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ENGINEERS

3141 Bordentown Avenue
Parlin, NJ, 08859
732.727.8000 ☎
www.cmeusa1.com 🌐

June 10, 2025

Darren D'Souza, EIT
Langan Engineering and Environmental Services, Inc.
1 University Square Drive, Suite 110
Princeton, NJ 08540

Re: Block 252, Lot 1.06
Water Will Serve Letter Request
North Brunswick, NJ
Our File No. 115.NO02025.P02

Dear Mr. D'Souza:

In response to your request regarding the availability of water service at the above referenced site for the construction of two proposed 100,000 SF warehouses and two 50,142 SF flex space buildings with associated site improvements, we offer the following for your consideration.

The Township of North Brunswick is the water purveyor and owns the water distribution system which is operated on their behalf by Veolia North America.

Excerpts of current Township mapping of the water distribution system in proximity to the above referenced property indicating that utility facilities are present in the vicinity have been attached. Please note that this mapping is schematic and approximate and should not be used as a substitute for detailed field surveys.

The project site fronts existing public water infrastructure, including 6" to 20" water mains, fire hydrants, and water valves located along the northern portion of the site adjacent to US Route 1 northbound, running east-west across the property. Based on the existing water system layout shown on the enclosed map, public water service is available in close proximity to the site.

CONSULTING AND MUNICIPAL ENGINEERS LLC

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000

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Mr. Darren D'Souza
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During the development application review process, the Applicant shall submit a Report prepared by a Professional Engineer, licensed in the State of New Jersey, addressing the existence and adequacy of the distribution system to provide for the proposed flows including, at a minimum, the following requirements:

- a. Volume and pressure necessary to provide sufficient flow, including at any interior fire suppression systems (if required), to provide adequate fire protection for all elements of the development site in accordance with NFPA requirements and all appropriate fire codes and/or requirements;
- b. Test data and calculations demonstrating that the required ISO Fire Flows and pressures can be provided from the existing system;
- c. Anticipated volume of water and pressure needed to adequately service the project with potable water.

If the proposed development requires volumes, flows or pressures exceeding that which is currently available from the distribution system, the Applicant shall be required to implement appropriate mitigation measures.

In addition, as part of the Application process, based on our review of the information provided, you will be required to obtain a NJDEP – Bureau of Water Systems Engineering (BWSE) approval.

As far as the physical connection and associated connection fees are concerned, water connection fees will be determined during the Township construction permit process, actual installation must be coordinated with Veolia North America, and they should be contacted for their specific requirements at (732) 297-3739.



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Should you have any questions regarding this matter, please do not hesitate to contact our office.

Very truly yours,
CME Associates

James C. Watson, P.E., PTOE.
Township Engineer's Office

JCW/go

cc: Michael Hritz, Director Community Development
Gary Oliva, CME Associates



Legend

- Fire Hydrants
- Water Valves
- Water Lines

Will Serve Map - Block 252 Lot 1.06