

**ENVIRONMENTAL SUSTAINABILITY DIVISION**

**MIDDLESEX COUNTY OFFICE OF PLANNING**

**ENVIRONMENTAL SUSTAINABILITY**  
**WORK PROGRAM PROGRESS REPORT**

**March and April 2020**

**I. Water Quality Planning Activities**

*A. Middlesex County Wastewater Management Plan (WMP)*

- The County is waiting for a final comment letter on the County's Draft Final Wastewater Management Plan from the New Jersey Department of Environmental Protection (NJDEP). From conversations that we had had with NJDEP, the main concern is that the build-out analysis that the county undertook does not match the flow numbers of the build out analysis that Plainsboro Township developed, using a different methodology. Before the coronavirus emerged, the county and Plainsboro were in discussions over methodology. The county is in the process of resuming discussions with Plainsboro.

*B. Site-Specific Sewer Service Area (SSA) Amendments to Lower Raritan-Middlesex County Water Quality Management Plan*

- Scotto Site Specific SSA Amendment Application -- Block 37, Lot 12.14, Township of South Brunswick, 6 house subdivision, was approved by the WRA and the Planning Board in November. The Board of Chosen Freeholder public hearing was scheduled for March 18, 2020 but had to be officially cancelled due to the corona virus rules that sent nonessential workers home and did not permit the public to enter the Middlesex County Administration Building. The county is talking to the NJDEP to get approval to hold the public hearing virtually.
- South Ridge Estates Site Specific SSA Amendment Application-- Section 2C -- a residential development on Block 85, Lot 17.014 in the Township of South Brunswick, Middlesex County, NJ. The development is situated at the intersection of Major Road and Northumberland Way. The property contains 14.3 acres and is presently wooded with no existing structures. The developer proposes to construct four apartment buildings (72 units, 11 affordable) with associated parking areas and underground utilities. South Brunswick is vehemently opposed to the project. This project has been taken over by the Superior Court through a Builder's Remedy Lawsuit. South Brunswick is required by the Superior Court to produce a Resolution from the Governing Body approving of the property being placed in the sewer service area by March 31, 2020. South Brunswick's Planning Director confirmed that South Brunswick received a 90-day extension to the March 31st, 2020 deadline due to the corona virus.
- Cranbury-Dey Road Site-Specific SSA Amendment Application. The Public comment period ended on February 13, 2020. One comment was received. Staff entered a resolution request for consideration of approval of the amendment at the March 5, 2020 Freeholder Meeting. The subdivision's placement in the county's sewer service area was approved by the Board of Chosen freeholders at their March 5, 2020 meeting.

**I. Water Quality Planning Activities (continued)**

*B. Site-Specific Amendments (continued)*

- Northwood Manor Site Specific SSA Amendment Application -- Block 8005, Lot 4.11, Old Bridge, NJ, deemed incomplete. The property is a 6.22-acre site currently outside of an approved sewer service area. The application proposes to expand the sewer service area of the Middlesex County Utilities Authority (MCUA) treatment plant. The site is proposed for residential development consisting of 25 townhouses and 6 apartments. The 6 apartments, which represent 20 percent of the housing proposed, are designated to be affordable units.
- Bridgepoint South Plainfield, LLC Site Specific SSA Amendment Application – 602 New Market Avenue, Block 284, Lot 18. Applicant proposes to construct an approximate 189,059 square foot warehouse building on a 21-acre site, situated along New Market Avenue, west of Lakeview Avenue and east of South Clinton, in the central portion of the Borough of South Plainfield. Approximately 57,850 square feet of the proposed building – or 30 percent of the total site – extends beyond the sewer service area boundary of the Middlesex County Utilities Authority.
- SUEZ Water Princeton Meadows (SWPM) Wastewater Treatment Plant (WWTP) Amendment Seeking Permission to Expand the Design Capacity at the SWPM Plant from 1.64 million gallons per day (MGD) to 1.70 MGD to address future flow from infill and residences on septic. The plant is located on Block 1801, Lot 117, 31 Maple Avenue, on a 36.5-acre site in Plainsboro Township. No expansion of the sewer service area is proposed. The increased flow is to serve properties within the existing sewer service area, such as infill properties and existing homes on septic systems, as detailed on a buildout analysis that was submitted to the County and to NJDEP.

*C. Lower Raritan-Middlesex County Water Resources Association (WRA)*

The WRA met on March 9<sup>th</sup>. Ms. Dini Checko of ANJEC made a presentation on Single-Use Plastic Pollution & Call for Action for Regional, Local and Statewide Policies. Highlights of her presentation included an effort to stop plastic bag pollution in New Jersey, the problems with disposable bags, effectiveness of recycling efforts, bring you own bag policies and the ANJEC Model Single-Use Plastic Reduction Ordinance. She asked that the Middlesex County Board of Chosen Freeholders consider the adoption of the Single-Use Plastic Reduction Ordinance in County Owned and Leased Facilities and at County Sponsored Events.

Ms. Doriann Kerber spoke about Lower Raritan Watershed Partnership (LRWP) engagement activities such as the Sculpture Project, Project WADES, #lookfortheriver Project, and Stream keepers. More exciting events are planned such the installation of rain gardens. Visit the LRWP website at: <http://lowerraritanwatershed.org> for more details on LRWP programs.

*D. Resilient NJ Grant Program- Raritan River and Bay Resilience Action Plan (aka Middlesex County)*

Throughout March and April, MCOP and NJDEP Bureau of Climate Resilience Planning have discussed logistics and the NJDEP consultant evaluation progress related to advancing this project. On April 29, the NJDEP announced that the Design/Planning Consultant team contract for our Raritan River and Bay Resilience Action Plan (aka Middlesex County) was awarded to the team headed by ARCADIS, a global natural and built asset design & consultancy firm. The team sub-consultants include Heyer, Gruel and Associates, P.A., community planning consultants, SCAPE Landscape Architecture D.P.C., best known for the Staten Island “Living Breakwaters” project and other firms. The combination of consultant team members represents a multi-discipline approach to address community outreach, coastal and riparian resiliency and social equity issues within the five municipalities participating in the study: Township of Old Bridge, Perth Amboy City, the Borough of Sayreville, the Borough of South River, and Woodbridge Township.

## **I. Water Quality Planning Activities (continued)**

### ***D. Resilient NJ Grant Program- Raritan River and Bay Resilience Action Plan (aka Middlesex County) (continued)***

Since the scope of work, schedule, and budget for the project proposal were submitted before COVID19 emerged as a problem, NJDEP will discuss adjustments to the scope of work with the consultant team in May, such as evaluating the public outreach tasks with the expectation that in-person meetings will continue to be limited. NJDEP requested our recommendations for adjustments, related to concerns related to the ongoing public health emergency and other potential challenges for the project. NJDEP's goal is to hold a project kick-off (virtually) in the first week of June.

### ***E. CRS/MS4 ASSIST Users Group County Assistance for Municipalities***

In March and April, as part of data-gathering for the pending 2020-2025 Middlesex County Multi-Hazard Mitigation Plan (the Plan), County staff requested and received GIS and database deliverable "Heat Maps" of the current Repetitive Loss areas in our municipalities from staff of the Federal Emergency Management Agency, Region 2 (FEMA). Staff released the Borough of South River mapping to the municipality and the Community Rating System review specialist for consideration in re-certification of South River's CRS status. We await a response from the review agent. If a positive review is received, we will provide mapping for our CRS eligible and participating municipalities.

With the Middlesex County Office of Emergency Management, staff is coordinating the development of an Information Sharing Access Agreement (ISAA) to allow more detailed information from FEMA to be utilized in the Plan to inform future planning for flood risk areas.

Due to COVID19 public health emergency, all planned "in-person" meetings are on hold. We hope to have an alternate strategy for CRS/MS4 ASSIST outreach and assistance for the latter half of 2020.

## **II. County Agriculture Development Board**

### **A. County PIG Applications**

The County currently has two *open* PIG applications for farmland preservation (*with additional/potential applications in the pipeline\**).

