 15 Multi-Family Development
Monroe Township, Middlesex County, New Jersey
Confirmation of Capacity**

Education

Energy Utility

Healthcare

Public Works

Real Estate

Science & Technology

Dear Mr. Cryan,

This letter is to provide notice that a site-specific amendment has been proposed for the Lower Raritan/Middlesex County Water Quality Management Plan (WQMP). This amendment would provide for expansion of the Middlesex County Utilities Authority's (MCUA's) Sewer Service Area to include portions of Block 36, Lots 13 14 and 15 in Monroe Township, Middlesex County, New Jersey to allow for sewerage of a development consisting of multi-family residences and apartment buildings. The total projected sewer service area expansion is 99.96 acres. The projected wastewater flow from the proposed project, calculated in accordance with N.J.A.C. 7:14A-23.3 is 242,000 gallons per day (GPD).

The purpose of this letter is to request a written statement of confirmation from the MCUA that there is sufficient capacity at the MCUA's Wastewater Treatment Facility.

If you have any questions, please do not hesitate to contact me at (848) 206-2618 or by email at ssmith@psands.com.

Very Truly Yours,

PAULUS, SOKOLOWSKI & SARTOR

A handwritten signature in blue ink, appearing to read 'Sandra M. Smith'.

Sandra M. Smith, P.E.

CC: Mark Mauriello, Edgewood Properties



MIDDLESEX COUNTY UTILITIES AUTHORITY

MAIN OFFICES:

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

MIDDLESEX COUNTY LANDFILL OFFICE:

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

May 2, 2022

REPLY TO:

SAYREVILLE

EAST BRUNSWICK

Sandra M. Smith, PE
Paulus, Sokolowski & Sartor
1450 State Route 34
Wall, NJ 07753

Re: Multi-Family Development
Township of Monroe
Middlesex County, NJ
Mounts Mills Road
Block 36 Lots 13, 14 & 15
M-12-11-22-CAP

Dear Ms. Smith:

The Middlesex County Utilities Authority (MCUA) staff has reviewed your email of April 29, 2022 requesting confirmation of capacity at the MCUA Central Treatment Plant to accept wastewater flow from the proposed multi-family development domestic sanitary use building to be constructed on the referenced site. At this time, the MCUA would have no objection to the proposed 242,000 gallons per day of wastewater to be generated from the domestic sanitary services and ultimately discharged to the MCUA Trunk System via the Township of Monroe's and Township of Old Bridge's wastewater collection system and MCUA/Madison meter chamber contingent upon the following conditions:

1. **Written approval from Township of Monroe and Township of Old Bridge** who has ultimate jurisdiction over their respective wastewater collection systems indicating its wastewater collection system has the capacity to accept the proposed flow during normal and wet weather event conditions, compliance with collection system reporting requirement to the MCUA and continuing its efforts to identify and reduce extraneous infiltration/inflow entering its wastewater collection system.
2. Pursuant to N.J.A.C. 7:14A-22 et.seq., a Treatment Works Approval (TWA) may be required from the New Jersey Department of Environmental Protection (NJDEP) for this project. It is suggested you contact NJDEP to confirm if a TWA would be required. MCUA's endorsement of the TWA shall serve as the final approval of the project. NJDEP TWA applications submitted to the MCUA for review and endorsement shall be accompanied with the appropriate review fee as set forth in Section 14.4 of the MCUA Rules and Regulations. The review fees are as follows:

MIDDLESEX COUNTY UTILITIES AUTHORITY

a. any **domestic sanitary** sewer extension with a design capacity of:

	Review Fee:
i. 10,000 gpd or less	\$525.00
ii. 10,001 gpd – 1,000,000 gpd	\$800.00
iii. 1,000,001 gpd or more	\$1575.00

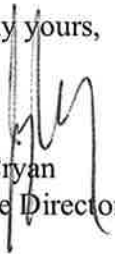
b. any **commercial/industrial** sewer extension (*mixed-use, restaurants, warehouses, etc.*) with a design capacity of:

	Review Fee:
i. 10,000 gpd or less	\$1025.00
ii. 10,001 gpd – 1,000,000 gpd	\$1300.00
iii. 1,000,001 gpd or more	\$1830.00

Please be advised that all connections to the MCUA through its participants shall conform to all design standards and requirements of the municipality the project is located. Therefore, information regarding the local wastewater collection system the proposed project will be connecting to should be obtained from the Township of Monroe.

If you have any questions concerning this matter, please contact Jodi Litus or myself at (732) 721-3800.

Very truly yours,


Joseph Cryan
Executive Director

Enc.

c: Robert Noel, Monroe Twp.
Charles Winkler, Old Bridge Twp.
Jodi Litus, Project Engineer, MCUA

Environmental Quality Capacity Request M-12-11-22-CAP



May 6, 2022

Mr. Nicholas Tufaro, PP, LLA, CFM
Office of Planning
Middlesex County Department of Transportation
75 Bayard Street
New Brunswick, New Jersey 08901

Education

Energy Utility

Healthcare

Public Works

Real Estate

Science & Technology

Re: NJDEP Program Interest ID No. 435463 Activity No. AMD210004
Edgewood Properties – Block 36, Lots 13, 14, and 15, Monroe Township
Proposed Site-specific Water Quality Management Plan Amendment

Dear Mr. Tufaro,

Per your email dated June 8, 2021 regarding the above referenced project, please find the documents noted below for your review and approval in support of a Proposed Site Specific Water Quality Management Plan Amendment for the above referenced project:

- NJDEP Water Quality Management Plan Site Specific Amendment & Revision Application Checklist for Administrative Completeness Form E including the following documents:
 - Attachment 1- Completed Checklist.
 - Attachment 2 - Completed Amendment & Revision Application Form – Form A.
 - Attachment 3 - Completed Site Specific Amendment & Revision Application Form – Form B.
 - Topographic map with project boundaries
 - Tax map
 - Attachment 4 - Project Description.
 - Attachment 5 - Projected Wastewater Flow per NJAC 7:14A-23.3.
 - Attachment 6 - Copy of the site plan. The site plan has been provided via electronic and hard copy.
 - Digital Shapefile of proposal sewer service area. Shapefile sent to your attention in email from myself on May 6, 2022.
 - Attachment 8 - Evidence of notification to affected governmental agencies.
 - Attachment 9 - Documentation that application was submitted to DPA.
 - Attachment 10 - Documentation that application was submitted to all affected WMP Agencies.
 - Attachment 13 - LOI Letter for Wetlands in project site.
 - Attachment 14 – Correspondence to MCUA requesting confirmation of capacity

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Mr. Nicholas Tufaro, Planner
Middlesex County
May 4, 2022
Page 2

As noted in Item 7 on Form B there are endangered and threatened species habitat identified within the proposed project site consisting of the following species and ranks:

- Rank 3 – Silver-bordered fritillary
- Rank 4 – Bald Eagle

The applicant is aware of the threatened and endangered species mapped on the project site and is presently conducting field work during the growing season of Spring 2022. The applicant intends to submit a HIA and anticipates that a conservation easement will be part of the resolution of species considerations. The initial field work and subsequent draft HIA is not anticipated to be complete by 5/30/22, and additional time will be required to coordinate with NJDEP.

Should you have any questions regarding the above, please do not hesitate to contact me at 848-206-2618.

Very truly yours,
PAULUS, SOKOLOWSKI AND SARTOR, LLC

A handwritten signature in blue ink, appearing to read 'Sandra Smith', with a long, sweeping horizontal line extending to the right.

Sandra Smith, P.E.

Cc (via email): Mark Mauriello, Edgewood Properties

02778
0006



State of New Jersey

PHILIP D. MURPHY
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

CATHERINE R. McCABE
Commissioner

SHEILA Y. OLIVER
Lt. Governor

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

JAN 18 2019

Edgewood Properties
c/o Ronald Aulenbach
1260 Stelton Road
Piscataway, NJ 08854

RE: Freshwater Wetlands Letter of Interpretation: Line Verification
File No.: 1213-03-0010.2, FWW 170001
Applicant: Edgewood Properties
Block(s): 36; Lot(s): 13, 14, 15 & 16.01
Monroe Township, Middlesex County

Dear Mr. Aulenbach:

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

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

Based upon the information submitted, and upon site inspections conducted by Division staff on May 17, 2017 and December 5, 2017, the Division has determined that the wetlands and waters boundary line(s) as shown on the plan(s) map entitled: **"WETLANDS LOCATION PLAN OF PROPERTY SITUATED AT TAX LOTS 13, 14, 15 & 16.01 IN BLOCK 36 TOWNSHIP OF MONROE MIDDLESEX COUNTY NEW JERSEY"**, sheets 1 and 2 of 2, dated July 16, 2018, last revised October 2, 2018 and prepared by David P. Aguanno P.L.S. of Solstice Surveying, is accurate as shown.

