

November 30, 2022, Public Hearing
For a Site Specific Amendment Request for expansion of the Future Wastewater Service Area
IV1 800 Montrose Ave LLC Proposed Warehouse aka South Plainfield Warehouse SSS
(NJDEP Program Interest No. 435463, Activity No. AMD220001)

Reference Materials Package

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PUBLIC NOTICE

ENVIRONMENTAL PROTECTION

WATERSHED AND LAND MANAGEMENT

DIVISION OF WATERSHED PROTECTION AND RESTORATION

Proposed Amendment to the Lower Raritan/Middlesex County Water Quality Management Plan

Public Notice

Take notice that the New Jersey Department of Environmental Protection (Department) is seeking public comment on a proposed amendment to the Lower Raritan/Middlesex County Water Quality Management (WQM) Plan in accordance with the New Jersey Water Quality Planning Act, N.J.S.A. 58:11A-et seq., and the Water Quality Management Planning rules, N.J.A.C. 7:15. The proposed amendment, identified as “South Plainfield Warehouse SSS” (Program Interest No. 435463, Activity No. AMD220001) would expand the Middlesex County Utilities Authority (MCUA) sewer service area (SSA) by 0.66 acres to serve a proposed commercial development located on Block 447 Lot 1 (portion) within South Plainfield Borough, Middlesex County. The proposed project consists of a 112,191 square foot warehouse/office building of which a 28,792 square feet (0.66 acres) portion is not located within the MCUA sewer service area. The proposed project would generate a projected wastewater flow of 5,375 gallons per day (gpd), as calculated in accordance with N.J.A.C. 7:14A-23.3, to be received by the MCUA Sewage Treatment Plant [New Jersey Pollutant Discharge Elimination System (NJPDES) Permit #NJ0020141].

This notice represents the Department’s determination that the amendment is compliant with the regulatory criteria at N.J.A.C. 7:15 as described below.

In accordance with N.J.A.C. 7:15-3.3(b), site specific amendments are limited to proposed alterations to the eligible SSA needed to address a specific project or activity. N.J.A.C. 7:15-3.5(j)2 requires that site specific amendments proposing to add 100 or more acres or generating 20,000 gpd or more of wastewater flow must update the wastewater treatment capacity analysis prepared in accordance with N.J.A.C. 7:15-4.5(b) to include the proposed project or activity. The proposed project involves less than 100 acres and will generate less than 20,000 gpd of wastewater flow; therefore, update of the wastewater treatment capacity analysis is not required.

Pursuant to N.J.A.C. 7:15-4.4(d), the following are not eligible for delineation as SSA, except as otherwise provided at N.J.A.C. 7:15-4.4(i), (j), (k), and (l): environmentally sensitive areas (ESAs) identified pursuant to N.J.A.C. 7:15-4.4(e), as any contiguous area of 25 acres or larger consisting of any of the following features, alone or in combination: endangered or threatened wildlife species habitat, Natural Heritage Priority Sites, riparian zones of Category One (C1) waters and their tributaries, or wetlands; coastal planning areas identified at N.J.A.C. 7:15-4.4(f); and ESAs subject to 201 Facilities Plan grant conditions pursuant to N.J.A.C. 7:15-4.4(g). The Department conducted an evaluation of the project site using a GIS shapefile provided by the applicant compared to the Department's GIS data layers available at <http://www.nj.gov/dep/gis/listall.html> and/or other information as noted below, to determine the presence of any such areas in accordance with N.J.A.C. 7:15-4.4(e), (f), and (g) and made the following findings:

- The Department determined that the proposed SSA does not contain any areas mapped as endangered or threatened wildlife species habitat Rank 3, 4 or 5 on the Department's Landscape Maps of Habitat for Endangered, Threatened or Other Priority Wildlife based on the "Landscape Project Data" Version 3.3 GIS data layers in accordance with N.J.A.C. 7:15-4.4(e)1.

- The Department determined that the proposed SSA does not contain any areas mapped as Natural Heritage Priority Sites based on the “Natural Heritage Priority Sites” GIS data layer in accordance with N.J.A.C. 7:15-4.4(e)2.
- The Department determined that the proposed SSA does not contain any C1 waters or 300-foot riparian zones along any C1 waters or upstream tributaries within the same HUC-14 watershed of any C1 waters based on the “Surface Water Quality Standards” GIS data layer in accordance with N.J.A.C. 7:13-4.1(c)1 and 7:15-4.4(e)3.
- The Department determined that there are wetlands located on the proposed project site based on the “Wetlands 2012” GIS data layer in accordance with N.J.A.C. 7:15-4.4(e)4; however, pursuant to N.J.A.C. 7:15-4.4(j)3, the applicant has provided a Freshwater Wetlands Letter of Interpretation (LOI)/Line Verification File # 1222-21-0005.1 FWW210001 confirming that no contiguous area of wetlands, alone or in combination with other ESAs, of 25 acres or more are located within the proposed SSA. Areas of isolated wetlands less than the 25-acre criteria threshold do exist within the proposed SSA.
- The Department determined that the proposed sewer service area does not contain any Coastal Fringe Planning Areas, Coastal Rural Planning Areas, or Coastal Environmentally Sensitive Planning Areas mapped on the CAFRA Planning Map based on the “CAFRA Layers” GIS layer in accordance with N.J.A.C. 7:15-4.4(f).
- The Department determined that there are no 201 Facilities Plan grant conditions applicable to the project site based on the U.S. Environmental Protection Agency (USEPA) list of New Jersey Grantees with ESA Grant Conditions at <https://www.epa.gov/npdes-permits/environmentally->

