



MINUTES
MIDDLESEX COUNTY
WATER RESOURCES ASSOCIATION/WATERSHED MANAGEMENT GROUP MEETING
HELD AT THE
MIDDLESEX COUNTY BOARD OF CHOSEN FREEHOLDERS MEETING ROOM
June 12, 2017
1:30 P.M.

The meeting was called to order by Mr. Williams at 1:30 p.m. Notice of this meeting, pursuant to the Open Public Meetings Act, N.J.S.A. 10:4-10 and the NJ Water Quality Management Planning Rules, N.J.A.C. 7:15-9.3(b)7, have been complied with and are entered into the minutes of this meeting. A salute to the flag was observed prior to the start of today's meeting.

I. Roll Call

Attendance was as follows:

William Robins	Borough of Dunellen	Not present
Theodore Chase, Jr.	Township of Franklin	Present
Freeholder Charles Kenny	Middlesex County Board of Chosen Freeholders	Not present
Alan Godber	Lawrence Brook Watershed Partnership, Inc.	Present
Will Sigle		Not present
Sewell Peckham	Borough of Helmetta	Not present
David Hall	Township of Old Bridge	Not present
Dawn Mc Donald	Borough of Spotswood	Not present
Margaret Drozd		Not present
Michael Hill	Freehold Soil Conservation District	Not present
Brandon Goldfine	Middlesex Water Company City of Perth Amboy	Present
Stephen Pospiech		Not present
Leigh Anne Hindenlang		Not present
Andrew Toth		Not present
William Kurzenberger		Present
Donald Newton	Borough of Sayreville	Present
Dawn Corcoran-Gardella	Township of Piscataway	Not present
Vincent Martino	Middlesex County Planning Board	Not present
Siegfred Hubak	Township of Woodbridge	Not present
Alice Tempel	Borough of South Plainfield	Not present
Brian Racin	Borough of South River	Not present
Bryan Bidlack	Township of South Brunswick	Present
Leigh Jones	Township of East Brunswick Water and Sewage	Not present
Ron Yake	Township of Plainsboro	Not present
Les Varga		Not present
John Katerba	Monroe Township Utility Dept.	Not present
Ryan Herkert		Not present
Doriann Kerber	Borough of Milltown	Present
George Ververides	Middlesex County Office of Planning	Present
Mirah Becker		Present
Laurie Sobel		Present
Nicholas Tufaro		Present
Lori Kahel		Present
Alexander Zakrewsky		Not present

I. Roll Call (continued)

Sharon Martens Gary Rojek	Middlesex Cty. Dept. of Public Health – Environmental Division	Not present Not present
Richard Wallner Edward Kuchie	Middlesex County Office of Engineering	Not present Not present
Ken Klipstein Bob O’Neil	NJ Water Supply Authority	Not present Present
Richard Fitamant Kevin Aiello	Middlesex County Utilities Authority	Not present Present
Daria Ludas	Borough of Jamesburg	Present
Doug Robertson Glenn Sandor	Township of North Brunswick	Not present Not present
Allan Williams	Highland Park Environmental Commission	Present
Rick Lear	Middlesex County Parks and Recreation Department	Not present
Michele Bakacs	Rutgers Cooperative Extension	Not present
Sara Malone	Rutgers Sustainable Raritan Initiative	Not present
Denise Nickel	Middlesex County Improvement Authority	Not present
Suzan Colon	Old Bridge Twp. Environmental and Open Space Committee	Present
Heather Fenyk Brian Kempf	Lower Raritan Watershed Partnership	Not present Not present
Bill Schultz	Raritan Riverkeeper	Not present
Scott Tarnoski	New Brunswick Water	Not present
Kimber Ray	The Watershed Institute	Not present
Joseph Meyer	SUEZ Water	Not present
Narinda Ahuja Giridhar Vedantham	French & Parello Associates JET USA	Present Present
Peter Flannery	Bisgaier Hoff	Present
Craig Chery	Toll Brothers	Present
Meg Mindel Laney Mindel	Landowners	Present Present
Jay Kruse	ESE Consultants	Present
Tony DiLodovico	Tony D Environmental Consulting	Present

II. Approval of the Minutes of the Previous Meeting – May 15, 2017

The minutes of the meeting of May 15, 2017 were distributed prior to today’s meeting. Two corrections to the minutes were submitted prior to the meeting. Under Section III, paragraph two, the last sentence will read Ms. Colon, not Ms. Kerber and under Section VI, first sentence will read Ms. Kerber, not Mr. Kerber. A motion was made, seconded and approved to accept the minutes as corrected.