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

"Freshwater Wetlands/Waters Boundary Line as verified by NJDEP"

Wetlands Resource Value Classification ("RVC")

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

Ordinary: Wetland flags WL12-16 to WL12-30, WL0404 to WL0411 and wetland areas labeled as "Wetland Ditch", or "Ditch". [No wetland buffer]

Exceptional: Wetland flags WL0265 to WL0272, WL0296 to WL0201, and WL0201 to WL0209. [150 foot wetland buffer] These wetlands are exceptional because they are documented habitat for threatened and/or endangered species.

Intermediate: All remaining freshwater wetlands on-site. [50 foot wetland buffer]

State Open Water: Within the wetlands. [No wetland buffer]

RVC may affect requirements for wetland and/or transition area permitting. Please note, the wetlands demarcated by flags WL0101 to WL0109 and where labeled "Isolated Wetlands" are isolated and not a part of a surface water connection. These classifications may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-9 and 10), the types of Statewide General Permits available for the property (see N.J.A.C. 7:7A-5 and 7) and any modification available through a transition area waiver (see N.J.A.C. 7:7A-8). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

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

Under N.J.S.A. 13:9B-7a(2), if the Division has classified a wetland as exceptional resource value, based on a finding that the wetland is documented habitat for threatened and endangered species that remains suitable for use for breeding, resting or feeding by such species, an applicant may request a change in this classification. Such requests for a classification change must demonstrate that the habitat is no longer suitable for the documented species because there has been a change in the suitability of this habitat. Requests for resource value classification changes and associated documentation should be submitted to the Division at the address at the top of this letter.

General Information

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

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

Please be advised that any surface water features on the site or adjacent to the site may possess flood hazard areas and/or riparian zones and development within these areas may be subject to the Flood

Hazard Area Control Act rules at N.J.A.C. 7:13. The Division can verify the extent of flood hazard areas and/or riparian zones through a flood hazard area verification under the application procedures set forth at N.J.A.C. 7:13-5.1.

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

Recording

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

1. The Department file number for the letter of interpretation;
2. The approval and expiration date of the letter of interpretation;
3. A metes and bounds description of the wetland boundary approved under the letter of interpretation;
4. The width and location of any transition area approved under the letter of interpretation; and
5. The following statement: “The State of New Jersey has determined that all or a portion of this lot lies in a freshwater wetland and/or transition area. Certain activities in wetlands and transition areas are regulated by the New Jersey Department of Environmental Protection and some activities may be prohibited on this site or may first require a freshwater wetland permit. Contact the Division of Land Use Regulation at (609) 292-0060 or <http://www.nj.gov/dep/landuse> for more information prior to any construction onsite.”

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

Appeal Process

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Ryan", with a long horizontal flourish extending to the right.

Patrick Ryan, Supervisor
Division of Land Use Regulation

c: Monroe Township, Municipal Clerk **w/plan**
Monroe Township, Construction Official
Agent, Andrew Clark **w/plan**

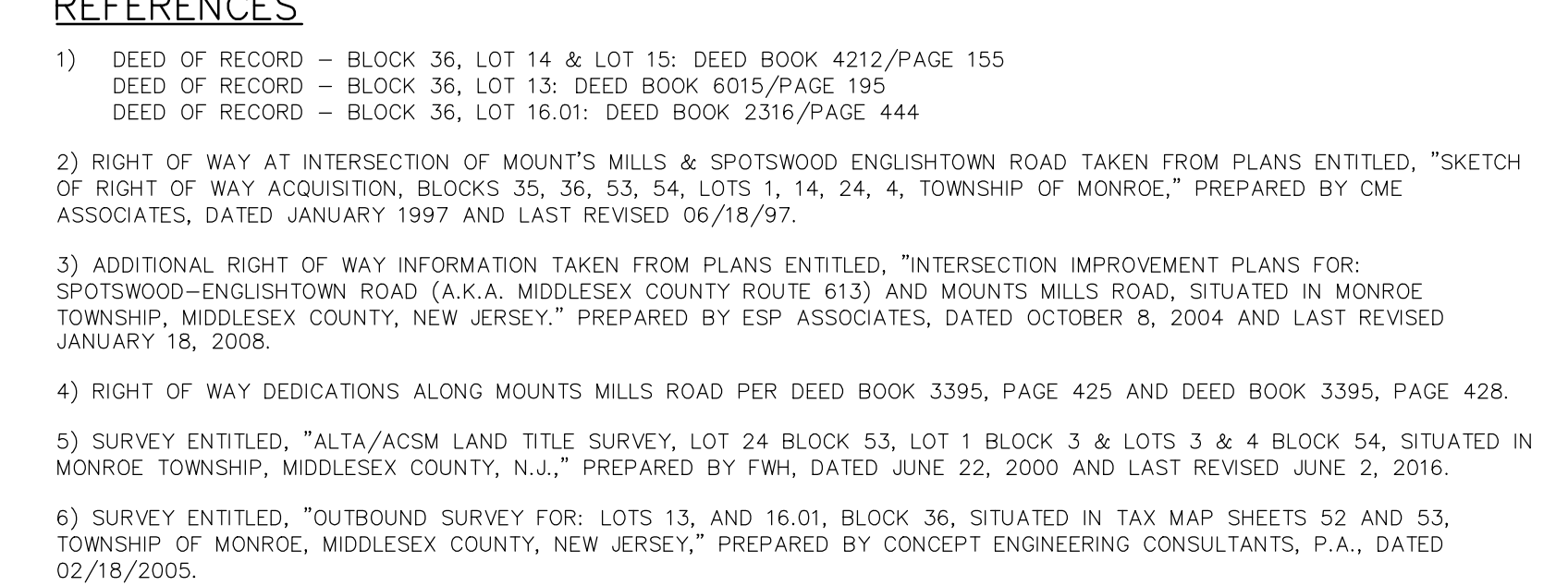


NOTES

- 1) THE SUBJECT PROPERTY IS KNOWN AS TAX LOTS 13, 14, 15 & 16.01 IN BLOCK 36 IN THE TOWNSHIP OF MONROE, MIDDLESEX COUNTY, NEW JERSEY. MORE COMMONLY KNOWN AS 22 GERTLERS ROAD, 322 MOUNTS MILLS ROAD, ADDRESS UNKNOWN & 356 MOUNTS MILLS ROAD, PREVIOUSLY.
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES THAT A FULL TITLE REPORT MAY DISCLOSE.
- 3) BOUNDARY INFORMATION PROVIDED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED THROUGHOUT 2016 AND WAS PERFORMED IN ACCORDANCE WITH N.J.A.C. 13-40-5.1.
- 4) TOPOGRAPHY AND PLANNETRIC FEATURES AS PER TOPOGRAPHIC MAP PROVIDED BY ATLANTIS AERIAL COMPANY FROM PHOTOGRAPHY DATED 04/16/03. ANY IMPROVEMENTS SINCE DATE OF PHOTOGRAPHY NOT PROVIDED HEREON. 2 FOOT CONTOUR INTERVAL SHOULD BE USED FOR CONCEPTUAL DESIGN PURPOSES ONLY. IT IS NOT RECOMMENDED FOR USE IN FINAL ENGINEERING DESIGN.
- 5) HORIZONTAL DATUM IS BASED ON NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83). COORDINATE VALUES SHOWN HEREON ARE GROUND BASED VALUES CALCULATED UTILIZING THE RECIPROCAL VALUE OF THE COMBINED SCALE FACTOR 0.99999294337. A SHIFT IN THE NORTHERING OF -52.7366 AND EASTING OF -51.3353 WAS THEN APPLIED TO PROJECT CENTER POINT HAVING COORDINATE VALUES OF N 543306.0000, E 528870.0000.