sensitive-area-esa-grant-condition-waiver-program-region-2_in accordance with N.J.A.C. 7:15-4.4(g).

Pursuant to N.J.A.C. 7:15-4.4(h)1 and 2, the Department considered the land uses allowed in adopted zoning ordinances, future land uses shown in adopted municipal or county master plans, and other local land use objectives. The South Plainfield Borough Planning Board adopted a resolution granting Preliminary and Final Site Plan approval for Application PB #806 on January 25, 2022. The Middlesex County Department of Planning notified the Department that it will not confirm or deny consistency of a proposed amendment with the county master plan until it updates its plan, which has been in effect since 1969.

This notice is to inform the public that a plan amendment has been proposed for the Lower Raritan/Middlesex County WQM Plan. All information related to the WQM Plan and the proposed amendment is located at:

Middlesex County Department of Planning

75 Bayard Street, 5th Floor

New Brunswick, New Jersey 08901

AND

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, Mail Code 501-02A

501 East State Street

Trenton, New Jersey 08625-0420

The Department's file is available for inspection between 9:00 A.M. and 4:00 P.M., Monday through Friday, upon request. An appointment to inspect the file must be arranged by calling the Bureau of NJPDES Stormwater Permitting and Water Quality Management at (609) 633-7021.

The Middlesex County Board of County Commissioners, as the designated planning agency, requires that a public hearing be held for all WQM plan amendments under its jurisdiction. A public hearing will be held by the County Commissioners on November 30, 2022, at 5:30 p.m. via video conference **only**. The public may call the following number and use the conference I.D. number to be conferenced into the meeting: Phone:+1 732-515-5844; phone conference I.D. number 674047537# . For additional information, please see the Middlesex County Water Resources Association web page at:

<https://www.middlesexcountynj.gov/government/departments/department-of-transportation/office-of-planning/sustainability-resiliency/water-resources>

Interested persons may submit written comments on the proposed amendment to the Department at the address cited above or at the email:wqmp.publiccomments@dep.nj.gov and to the County at the following address:

Mr. Nicholas Tufaro
Middlesex County Department of Planning
75 Bayard Street – 5th Floor
New Brunswick, New Jersey 08901

Comments should reference Program Interest No. 435463, Activity No. AMD220001 and must be submitted within 15 days after the public hearing.

Interested persons may request in writing that the Department hold a non-adversarial public hearing on the amendment or extend the public comment period specified in this notice. Such requests should reference Program Interest No. 435463, Activity No. AMD220001 and must demonstrate sufficient public interest for the public hearing or extension of the comment period, as defined under N.J.AC. 7:1D-5.2(d). The request must be submitted within 30 days of the date of this notice to the Department address cited above. Should the Department decide to hold a public hearing, additional notice will be published in a future issue of the New Jersey Register and the comment period will be extended to 15 days after the Department's public hearing. All comments submitted prior to the close of the comment period shall be considered by the County and the Department before making a final decision on the proposed amendment.

Sewer service is not guaranteed should this amendment be adopted since it represents only one part of the permit process and other issues may need to be addressed. Inclusion in the SSA as a result of the approval of this amendment does not eliminate the need to obtain all necessary permits, approvals or certifications required by any Federal, State, county or municipal review agency with jurisdiction over this project/activity.