- A detailed summary sheet of the current farmland application is attached, and summarized as follows:
  - **Estate of Ernest Bergfelder, East Brunswick Twp.:** The Board of Chosen Freeholders approved a Resolution at the 4/16/2020 Board of Chosen Freeholder meeting, authorizing the proposals of the two (2) selected appraisers for this project. The two appraisers were issued their Notices to Proceed on 4/20/20, providing 45 days to complete their appraisal reports and get them to the Review Appraiser. The Appraisal Review RFP was provided to the selected review appraiser on 4/15 and the proposal submitted by the Review Appraiser has been received by the County and entered into MinuteTraQ and is anticipated to be awarded at the 5/21/20 Board of Chosen Freeholder meeting.
  - **Estate of Anthony Zimbicki, Sr., Monroe:** Closing document review and necessary revisions are currently underway on all necessary closing documents. Draft of Quit Claim Deed prepared by Counsel for Co-executors was provided to SADC for review on 4/16/20; other legal documents being prepared include Deed of Easement and Affidavit of Title. Discussion was held on 4/20/20 with CADB Administrator, CADB Counsel, SADC Counsel & SADC closing staff to discuss current issues in Estate documents and necessary legal documentation/processes that are needed to resolve these issues and move

## II. County Agriculture Development Board (continued)

### A. County PIG Applications (continued)

- **Estate of Anthony Zimbicki, Sr., Monroe:** application forward to closing. Discussions held with Counsel for Co-executors and CADB Counsel concerning legal documentation (Quit Claim Deed) and Will. CADB Counsel also reviewed with Title Company; SADC needs to review same. Partners have also been working to address an outstanding issue revealed in the property's legal descriptions pertaining to a non-warranted area of the property (less than one acre), where there is not clear title and therefore not payable without correcting. CADB Counsel advised on 4/23/20 it is likely the Sellers (Co-executors) will not pursue correcting the legal description to conform to the higher amount of acreage for payment. Title work and Preliminary Survey drawing, and property descriptions have gone through several rounds of edits, with the most recent version of Survey documents being resubmitted to County and SADC on 4/27 for review, following latest discussions with Surveyor. Additional edits and documentation processing will be needed before finalizing the closing file.

### B. *Right to Farm*

**There are currently three (3) Right to Farm cases before the MCADB pursuant to mulching activities on farmland in Monroe Township, that were transferred to the MCADB by way of a Court Order of Middlesex County Superior Court Judge Natali dated 8/21/17.**

*[Lark Nurseries SSAMP Application was submitted on 12/5/18; Smentkowski Brothers and Brothers Investment LLC SSAMP Applications were submitted on 12/6/18].*

All three (3) of these affected property owners have submitted the second part of their Right to Farm Applications (Site Specific Agricultural Management Practice "SSAMP" Applications) to the County during December 2018, and since that time, CADB Counsel/Administrator have been reviewing/following up as necessary throughout application process. CADB Administrator and CADB Counsel met on 2/10/20 to discuss issues with the SSAMP applications with the *intention* of issuing a final notice to all parties that if no action is taken, the applications will be dismissed without prejudice again at an upcoming CADB meeting. CADB Counsel received a letter dated 2/13/20 from one of three attorneys, advising that a case management conference was recently held with Judge LeBlon, and the three attorneys/applicants will be obtaining their joint report from their expert with the intention forward toward scheduling a CADB Public Hearing.

**\*Update:** CADB Counsel, CADB Administrator, and Counsel for the three (3) applicants held a working meeting on 3/14/20 to address remaining issues with the submitted SSAMP applications that must be addressed or updated before moving forward with the process, including a discussion of the adopted AMP for On-Farm Compost Operations on Commercial Farms that commercial farmers engaged in mulching activities must comply with. In addition, Counsel for applicants were also advised of updated financial documentation that is necessary to resubmit to support the "commercial farm designation" status previously awarded to these three applicants during a different tax year. To date, no new supporting information or application revisions have been received by the County. Applicant(s) attorneys have not submitted supplemental information. Applicants were to provide expert report. Matter may be placed on an upcoming MCADB meeting for dismissal if applicants are not proceeding,

II. **County Agriculture Development Board (continued)**

B. *Right to Farm (continued)*

**A fourth (4<sup>th</sup>) Right to Farm Application was submitted to the MCADB staff on 4/8/19 for a horse auction site in Cranbury Township alleged to be operating horse rodeo events,** CADB Counsel and staff reviewed the SSAMP Application for completeness and held a meeting with the rodeo operator and his attorney on 6/3/19 in order to discuss the missing items from the Application and to address questions with the Application and general activity prior to scheduling a CADB Public Hearing. **To date, the County has not received follow-up information from the rodeo operator's attorney to address the missing information in the SSAMP application as discussed in the meeting; CADB Counsel will be following up accordingly. Matter may be placed on an upcoming MCADB meeting for dismissal if applicant is not proceeding.**

C. *County Agriculture Development Board Meeting*

As needed.

**STATUS OF CURENT FARMLAND PRESERVATION APPLICATIONS**

<b>Applicant's Farm Location</b>	<b>Gross Acres</b>	<b>Exception(s)</b>	<b>Net Acres</b>	<b>Cost per Acre</b>	<b>Status</b>	<b>Comments</b>
<p>Estate of Anthony Zimbicki, Sr. (c/o Joseph Zimbicki &amp; Kathleen Cook, Co-executors) 146 Federal Rd. Monroe Township Bl. 20; Lots 12.3 &amp; 14.3</p>	<p>36.8</p>	<p>none</p>	<p>36.8</p>	<p><b>\$27,000</b></p>	<p><b>Closing document review and necessary revisions are currently underway on all necessary closing documents, following SADC's initial review and request for edits that began in February 2020.</b></p> <p><b>Draft of Quit Claim Deed prepared by Counsel for Co-executors was provided to SADC for review on 4/16/20; other legal documents being prepared include Deed of Easement and Affidavit of Title.</b></p> <p><b>Discussion was held on 4/20/20 with CADB Administrator, CADB Counsel, SADC Counsel &amp; SADC closing staff to discuss current issues in Estate documents and necessary legal documentation/processes that are still needed to resolve these issues and move application forward to closing. Further discussions held with Counsel for Co-executors and CADB Counsel concerning legal documentation (Quit Claim Deed) and Will. CADB Counsel also reviewed with Title Company; SADC needs to review same.</b></p> <p><b>Partners have also been working to address an outstanding issue revealed in the property's fee legal descriptions pertaining to a non-warranted area of the property (less than one acre), where there is not clear title and therefore not payable without correcting. CADB Counsel advised on 4/23/20 it is likely the Sellers (Co-executors) will not pursue correcting the legal description to conform to the higher amount of acreage for payment.</b></p> <p><b>Title work and Preliminary Survey drawing and property descriptions have gone through several rounds of edits, with the most recent version of Survey documents being resubmitted to County and SADC on 4/27 for review, following latest discussions with Surveyor.</b></p> <p><b><i>Additional edits and documentation processing will be needed before finalizing the closing file.</i></b></p>	<p><i>*SADC staff has advised that the outstanding legal issues/concerns regarding the lifetime rights associated with the six-acre piece containing the house and barns must be resolved following the appraisal phase/prior to closing.</i></p> <p><i>*Counsel for Co-executors is proposing to resolve matter of lifetime rights/reverter interest via a Quitclaim Deed</i></p>

**Updated 5/4/20**

**STATUS OF CURENT FARMLAND PRESERVATION APPLICATIONS**

Applicant's Farm Location	Gross Acres	Exception(s)	Net Acres	Cost per Acre	Status	Comments
Estate of Ernest Bergfelder (c/o Erna Diem & Mabel Sigle, Co-executors) 117 Fresh Ponds Road East Brunswick Township Block 316.01, Lot 22.06	29.6	2.0 acre Non-Severable Exception Area  <i>*Amended Exception Area Acreage</i>	27.6		<p>The Middlesex County Board of Chosen Freeholders approved a Due Diligence Resolution at the 2/6/20 Board of Chosen Freeholders meeting (authorizing the due diligence services of Appraisals, Title work and Survey for this application).</p> <p><b>The Board of Chosen Freeholders approved a Resolution at the 4/16/2020 Board of Chosen Freeholder meeting, authorizing the proposals of the two (2) selected appraisers for this project.</b></p> <p><b>The two appraisers were issued their Notices to Proceed on 4/20/20, providing 45 days to complete their appraisal reports and get them to the Review Appraiser.</b></p> <p><b>The Appraisal Review RFP was provided to the selected review appraiser on 4/15 and the proposal submitted by the Review Appraiser has been received by the County and entered into MinuteTraq, and is anticipated to be awarded at the 5/21/20 Board of Chosen Freeholder meeting.</b></p>	<p>On 12/12, the co-executors revised the exception area in their Application to become a 2.0-acre non-severable exception area (eliminating the need for the access easement), and this 2.0 acre non-severable exception area will be restricted to one (1) future housing opportunity.</p> <p>On 1/8, the SADC officially granted "Green Light Approval" to County PIG Application for this property based on the *new configuration and provided the full Green Light Approval Packet and Revised Appraisal Order Checklist to CADB staff (staff to make sure Appraisers receive most current information on exception area configuration).</p>

Updated 5/4/20



## Staff Report

### Site Specific Sewer Service Area Amendment Application, Received 4-20-2020

Project Name: Bridgepoint Warehouse South Plainfield/602 New Market Avenue

Location: Block 284, Lot 18

South Plainfield, NJ

Existing Site Coverage (Developed Acreage/Undeveloped Acreage):	4.555 ac./16.146 ac.
Existing Structures (Total Square Ft. & Acreage of Footprint):	36,975 sf (0.849 ac.)
Proposed Site Coverage (Developed Acreage/Undeveloped Acreage):	10.077 ac./10.624 ac.
Proposed Structures (Total Square Ft. & Acreage of Footprint):	189,059 sf (4.340 ac.)