REFERENCES

- 1) DEED OF RECORD - BLOCK 36, LOT 14 & LOT 15: DEED BOOK 4212/PAGE 155
DEED OF RECORD - BLOCK 36, LOT 13: DEED BOOK 6015/PAGE 195
DEED OF RECORD - BLOCK 36, LOT 16.01: DEED BOOK 2316/PAGE 444
- 2) RIGHT OF WAY AT INTERSECTION OF MOUNT'S MILLS & SPOTSWOOD ENGLISHTOWN ROAD TAKEN FROM PLANS ENTITLED, "SKETCH OF RIGHT OF WAY ACQUISITION, BLOCKS 35, 36, 53, 54, LOTS 1, 14, 24, 4, TOWNSHIP OF MONROE," PREPARED BY CME ASSOCIATES, DATED JANUARY 1997 AND LAST REVISED 06/18/97.
- 3) ADDITIONAL RIGHT OF WAY INFORMATION TAKEN FROM PLANS ENTITLED, "INTERSECTION IMPROVEMENT PLANS FOR SPOTSWOOD-ENGLISHTOWN ROAD (A.K.A. MIDDLESEX COUNTY ROUTE 613) AND MOUNTS MILLS ROAD, SITUATED IN MONROE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY," PREPARED BY ESP ASSOCIATES, DATED OCTOBER 8, 2004 AND LAST REVISED JANUARY 18, 2008.
- 4) RIGHT OF WAY DEDICATIONS ALONG MOUNTS MILLS ROAD PER DEED BOOK 3395, PAGE 425 AND DEED BOOK 3395, PAGE 428.
- 5) SURVEY ENTITLED, "ALTA/ACSM LAND TITLE SURVEY, LOT 24 BLOCK 53, LOT 1 BLOCK 3 & LOTS 3 & 4 BLOCK 54, SITUATED IN MONROE TOWNSHIP, MIDDLESEX COUNTY, N.J.," PREPARED BY FWH, DATED JUNE 22, 2000 AND LAST REVISED JUNE 2, 2016.
- 6) SURVEY ENTITLED, "OUTBOUND SURVEY FOR: LOTS 13, AND 16.01, BLOCK 36, SITUATED IN TAX MAP SHEETS 52 AND 53, TOWNSHIP OF MONROE, MIDDLESEX COUNTY, NEW JERSEY," PREPARED BY CONCEPT ENGINEERING CONSULTANTS, P.A., DATED 02/16/2005.
- 7) UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE PLOTTED USING FIELD DATA, UTILITY PAINT MARKINGS AND/OR RECORDS FURNISHED BY VARIOUS AGENCIES. THE UNDERSIGNED MAKES NO WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE UTILITY LOCATIONS AS PLOTTED ON THE PLAN. THIS DOES NOT IMPLY THAT NO OTHER UTILITIES MAY BE PRESENT ON THE SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUNDS PRIOR TO GROUND DISTURBANCE.
- 8) EASEMENTS SHOWN HEREON ARE PLOTTED USING A COMBINATION OF RECORDED DOCUMENTS, SURVEYS AND FIELD EVIDENCE. DUE TO AMBIGUITIES AND ILLEGIBILITY IN SOME OF THE RECORDED DOCUMENTS, THE PROVIDED CONFIGURATIONS ARE THE BEST REPRESENTATION OF SAID EASEMENTS BASED ON THE AVAILABLE EVIDENCE. EASEMENTS SUBJECT TO CHANGE IF ADDITIONAL INFORMATION IS PROVIDED WHICH CONTRADICTS CONFIGURATION SHOWN HEREON.
- 9) A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (C45-36-3) AND N.J.A.C. 13-40-5.1(c).



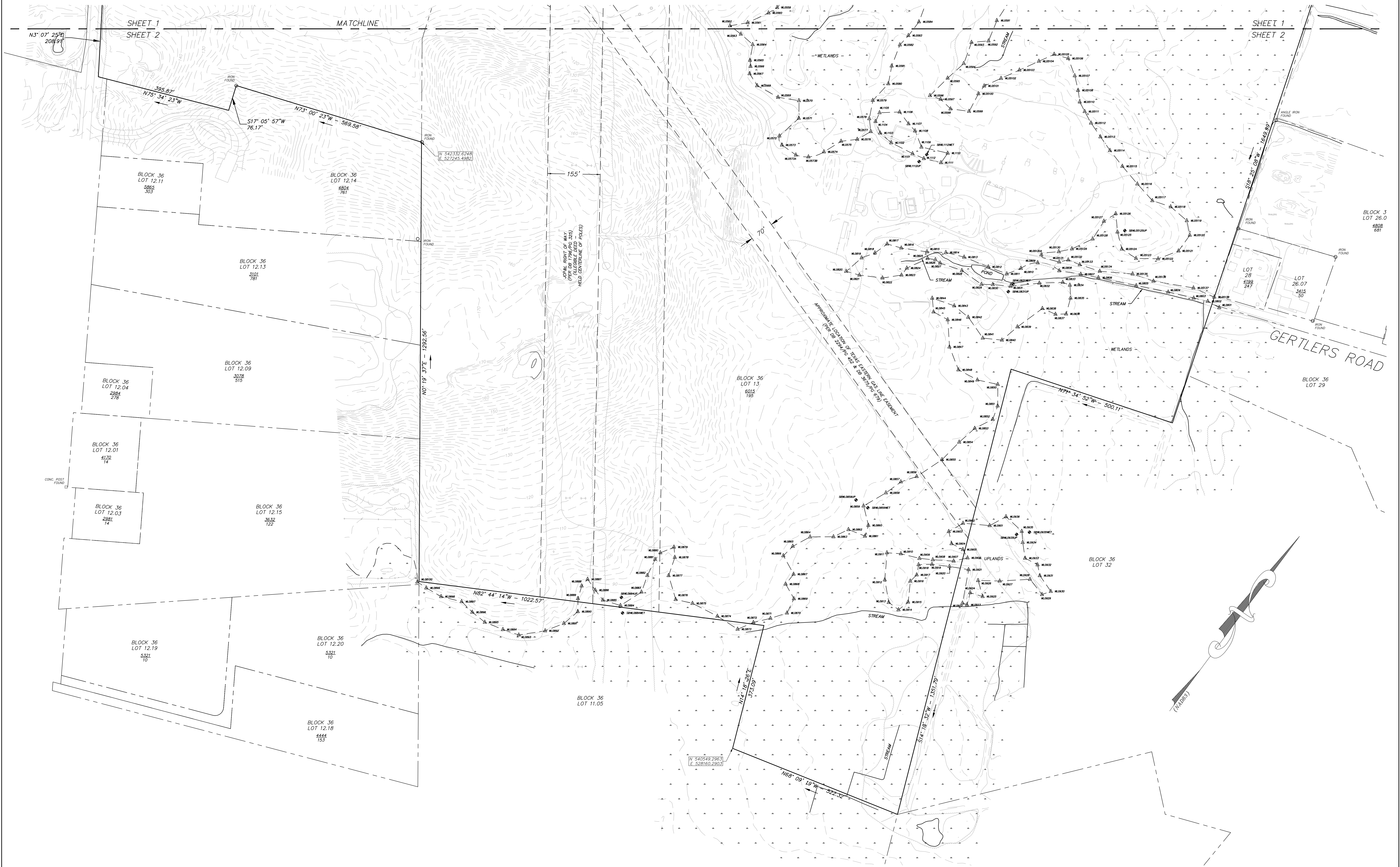
WETLANDS LOCATION PLAN

OF PROPERTY SITUATED AT
TAX LOTS 13, 14, 15 & 16.01 IN BLOCK 36
TOWNSHIP OF MONROE
MIDDLESEX COUNTY, NEW JERSEY

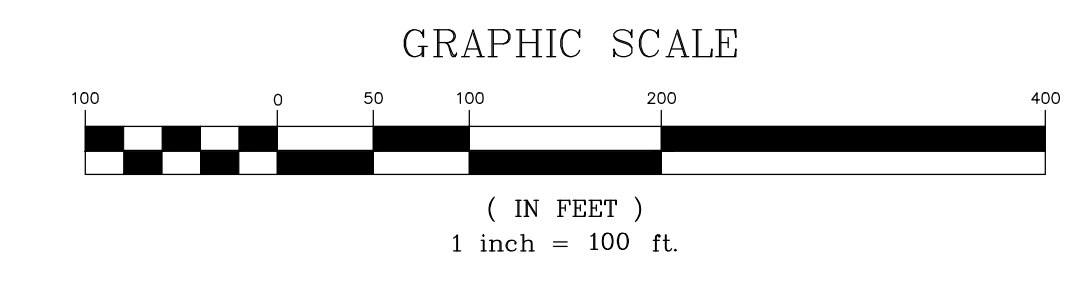
SOLSTICE SURVEYING
113 Upper Street, Suite Long Valley, NJ 07838
Tel: 609-477-8664
www.solsticesurveying.com

DES. BY: D.P.A.
CHK'D BY: D.P.A.
SCALE: 1" = 100'
DATE: 07/16/18
JOB NO.: 2015104
SHEET 1 OF 2

NO.	DATE	REVISIONS	BY
3	10/02/18	PER PS&S COMMENTS	DPA
2	08/30/18	MODIFY WETLAND CONFIGURATION	DPA
1	08/06/18	ADD WETLAND FLAG NUMBERS	DPA



SHEET 1 MATCHLINE SHEET 2 SHEET 1 SHEET 2



WETLANDS LOCATION PLAN
 OF PROPERTY SITUATED AT
 TAX LOTS 13, 14, 15 & 16.01 IN BLOCK 36
 TOWNSHIP OF MORRIS
 MIDDLESEX COUNTY NEW JERSEY

SOLSTICE SURVEYING
 113 Upper Street, Suite Long Valley, NJ 07853
 Tel: 973-647-6664 www.solsticesurveying.com

DES. BY: D.P.A.
 CHKD. BY: D.P.A.
 SCALE: 1" = 100'
 DATE: 07/16/18
 JOB NO.: 2015104
 SHEET: 2 OF 2

David P. Agunno, P.L.S. DATE: 07/16/18
 NJ PROFESSIONAL LAND SURVEYOR LIC. No. 240504330000
 WARNING: IF THE PLAN DOES NOT CONTAIN A RANGE IMPRESSION SIGN, ONLY THE PROFESSIONAL SIGNATURE IS NOT AN AUTHORIZED OFFICIAL COPY.

