



**MINUTES
MIDDLESEX COUNTY
WATER RESOURCES ASSOCIATION/WATERSHED MANAGEMENT GROUP MEETING
HELD AT THE
MIDDLESEX COUNTY OFFICE OF PLANNING CONFERENCE ROOM
February 8, 2016
1:30 P.M.**

I. Introductions

Allan Williams opened the conference call meeting. Everyone present introduced themselves. See roll call for conference call participants.

II. Public Notice

Allan Williams read the Public Meeting Notice.

III. Discussion of Disbrow Hills Properties

Mirah Becker presented the project. The individuals that called into this conference call had all received a copy of a Fact Sheet and Map. In order to ensure that everyone was up to speed on the project, Mirah shared Disbrow Hills Project is up for public comment as a proposed amendment to the Lower Raritan/Middlesex County Water Quality Management (WQM) Plan. This amendment proposal, submitted on behalf of Federal Business Centers, Inc., would expand the Middlesex County Utilities Authority (MCUA) sewage treatment plant (STP) sewer service area (SSA) by 9.6 acres to include portions of Block 2/Lot 1 and Block 3/Lot 32 in Monroe Township southeast of the intersection of State Highway 33 and Butcher Road (County Route 619). The Disbrow Hills development is a proposed office/warehouse development of 308,000 square feet.

There is no threatened or endangered species habitat within the proposed SSA. There are no Natural Heritage Priority Sites on the site. The department has determined that no special water resource protection areas along Category One waters or their tributaries exist on the site. In accordance with the regulations, Freshwater Wetlands Letter of Interpretation was provided, confirming the extent of wetlands and transition areas on the site. The provisions of the regulations have been satisfied, as there are no wetlands or transition areas within the proposed SSA. The projected wastewater flow of the project is 9,775 gallons per day. The Middlesex County Utilities Authority currently has adequate available capacity to treat the proposed wastewater flow from this project. A riparian zone of Bentley Brook (FW2-NT0) and the Bentley Brook tributary have been identified on the property. The regulations have been satisfied by the exclusion of the riparian corridor and associated 50 foot buffer to the Bentley Brook and its tributary from the proposed SSA. There are no steep slopes on the subject site.

The conference call was opened to questions. Clarified that the site specific amendment represented in blue striping and that only that area being considered in this amendment. If the amendment was approved, stated that sewers would come in from Route 33 and provide service to the two proposed warehouse/office buildings.

Ms. Michele Arminio expressed concerns over the development. She focused on the future and the possibility of the warehouse/office space uses getting reused and developed into affordable housing. John Riggs, representing Monroe Township, stated that the Township Council and the mayor fully support the project. John Riggs stated that the development of affordable housing at this location has never been planned for in the past, now or in the future. This plan for two

III. Discussion of Disbrow Hills Properties (continued)

warehouses/office space is real and before the WRA this afternoon for consideration. This project is consistent with the existing zoning. Housing is not compatible with the existing zoning. Mr. Riggs stated how the applicant of a new use would have to go before the Planning Board and Zoning Board for a use variance (very difficult to obtain) or a zoning change and that a new Wastewater Treatment Works permit would have to be obtained for the new flow, triggering a new NJDEP environmental review. Others confirmed this. George Ververides concurred and stated that the WRA's job is not to speculate with a crystal ball about a scenario not at all being considered by anyone, but to focus on the amendment application at hand and review it conscientiously and to decide whether it meets the intent of the law. With that said, a review of the WRA Resolution and a roll call vote on the proposed project in Monroe Township took place.

IV. Review of Resolution/Roll Call

<u>Name</u>	<u>Municipality/Organization</u>	<u>Vote</u>
Doriann Kerber	Borough of Milltown	Yes
Allan Williams	Highland Park Environmental Commission	Yes
Brian Carr	Middlesex Water Company	Yes
Bryan Bidlack	Township of South Brunswick	Yes
Ron Yake	Township of Plainsboro	Yes
Michele Arminio	Concerned Citizen from the Township of Monroe	No Vote
Bill Schultz	Raritan Riverkeeper	Yes
Alan Godber	Lawrence Brook Watershed Partnership	Yes
Alice Tempel	Borough of South Plainfield	Yes
Michael Hill	Freehold Soil Conservation District	Yes
John Riggs	Township of Monroe	Yes
Nicholas Tufaro	Middlesex County Office of Planning	No Vote
George Ververides	Middlesex County Office of Planning	No Vote
Mirah Becker	Middlesex County Office of Planning	No Vote

V. Next meeting, date, time and place

The next WRA meeting will be held on Monday, March 14, 2016 at 1:30 p.m. at the Middlesex County Administration Building, Freeholder Meeting Room. Mr. Edward Clerico, CEO Emeritus of Natural Systems Utilities, leading the world in new, all-encompassing approaches in the fields of Water Reclamation and Organic Waste Repurposing. NSU currently operates 160 systems across 9 states, including the largest base of reuse and natural treatment systems in the United States.

VI. Adjournment

A motion was made, seconded, and approved to adjourn the meeting at 1:59 p.m.