Project Description: Bridgepoint South Plainfield, LLC (Applicant) proposes to construct an approximate 189,059-square foot warehouse building at the above-referenced 21-acre site, situated along New Market Avenue, west of Lakeview Avenue and east of South Clinton, in the central portion of the Borough of South Plainfield, Middlesex County, New Jersey. Approximately 57,850-square feet of the proposed building – or 30 percent of the total site—extends beyond the sewer service area boundary of the Middlesex County Utilities Authority. Please see “602 New Market Site Specific Sewer Service Area Amendment” graphic for depiction of the proposed sewer service area. The analysis that follows is focused on the hatched portion of the site, since the majority of the property is presently located in the sewer service area. The project proposes to install two gravity sanitary sewer laterals that will connect to the 8-inch diameter municipal sanitary system that exists within New Market Avenue and along the entire frontage of the property.

Wastewater Capacity at MCUA: All wastewater proposed to be discharged to an existing sanitary sewer system that is owned and operated by the Borough of South Plainfield. All effluent is to be conveyed to the Middlesex County Utilities Authority via the Plainfield Area Regional Sewage Authority Interceptor system. The amount of wastewater generated by the project is 2,400 gallons per day. The Middlesex County Utility Authority confirmed that the plant has enough excess capacity to treat the wastewater generated from the warehouse project. See MCUA letter attached.

Stormwater: A stormwater retention basin will be provided that will attenuate stormwater runoff and provide a controlled release that is less than the pre-constructed conditions. It does not generate wastewater so is not part of the sewer service area.

Threatened and Endangered Species: A detailed Habitat Suitability Determination and Impact Assessment was undertaken by the consultants DuBois and Associates because suitable endangered or threatened wildlife habitat was presumed present by the NJDEP Landscape Maps of Habitat for Endangered, Threatened, and Other Priority Wildlife. If a site is underlain by a habitat patch of Rank 3, 4 or 5, it is considered suitable habitat for threatened and endangered species, until proven otherwise. Because the New Jersey Department of Environmental Protection (NJDEP) Landscape Maps show

suitable habitat on the project site for bald eagle, loggerhead shrike, and wood turtle, a Habitat Suitability Determination and Impact Assessment was undertaken by the applicant to rebut this information from the Landscape Maps.

The consultant's analysis detail how the entire area of the site, inclusive of the proposed area for inclusion into the Water Quality Management Plan (WQMP), has been historically disturbed and developed. The central and western sections of the site are to remain undeveloped. The project site is completely devoid of environmentally critical areas. Therefore, the project site is not viable for threatened and endangered species to live and thrive. NJDEP has accepted the findings in the Habitat Suitability Determination & Impact Assessment for the proposed warehouse project at 602 New Market Avenue in the Borough of South Plainfield, Middlesex County.

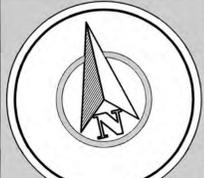
Wetlands and Flood Hazard Area: The portion of the site subject to the WQMP site specific amendment does not contain any environmentally sensitive areas such as wetlands, wetland buffers, regulated waters, or riparian buffers. Wetland permits and a flood hazard area permit for the western and central portions of the property that are presently located outside of the proposed warehouse boundaries, will be obtained after the entire site is located in the sewer service area. These permits will facilitate the installation of a stormwater management basin. No construction will be allowed to occur on the project site until the appropriate land use permits are obtained from NJDEP.

Letter of Support: On February 19, 2020 the Mayor of South Plainfield, Matthew P. Anesh, wrote a letter of support for the property at 602 New Market Avenue to go into the sewer service area.

Present Status of Application: The application is administratively complete.

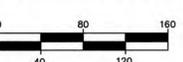
Staff Recommendation: Staff recommends that the WRA approve this project be placed in the sewer service area.

Written by Mirah Becker, AICP, PP, Supervising Planner, Office of Planning  
PP License Certification Number: 33L100569900



HORIZONTAL DATUM : NAD-83

GRAPHIC SCALE



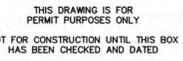
SCALE: 1"=80'