09/02/2022



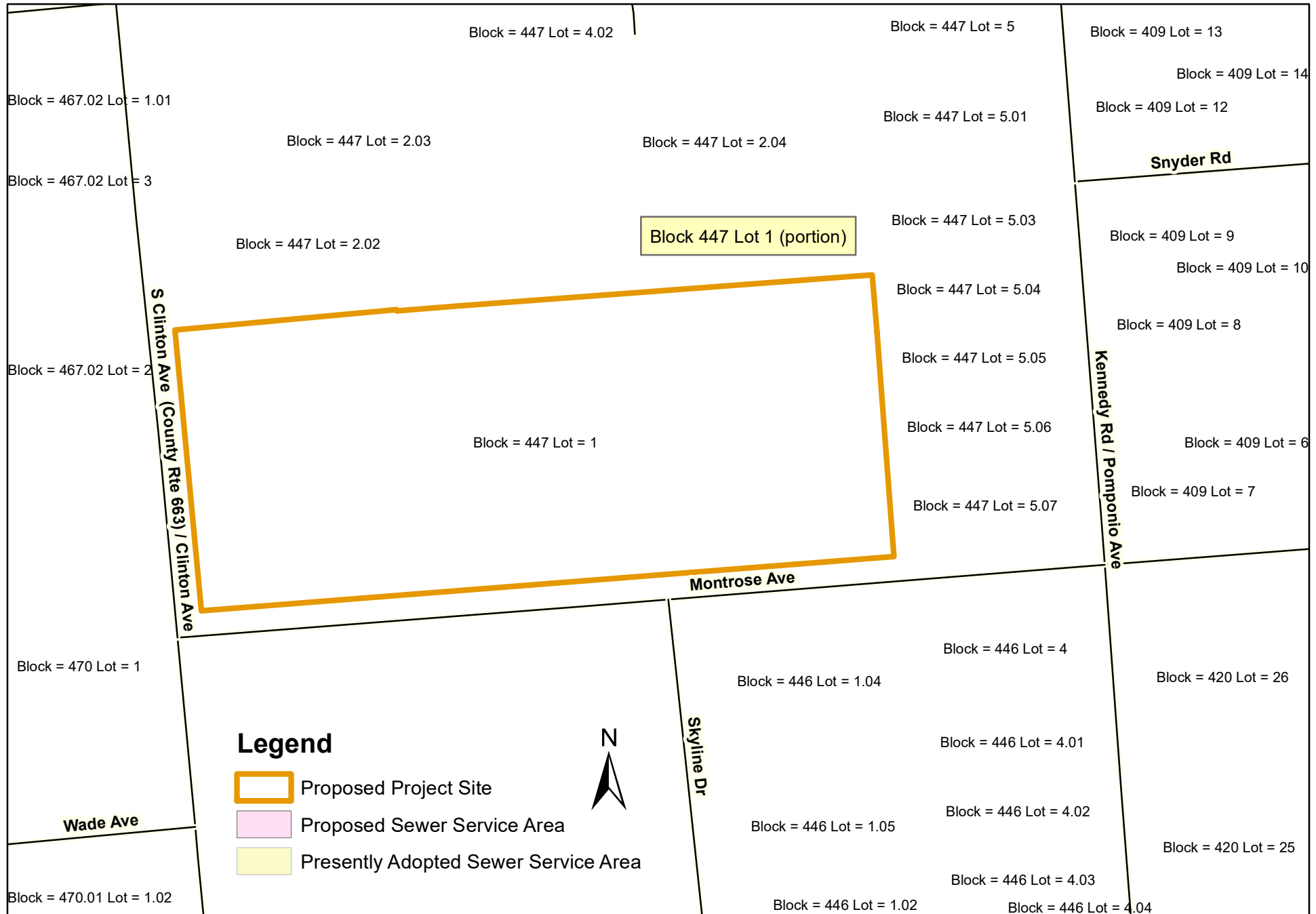
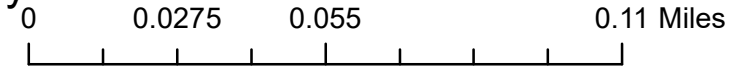
Date

Madhu Guru, PE, Assistant Director
Division of Watershed Protection and Restoration
New Jersey Department of Environmental Protection

South Plainfield Warehouse SSS WQMP Amendment

South Plainfield Borough, Middlesex County

PI 435463 AMD220001



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

WHEREAS, the Lower Raritan-Middlesex County Water Resources Association (herein after the LR-MC WRA) is the advisory group established to oversee and provide public and stakeholder advice regarding the maintenance and updating of the Lower Raritan-Middlesex County Water Quality Management Plan;

WHEREAS, the rules and policies of the New Jersey Department of Environmental Protection (hereinafter the NJDEP), require the preparation of Wastewater Management Plans and the mapping of sewer service areas and major treatment facilities;

WHEREAS, the Middlesex County Board of County Commissioners approved the future wastewater service area map on January 15, 2015 which was adopted by the NJDEP on March 11, 2015;

WHEREAS, pursuant to the county requirement to consistently update and endorse the future wastewater service area (FWSA) map for Middlesex County, the following amendment application has been received by the Middlesex County Office of Planning for consideration:

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

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

NOW THEREFORE BE IT RESOLVED, that the LR-MC WRA, following their review of the application, does hereby endorse the Amendment for the property listed above, contingent upon the provision of all required state, county, and municipal permitting, and including any and all instrumentalities, thereof, and;

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

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

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

DocuSigned by:

Allan Williams

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Allan Williams, Chairman

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

DocuSigned by:

Laurie Sobel

E8FDD9B47D8F440...