NO.	DATE	REVISIONS	BY
3	09/20/18	PER P.S.&S COMMENTS	DPA
2	08/30/18	MODIFY WETLAND CONFIGURATION	DPA
1	08/06/18	ADD WETLAND FLAG NUMBERS	DPA

NJ Certificate of Authorization No. 24032009000



May 6, 2022

Mr. Nicholas Tufaro, PP, LLA, CFM
Office of Planning
Middlesex County Department of Transportation
75 Bayard Street
New Brunswick, New Jersey 08901

Education

Energy Utility

Healthcare

Public Works

Real Estate

Science & Technology

Re: NJDEP Program Interest ID No. 435463 Activity No. AMD210004
Edgewood Properties – Block 36, Lots 13, 14, and 15, Monroe Township
Proposed Site-specific Water Quality Management Plan Amendment

Dear Mr. Tufaro,

Per your email dated June 8, 2021 regarding the above referenced project, please find the documents noted below for your review and approval in support of a Proposed Site Specific Water Quality Management Plan Amendment for the above referenced project:

- NJDEP Water Quality Management Plan Site Specific Amendment & Revision Application Checklist for Administrative Completeness Form E including the following documents:
 - Attachment 1- Completed Checklist.
 - Attachment 2 - Completed Amendment & Revision Application Form – Form A.
 - Attachment 3 - Completed Site Specific Amendment & Revision Application Form – Form B.
 - Topographic map with project boundaries
 - Tax map
 - Attachment 4 - Project Description.
 - Attachment 5 - Projected Wastewater Flow per NJAC 7:14A-23.3.
 - Attachment 6 - Copy of the site plan. The site plan has been provided via electronic and hard copy.
 - Digital Shapefile of proposal sewer service area. Shapefile sent to your attention in email from myself on May 6, 2022.
 - Attachment 8 - Evidence of notification to affected governmental agencies.
 - Attachment 9 - Documentation that application was submitted to DPA.
 - Attachment 10 - Documentation that application was submitted to all affected WMP Agencies.
 - Attachment 13 - LOI Letter for Wetlands in project site.
 - Attachment 14 – Correspondence to MCUA requesting confirmation of capacity

3 Mountainview Road
PO Box 4039
Warren, NJ 07059

t. 732.560.9700

www.psands.com



Mr. Nicholas Tufaro, Planner
Middlesex County
May 4, 2022
Page 2

As noted in Item 7 on Form B there are endangered and threatened species habitat identified within the proposed project site consisting of the following species and ranks:

- Rank 3 – Silver-bordered fritillary
- Rank 4 – Bald Eagle

The applicant is aware of the threatened and endangered species mapped on the project site and is presently conducting field work during the growing season of Spring 2022. The applicant intends to submit a HIA and anticipates that a conservation easement will be part of the resolution of species considerations. The initial field work and subsequent draft HIA is not anticipated to be complete by 5/30/22, and additional time will be required to coordinate with NJDEP.

Should you have any questions regarding the above, please do not hesitate to contact me at 848-206-2618.

Very truly yours,
PAULUS, SOKOLOWSKI AND SARTOR, LLC

A handwritten signature in black ink, appearing to read 'Sandra S.', with a long horizontal flourish extending to the right.

Sandra Smith, P.E.

Cc (via email): Mark Mauriello, Edgewood Properties

New Jersey Department of Environmental Protection
Water Quality Management Plan
Site Specific Amendment & Revision Application
Checklist for Administrative Completeness
Form E

Below are the submission requirements for an administratively complete application for a Site Specific Water Quality Management Plan Amendment or Revision. Please read each section and check each area after you have fully completed or compiled the information for each applicable requirement.

Specify Type of Water Quality Management Plan Modification Being Requested

Amendment application

Type: **Site Specific Amendment (pursuant to N.J.A.C. 7:15)**

Site Specific Amendment (eligible with definition at P.L. 203, c.203)

Sewer service area change for a project or activity having a wastewater planning flow of less than 20,000 gallons per day or less than 100 acres in size.

Where the WMP agency has submitted only that portion of a WMP designating sewer service area and the proposed development or activity is for installation of individual subsurface sewerage disposal facilities having a wastewater planning flow of 8,000 gallons per day or greater and less than 20,000 gallons per day and meets the technical requirements for eligibility for a NJPDES Discharge to Ground Water permit.

Revision application

Type: **Revision (pursuant to N.J.A.C. 7:15-3.5)**

Revision (eligible with section 8 of P.L. 203, C.203)

Where the WMP agency has submitted only that portion of a WMP designating sewer service area and the proposed development or activity is for installation of individual subsurface sewerage disposal facilities having a wastewater planning flow greater than 2,000 gallons per day and less than 8,000 gallons per day and meets the technical requirements for eligibility for a NJPDES Discharge to Ground Water permit

- 1. Completed copy of this Checklist
- 2. Completed Amendment & Revision Application Form – FORM A
- 3. Completed Site Specific Amendment & Revision Application Form – FORM B
A Pre-Application Meeting was held on _____ or was Not Requested
- 3. An 8 1/5" x 11" topographic map with project boundaries delineated
- 4. Project description
- 5. Projected wastewater flow calculated pursuant to applicable regulation:
 - N.J.A.C. 7:14A-23.3 (to be used to calculate the design flow for all DSW & DGW facilities which utilize advanced sewage treatment systems to treat sanitary sewerage prior to discharge)

New Jersey Department of Environmental Protection
Water Quality Management Plan
Site Specific Amendment & Revision Application
Checklist for Administrative Completeness
Form E

- N.J.A.C. 7:9A-7.4 4 (to be used to calculate the design flow for all facilities which utilize individual subsurface sewerage disposal systems to manage their sanitary sewage)
- 6. Folded hard copy site plan with title, scale, and north arrow, signed and sealed by a NJ licensed engineer, showing: (If submitting an application proposal pursuant to P.L. 2011, C. 203, a hard copy of land survey, with title, scale, and north arrow, signed and sealed by a NJ licensed land surveyor or landscape architect may be submitted in lieu of the site plan. If necessary, a site plan will be requested.)
 - project site boundaries
 - lot lines (block and lot numbers identified, acreage specified)
 - all existing and proposed structures (Application proposals submitted pursuant to P.L. 2011, c. 203 need not include proposed structures)
 - water features (streams, intermittent streams, ponds, etc.)
 - wetlands as approved by a valid Letter Of Interpretation (LOI) or as mapped under the Wetlands Act of 1970
 - wetlands buffer delineation as identified by a valid LOI
 - riparian buffers (300', 150', 50' in accordance with N.J.A.C. 7:15-5.25(g)2 of both on-site and off-site waterways)
 - flood prone areas as defined at N.J.A.C. 7:15-5.17(a)3
 - areas identified as habitat for threatened or endangered species (Rank 3, 4, or 5) on the most recent Landscape Project maps
 - Natural Heritage Priority Site areas
 - areas of steep slopes (\geq 20%)
 - Coastal Fringe, Coastal Rural, and Coastal Environmentally Sensitive Planning Areas as defined on the CAFRA Planning Map
 - beaches, coastal high hazard areas and dunes as defined as N.J.A.C. 7:E-3.22, 3.18 and 3.116 respectively
 - Environmentally Sensitive Areas (ESAs) protected by Federal 201 grant limitations
- 7. Digital shapefile of proposal sewer service area compliant with N.J.A.C. 7:15-5:24 and 5.25(h). Digital map submittals must be consistent with the Department GIS Mapping and Digital Data Standards.
- 8. Evidence of notification and offer of consultation with affected governmental agencies as required under N.J.A.C. 7:15-5.22, including but not limited to:
 - Designated Planning Agency (DPA)
 - Wastewater Management Planning (WMP) Agency
 - Municipal Governing Bodies
 - Municipal Planning Boards
 - County Planning Boards
 - Sewerage Authorities/Municipal Authorities/Joint Meetings/PVSC

New Jersey Department of Environmental Protection
Water Quality Management Plan
Site Specific Amendment & Revision Application
Checklist for Administrative Completeness
Form E