REVISIONS

1) TOWNSHIP REVS	08/16/19
2) TOWNSHIP REVS	10/25/19

THIS DRAWING IS FOR PERMIT PURPOSES ONLY NOT FOR CONSTRUCTION UNTIL THIS BOX HAS BEEN CHECKED AND DATED

CHKD BY: \_\_\_\_\_ DATE: \_\_\_\_\_



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

**menlo engineering associates**  
Civil Engineering Consultants  
Landscape Architects  
Professional Planners

261 Cleveland Avenue  
Highland Park, NJ 08904

menloeng.com | in | f | t

732-846-8585 732-846-9439

Certificate of Authorization : 246A27951900

**602 NEW MARKET AVENUE**

BOROUGH OF SOUTH PLAINFIELD  
MIDDLESEX COUNTY  
NEW JERSEY

BLOCK 284, LOT 18  
TAX MAP SHEET 27  
21.64 ACRES

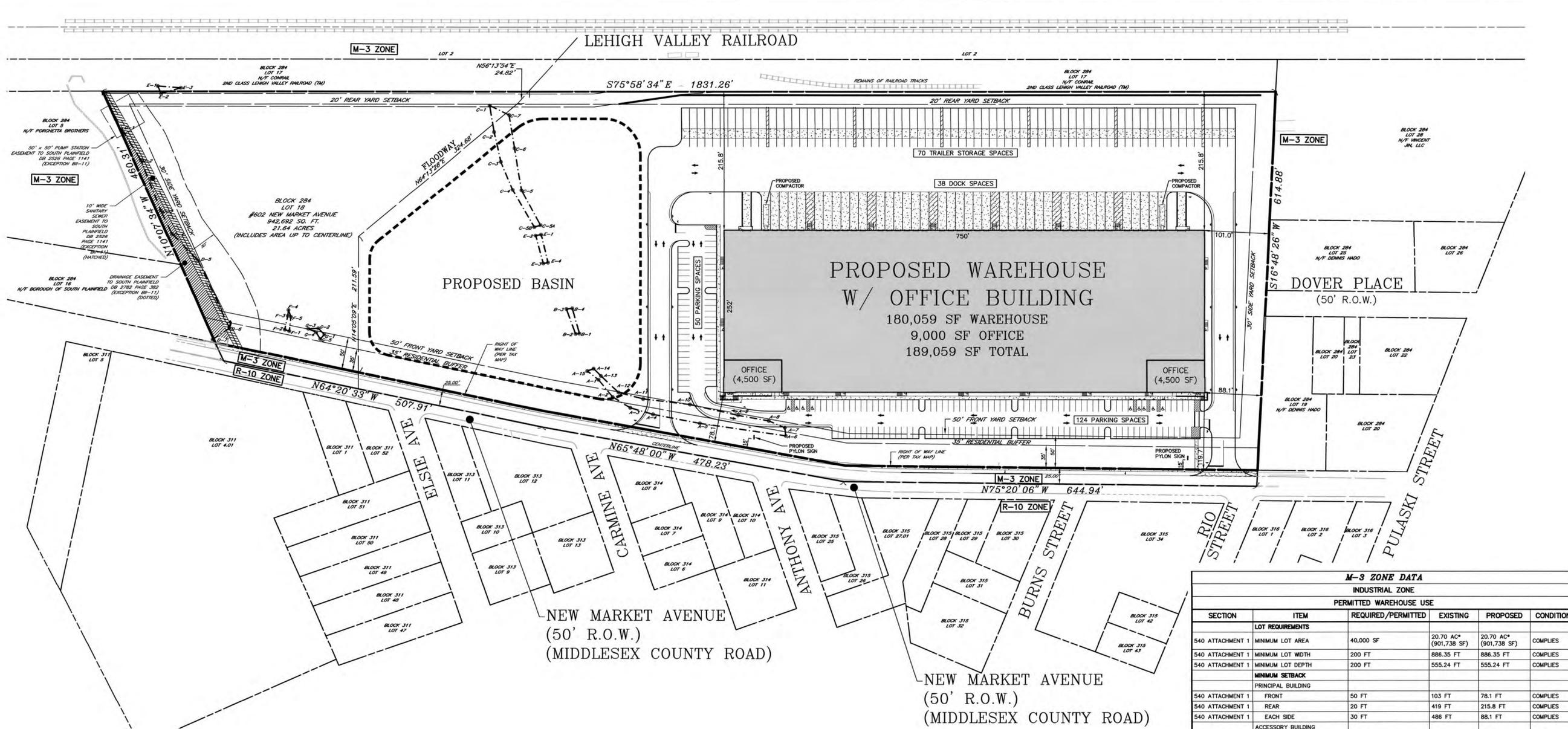
**OVERALL PLAN**

DRAWN BY: \_\_\_\_\_ NF  
DESIGNED BY: \_\_\_\_\_ R,G  
APPROVED BY: \_\_\_\_\_ CSO

THIS WORK PREPARED UNDER MY DIRECT SUPERVISION

**GREGORY S. OMAN**  
PROFESSIONAL ENGINEER  
N.J.P.E.# 43441

PROJECT NUMBER	2018.060	OP-1
DATE OF ISSUE	MAY 14, 2019	
REVISION		4



**M-3 ZONE DATA**

INDUSTRIAL ZONE

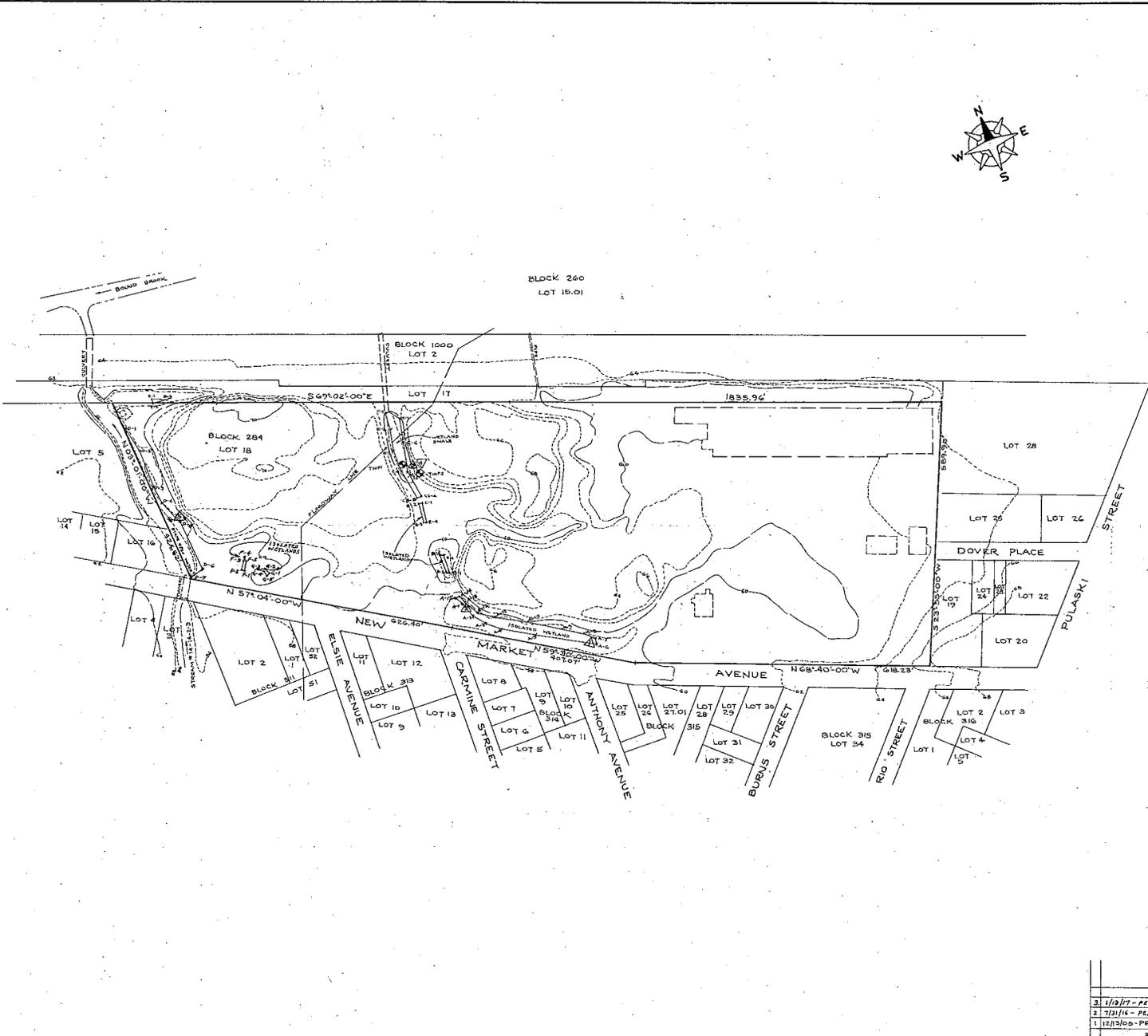
PERMITTED WAREHOUSE USE

SECTION	ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED	CONDITION
540 ATTACHMENT 1	MINIMUM LOT AREA	40,000 SF	20.70 AC* (901,738 SF)	20.70 AC* (901,738 SF)	COMPLIES
540 ATTACHMENT 1	MINIMUM LOT WIDTH	200 FT	886.35 FT	886.35 FT	COMPLIES
540 ATTACHMENT 1	MINIMUM LOT DEPTH	200 FT	555.24 FT	555.24 FT	COMPLIES
<b>MINIMUM SETBACK</b>					
PRINCIPAL BUILDING					
540 ATTACHMENT 1	FRONT	50 FT	103 FT	78.1 FT	COMPLIES
540 ATTACHMENT 1	REAR	20 FT	419 FT	215.8 FT	COMPLIES
540 ATTACHMENT 1	EACH SIDE	30 FT	486 FT	88.1 FT	COMPLIES
ACCESSORY BUILDING					
540 ATTACHMENT 1	REAR	10 FT	N/A	N/A	N/A
540 ATTACHMENT 1	SIDE	10 FT	N/A	N/A	N/A
<b>BUFFER</b>					
540-43(E) & 540-29(E)	ADJOINING PROPERTY IS RESIDENTIAL	35 FT	N/A	35 FT	COMPLIES
<b>COVERAGE</b>					
540 ATTACHMENT 1	MAXIMUM LOT COVERAGE (BUILDINGS)	50%	0.2% (2,162 SF)	21% (189,059 SF)	COMPLIES
<b>BUILDING HEIGHT</b>					
540 ATTACHMENT 1	MAXIMUM HEIGHT	50 FT	< 50 FT	< 50 FT	COMPLIES
<b>OFF-STREET PARKING</b>					
REQUIRED SPACES					
WAREHOUSE: 1 SPACE/1,500 SF = 120 SPACES					
540-30(I)	OFFICE: 1 SPACE/ 400 SF = 23 SPACES	9,000 SF/400 SF = 23 SPACES	N/A	174 SPACES	COMPLIES
TOTAL = 143 SPACES					
<b>REQUIRED ACCESSIBLE SPACES:</b>					
ADAAG 2010 208.2	6 ACCESSIBLE PARKING SPACES FOR 151 TO 200 OF TOTAL PARKING SPACES PROVIDED	6 SPACES	N/A	9 SPACES	COMPLIES
REQUIRED VAN ACCESSIBLE SPACES:					
ADAAG 2010 208.2.4	1 VAN ACCESSIBLE PARKING SPACES FOR EVERY 6 ACCESSIBLE PARKING SPACES	1 SPACE	N/A	2 SPACES	COMPLIES
540-29(A)	DIMENSIONS	9 X 18	N/A	9 X 18	COMPLIES
540-29(F)	MINIMUM AISLE WIDTH 90' PARKING, 2-WAY TRAFFIC	24 FT	N/A	24 FT	COMPLIES
<b>LOADING</b>					
540-31(A)	REQUIRED SPACES OVER 160,000 TO 240,000 GFA	4 SPACES	N/A	38 SPACES	COMPLIES
540-29(T) & 515-67(9)	DIMENSIONS	10 X 45, 15 FT OVERHEAD CLEARANCE	N/A	13.75 FT X 60, 15 FT	COMPLIES
<b>SIGNS</b>					
540-54(C)(2)	MAXIMUM QUANTITY	3 SIGNS	N/A	2 SIGNS	COMPLIES
540-54(C)(2)	MINIMUM SETBACK	15 FT	N/A	15 FT	COMPLIES
540-45(E)	BUFFER FOR PROPERTY ABUTTING RESIDENTIAL ZONE	35 FT	N/A	15 FT	VARIANCE
540-54(C)(2)	MAXIMUM AREA	32 SF	N/A	32 FT	COMPLIES
540-54(C)(2)	MAXIMUM HEIGHT	6 FT	N/A	5.3 FT	COMPLIES
540-54(C)(2)	MAXIMUM WIDTH	6 FT	N/A	6 FT	COMPLIES