Laurie Sobel, PP, AICP

Supervising Planner

Middlesex County Office of Planning

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

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

WHEREAS, the rules and policies of the New Jersey Department of Environmental Protection (hereinafter the NJDEP), require the preparation of Wastewater Management Plans and the mapping of sewer service areas and major treatment facilities; and

WHEREAS, the Middlesex County Board of County Commissioners approved the future wastewater service area (FWSA) map on January 15, 2015 which was adopted by the NJDEP on March 11, 2015; and

WHEREAS, pursuant to the county requirement to consistently update the FWSA map for Middlesex County, the following amendment application has been received by the Middlesex County Office of Planning for consideration:

**IV1 800 Montrose Ave, LLC, Proposed Warehouse
Block 477, Lot 1, 800 Montrose Avenue,
Borough of South Plainfield, NJ**

WHEREAS, the Lower Raritan-Middlesex County Water Resources Association reviewed the recommendation of the Office of Planning staff and determined that the property meets the requirements to be included in the FWSA and therefore recommended that the Planning Board approve the VI1 800 Montrose Ave, LLC, Proposed Warehouse Amendment contingent upon the provision of all required state, county, and municipal permitting, and including any and all instrumentalities, thereof by resolution dated May 9, 2022.


NOW THEREFORE BE IT RESOLVED, that having heard the Middlesex County Office of Planning staff report and recommendations, the Middlesex County Planning Board does endorse the above-referenced Amendment for the property listed above contingent upon the provision of all required state, county, and municipal permitting, and including any and all instrumentalities, thereof; and

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

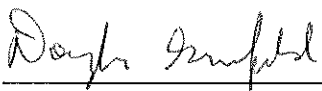
MIDDLESEX COUNTY PLANNING BOARD
ENDORING THE VI1 800 MONTROSE AVE, LLC, PROPOSED WAREHOUSE PROJECT AMENDMENT
TO THE LOWER RARITAN-MIDDLESEX COUNTY WATER QUALITY MANAGEMENT PLAN
RESOLUTION
#2022-07

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

MIDDLESEX COUNTY PLANNING BOARD

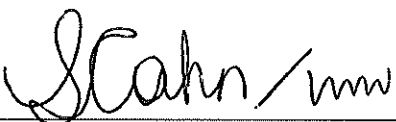


Matthew Vaughn, Chairman

ATTEST: 

Douglas J. Greenfeld, Planning Board Secretary

Date: May 10, 2022

APPROVED AS TO FORM AND LEGALITY: 

Steven D. Cahn, Planning Board Counsel

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

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

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

Project Description :

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

Findings:

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

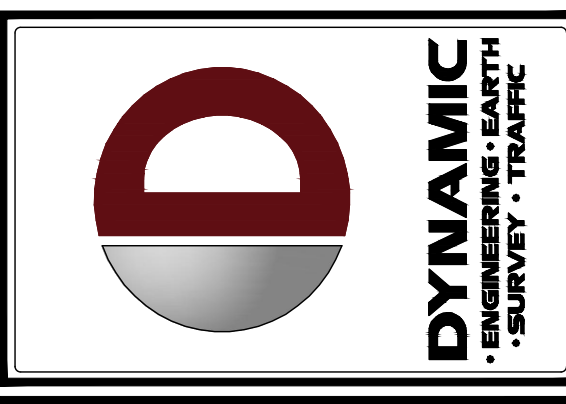
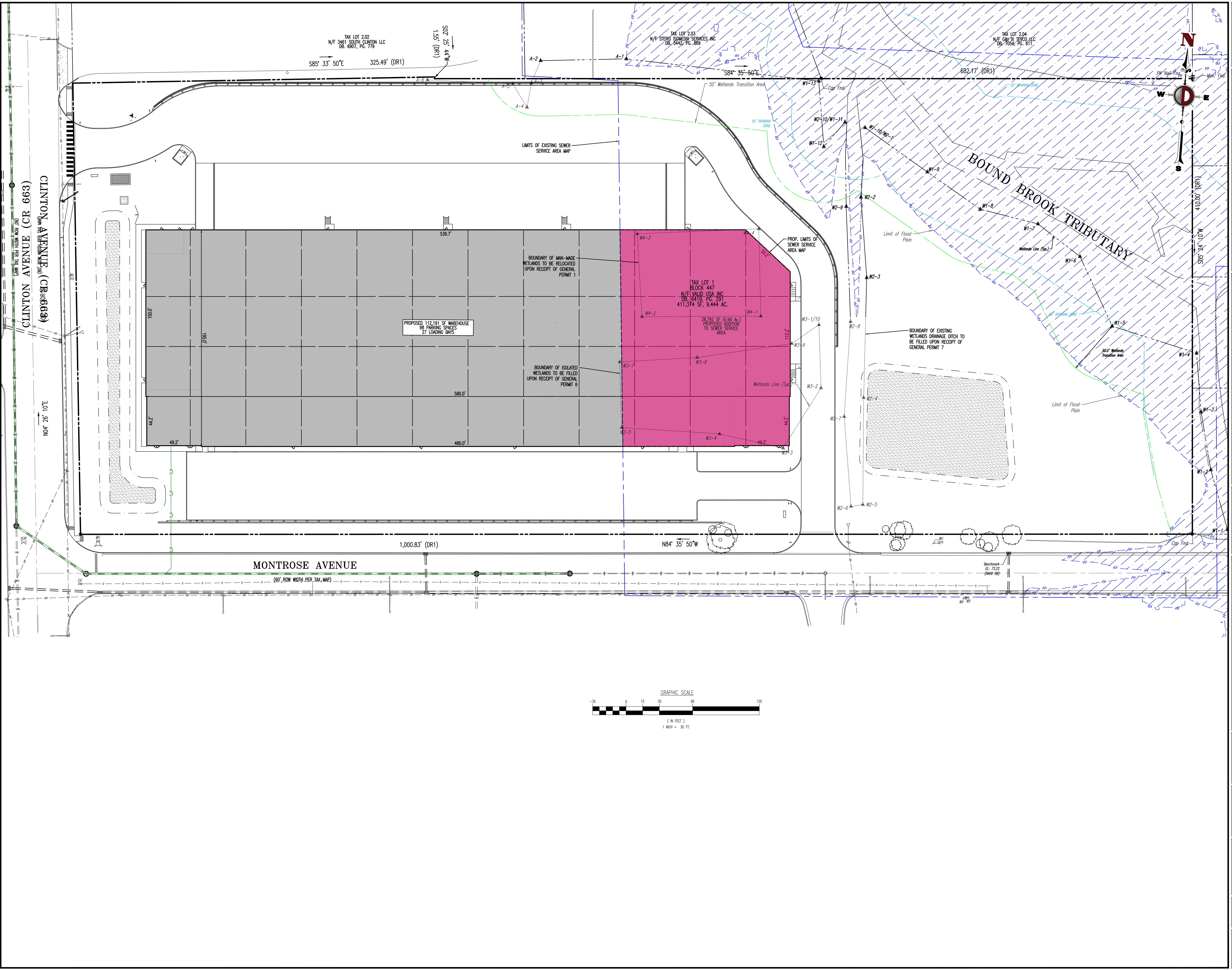
Staff Recommendation: Staff recommends approval of this property for placement into the Lower Raritan-Middlesex County Sewer Service Area, contingent upon the provision of state, county, and municipal permitting requirements for the project.

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

Date: 04.21.2022

Plotted: 04/05/22 - 4:27 PM, By: mhob
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REV.	DATE	COMMENTS

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PROJECT: **111 800 MONTROSE AVE, LLC**
PROPOSED WAREHOUSE
 800 MONTROSE AVENUE
 BOROUGH OF SOUTH PLAINFIELD
 MIDDLESEX COUNTY, NEW JERSEY

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BRETT W. SKAPINETZ
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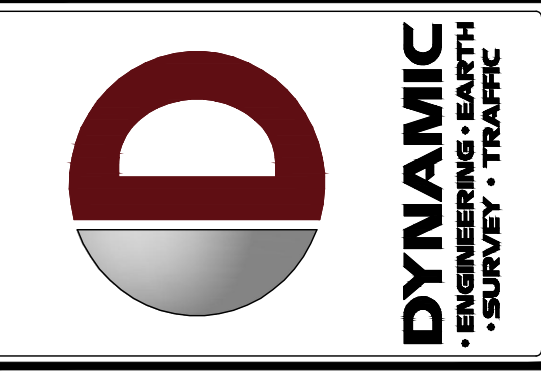
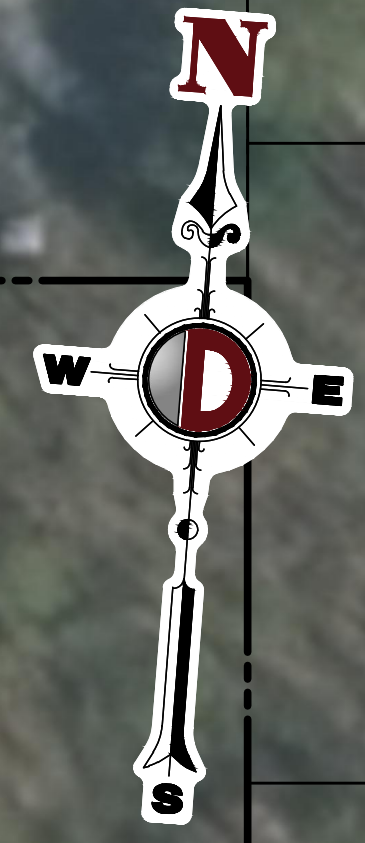
DANIEL T. SEHNAL
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 53572