- New Jersey Meadowlands/Delaware River Basin Commission
 - Pinelands Commission/Highlands Council
 - Water Purveyors
9. Documentation that application was submitted to all affected Designated Planning Agencies (DPA):
- DPA with adopted procedures: Submit approval/recommendation of the DPA advisory entity (WRA, PAC, etc.). Note: This is not the final Board of Chosen Freeholders/County Executive decision but rather the preliminary recommendation/approval of the entity advisory to the Board of Chosen Freeholders/County Executive. (This is applicable to Atlantic, Cape May, Lower Raritan/Middlesex, Mercer, Monmouth, & Sussex WQM Planning Areas)
 - DPA without adopted procedures: Submit proof of submittal to DPA of proposed application. Submit any comments received. (This is applicable to Ocean and Tri-County WQM Planning Areas).
10. Documentation that application was submitted to all affected WMP Agencies. Submit any comments received from the WMP Agencies.
11. If applicable to the project site submit the following:
- Pinelands Area: Pinelands Certificate of Filing, Public Development Approval or comments from the Pinelands Commission in response to a request seeking comments on the proposed application.
 - Highlands Region: Documentation demonstrating submittal to the Highlands Council seeking comments on the proposed application. Submit any comments received from the Highlands Council.
 - CAFRA Area: If project is proposing activity within areas of beach, coastal high hazard areas, or dunes, provide a CAFRA permit issued by the Department for a specific site and use approved under N.J.A.C. 7:7E.
12. If the project/activity is proposing to include ESAs that would otherwise be excluded under N.J.A.C. 7:15-5.24(b) from being a sewer service area, provide:
- documentation that the proposed development/activity is designed to accommodate center based development and is an element of an endorsed plan approved by the State Planning Commission where is complies to N.J.A.C. 7:15-5.24(h)1 and 2
 - documentation that the ESA is included to allow infill (as defined at N.J.A.C. 7:15-1.5) development
 - documentation that the ESA is not critical to a population of endangered or threatened species
13. If any of the following ESAs are applicable to the project site submit:
- Wetlands, Approved and currently valid LOI letter and map survey or valid Freshwater Wetlands Permit authorizing activity within the wetlands area
 - Landscape Project Rank 3, 4, or 5 habitat- Letter of determination from Division of Land Use Regulation regarding Habitat Suitability Determination (HSD) Application (see N.J.A.C. 7:15-5.26 for requirements of a HSD application)
 - Natural Heritage Priority Site – Letter and map from the Natural Heritage Program issued within the last six months of the date of application stating that the proposed sewer service area does not adversely impact any rare plant species or ecological communities identified within the Natural Heritage Priority Site.

**New Jersey Department of Environmental Protection
Water Quality Management Plan
Amendment & Revision Application Form
Form A**

For Office Use Only
Project Name _____
Project Identification Number _____
Activity Tracking Number _____

Type of Water Quality Management Plan Modification Proposal Requested

<input type="checkbox"/> Amendment application Type: <input type="checkbox"/> Wastewater Management Plan (only available to WMP agencies) <input type="checkbox"/> Future Wastewater Service Area Map (only available to WMP agencies) <input type="checkbox"/> Site Specific Amendment <input checked="" type="checkbox"/> Site Specific Amendment (eligible with definition at P.L. 2011, c.203)
<input type="checkbox"/> Revision application Type: <input type="checkbox"/> Revision (pursuant to N.J.A.C. 7:15-3.5) <input type="checkbox"/> Revision (eligible with section 8 of P.L. 2011, C.203)

PLEASE TYPE

1. WATER QUALITY MANAGEMENT INFORMATION:

- A. NAME OF THE AREAWIDE WATER QUALITY MANAGEMENT PLAN(S) [WQMP] TO BE AMENDED: LOWER RARITAN/MIDDLESEX COUNTY WQMP
- B. NAME OF THE WASTEWATER MANAGEMENT PLAN(S) [WMP] TO BE AMENDED (IF NO WMP EXISTS, WRITE NONE): LOWER RARITAN/MIDDLESEX COUNTY

2. NAME OF PROPOSAL, PROJECTS OR DEVELOPMENT:

BLOCK 36 LOTS 13, 14, 15 MULTI FAMILY DEVELOPMENT – MONROE TOWNSHIP

3. LOCATION OF PROPOSAL, PROJECTS OR DEVELOPMENT:

- A. MUNICIPALITY(IES):
MONROE TOWNSHIP
- B. COUNTY:
MIDDLESEX
- C. BLOCK / LOT NUMBERS:
BLOCK 36, LOTS 13, 14, AND 15

New Jersey Department of Environmental Protection
Water Quality Management Plan
Amendment & Revision Application Form
Form A

D. STATE PLANE COORDINATES:

X 40.321955 Y -74.369933

E. LEGISLATIVE DISTRICT:

14

F. CONGRESSIONAL DISTRICT:

12

4. PRIMARY CONTACT/APPLICANT'S AGENT/PREPARER OF AMENDMENT OR REVISION:

NAME/AGENT/ENGINEER: SANDRA SMITH, P.E.

TITLE: PROJECT ENGINEER

AGENCY/COMPANY: PS&S

ADDRESS: 1450 NJ-34 WALL, NEW JERSEY 07753

PHONE 848-206-2618 FAX _____

E-MAIL ADDRESS: SSMITH@PSANDS.COM

5. APPLICANT/AGENCY/ENTITY REQUESTING AMENDMENT/REVISION:

NAME/AGENCY/COMPANY: MARK MAURIELLO

CONTACT PERSON (if different from above): _____

TITLE: DIRECTOR OF ENVIRONMENTAL AND PLANNING AFFAIRS

AGENCY/COMPANY: EDGEWOOD PROPERTIES

ADDRESS: 2901 HAMILTON BLVD, SOUTH PLAINFIELD, NEW JERSEY 07080

PHONE 908-205-0443 FAX _____

E-MAIL ADDRESS: mmauriello@edgewoodproperties.com

**New Jersey Department of Environmental Protection
Water Quality Management Plan
Amendment & Revision Application Form
Form A**

6. PROPERTY OWNER:

NAME/AGENCY/COMPANY: ENGLISHTOWN GAME FARM, INC.

CONTACT PERSON (if different from above): _____

TITLE: _____

AGENCY/COMPANY: _____

ADDRESS: 129 PINE STREET, EMMUAS, PENNSYLVANIA 18049

PHONE 610-207-2890 FAX _____

E-MAIL ADDRESS: BAILLIEMATTHEW@GMAIL.COM

7. REGIONAL PLANNING CONSIDERATIONS (FOR THE 4 AMENDMENT APPLICATIONS):

A. ARE ANY PORTIONS OF THE PROPOSAL WITHIN THE HIGHLANDS PRESERVATION AREA?

Yes No

B. ARE ANY PORTIONS OF THE PROPOSAL WITHIN A MUNICIPALITY FULLY CONFORMING TO THE HIGHLANDS REGIONAL MASTER PLAN (BOTH PLANNING AND PRESERVATION AREAS)?

Yes No

C. ARE ANY PORTIONS OF THE PROPOSAL WITHIN NJ's REGULATED COASTAL ZONE?

Yes No

IF YES, WHICH PLANNING AREA?

D. ARE ANY PORTIONS OF THE PROPOSAL WITHIN THE PINELANDS AREA OR PINELANDS NATIONAL RESERVE AREA OF JURISDICTION UNDER THE PINELANDS COMPREHENSIVE MANAGEMENT PLAN?

Yes No

IF YES, WHICH CATEGORY? _____

E. ARE ANY PORTIONS OF PROPOSAL LOCATED WITHIN THE JURISDICTION OF THE NEW JERSEY MEADOWLANDS COMMISSION?

Yes No

**New Jersey Department of Environmental Protection
Water Quality Management Plan
Amendment & Revision Application Form
Form A**

F. ARE ANY PORTIONS OF THE PROPOSAL WITHIN AN ENDORSED PLAN APPROVED BY THE STATE PLANNING COMMISSION?

Yes No

IF YES, WHICH ENDORSED PLAN? _____

G. IS THE PROPOSAL IN CONFORMANCE WITH ALL APPLICABLE LOCAL ORDINANCES?

Yes No

IF NO, EXPLAIN

H. IS THE PROPOSAL IN CONFORMANCE WITH THE MUNICIPAL MASTER PLAN(S)?

Yes No

IF NO, EXPLAIN

I. IS THE PROPOSAL IN CONFORMANCE WITH THE MUNICIPAL STORMWATER MANAGEMENT PLAN?

Yes No

IF NO, EXPLAIN

J. IS THE PROPOSAL IN CONFORMANCE WITH THE REGIONAL STORMWATER MANAGEMENT PLAN?

Yes No

IF NO, EXPLAIN

K. HAS A TOTAL MAXIMUM DAILY LOAD (TMDL) BEEN ESTABLISHED FOR ANY LAKES OR STREAMS WITHIN THE PROJECT AREA/PLANNING AREA OF THE PROPOSAL?

Yes No

IF YES, EXPLAIN:

N/A

L. IS THE PROPOSAL WITHIN THE SAME WATERSHED/HUC 14 AS A STREAM/LAKE THAT HAS AN ESTABLISHED TMDL? Yes No

IF YES, EXPLAIN:

New Jersey Department of Environmental Protection
Water Quality Management Plan
Amendment & Revision Application Form
Form A

8. WATER SUPPLY CONSIDERATIONS:

A. IS YOUR PROJECT/ACTIVITY LOCATED IN A WATER SUPPLY PLANNING DEFICIT AREA AS IDENTIFIED IN THE CURRENTLY ADOPTED NEW JERSEY STATEWIDE WATER SUPPLY PLAN?