**ADDITIONAL SITE DATA**

ITEM	EXISTING	PROPOSED
TOTAL GROUND FLOOR BUILDING AREA	0.2% (2,162 SF)	21% (189,059 SF)
IMPERVIOUS COVERAGE	22% (198,402 SF)	49% (438,958 SF)
TOTAL OPEN SPACE	78% (703,336 SF)	51% (462,780 SF)
TOTAL BUILDING AREA	2,162 SF	189,059 SF
RATIO OF PARKING TO BUILDING SIZE OR OCCUPANCY OR BOTH	N/A	28,512 SF:189,059 SF OR 0.15
NUMBER OF EMPLOYEES (ON 1 SHIFT): TOTAL & MAXIMUM EMPLOYEES	N/A	96 EMPLOYEES

\*THE AREA OF 20.70 ACRES IS INCLUSIVE OF THE AREA ONLY UP TO THE RIGHT-OF-WAY LINE (PER TAX MAP).



WETLAND LIMITS AS FIELD DELINEATED BY ENVIRONMENTAL TECHNOLOGY, INC.

FLOODWAY AND TOPOGRAPHY TAKEN FROM NJDEP FLOOD HAZARD MAP OF THE BOUND BROOK & STREAM # 14-14-2-3 DATED JUNE 1977 AS PLATE NUMBER 745.

PROPERTY AS SHOWN ON SITE PLAN AS PREPARED BY C.H. FIRSTBROOK, SR. AND CONTAINS 20.76 ACRES OF LAND.

- ▽ PHOTO LOCATION
- OBSERVATION POINTS



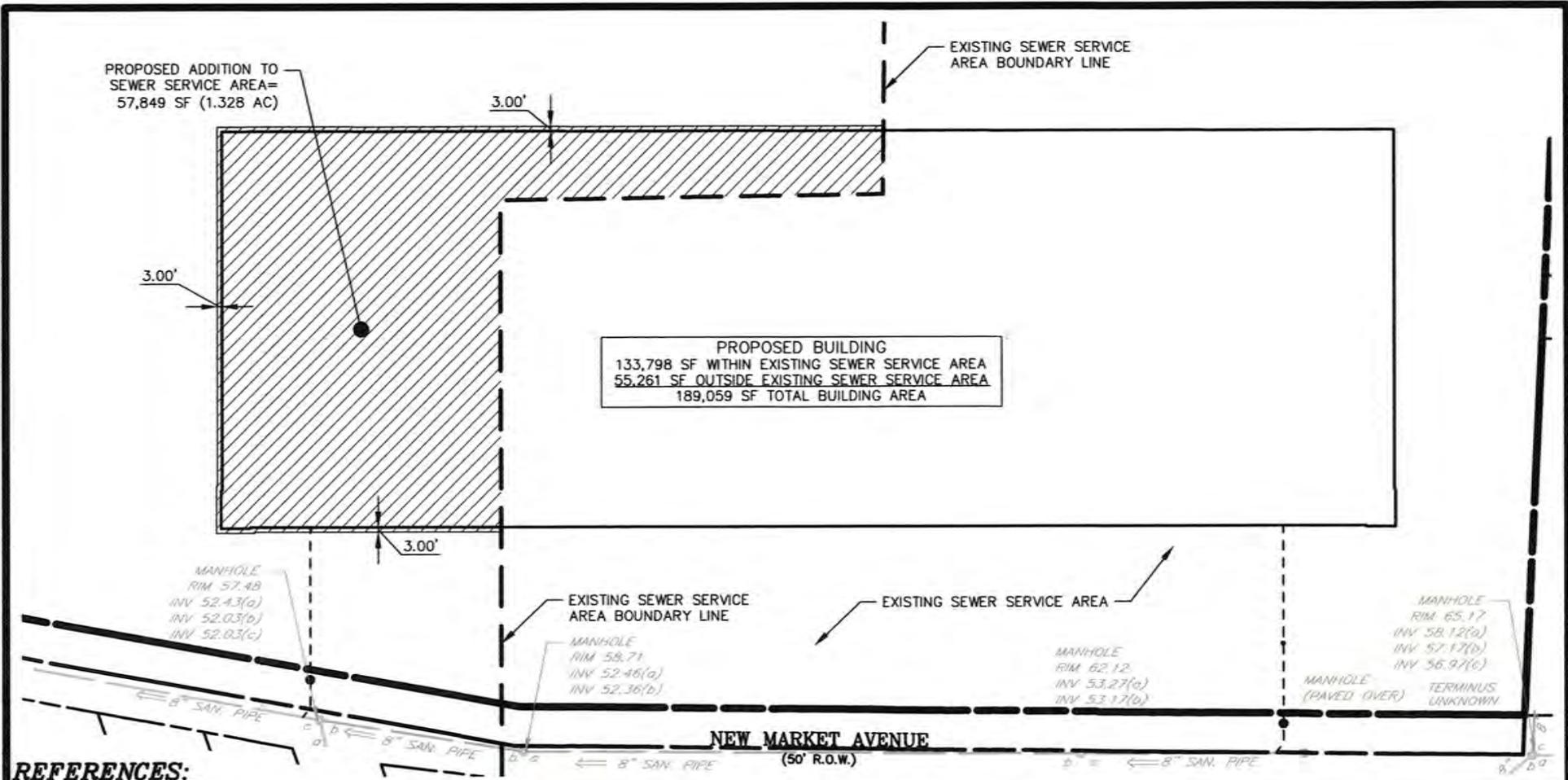
**FISS ASSOCIATES**  
 ENGINEERS - SURVEYORS - PLANNERS  
 631 UNION AVENUE  
 MIDDLESEX, NEW JERSEY 08846  
 Phone: 732-356-6322 Fax 732-356-6015

01/13/17 *Steph M. Fisk*  
 STEPHEN M. FISK, L.S., Lic. 23919  
 PAUL A. FISK, P.E., Lic. 26353  
 L.S. - Professional Land Surveyor  
 P.E. - Professional Engineer

**WETLANDS PLAN**  
 602 NEW MARKET AVENUE  
 BOROUGH OF SOUTH PLAINFIELD  
 MIDDLESEX COUNTY NEW JERSEY

LOT 1B, BLOCK 284 TAX MAP NO. 27  
 [R.I.] SCALE: 1"=100' 5/15/17 SPL-3077-W

3	11/17/17 - PER DEP REVIEW
2	7/31/16 - PER E.T.C.
1	11/23/05 - PER E.T.C.
REVISIONS	



**REFERENCES:**

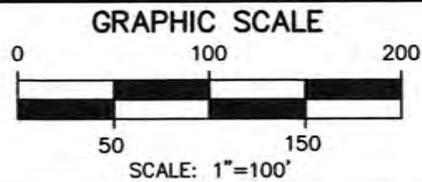
1. PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY FOR BLOCK 284 LOT 18" PREPARED BY CONTROL LAYOUTS, INC.; JOB #890-18; DATED SEPTEMBER 5, 2018.
2. NJDEP GIS DATA FOR SEWER SERVICE
3. STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION FLOOD HAZARD AREA VERIFICATION APPROVAL FILE NO. 1222-05-0012.1 LUP190001.
4. STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION FRESHWATER WETLANDS LETTER OF INTERPRETATION: LINE VERIFICATION FILE NO.: 1222-05-0012.1, ACTIVITY NUMBER: FWW160001.