III. Middlesex County Wastewater Management Plan – Review of Proposed WQMP Amendment Applications

A. Cranbury-Dey Road Property – Block 25, Lot 1 – Cranbury Township

This amendment application was tabled until the September 2017 meeting at the request of the applicant.

III. Middlesex County Wastewater Management Plan – Review of Proposed WQMP Amendment Applications (continued)

B. Jeeyar Spiritual & Humanitarian Center – Block 25, Lots 63 & 64 – Cranbury Township

Mr. Ahuja made a presentation on the Jeeyar Spiritual & Humanitarian Center (JET USA) WQMP Amendment Application. JET USA is a not-for-profit organization. It is a service oriented organization, providing humanitarian services and teaching practical means for spiritual growth. Many of its activities are currently implemented on a small scale from its establishment at 222 Dey Road, Cranbury Township. To optimally and effectively perform these activities and to advance its missions, JET USA proposes to build a new permanent center at this location. The requested amendment is to provide an On-Site Wastewater Treatment Disposal System (OWTDS) to serve the proposed expansion.

The site is L-shaped and is comprised of Block 25, Lots 63 and 64, encompassing an area of 30.9 acres. The site is comprised of gently sloping uplands that are interspersed by flat-lying wetlands. Elevations range from approximately 102 feet in the northern portion of the site to 82 feet in the wetland that borders Cedar Brook at grades ranging from three to five percent.

JET USA proposes to construct an additional building, approximately 34,725 square feet in size, and consisting of two floors. The first floor will have a meet-and-greet area, warm-up kitchen/pantry prep area, cultural artifact display area about Indian culture and heritage, men's and women's restrooms, quiet rooms and study areas, a library and a meditation area. The second floor will contain a multi-purpose hall and a prayer hall. The project will include a total of 186 parking spaces, 52 of which would be "grassed" overflow parking spaces. The existing residential dwelling will remain and will continue to be used by the clergy. All other buildings on the property will be demolished. An 800 square foot pre-manufactured shed will be added. The existing individual subsurface disposal system that serves the residential dwelling will be decommissioned and the wastewater generated at the dwelling will be redirected to the new OWTDS. It has been determined that the estimated peak flow would be 3100 gallons per day (gpd).

The rear/south side of the property contains a portion of the Cedar Brook, a perennial watercourse that flows in a westerly direction. The total impervious coverage after development will be approximately 10 percent of the total site area. The new building and improvements will be located outside of the environmentally sensitive areas. No work is proposed within the NJDEP FHA and 100-year flood plain as delineated by FEMA.

Mr. Ahuja added that a site plan approval has been received from Cranbury Township. The project will employ low impact development techniques in site grading and drainage design to the maximum extent practicable. Runoff generated from impervious surfaces associated with the project would be treated using porous pavement with subsurface storage beds in accordance with the NJDEP Stormwater Best Management Practices Manual, which would provide 80 percent total suspended solids removal prior to discharge. These control measures would ensure that the water quality of Cedar Brook is not adversely impacted. Additionally, as required by the NJDEP Storm Water Management Rules, the storm water management system has been designed to reduce the peak rates of discharge under proposed conditions to that generated under existing conditions, i.e., no increase in peak flow. This will prevent the project from increasing flooding on the property and on downstream properties.