Yes No

B. CHECK THE APPROPRIATE BOX BELOW TO INDICATE WHETHER THE PROJECT/ACTIVITY IS LOCATED WITHIN AN AREA OF CRITICAL WATER SUPPLY CONCERN

Critical Area 1 Critical Area 2 Not Applicable

C. HAS AN ORDINANCE BEEN ADOPTED BY THE MUNICIPALITY/MUNICIPALITIES AFFECTED BY YOUR PROJECT/ACTIVITY THAT LIMITS OUTDOOR WATER USE (OTHER THAN DURING TIMES OF DROUGHT WARNING OR DROUGHT EMERGENCY)?

Yes No

IF YES, ATTACH A COPY OF THE ORDINANCE(S).

9. CERTIFICATION:

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS ACCURATE, TO THE BEST OF MY KNOWLEDGE.

SIGNATURE:  DATE: 12-21-21

TITLE: PROJECT ENGINEER

LIC. #: 24GE04755400

**New Jersey Department of Environmental Protection
Water Quality Management Plan
Site Specific Amendment & Revision Application Form
Form B**

For Office Use Only
Project Name _____
Project Identification Number _____
Activity Tracking Number _____

1. NAME OF PROPOSAL, PROJECTS OR DEVELOPMENT:

EDGEWOOD PROPERTIES PROPOSED A MULTI-FAMILY DEVELOPMENT - MONROE TOWNSHIP

2. LOCATION OF PROPOSAL, PROJECTS OR DEVELOPMENT:

In addition, please note each municipality that is fully conforming (both Planning and Preservation Areas) to the Highlands Regional Master Plan or that is located within the Pinelands Area.

A. COUNTY: MIDDLESEX
MUNICIPALITY: MONROE TOWNSHIP

B. BLOCK / LOT NUMBERS:
Block 36 Lots 13, 14 AND 15

C. STATE PLANE COORDINATES:
X 40.321955 Y -74.369933

3. SIGNIFICANT ACTIONS (Check all that apply):

- CHANGES TO SEWER SERVICE AREAS
- Expansion
 - Reduction
 - Transfers to Sewer Service Areas from _____ to _____
 - Transfer to WMP Responsibility from _____ to _____

- WASTEWATER TREATMENT FACILITIES (WTF)
- New or Expanded Discharge to Surface Water
 - New or Expanded Discharge to Ground Water
 - Abandonment of Wastewater Treatment Facility
 - Change in Discharge Location (e.g. DSW to DGW or from tributary to main stem)
 - Increase in projected wastewater flow above that approved in the areawide WQMP

- CAPACITY ANALYSIS
- New or Modified Sewer Service Area Capacity Analysis
 - New or Modified Septic Area Capacity Analysis (Septic Density)
 - New or Modified Water Supply Capacity Analysis

OTHER _____

**New Jersey Department of Environmental Protection
Water Quality Management Plan
Site Specific Amendment & Revision Application Form
Form B**

4. DESCRIPTION OF AMENDMENT:

A. TYPE OF WASTEWATER DISPOSAL:

- Surface Water
- Ground Water

B. TOTAL PROJECTED WASTEWATER TO BE GENERATED BY THIS PROJECT/ACTIVITY PURSUANT TO APPLICABLE REGULATION: Not Applicable

- N.J.A.C. 7:14A-23.3 (to be used to calculate the design flow for all DSW & DGW facilities which utilize advanced sewerage treatment systems to treat sanitary sewerage prior to discharge)

242,400 GPD (specify gpd or mgd)

- N.J.A.C. 7:9A-7.4 (to be used to calculate the design flow for all facilities which utilize individual subsurface sewerage disposal systems to manage their sanitary sewerage)

_____ (specify gpd or mgd)

C. NAME OF RECEIVING WTF: MIDDLESEX COUNTY UTILITIES AUTHORITY

D. RECEIVING STREAM NAME AND CLASSIFICATION:

RARITAN BAY (C2)

E. ACREAGE OF AMENDMENT/REVISION WASTEWATER SERVICE AREA CHANGE:

- Increase in sewer service area 99.96 Acres
- Decrease in sewer service area _____ Acres
- Transfer of acreage between two existing approved sewer service areas _____ Acres

F. ACREAGE OF AREA DISTURBED BY PROPOSAL: 145 Acres

**New Jersey Department of Environmental Protection
Water Quality Management Plan
Site Specific Amendment & Revision Application Form
Form B**

5. MAPS AND DRAWINGS

A. PROVIDE PROJECT/ACTIVITY LOCATION DELINEATED ON A TAX MAP(S).

- Map showing project/activity location is attached
- Block and Lot Numbers are readable on map
- Acreage of lots is readable on map

B. PROVIDE USGS map with site delineated

C. PROVIDE MAPS SHOWING THE FOLLOWING:

- Folded hard copy land survey/site plan, as applicable, with the property and proposed sewer service area defined (sewer service area should be within the developable unconstrained portion of the site or as supported by additional information submittals in accordance with N.J.A.C. 7:15, see also Site Specific Amendment & Revision Application Checklist for Administrative Completeness FORM E for features to be delineated); identify location of proposed new or expanded wastewater treatment facility and discharge location.
- Digital shapefile of proposed sewer service area compliant with N.J.A.C. 7:15-5.24 and 5.25(h). Digital map submittals must be consistent with the Department GIS Mapping and Digital Data Standards.

6. RIPARIAN CORRIDOR CONSIDERATIONS:

A. What is/are the stream classification(s) or waterbodies on or adjacent to project/activity site?
FW2-NT

B. Is the project or activity within 300 feet of Category One (C1) waters or any Highlands waterbodies? (This includes waters designated as Category One and all upstream tributaries within the same HUC 14)

Yes No

C. Is the project or activity within 150 feet of any Trout Production (FW2-TP) waters including all upstream waters (including tributaries)?

Yes No

D. Is the project or activity within 150 feet of any Trout Maintenance (FW2-TM) waters including all upstream waters (including tributaries) within one linear mile as measured along the length of the regulated water?

Yes No

E. Is the project or activity within 150 feet of any segment of water flowing through an area that contains documented habitat for a threatened or endangered species of plant or animal which is critically dependent on the surface water body for including all upstream waters (including tributaries) within one linear mile as measured along the length of the regulated water?

Yes No

F. Is the project or activity within 150 feet of any waters that run through an area that contains acid producing soils?

Yes No

**New Jersey Department of Environmental Protection
Water Quality Management Plan
Site Specific Amendment & Revision Application Form
Form B**

G. Is the project or activity within 50 feet of any waters not addressed above?

Yes No

7. THREATENED AND ENDANGERED SPECIES HABITAT CONSIDERATIONS:

A. Is there endangered or threatened species habitat as identified by the most current Landscape Project (Rank 3, 4, or 5) within the proposed project site or within the planning area?

Yes No

If yes, please describe the rank and species as per the Landscape Project.

Rank 3 - Silver-bordered Fritillary and Rank 4 - Bald Eagle

Specify Landscape Version used: Version 3.3, 05/2017

B. Are there areas mapped as Natural Heritage Priority Sites within the proposed project site or within the planning area?

Yes No

If yes, please provide a copy of the description. Provide a letter and map from the Natural Heritage Program issued within the last six months or date of application stating that the proposed sewer service area does not adversely impact any rare plant species or ecological communities identified within the Natural Heritage Priority Site.

8. IS THE PROPOSAL REQUIRED AS PART OF AN ADMINISTRATIVE ORDER, COURT ORDER, NJDEP ADMINISTRATIVE CONSENT ORDER (ACO), OR A JUDICIAL CONSENT ORDER TO WHICH THE NJDEP IS A PARTY, FROM A STATE OR FEDERAL COURT?

Yes No

If yes, copy attached

9. IS THE PROPOSAL REQUIRED TO RECEIVE REVIEW BY ANY OF THE FOLLOWING ACTS?

A. Is the proposal required to receive review by the Flood Hazard Area Control Act, N.J.S.A. 58:16a-50, et seq?

Yes No

If yes, what is the area of impervious surface? _____ Acres

What is the area of disturbance? _____ Acres

B. Is the proposal required to receive review by the Freshwater Wetlands Protection Act, N.J.S.A. 13:9B-1 et seq.?

Yes No

If yes, is there an outfall structure within the wetlands?

Yes No THERE ARE NO OUTFALLS PROPOSED WITHIN THE PROPOSED SEWER SERVICE AREA AND WITHIN WETLANDS

a. If yes, what is the area of impervious surface within the onsite drainage area to the structure?