Civil Engineering Consultants  
Landscape Architects  
Professional Planners

261 Cleveland Avenue  
Highland Park, NJ 08904

732-846-8585 732-846-9439  
Certificate of Authorization : 24GA27951900



REVISIONS

NO.	DESCRIPTION	DATE

**602 NEW MARKET**  
BOROUGH OF SOUTH PLAINFIELD, MIDDLESEX COUNTY, NEW JERSEY  
**SITE SPECIFIC SEWER SERVICE AREA AMENDMENT**  
BLOCK 284, LOT 18

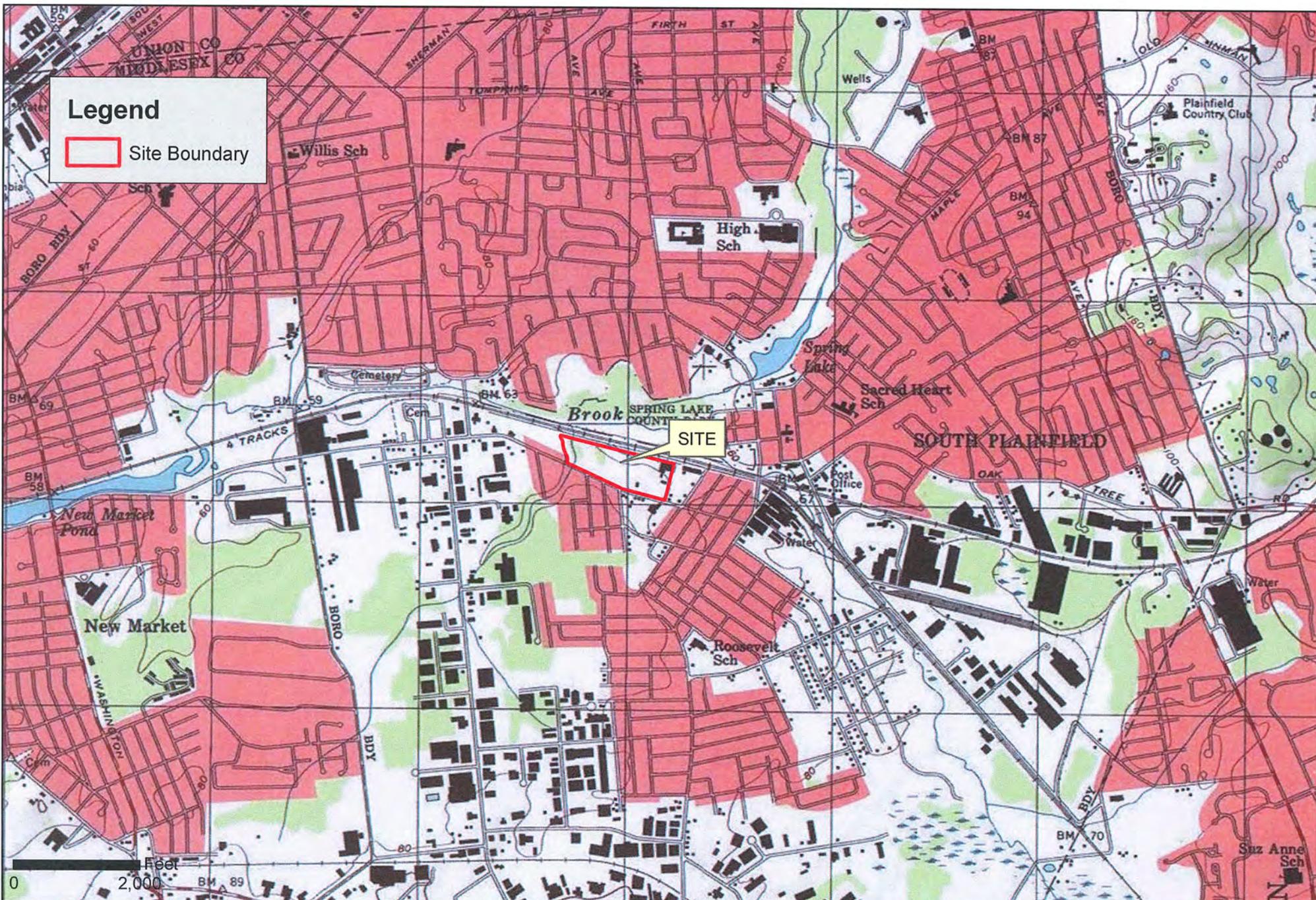
DRWN. BY NF  
DSGN BY RJG  
APPRD. BY GSO

DATE OF ISSUE  
MARCH 30, 2020

JOB # 2018.060  
DWG # SSA-1  
SHEET # 1/1

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION...

  
GREGORY S. OMAN  
PROFESSIONAL ENGINEER  
NJPE# 43441



**Legend**

Site Boundary

# NE Plainfield USGS Quadrangle Map

Block 284 \* Lot 18  
Borough of South Plainfield, Middlesex County, NJ



Figure 2

Job No.: D1662.002

Scale: 1 in = 2,000 ft

Date: 3/1/2020

Drawn By: BG

**RESOLUTION OF THE MIDDLESEX COUNTY PLANNING BOARD  
APPROVING WITH CONDITIONS OF AN AMENDMENT TO THE  
LOWER RARITAN-MIDDLESEX COUNTY WATER QUALITY MANAGEMENT PLAN**

**WHEREAS**, the Middlesex County Planning Board oversees the Middlesex County Water Resources Association who is designated by the Middlesex County Board of Chosen Freeholders to oversee 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 Chosen Freeholders approved the future wastewater service area (FWSA) map on January 15, 2015 which was adopted by the NJDEP on March 11, 2015;

**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:

Bridgepoint South Plainfield, LLC  
Block 284, Lot 18  
South Plainfield, Middlesex County, NJ

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

**WHEREAS**, the Middlesex County Water Resources Association reviewed and approved the Bridgepoint South Plainfield, LLC Project Amendment by resolution dated May 11, 2020;

**NOW THEREFORE BE IT RESOLVED**, that the application is approved by the Middlesex County Planning Board contingent upon approval of the South Plainfield Planning Board; and

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

**RESOLUTION OF THE MIDDLESEX COUNTY PLANNING BOARD  
ENDORING THE BRIDGEPOINT SOUTH PLAINFIELD, LLC AMENDMENT  
TO THE LOWER RARITAN-MIDDLESEX COUNTY WATER QUALITY MANAGEMENT PLAN**

Page 2

**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 Chosen Freeholders.

**MIDDLESEX COUNTY PLANNING BOARD**

\_\_\_\_\_  
Matthew Vaughn, Chairman

ATTEST: \_\_\_\_\_  
Brenda L. Bleacher, Planning Board Secretary

Date: May 12, 2020

APPROVED AS TO FORM AND LEGALITY: \_\_\_\_\_  
Steven D. Cahn, Esq., Planning Board Counsel

I, \_\_\_\_\_, (Mirah Becker, Supervising Planner) am in charge of the Environmental Sustainability Division of the Middlesex County Office of Planning staff, whose duty it is to establish the facts underlying the above Resolution pursuant to my duties for causing an investigation to be made and research to be done and have reached the conclusion that the facts and conclusion of fact as contained in the annexed Resolution are true. It is our recommendation that the Planning Board adopt the annexed Resolution.

## Office of Planning Staff Report

### Lower Raritan-Middlesex County Water Quality Management Plan Site-Specific Amendment SUEZ Water-Princeton Meadows Wastewater Treatment Plant (SWPM)

Project Name: SUEZ Water-Princeton Meadows Wastewater Treatment Plant (SWPM)

Location: Block 1801, Lot 117  
31 Maple Avenue  
Plainsboro, NJ

Project Description: SUEZ Water New Jersey (SUEZ) owns and operates the SUEZ Water-Princeton Meadows Wastewater Treatment Plant (SWPM), located on a 36.5 acre site, in Plainsboro Township, Middlesex County. The SWPM site is located in the existing sewer service area. SWPM is a private utility company providing sewer service to approximately 15,000 residential and commercial customers in Plainsboro Township. This wastewater treatment plant (WWTP), located in the southcentral portion of Plainsboro, accepts domestic wastewater from portions of Plainsboro Township, and is currently permitted to discharge up to 1.64 million gallons per day (MGD) of treated effluent to Cranbury Brook, a tributary of the Millstone River. The current Wastewater Management Plan also identifies the WWTP as having a capacity of 1.64 MGD.

SUEZ Water New Jersey Princeton Meadows is seeking a site-specific amendment to the Lower Raritan Water Quality Management Plan to identify the expansion of the existing Princeton Meadows wastewater treatment plant from 1.64 million gallons per day (MGD) to 1.70 MGD. No expansion of the sewer service area is proposed. The increased flow is to serve properties within the existing sewer service area, such as infill properties and existing homes on septic systems, as detailed on a buildout analysis that was submitted to the County and to NJDEP.

SUEZ received a renewal of its New Jersey Pollutant Discharge Elimination System (NJPDES) permit from the New Jersey Department of Environmental Protection (NJDEP) requiring new very stringent effluent limitations for total phosphorus and ammonia nitrogen. These new discharge permit standards go into effect in December 2022. This is the date by which SWPM must be able to show compliance. The existing plant cannot meet the new effluent limitations. SUEZ evaluated the current WWTP facility and operations and determined that the most cost-effective alternative to meet these new stringent effluent limitations is to construct a new treatment facility, rather than upgrade the decades old current WWTP.