III. Middlesex County Wastewater Management Plan – Review of Proposed WQMP Amendment Applications (continued)

B. Jeeyar Spiritual & Humanitarian Center – Block 25, Lots 63 & 64 – Cranbury Township (continued)

A brief question and answer period was held. A motion was made by Mr. O'Neil, seconded by Ms. Kerber and unanimously approved to grant approval for the Jeeyar Spiritual & Humanitarian Center WQMP Amendment. The amendment will be forwarded to the Middlesex County Planning Board for their consideration at the June 13, 2017 meeting.

C. Mindel (Major Road) Tract – Block 85, Lots 2.102, 2.11, 4.06, 4.13, 4.14, 4.16, 10-14, 15.16, 16, 37.03 and 28 – South Brunswick Township

Mr. Peter Flannery made a presentation on the Mindel (Major Road) Tract WQMP Amendment Application. The proposed project will consist of 85 single family homes, internal roadways and utility infrastructure, and stormwater management facilities. The property is comprised of 199.5 acres of land. Currently, the southwest portion of the property is within the Sewer Service Area (SSA) of the Stony Brook Regional Sewerage Authority (SBRSA). This area contains 25 proposed single family lots having a projected sewer flow of 7,500 GPD. The eastern portion of the property along Major Road is within the Middlesex County Utilities Authority (MCUA) SSA and contains 20 proposed single family lots having a projected sewer flow of 6,000 GPD. The middle portion of the property is currently not within a SSA. The applicant would like to expand the SSA of the SBRSA to include the middle area, which contains 40 proposed single family lots having a projected flow of 12,000 GPD. A site specific amendment is required to expand the sewer service area of the Stony Brook Regional Sewerage Authority by approximately 43 acres to include the middle area of the parcel.

No endangered or threatened species habitat as identified by the most current Landscape Project (Rank 3, 4, or 5) are found within the project site or within the planning area. There are no areas mapped as Natural Heritage Priority Sites within the proposed project site or within the planning area. The project is not within 300 feet of Category One (C1) waters. There are areas mapped as wetlands within the proposed project site. There is an LOI for the property. The proposed residential development will not adversely affect the wetlands or buffer areas.

Mr. Jay Kruse presented three exhibits. The first exhibit showed the overall project location, the second showed the amended SSA, and the third showed a proposed concept sketch. Mr. Kruse explained that applications will be submitted to NJDEP and the township and the remaining authorities for subdivision and site plan approval and NJDEP approval. The applicant thought it would be beneficial to first clear up the SSA approval before going for the other approvals.

Mr. Aiello stated that MCUA has approved transfer of proposed Block 85, Lots 18, 19, 20 and 21 from SBRSA to the MCUA and transfer proposed Block 85, Lots 13, 14 and 15 from MCUA to SBRSA to avoid sanitary sewer stream crossings as per a letter from MCUA dated April 19, 2017 contingent upon receiving township, county and SBRSA approvals.

III. Middlesex County Wastewater Management Plan – Review of Proposed WQMP Amendment Applications (continued)

C. Mindel (Major Road) Tract – Block 85, Lots 2.102, 2.11, 4.06, 4.13, 4.14, 4.16, 10-14, 15.16, 16, 37.03 and 28 – South Brunswick Township

The applicants entertained questions from the members. Mr. Williams asked if Toll Brothers currently owned the areas in green on the map. Mr. Flannery responded that Toll Brothers is currently under contract to purchase the property. The areas in green would be ultimately owned by the homeowners' association. Mr. Newton asked if there was a COAH component for this project. Mr. Flannery indicated that there were 11 affordable homes planned. Mr. Williams asked if the South Brunswick Township Planning Board had reviewed the concept plan. Mr. Bidlack indicated that South Brunswick had seen different concepts for this property over the years, but had not reviewed this concept plan. Mr. Williams asked if the zoning was for single family housing. Mr. Bidlack confirmed that it is zoned for single family homes. Mr. Tufaro asked if the applicant notified the township, and both utilities authorities regarding their intent to apply for a WQMP Amendment. Mr. Flannery indicated the township clerk, township planning board, MCUA and SBRSA were all notified. Ms. Becker indicated that the WRA looks for a resolution or a letter from the township which indicates their position on the project. Mr. Bidlack indicated that he had not seen any correspondence on the project.