_____ Acres

**New Jersey Department of Environmental Protection
Water Quality Management Plan
Site Specific Amendment & Revision Application Form
Form B**

- b. If yes, what is the area of disturbance within the onsite drainage area to the structure?
_____ Acres
- c. If no, what is the area of impervious surface within freshwater wetlands, transition areas and open waters?
_____ Acres
- d. What is the area of disturbance within freshwater wetlands, transition areas and open waters?
_____ Acres
- C. Is the proposal required to receive review by the Wetlands Act of 1970, N.J.S.A. 13:9A-1 et seq.?
 Yes No
- If yes, is there an outfall structure within the wetlands?
 Yes No
- a. If yes, what is the area of impervious surface within the onsite drainage area to the structure?
_____ Acres
- b. If yes, what is the area of disturbance within the onsite drainage area to the structure?
_____ Acres
- c. If no, what is the area of impervious surface within freshwater wetlands, transition areas and open waters?
_____ Acres
- d. What is the area of disturbance within freshwater wetlands, transition areas and open waters?
_____ Acres
- D. Is the proposal required to receive review by the Coastal Area Facility Review Act (CAFRA), N.J.S.A. 13:19-1 et seq.?
 Yes No
- If yes, what is the area of impervious surface? _____ Acres
What is the area of disturbance? _____ Acres
- E. Is the proposal required to receive review by the Waterfront and Harbor Facilities Act, N.J.S.A. 12:5-3?
 Yes No
- If yes, what is the area of impervious surface? _____ Acres
What is the area of disturbance? _____ Acres

**New Jersey Department of Environmental Protection
Water Quality Management Plan
Site Specific Amendment & Revision Application Form
Form B**

10. WATER SUPPLY CONSIDERATIONS

A. IDENTIFY WATER SUPPLY:

Public Water System (If yes, check one): Existing Proposed

Non-Public Water Systems (Individual Wells)

Number of wells from a confined aquifer _____

Specify Aquifer: _____

Number of wells from an unconfined aquifer _____

Specify Aquifer: _____

B. IF YOU CHECKED PUBLIC WATER SYSTEM, COMPLETE THE FOLLOWING:

NAME OF PURVEYOR: MONROE TOWNSHIP PUBLIC WATER WORKS DIVISION

CHECK APPROPRIATE BOX TO INDICATE TYPE OF WATER SOURCE:

Reservoir Surface Water Intake Confined aquifer

Aquifer diversion with a passing flow requirement

Aquifer diversion without a passing flow requirement

NAME OF SOURCE WATERBODY OR AQUIFER:

LOCATION OF DIVERSION (Municipality and street, if applicable):

WATER ALLOCATION PERMIT OR WATER USE REGISTRATION NUMBER ASSOCIATED WITH DIVERSION: _____

C. WILL THE EXISTING WATER ALLOCATION PERMIT OR WATER USE REGISTRATION NEED TO BE MODIFIED TO INCREASE THE ALLOCATION, OR WILL A NEW WATER ALLOCATION PERMIT OR WATER USE REGISTRATION BE NEEDED TO MEET THE ANTICIPATED WATER SUPPLY DEMAND FOR THE PROJECT/ACTIVITY DURING THE PLANNING PERIOD? (CHECK THE APPROPRIATE BOX)

Existing Water Allocation Permit Will Not Require Modification

Existing Water Use Registration Will Not Require Modification

Increase in Existing Water Allocation Permit

New Water Allocation Permit

New Water Use Registration

Application for Site Specific Amendment
Block 36 Lots 13, 14, 15 Multi Family Development – Monroe Township

Project Narrative

Edgewood Properties is proposing to construct a multi-family development in Monroe Township, Middlesex County, New Jersey. The site is located on Block 36, Lots 13, 14, and 15. The proposed new sewer service area is 99.96 acres being added to the Middlesex County Board of Chosen Freeholders (MCBOCF) Middlesex County Utilities Authority (MCUA) Lower Raritan / Middlesex County Sewer Service Area. The projected wastewater flow from the proposed project, calculated in accordance with N.J.A.C. 7:14A-23.3 is 242,400 gallons per day (GPD) and would be treated by the MCUA Treatment Plant.



Via Certified Mail

Date: May 17, 2021

To: Affected Government Bodies

Re: Site Specific Water Quality Management Plan Amendment Application
Block 36, Lots 13, 14, 15 - Proposed Multi-Family Residential Development
Monroe Township, Middlesex County, New Jersey

Education

Energy Utility

Healthcare

Public Works

Real Estate

Science & Technology

This letter is to provide notice that a site-specific amendment has been proposed for the Lower Raritan / Middlesex County Water Quality Management Plan (WQMP). This amendment would provide for expansion of the Middlesex County Board of Chosen Freeholders (MCBOCF) Middlesex County Utilities Authority (MCUA) Lower Raritan / Middlesex County Sewer Service Area to include additional portions of Block 36 Lots 13, 14, 15 in Monroe Township, Middlesex County, New Jersey to allow for sewerage of a proposed multi-family residential development. The total projected sewer service area expansion is 99.96 acres. The projected wastewater flow from the proposed project, calculated in accordance with N.J.A.C. 7:14A-23.3 is 242,400 gallons per day (GPD) and would be treated by the MCUA Treatment Plant.

If you have any questions, please do not hesitate to contact me at (732) 430-7206 or by email at bmcpeak@psands.com.

Very Truly Yours,

PAULUS, SOKOLOWSKI & SARTOR, LLC

Brian McPeak, P.P., AICP
Vice President

3 Mountainview Road
PO Box 4039
Warren, NJ 07059

t. 732.560.9700

www.psands.com



Via Certified Mail

Date: May 17, 2021

To: Interested Parties

**Re: Site Specific Water Quality Management Plan Amendment Application
Block 36, Lots 13, 14, 15 - Proposed Multi-Family Residential Development
Monroe Township, Middlesex County, New Jersey**

Education

Energy Utility

Healthcare

Public Works

Real Estate

Science & Technology

This letter is to provide notice that a site-specific amendment has been proposed for the Lower Raritan / Middlesex County Water Quality Management Plan (WQMP). This amendment would provide for expansion of the Middlesex County Board of Chosen Freeholders (MCBOCF) Middlesex County Utilities Authority (MCUA) Lower Raritan / Middlesex County Sewer Service Area to include additional portions of Block 36 Lots 13, 14, 15 in Monroe Township, Middlesex County, New Jersey to allow for sewerage of a proposed multi-family residential development. The total projected sewer service area expansion is 99.96 acres. The projected wastewater flow from the proposed project, calculated in accordance with N.J.A.C. 7:14A-23.3 is 242,400 gallons per day (GPD) and would be treated by the MCUA Treatment Plant.

3 Mountainview Road
PO Box 4039
Warren, NJ 07059

t. 732.560.9700

www.psands.com

ATTACHMENT 14

CORRESPONDENCE TO MUA REQUESTING CONFIRMATION CAPACITY



Via Email

Date: April 29, 2022

To: Joseph P. Cryan, Executive Director

**Re: Site-Specific Water Quality Management Plan Amendment Application
Edgewood Properties
Blocks 36 – Lots 13, 14, 15 Multi-Family Development
Monroe Township, Middlesex County, New Jersey
Confirmation of Capacity**

Education

Energy Utility

Healthcare

Public Works

Real Estate

Science & Technology

Dear Mr. Cryan,

This letter is to provide notice that a site-specific amendment has been proposed for the Lower Raritan/Middlesex County Water Quality Management Plan (WQMP). This amendment would provide for expansion of the Middlesex County Utilities Authority's (MCUA's) Sewer Service Area to include portions of Block 36, Lots 13 14 and 15 in Monroe Township, Middlesex County, New Jersey to allow for sewerage of a development consisting of multi-family residences and apartment buildings. The total projected sewer service area expansion is 99.96 acres. The projected wastewater flow from the proposed project, calculated in accordance with N.J.A.C. 7:14A-23.3 is 242,000 gallons per day (GPD).

The purpose of this letter is to request a written statement of confirmation from the MCUA that there is sufficient capacity at the MCUA's Wastewater Treatment Facility.

If you have any questions, please do not hesitate to contact me at (848) 206-2618 or by email at ssmith@psands.com.

Very Truly Yours,

PAULUS, SOKOLOWSKI & SARTOR

Sandra M. Smith, P.E.