TITLE:
**SEWER SERVICE AREA
 MAP AMENDMENT**

SCALE (H) 1" = 30'
 (V) 1" = 10'
 DATE: 03/25/2022
 PROJECT No: 3709-99-006

SHEET No: **1** Rev. #:
 OF 1 0

Plotfile: 04/05/22 - 421_Plan_Rev_02.dwg
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REV.	DATE	COMMENTS

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DRAWN BY: _____ CHECKED BY: _____

PROJECT: 3709-99-006
11/1 MONTROSE AVE, LLC
PROPOSED WAREHOUSE
800 MONTROSE AVENUE
BOROUGH OF SOUTH PLAINFIELD
MIDDLESEX COUNTY, NEW JERSEY

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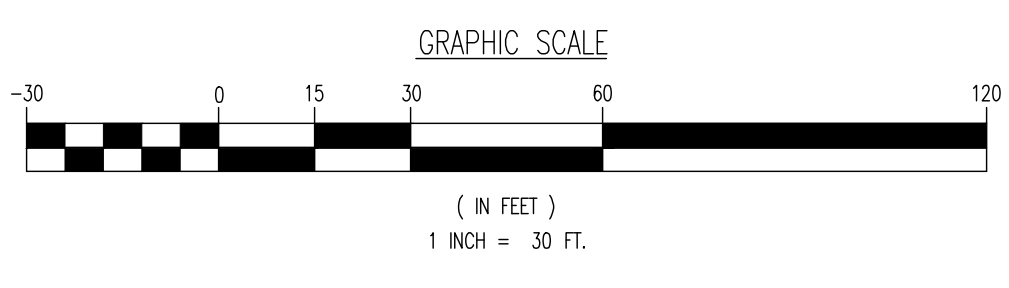
BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41985

DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53572

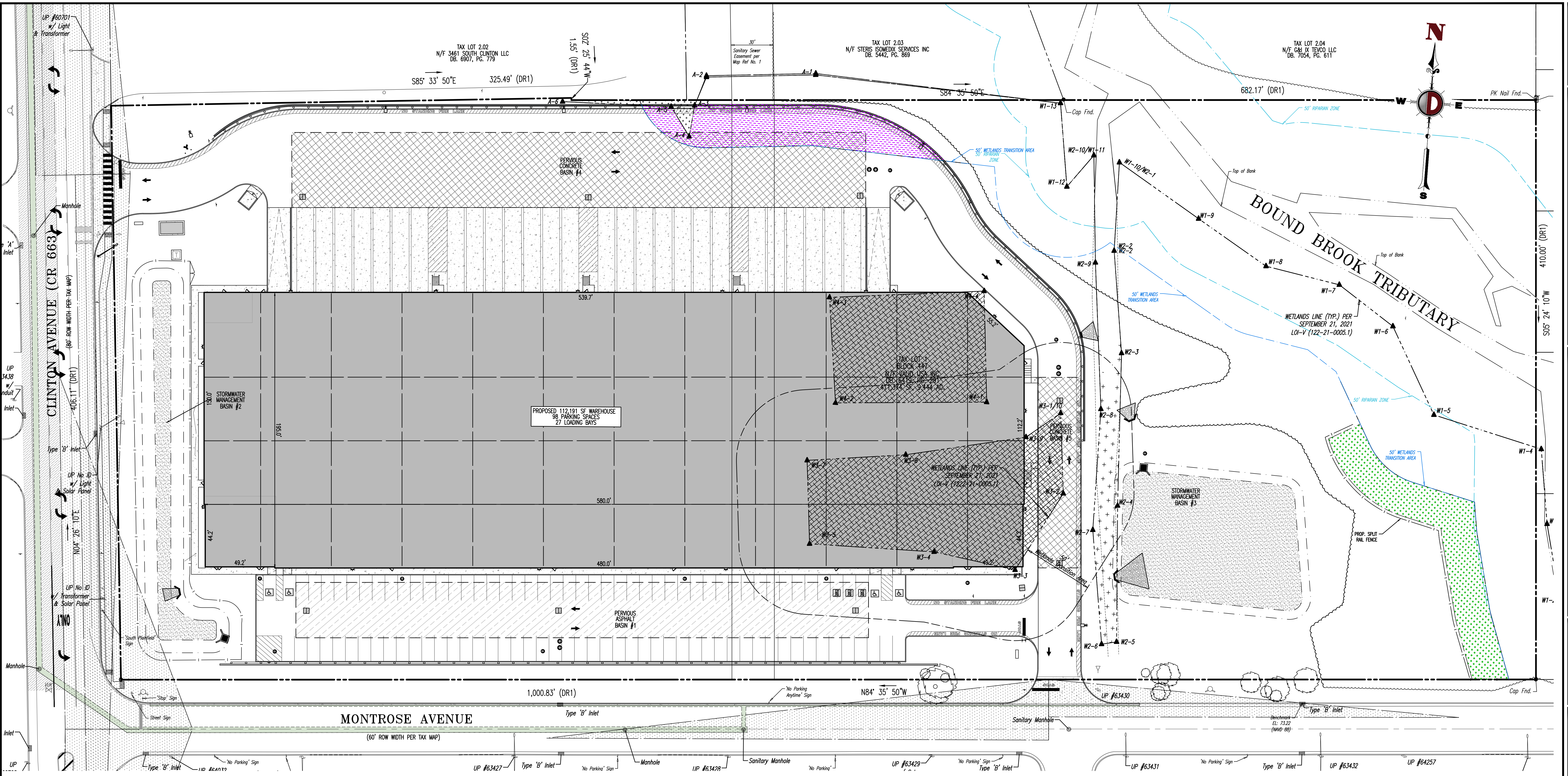
TITLE:
**SSA MAP AMENDMENT
AERIAL EXHIBIT**