Mr. Bidlack stated that he was not in the position to vote on the amendment today until he found out the township's position on the proposed concept plan. Dr. Chase indicated that the township may want changes to the plan during approval process that may affect the SSA flow numbers. Mr. Flannery indicated that the current concept plan uses the maximum zoning possible. Mr. Aiello stated that the MCUA approval did not approve the actual flow, but approved the lot changes to the SSA. Mr. Bidlack stated that the township would not comment on the concept plan. However, they would comment on changes to the SSA. Ms. Becker explained that developers usually come to the WRA after they have received subdivision approval for their project. Ms. Becker stated that the NJDEP rules require that the applicant have a detailed conceptual plan.

Mr. Tufaro indicated that this project required clearing of 43 acres that are currently categorized as environmentally constrained on the SSA map. The applicant is here to see if the project is feasible. However, the applicant is showing a concept using 2010 zoning requirements, which have been updated. The WRA does not have a good handle on what the total number of units will be especially when the town has a COAH requirement they are trying to meet. The WRA really need to lock down that all parties will agree with the project, including South Brunswick.

Ms. Becker stated that she has some discretion with the NJDEP. She could reach out to them to see if a conditional approval could be granted. The membership must decide whether they would like to grant a conditional approval or table the application until the next meeting. The Board is requesting that the applicant obtain letters from South Brunswick and SBRSA consenting to the amendment application. In the future, the WRA must educate the municipalities on the importance of responding to requests for consents for WQMP applications.

III. Middlesex County Wastewater Management Plan – Review of Proposed WQMP Amendment Applications (continued)

C. Mindel (Major Road) Tract – Block 85, Lots 2.102, 2.11, 4.06, 4.13, 4.14, 4.16, 10-14, 15.16, 16, 37.03 and 28 – South Brunswick Township

Mr. Aiello stated that the Board must clearly define in the amendment procedures which entities that consents must be received from before the WQMP amendment applications move forward. Ms. Colon asked the applicant if they requested a letter or resolution of support from South Brunswick. The applicant sent a notification that the application for a WQMP application was being filed, but consent was not requested.

Mr. Williams proposed granting a conditional approval subject to getting a positive letter from SBRSA and South Brunswick. Mr. Aiello asked if the applicants would like a conditional approval as suggested by Mr. Williams or to table the application until such time that the WRA could grant a straight approval. Mr. Bidlack added that the Township would probably only grant approval to consent to the SSA application, not approval of a concept plan.

A recess was convened at 3:02 p.m. The meeting was reconvened at 3:12 p.m.

Mr. Williams again proposed granting a conditional approval subject to getting a positive letter from SBRSA and South Brunswick. The correspondence should be forwarded to Ms. Becker. A motion was made by Mr. Newton, seconded by Dr. Chase and approved with abstentions from Mr. Bidlack and Ms. Kerber to grant conditional approval to the Mindel (Major Road) Tract WQMP Amendment Application. The amendment will be forwarded to the Middlesex County Planning Board for their consideration at the June 13, 2017 meeting.

D. St. Mary Coptic Church – Block 22, Lots 2.02 & 11.22 – South Brunswick Township

Mr. Tony DiLodovico made a presentation on the St. Mary Coptic Church WQMP Amendment Application. The applicant requests a site specific amendment to identify the site as a self-contained, site-specific SSA serviced by a sub-surface, on-site sewage treatment and disposal system. If approved, the site would be identified as a Discharge to Groundwater facility (DGW).

The proposed development for the site involves construction of a three bedroom single family house, a 400 seat church and a community center consisting of two offices, a bookstore, six classrooms, a conference room and kitchen facilities. The proposed use is currently consistent with the Township of South Brunswick zoning. The proposal will generate 3,200 gallons per day (GPD) of domestic sewage that will be sent to sub-surface, on-site sewage treatment and disposal systems for proper disposal into the site's groundwater. Ms. DiLodivoco indicated that the project received township approval on September 5, 2015.