CC: Mark Mauriello, Edgewood Properties



MIDDLESEX COUNTY UTILITIES AUTHORITY

MAIN OFFICES:

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

MIDDLESEX COUNTY LANDFILL OFFICE:

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

May 2, 2022

REPLY TO:

SAYREVILLE

EAST BRUNSWICK

Sandra M. Smith, PE
Paulus, Sokolowski & Sartor
1450 State Route 34
Wall, NJ 07753

Re: Multi-Family Development
Township of Monroe
Middlesex County, NJ
Mounts Mills Road
Block 36 Lots 13, 14 & 15
M-12-11-22-CAP

Dear Ms. Smith:

The Middlesex County Utilities Authority (MCUA) staff has reviewed your email of April 29, 2022 requesting confirmation of capacity at the MCUA Central Treatment Plant to accept wastewater flow from the proposed multi-family development domestic sanitary use building to be constructed on the referenced site. At this time, the MCUA would have no objection to the proposed 242,000 gallons per day of wastewater to be generated from the domestic sanitary services and ultimately discharged to the MCUA Trunk System via the Township of Monroe's and Township of Old Bridge's wastewater collection system and MCUA/Madison meter chamber contingent upon the following conditions:

1. **Written approval from Township of Monroe and Township of Old Bridge** who has ultimate jurisdiction over their respective wastewater collection systems indicating its wastewater collection system has the capacity to accept the proposed flow during normal and wet weather event conditions, compliance with collection system reporting requirement to the MCUA and continuing its efforts to identify and reduce extraneous infiltration/inflow entering its wastewater collection system.
2. Pursuant to N.J.A.C. 7:14A-22 et.seq., a Treatment Works Approval (TWA) may be required from the New Jersey Department of Environmental Protection (NJDEP) for this project. It is suggested you contact NJDEP to confirm if a TWA would be required. MCUA's endorsement of the TWA shall serve as the final approval of the project. NJDEP TWA applications submitted to the MCUA for review and endorsement shall be accompanied with the appropriate review fee as set forth in Section 14.4 of the MCUA Rules and Regulations. The review fees are as follows:

MIDDLESEX COUNTY UTILITIES AUTHORITY

a. any **domestic sanitary** sewer extension with a design capacity of:

	Review Fee:
i. 10,000 gpd or less	\$525.00
ii. 10,001 gpd – 1,000,000 gpd	\$800.00
iii. 1,000,001 gpd or more	\$1575.00

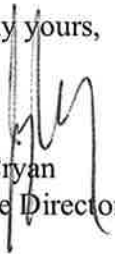
b. any **commercial/industrial** sewer extension (*mixed-use, restaurants, warehouses, etc.*) with a design capacity of:

	Review Fee:
i. 10,000 gpd or less	\$1025.00
ii. 10,001 gpd – 1,000,000 gpd	\$1300.00
iii. 1,000,001 gpd or more	\$1830.00

Please be advised that all connections to the MCUA through its participants shall conform to all design standards and requirements of the municipality the project is located. Therefore, information regarding the local wastewater collection system the proposed project will be connecting to should be obtained from the Township of Monroe.

If you have any questions concerning this matter, please contact Jodi Litus or myself at (732) 721-3800.

Very truly yours,


Joseph Cryan
Executive Director

Enc.

c: Robert Noel, Monroe Twp.
Charles Winkler, Old Bridge Twp.
Jodi Litus, Project Engineer, MCUA

Environmental Quality Capacity Request M-12-11-22-CAP

RESOLUTION #2022-08
MIDDLESEX COUNTY PLANNING BOARD
ENDORING THE EDGEWOOD PROPERTIES, BLOCK 36, LOTS 13, 14 & 15
PROPOSED MULTI-FAMILY HOUSING PROJECT AMENDMENT
TO THE LOWER RARITAN-MIDDLESEX COUNTY WATER QUALITY MANAGEMENT PLAN

WHEREAS, the Middlesex County Planning Board oversees the Lower Raritan-Middlesex County Water Resources Association who is designated by the Middlesex County Board of County Commissioners to oversee the maintenance and updating of the 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:

Edgewood Properties, Block 36, Lots 13, 14, & 15
Proposed Multi-Family Housing Project
(a.k.a. Monroe Parke Section 4)
Monroe Township, New Jersey

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 Edgewood Properties, Block 36, Lots 13, 14, & 15, Proposed Multi-family Housing project (a.k.a. Monroe Parke Section 4) Amendment contingent upon the provision of all required state, county, and municipal permitting, and including any and all instrumentalities, thereof by resolution dated July 11, 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

RESOLUTION #2022-08 (continued)
MIDDLESEX COUNTY PLANNING BOARD
ENDORING THE EDGEWOOD PROPERTIES, BLOCK 36, LOTS 13, 14 & 15
PROPOSED MULTI-FAMILY HOUSING PROJECT AMENDMENT
TO THE LOWER RARITAN-MIDDLESEX COUNTY WATER QUALITY MANAGEMENT PLAN

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: July 12, 2022

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

Middlesex County Development Review Committee
Development Activity
June 2022

Table 1. Applications on the DRC Monthly Agenda

APPROVED OR CONDITIONALLY APPROVED								
Minor Subdivision	Preliminary Subdivision	Final Subdivision	Site Plan (non-exempt)	Exempt Site Plan	EXTENSION (all types)	DISAPPROVAL (all types)	TOTALS	
Jun-22	2	0	0	10	5	3	0	20
May-22	0	1	2	6	2	4	0	15
Apr-22	2	3	2	9	1	9	0	26
Mar-22	1	2	3	8	3	8	0	25
Feb-22	1	2	0	13	6	8	0	30
Jan-22	1	0	0	9	0	5	0	15

Table 2. Development Activity - Approved or Conditionally Approved Applications

	SUBDIVISION			SITE PLAN					
	Residential Lots (#)	Single-family (DU)	Non-Residential Lots (#)	Multi-family Units (DU)	Industrial (SF)	Commercial (SF)	Mixed-Use Commercial (SF)	Mixed-Use Residential (DU)	Public/Quasi Public (SF)
Jun-22	2	0	0	120	921,296	116,315	3,143	77	15,275
May-22	14	19	0	569	199,221	15,681	0	0	0
Apr-22	17	17	0	0	3,663,062	43,418	0	0	61,842
Mar-22	162	155	5	145	46,641	0	12,314	0	11,000
Feb-22	99	90	4	367	565,994	47,693	124,440	662	0
Jan-22	0	0	0	262	174,719	31,765	0	0	0

DU = dwelling units SF = square footage

Table 3. Highlights of Significant Development Activity This Month

PROJECT/APPLICANT	MUNICIPALITY	PROJECT TYPE	MCOP File
101 Main Street, SA 101 Main St Urban Renewal, LLC	South Amboy	266,656 sq. ft. warehouse	SP-122
Spotswood Logistics Center, RG Spotswood LLC	Spotswood	654,640 sq. ft. warehouse	ST-SP-17
The Vista at Old Bridge, The Richman Group	Old Bridge	73 multi-family units	SP-179
225 Old New Brunswick Rd, 225 Old New Brunswick LLC	Piscataway	99,000 sq. ft. commercial storage bldg.	SP-172

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. Greenfield, AICP/PP
Planning Director

DEPARTMENT OF TRANSPORTATION
Office of Planning

Middlesex County Office of Planning

Staff Report

June 2022

Sustainability and Resiliency

1. Farmland Preservation Plan update: The Office of Planning staff transmitted revised mapping of the County's proposed Agricultural Development Area (ADA) to the seven municipalities located in the ADA on June 24th to inform them of any additions or removals from the ADA delineations in their respective municipalities, as anticipated for the final ADA map. These ADA map revisions are for reasons such as changes in land use that are no longer consistent with ADA designation; inconsistent municipal zoning in areas where agriculture is not considered a permitted use; recent development approvals not compatible with agriculture; recent open space acquisitions not compatible with agriculture; changes in Targeted Farm designation status; and GIS mapping boundary rectifications.
2. The NJDEP-led Resilient NJ Raritan River and Bay Communities project originally scheduled to conclude at the end of July is being extended through October to allow additional time for the project team to do additional engagement with the Steering Committee around the implementation of activities currently in progress, as well as to allow for greater public input on the draft action plan currently in development.
3. FEMA is implementing a new pricing methodology for the National Flood Insurance Program (NFIP), called Risk Rating 2.0, that will leverage industry best practices and improved technology to enable FEMA to deliver rates that are actuarially sound, equitable, easier to understand and better reflect a property's flood risk. The new rating system considers many additional data sources than the prior system and is based on individual home characteristics. The individualized nature of the new pricing system means the changes will impact each home differently and more equitably. Resilient NJ Steering Committee members and Office of Planning staff attended an informational session on Risk Rating 2.0 on June 28th.

Transportation & Mobility

1. Vision Zero: The Office of Planning staff is scheduling the first meeting of the Middlesex County Vision Zero Action Plan Leadership Partnership for July with mayors and designated municipal staff. The partnership comprises a leadership committee and two working groups. The purpose of the partnership is to drive the planning process, allow county and municipal leaders to take ownership and become champions for implementation, and to implement change across jurisdictions.



MCOP Staff Report – June 2022

2. Southern Middlesex Freight Movement Study: The first Technical Advisory Committee meeting was held on July 7, 2022, to review the overall project, data inputs, deliverables, outreach strategies, schedule, and outcome expectations
3. Bike Easy. Walk Safely.: Planning staff conducted a walk audit of a portion of the Oak Tree Road corridor with stakeholders from Woodbridge Township staff and business community on June 30, 2022. As part of the walk audit, the team identified a location for a future demonstration project.

Regional Planning and Local Technical Assistance

1. Forward Together: Middlesex County's Draft Coordinated Public Transit Human Services Transportation Plan, branded *Forward Together*, was completed at the end of June. The draft Plan presents a series of recommendations to enhance transit opportunities for vulnerable populations who need to travel to medical appointments, social service agencies, shopping outlets, school, employment, and education. The month of July will be spent finalizing the draft document, followed by vetting the contents with municipalities.
2. Invest Smart, Middlesex County's strategic framework for growth and preservation, will be completed in draft form by mid-July. After a subsequent municipal outreach phase, the document will be finalized for adoption.