

DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF WATERSHED MANAGEMENT

REVISION TO THE LOWER RARITAN/ MIDDLESEX COUNTY WATER
QUALITY MANAGEMENT PLAN

TAKE NOTICE that on **APR 08 2005**, pursuant to the provisions of the Water Quality Planning Act, N.J.S.A.58:11A-1 et seq., and the Statewide Water Quality Management Planning rules, N.J.A.C. 7:15-3.5, a revision to the Lower Raritan/ Middlesex County Water Quality Management Plan, subject to the specified conditions described in this notice, was conditionally adopted by the Department. This revision is only valid once the conditions described below have been met. Until such time, the described redevelopment project is inconsistent with the WQMP. Pursuant to the Statewide Water Quality Management Planning rules at N.J.A.C. 7:15-3.1 et seq., the Department shall not issue permits for any project or activity when the Department has determined the project or activity to be inconsistent with a WQMP.

This revision modifies the Lower Raritan - Middlesex County Wastewater Management Plan by expanding the Middlesex County Utilities Authority (MCUA) Sewage Treatment Plant (STP) sewer service area to include Block 10, Lots 4 & 19, Cranbury Township, Middlesex County. This revision allows for the construction of the Keystone Properties redevelopment project. This project includes the construction of four new warehouses with office space, expansion of an existing warehouse and associated infrastructure. The project location encompasses a total of 125 acres and is bounded to the north by Station Road and to the east by State Highway Route 130. The total combined warehouse space is approximately 967,719 square feet. Of this warehouse space, approximately 5% will be dedicated for office use. The four proposed new warehouses and the addition to the existing warehouse will operate two shifts. The combined two shifts will employ up to a total of 185 persons. The projected wastewater flow for the proposed new development, calculated in accordance with N.J.A.C. 7:14A-23.3 is 9,463 gallons per day (gpd).

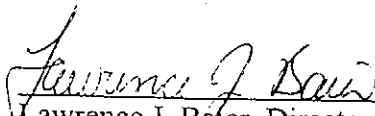
The existing warehouse is currently served by a permitted STP (NJPDES #NJ0020079) located on Block 10, Lot 19. The STP is permitted to discharge up to 11,000 gpd to groundwater. The existing STP is to be abandoned. The total combined wastewater flow from the existing warehouse and the proposed new

construction to be conveyed and treated at the MUA STP is 13,633 gpd. No expansion of the MUA STP is proposed to accommodate this project.

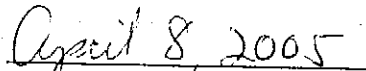
The proposed project must address the following identified significant individual or cumulative impacts to environmentally sensitive areas and other natural resources: riparian corridor impacts, stormwater quality and quantity impacts. The adoption of this revision is only valid once all the specified conditions to address these identified impacts, as described below, are met.

All on-site land area within 75 feet of the top of the bank of the State open waters as identified by the Land Use Regulation Program (LURP), Letter of Interpretation, (LOI) file number 1202-01-0003.1, with the exception of allowable disturbances required for a single road crossing and limited utilities installation, shall be dedicated as a Stream Buffer Conservation Zone, defined as such by a metes and bounds delineation and confirmed as such by filing a Declaration of Covenants and Conservation Restriction with Middlesex County.

Pursuant to the Stormwater Management Rules N.J.A.C. 7:8 et seq., measures developed to meet groundwater recharge, stormwater quantity and stormwater quality standards are required to be submitted for review by the LURP as a component of their permitting process. The proposed project design must minimize site runoff from impervious surfaces, maximize infiltration techniques to control offsite water quality and quantity impacts and demonstrate that the acceptable stormwater management performance standard for the area to be developed will be met. This condition extends to all portions of the project property to be developed including upland areas that do not require LURP permitting or any subsequent phase of development on Block 10, Lot 4.


Lawrence J. Baier, Director

Division of Watershed Management
Department of Environmental Protection


Date