The applicant asserts that the site is eligible to be identified as an SSA/DGW since the proposed development will not encroach into any area that consists of 25 contiguous acres of freshwater wetlands, Natural Heritage Priority Sites or Special Water Resource Protection Areas located on the site. A NJDEP wetlands Letter of Interpretation, Habitat Suitability Determination and Impact Assessment performed by DuBois Environmental Consultants (DEC) confirmed that a seven acre portion of the tract has habitat suitable for Silver

III. Middlesex County Wastewater Management Plan – Review of Proposed WQMP Amendment Applications (continued)

D. St. Mary Coptic Church – Block 22, Lots 2.02 & 11.22 – South Brunswick Township

Bordered Fritillary (No “individuals” were observed in the site investigation. Concludes that, given the species-specific habitat limitations of the site and proposed mitigation measures that will be included in the project design, the site should not be excluded from the FWSA mapping based upon Landscape Project mapping, and can be granted a Treatment Works approval.) NJDEP has confirmed the habit suitability determination report and mitigation plan by the consultant.

Presently, a single family home is on the property assumed to be served by a residential septic system. As noted above the majority of the property is in fallow fields and pasture with fringe areas of forested lands.

The site specific amendment application proposes to establish a Discharge to Groundwater (DGW) facility to serve the Church complex. The Habitat Preservation and Mitigation Management Plan is intended to restrict establishment of non-habitat supporting vegetation in the areas of the property not proposed for buildings and pavements, approximately 4.96 acres.

A brief question and answer period was held. A motion was made by Ms. Colon, seconded by Ms. Kerber and unanimously approved to grant approval for the St. Mary Coptic Church WQMP Amendment. The amendment will be forwarded to the Middlesex County Planning Board for their consideration at the June 13, 2017 meeting.

IV. Middlesex County Wastewater Management Plan – Mirah Becker

Ms. Becker reported that an intern has been brought on to work on the administration of the new wastewater management plan.

V. Manalapan Brook Watershed Protection and Restoration Plan (Freehold Soil Conservation District (FSCD)/Middlesex County)

Ms. Becker announced a stream bank stabilization project in Thompson Park on Saturday, June 24th from 9:00 a.m. to 1:00 p.m.

VI. Lawrence Brook Watershed Partnership (LBWP)

Mr. Godber informed everyone that the LBWP recently held a successful clean up at Farrington Lake. Another clean up in the New Brunswick area is being planned for July. A guest speaker from the Middlesex County Mosquito Extermination Commission will be presenting at the next LBWP Meeting.

VII. Lower Raritan Watershed Partnership (LRWP)

No report

VIII. Sustainable Raritan River Initiative

- **Raritan Integrated Water Quality Assessment Report**

No report

IX. NJ Water Supply Activities/Projects (NJWSA)

- **Raritan Basin Watershed Plan/Raritan Basin Watershed Alliance**
- **D & R Canal Tributary (Franklin) Project**
- **Cedar Grove Brook (Franklin) Project**

No report

X. Middlesex County Flood Control Commissions

- **South Central Middlesex County Flood Control Commission**

No report

- **Green Brook Flood Control Commission (Middlesex County)**

Mr. Ververides stated that work is continuing. Bound Brook has been completed. The project is moving into Middlesex Borough. Survey and testing work is being planned. However, access approval from the landowners is needed. Maintenance between Somerset and Middlesex Counties is working out well. Budgeting is a problem. Funding from the federal government is insufficient.

XI. Correspondence

There was no Correspondence presented at today's meeting.

XII. Old Business

There was no Old Business presented at today's meeting.

XIII. New Business

There was no New Business presented at today's meeting.

XIV. Public Comment

There was no Public Comment at today's meeting.

XV. Next meeting, date, time and place

The next WRA meeting will be held on September 11, 2017 at 1:30 p.m. in the Freeholder Meeting Room, County Administration Building.

XVI. Adjournment

A motion was made, seconded, and approved to adjourn the meeting at 3:32 p.m.

lak

p/environment and parks/wra/minutes/2017/061217

p/environment and parks/wra/audio recordings/2017/061217 part 1 and 061217 part 2