This new facility will be constructed within the same site as the current facility and will retain the effluent discharge location to Cranbury Brook.

Buildout Analysis: A build out analysis was undertaken for the new plant. It was determined that the extent of the build-out analysis should be wholly within Plainsboro Township, and wholly within the existing sewer service area of the SUEZ Water-Princeton Meadows WWTP.

**No additional land area is being added to the sewer service area and there will be no expansion of the sewer service area.**

Baseline Flow: This is the existing flow conveyed and treated at the WWTP. The consultants were granted permission from the New Jersey Department of Environmental Protection (NJDEP) to use a different methodology that required that baseline flow be determined by the highest consecutive 12-month rolling average over the most recent 10 years of influent flow data at the SWMP WWTP. Based on this analysis, the consultant determined the 10-year maximum annual average baseline (existing) flow is 1.477 MGD.

Future Flow: Evaluated areas in the existing sewer service area that will be hooked up to the WWTP as well as areas in the existing sewer service area on septic or vacant land that had the potential to be developed in the future, by block and lot, zoning, and flow rate by use. The future flow in the current SSA is 0.216 MGD.

**The new plant is proposed to have a design capacity of 1.70 MGD.**

Letter of Support: Unanimous support of the new SWPM WWTP by Plainsboro Planning Board members. Planning Board Resolution dated January 21<sup>st</sup>, 2020. Mayor Cantu letter of support pending.

Present Status of Application: The application is administratively complete.

Staff Recommendation: Staff recommends that the WRA approve the increase in capacity of the SWPM WWTP from 1.64 to 1.70 MGD.

Written by Mirah Becker, AICP, PP, Supervising Planner, Office of Planning.

PP License Certification Number: 33L100569900

p/environmental sustainability/wastewater management plan/revisions and amendments/pending/Plainsboro/SUEZ/2020-04.24 staff rpt  
revised

**SUEZ Water Princeton Meadows Wastewater Treatment Plant  
Plainsboro Township, Middlesex County  
Project Narrative and History  
For the  
Middlesex County Water Resources Association  
May 11, 2020**

SUEZ Water Princeton Meadows, a private utility company, is seeking a site-specific amendment to the Lower Raritan Water Quality Management Plan (WQMP) to recognize a proposed expansion of the wastewater treatment plant (WWTP) from its existing capacity of 1.64 million gallons per day (MGD) to 1.70 MGD. Treated effluent is currently discharged to Cranbury Brook via an unnamed tributary which immediately flows into the Millstone River. Princeton Meadows also sends reclaimed water for beneficial reuse to Middlesex Golf Course for irrigation purposes. No expansion of the existing sewer service area is proposed.

### **History and Plant Expansion**

The WWTP was originally constructed in 1971 and upgraded in 1978 and 2003. The WWTP serves approximately 15,000 residential and commercial customers within Plainsboro Township. In 2017, the New Jersey Department of Environmental Protection (NJDEP) issued a New Jersey Pollutant Discharge Elimination System (NJPDES) permit renewal, which required the WWTP to meet significantly more stringent water quality effluent limitations for **total phosphorus** and **ammonia**. These new, more stringent effluent limitations were required by the then recently adopted Total Maximum Daily Load (TMDL) for the Non-Tidal Raritan River Basin.

SUEZ immediately authorized a comprehensive alternatives analysis to determine the most environmentally and economically feasible manner to meet these new water quality requirements. Based upon the results of the alternatives analysis, SUEZ determined the most feasible alternative was to construct a new treatment facility at the same location, to replace the current facility. This proposed new \$40M state-of-the-art facility will improve water quality for both Cranbury Brook and the Millstone River, with a reduction in total phosphorus and ammonia and elimination of chlorine produced oxidants. SUEZ received preliminary and final major site plan approval from the Plainsboro Planning Board for the WWTP expansion on January 21, 2020, with a resolution adopted by the Board on the same day.

### **Build-Out Analysis and Plant Expansion**

Once it was determined that a new treatment facility would be constructed, SUEZ authorized a build-out analysis to determine the appropriate sizing of the new plant. The build-out analysis evaluated current and projected wastewater needs in accordance with NJDEP regulatory requirements at N.J.A.C. 7:15A and N.J.A.C. 7:14A-23.

The analysis began by determining existing baseline flow at the treatment plant, which was calculated using the highest 12-month rolling average flow over the last 10 years. Once existing baseline flow was determined, projected future flows from within the existing sewer service area were calculated based upon existing zoning, existing and proposed uses, and the feasibility of development as determined in coordination with Plainsboro Township.

Existing baseline flows at the WWTP were determined to be 1.477 MGD. Additional flow to the plant from properties within the existing sewer service area, but not yet connected to the WWTP (infill development, existing homes on septic systems and other parcels as determined by SUEZ and Plainsboro Township), was estimated to be 0.216 MGD. This project future flow, when added to the baseline flow, resulted in a build-out analysis flow requirement of approximately 1.7 MGD.

Plainsboro Township

South Brunswick Township

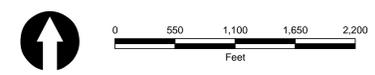
Cranbury Township

West Windsor Township

### FUTURE FLOWS & SEWER SERVICE AREAS KEY MAP

#### Site Specific Amendment SUEZ Princeton Meadows Sewer Service Area

PROJECT NO.: 2036I  
DRAWN: March 2020  
DRAWN BY: ELD  
CHECKED BY: PP  
FILE NAME:  
S:\2036I SWPM Alternatives Study\GIS\2036I\_ProposedSSA\_Final\_rev03162020.mxd