SCALE: (H) 1" = 30'
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DATE: 03/25/2022
PROJECT No: 3709-99-006

SHEET No: **1** Rev. #:
OF 1 0

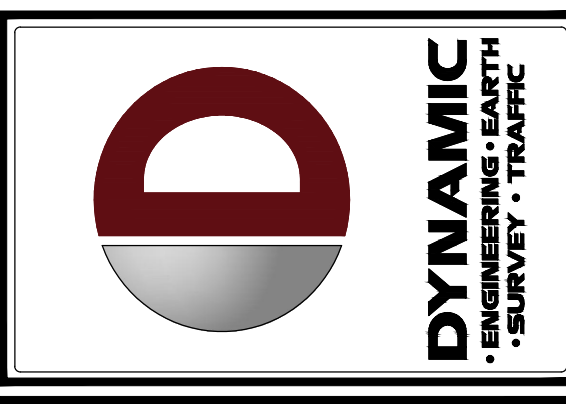
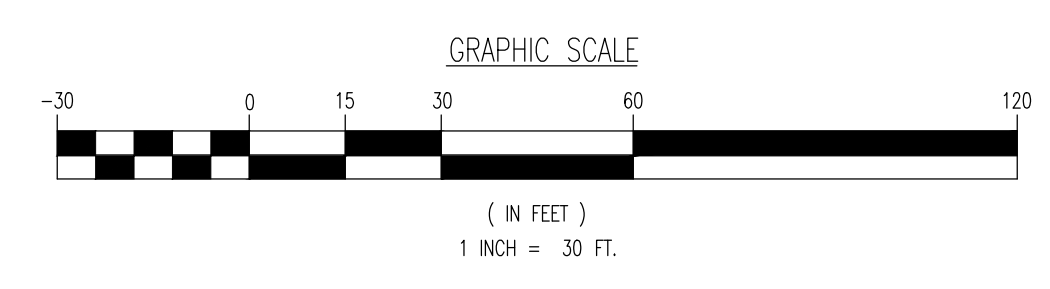


PlotNo: 04/13/22 - 429 PA, Bc, njobc
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LEGEND

- PROPOSED TRANSITION AREA W/ETLANDS AVOIDING TRANSITION DISTURBANCE (5,172 SF, 0.12 AC)
- PROPOSED TRANSITION AREA W/ETLANDS AVOIDING TRANSITION COMPENSATION (5,028 SF, 0.13 AC)
- PROPOSED GENERAL PERMIT #6 (21,225 SF, 0.49 AC) (WETLANDS PERMANENT DISTURBANCE)
- PROPOSED GENERAL PERMIT #7 (2,818 SF, 0.06 AC) (WETLANDS PERMANENT DISTURBANCE)



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

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

PROJECT: 111 800 MONTROSE AVE, LLC
 PROPOSED WAREHOUSE FACILITY
 800 MONTROSE AVENUE
 BOROUGH OF SOUTH PLAINFIELD
 MIDDLESEX COUNTY, NEW JERSEY

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

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

TITLE: NJDEP WETLAND PERMITTING PLAN

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

SHEET No: 1
 Rev. #: 1 of 13

**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:

IV1 800 Montrose Ave, LLC; Proposed Warehouse

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 County
MUNICIPALITY: Borough of South Plainfield

B. BLOCK / LOT NUMBERS:

Block 447 Lots 1

C. STATE PLANE COORDINATES:

X 512,203 Y 631,600

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 _____

N/A 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

N/A 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 _____

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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)

2,950 (specify gpd or mgd)

- N/A 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; Central Treatment Facility

D. RECEIVING STREAM NAME AND CLASSIFICATION:
Raritan River

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

- Increase in sewer service area 0.66 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: 7.86 Acres

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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?
Bound Brook Tributary (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

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Water Quality Management Plan
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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.

