

CARN00719

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Stormwater Compliance Statement
BUILDING 105 – CARNEGIE CENTER

**Project Owner:
Boston Properties, L.P.**

**Block 9, Lot 71
West Windsor Township,
Mercer County, New Jersey**

Prepared by:



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A handwritten signature in black ink, appearing to read 'M. Thomas'.

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Table of Contents

INTRODUCTION.....	3
EXISTING CONDITIONS.....	3
Project Location.....	3
PROPOSED CONDITIONS.....	3
Project Location.....	3
STORMWATER MANAGEMENT.....	3
7:8-5.3 Green Infrastructure Standards	4
7:8-5.4 Groundwater Recharge Standards.....	4
7:8-5.5 Stormwater Runoff Quality Standard	4
7:8-5.6 Stormwater Runoff Quantity Standards.....	4
CONCLUSION.....	4

INTRODUCTION

This Stormwater Compliance Statement is being submitted on behalf of the Applicant, Boston Properties, L.P. pursuant to the regulatory standards outlined in 7:8 of the New Jersey Administrative Code (N.J.A.C), as well as Mercer County's Development Review Regulations & regulatory requirements for the West Windsor Township.

The project proposes an interior renovation of existing Building 105 from an office use to a mixed laboratory and office use. In addition, BXP is proposing the addition of 2 loading areas, relocation of ADA parking spaces, addition of 2 diesel generators with sound attenuating enclosures to be placed on concrete pads, a nitrogen tank, filling station, hydrogen tank, prefabricated hazardous gas storage structure, associated landscaping plantings. With this application, the applicant will disturb less than 0.25 acres and proposing to reduce the overall impervious coverage on site by 80 square feet

EXISTING CONDITIONS

Project Location

The project site area is located in the West Windsor Township. The site address is 105 Carnegie Center Drive, Princeton, NJ 08540. Tax Block and Lot info for the site is Block 9, Lot 71. The site is zoned as ROM-2, Office / Manufacturing. There are 239 parking stalls serving the facility. On the east side of the project site area, an office building exists.

PROPOSED CONDITIONS

Project Location

The existing building is to be renovated from an office use to a mixed laboratory and office use. To accommodate the interior renovation 2 loading areas will be added within the existing parking area, as well the addition of a hydrogen tank, nitrogen tank, filling station and prefabricated storage structure. To accommodate the additions, minor changes to the existing limits of bituminous asphalt as well as a reduction in the overall parking provided are proposed. The existing ADA spaces will be relocated closer to the proposed main entrance of the building. Parking lot striping will closely model the existing parking facility with minor changes in location to allow for the installation of the proposed accessory structures and addition of loading areas. Finally, there are two (2) proposed concrete pads on the northeast area of the project, these pads will be used for diesel generators. To account for the increase in impervious coverage produced from the accessory structures, portions of the site have been dedicated to re-vegetation exceeding the area of new proposed impervious by 80 square feet.

STORMWATER MANAGEMENT

The proposed improvement to the site yields less than an acre of ground disturbance and produces less than a quarter acre of combined regulated impervious/regulated motor vehicle surface, as defined by the NJDEP in N.J.A.C. 7:8 (Stormwater Management). The new impervious surface is limited to the proposed concrete pads and accessory structures over existing on-site non-impervious surfaces. Additionally, a portion of the site is dedicated to re-vegetation in an amount which exceeds the newly proposed impervious coverage by 80 square

feet. Due to the minor improvements proposed and reduction in overall impervious coverage, the scope does not constitute a major development, T&M anticipates that the following standards are not applicable:

7:8-5.3 Green Infrastructure Standards

Since no other stormwater measures are required, by extension green infrastructure will also not be required to address stormwater regulatory standards.

7:8-5.4 Groundwater Recharge Standards

Less than a quarter acre of new impervious (-0.002) acre (reduction) of regulated impervious and regulated motor vehicle surface) and less than an acre of disturbance are proposed, so the standard does not apply, pursuant to (a) of this rule’s sub-chapter.

7:8-5.5 Stormwater Runoff Quality Standard

Less than a quarter ace of overall net new impervious (0.021 acres of regulated impervious and 0.0 acres of regulated motor vehicle surface) are proposed, so the standard does not apply, pursuant to (a) of this rule’s sub-chapter.

7:8-5.6 Stormwater Runoff Quantity Standards

Less than a quarter acre of new impervious (-0.002) acres (reduction) of regulated impervious and regulated motor vehicle surface) and less than an acre of disturbance are proposed, so the standard does not apply, pursuant to (a) of this rule’s sub-chapter.

CONCLUSION

Based on the nature of the proposed improvements to the site, the scope of work does not meet the criteria to be considered a major development as defined by the NJDEP Stormwater Management Regulations. The limit of ground disturbance will not exceed an acre, and no new regulated motor vehicle areas are proposed.

TOTAL NEW PERVIOUS CALCULATIONS (1,416 SF)

AREA TO BE VEGETATED	V1 AREA (SF)	V2 AREA (SF)	V3 AREA (SF)
AREA (SF)	159	949	305

TOTAL NEW IMPERVIOUS COVERAGE CALCULATIONS (1,336 SF)

PROPOSED IMPERVIOUS	NITROGEN TANK	HYDROGEN TANK	PREFAB. STRUCT.	TELEMETRY STATION	400KW GEN. PAD	750KW GEN. PAD	MISC. PARKING LAYOUT
AREA (SF)	61	111	35	16	240	408	465

1,416 SF (NEW PERVIOUS) – 1,336 SF (NEW IMPERVIOUS COVERAGE) = 80 SF OF NEW PERVIOUS
 THEREFORE, THE PROPOSED DEVELOPMENT RESULTS IN A NET DECREASE OF 80SF OF IMPERVIOUS COVERAGE.