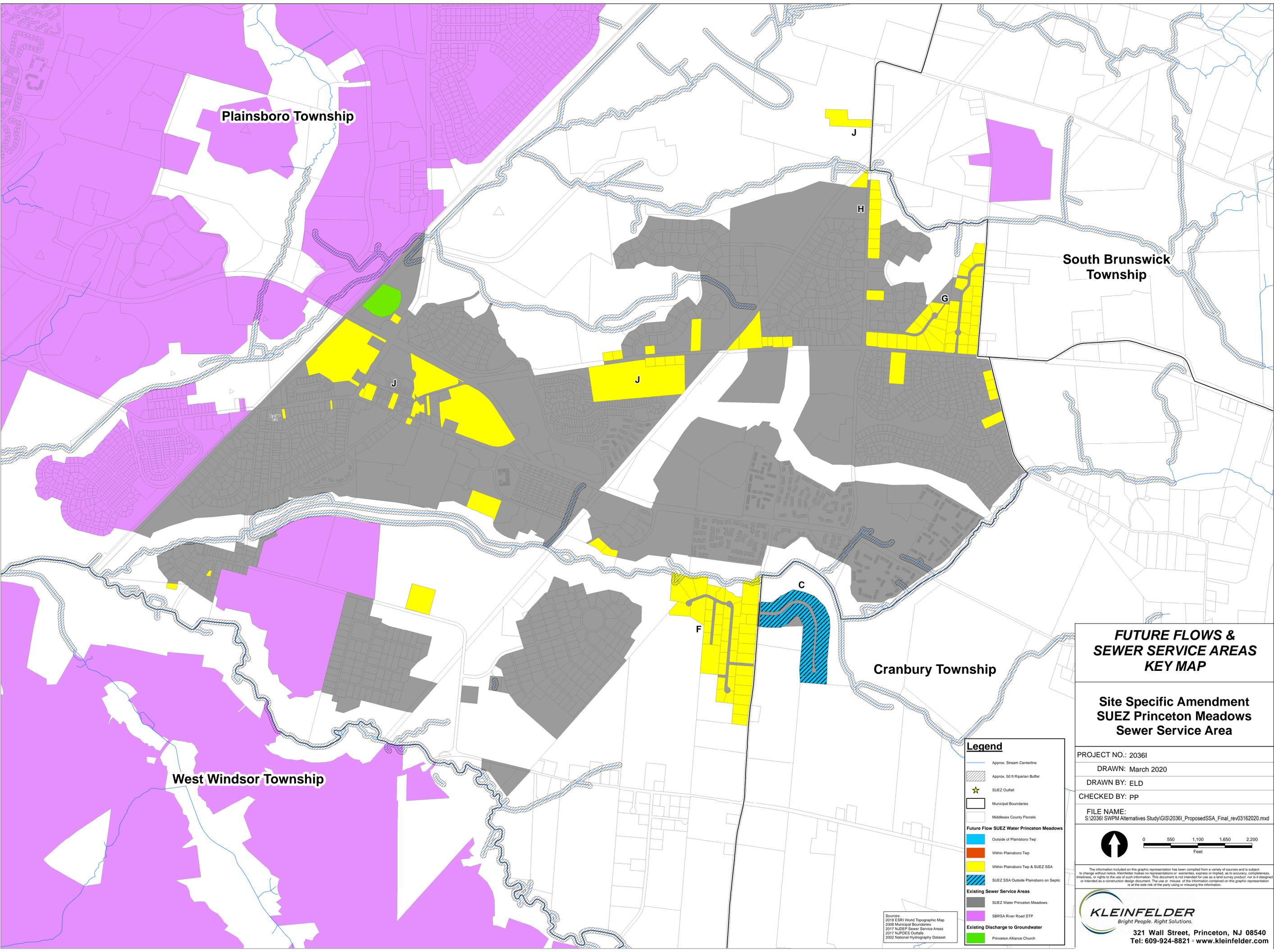
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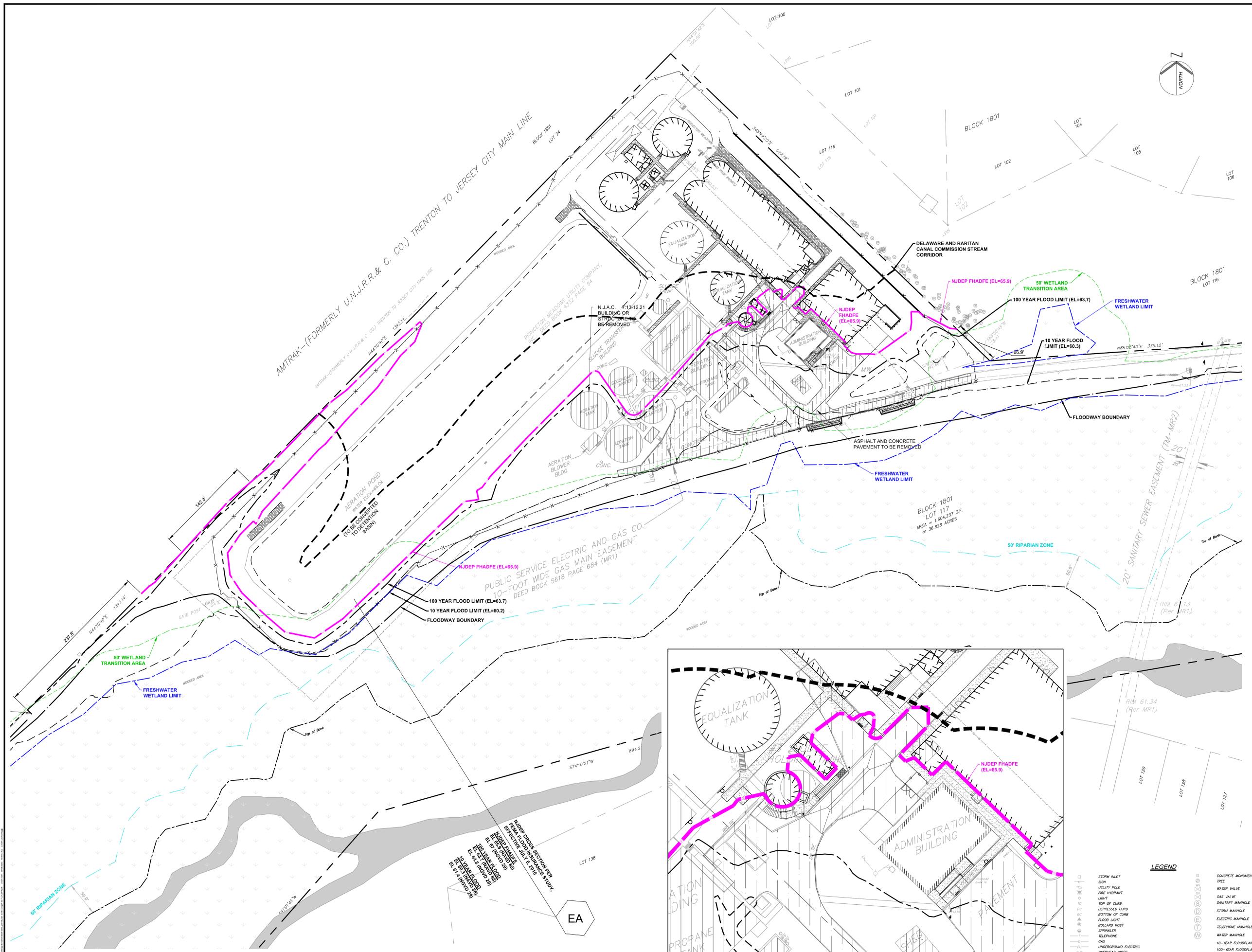
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Tel: 609-924-8821 • www.kleinfelder.com

**Legend**

- Approx. Stream Centerline
- Approx. 50 ft Riparian Buffer
- SUEZ Outfall
- Municipal Boundaries
- Middlesex County Parcels
- Future Flow SUEZ Water Princeton Meadows**
  - Outside of Plainsboro Twp
  - Within Plainsboro Twp
  - Within Plainsboro Twp & SUEZ SSA
  - SUEZ SSA Outside Plainsboro on Septic
- Existing Sewer Service Areas**
  - SUEZ Water Princeton Meadows
  - SBRSA River Road STP
- Existing Discharge to Groundwater**
  - Princeton Alliance Church

Sources:  
2018 ESRI World Topographic Map  
2008 Municipal Boundaries  
2017 NJDEP Sewer Service Areas  
2017 NJDEP's Outfalls  
2002 National Hydrography Dataset







**RESOLUTION OF THE MIDDLESEX COUNTY PLANNING BOARD  
ENDORING AN 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 Chosen Freeholders to oversee 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 Chosen Freeholders approved the future wastewater service area (FWSA) map on January 15, 2015 which was adopted by the NJDEP on March 11, 2015;

**WHEREAS**, SUEZ Water Princeton Meadows (SWPM) is seeking a site-specific amendment to the Lower Raritan-Middlesex County Water Quality Management Plan to identify the expansion of the existing SWPM plant from 1.64 million gallons per day (MGD) to 1.70 MGD;

**WHEREAS**, no expansion to the sewer service area is proposed;

**WHEREAS**, the increased flow is to serve properties within the existing sewer service area, such as infill properties and existing homes on septic systems, as detailed in a buildout analysis that was submitted to Middlesex County and the NJDEP;

**WHEREAS**, a detailed build-out analysis was undertaken that the SWPM plant should be expanded from 1.64 MGD to 1.70 MGD to address future flows in Plainsboro Township; and

**WHEREAS**, the Lower Raritan-Middlesex County Water Resources Association reviewed and approved the SUEZ Water Princeton Meadows Wastewater Treatment Plant Expansion Project Amendment by resolution dated May 11, 2020;

**NOW THEREFORE BE IT RESOLVED**, that the Middlesex County Planning Board, following their review of the build-out analysis, does hereby endorse the Amendment for the SUEZ Water Princeton Treatment Plant; and

**NOW THEREFORE BE IT RESOLVED**, that the Middlesex County Planning Board does endorse the above referenced Amendment for the SUEZ Water Princeton Meadows Wastewater Treatment Plant Expansion; and

**RESOLUTION OF THE MIDDLESEX COUNTY PLANNING BOARD  
ENDORING THE SUEZ WATER PRINCETON MEADOWS WASTEWATER TREATMENT PLANT EXPANSION  
AMENDMENT  
TO THE LOWER RARITAN-MIDDLESEX COUNTY WATER QUALITY MANAGEMENT PLAN**

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

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

**MIDDLESEX COUNTY PLANNING BOARD**

\_\_\_\_\_  
Matthew Vaughn, Chairman

ATTEST: \_\_\_\_\_  
Brenda L. Bleacher, Planning Board Secretary

Date: May 12, 2020

APPROVED AS TO FORM AND LEGALITY: \_\_\_\_\_  
Steven D. Cahn, Esq., Planning Board Counsel

I, \_\_\_\_\_, (Mirah Becker, Supervising Planner) am in charge of the Environmental Sustainability Division of the Middlesex County Office of Planning staff, whose duty it is to establish the facts underlying the above Resolution pursuant to my duties for causing an investigation to be made and research to be done and have reached the conclusion that the facts and conclusion of fact as contained in the annexed Resolution are true. It is our recommendation that the Planning Board adopt the annexed Resolution.