Specify Landscape Version used: 3.3

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? 5.12 Acres

What is the area of disturbance? 7.86 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

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

2.87 Acres

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Water Quality Management Plan
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b. If yes, what is the area of disturbance within the onsite drainage area to the structure?
3.53 Acres

c. If no, what is the area of impervious surface within freshwater wetlands, transition areas and open waters?
N/A Acres

d. What is the area of disturbance within freshwater wetlands, transition areas and open waters?
0.67 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?
2.87 Acres

b. If yes, what is the area of disturbance within the onsite drainage area to the structure?
3.53 Acres

c. If no, what is the area of impervious surface within freshwater wetlands, transition areas and open waters?
N/A Acres

d. What is the area of disturbance within freshwater wetlands, transition areas and open waters?
0.67 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

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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: New Jersey American Water

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:

Millstone River, Raritan River, Delaware & Raritan Canal and the following aquifers:
Brunswick, Stockton, Basalt, Passaic and Glacial Drift.

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

WATER ALLOCATION PERMIT OR WATER USE REGISTRATION NUMBER ASSOCIATED
WITH DIVERSION: NJ2004002

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

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11. SUPPLEMENTAL INFORMATION:

- DETAILED PROJECT DESCRIPTION
- UPDATED TEXT FOR THE WASTEWATER MANAGEMENT PLAN
- COMPLETED ENVIRONMENTAL ANALYSES [as applicable; see N.J.A.C. 7:15-5.25(h)]
 - Wastewater Capacity: Wastewater Treatment Plant/Sewer Service Area
 - Wastewater Capacity/Septic Area/Nitrate
 - Water Supply Capacity Stormwater Management
 - Riparian Zone/Buffers Steep Slopes

SEND COMPLETED FORMS WITH REQUIRED ATTACHMENTS TO:

**MIDDLESEX COUNTY OFFICE OF PLANNING
DIVISION OF ENVIRONMENT, PARKS AND COMPREHENSIVE PLANNING
40 LIVINGSTON AVENUE – SECOND FLOOR
NEW BRUNSWICK, NJ 08901**

OR AFTER SEPTEMBER 10, 2015:

**MIDDLESEX COUNTY OFFICE OF PLANNING
DIVISION OF ENVIRONMENT, PARKS AND COMPREHENSIVE PLANNING
MIDDLESEX COUNTY ADMINISTRATION BUILDING
75 BAYARD STREET – FIFTH FLOOR
NEW BRUNSWICK, NJ 08901**



MIDDLESEX COUNTY UTILITIES AUTHORITY

MAIN OFFICES:

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

MIDDLESEX COUNTY LANDFILL OFFICE:

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

April 6, 2022

REPLY TO:

SAYREVILLE
 EAST BRUNSWICK

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

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

Dear Mr. Leloia:


The Middlesex County Utilities Authority (MCUA) staff has reviewed Dynamic Engineering email of March 24, 2022, requesting our review and comment on the referenced proposed amendment to the Lower Raritan/Middlesex County Water Quality Management Plan. The amendment would reclassify 0.66 total acres of Block 447, Lot 1 to "Service Areas for Facilities Discharging to Surface Water – Middlesex County Utilities Authority" and add the same to the MCUA's Sewer Service Area. The portion of property being amended is currently classified as "Areas to be Served by Individual Subsurface Sewage Disposal Systems with Planning Flows 2000 GPD or less".

Subject to the consent of the Borough of South Plainfield, Middlesex County, the Plainfield Area Regional Sewerage Authority (PARSA), and approval by the New Jersey Department of Environmental Protection, the MCUA would have no objection to the inclusion of 0.66 acres of Block 447, Lot 1 in the Middlesex County Utilities Authority's sewer service area. The wastewater flows generated from this property, if the amendment is approved, would be conveyed to the MCUA Central Treatment Plant via the Borough of South Plainfield and PARSA wastewater collection systems and the MCUA/PARSA meter chamber.

As part of the NJDEP's review of the application for this amendment, information concerning the MCUA's highest twelve-month rolling average of its monthly average influent flows for the most recent five-year period from Dec 2016-Oct 2021 maximum (Aug 2018-July 2019 12-month avg.) may be requested. MCUA's highest twelve month rolling average influent flow was 122 MGD in July 2019.

If you have questions regarding this matter, please contact Jodi Litus or Michael DiNinno of my staff at (732) 721-3800.

Very truly yours,


Joseph Cryan
Executive Director

c: Nick Tufaro, Middlesex County Office of Planning
Avi Argaman, NJDEP-Water Resources Management
Borough of South Plainfield Engineer
Bob Snyder, PARSA
Jodi Litus, MCUA
Michael DiNinno, MCUA