

# NEW JERSEY SITE IMPROVEMENT ADVISORY BOARD

## Meeting Minutes of June 20, 2019

Conference Room 129  
Department of Community Affairs  
101 South Broad Street  
Trenton, New Jersey

### ATTENDANCE

#### **Board Members:**

Joseph E. Doyle, Chair  
Richard Maser  
Edward M. Smith  
Janice Talley  
Joseph Femia

#### **DCA Staff:**

Marie Daniels  
John Lago  
Keith Makai  
Tom Pitcherello

#### **Guests:**

Kent Barr	NJ DEP
Grant Lucking	NJ Builders Association
Norman Nelson	NJ Water Supply Advisory Council
Vince Monaco	NJ Water Supply Advisory Council
Susan Weber	NJ DOT

### CALL TO ORDER

Mr. Joseph Doyle, chair of the Site Improvement Advisory Board, called the meeting to order at 10:10 a.m.

### OPEN PUBLIC MEETINGS ACT

In accordance with the Open Public Meetings Act (P.L. 1975, chapter 231), notice of the time, date, and place of this meeting was given to the Secretary of State of New Jersey, The Star-Ledger of Newark, The Asbury Park Press, The Press of Atlantic City, and The Courier-Post of Camden.

## ROLL CALL

The roll was called and attendance noted for the record.

## APPROVAL OF MINUTES

Chairman Doyle asked for corrections to the minutes of the October 18, 2018 meeting. There were none. The minutes were approved by all who attended.

## NEW BUSINESS

### **Table 5.1 Water Demand**

The chairman asked the Board to discuss new business to accommodate guests who had written a letter proposing a change in water supply standards to chapter 5 of the Residential Site Improvement Standards (RSIS). In a January 25, 2019 letter to Lt. Governor Shelia Oliver, Mr. Norman Nelson, chair of the New Jersey Water Supply Advisory Council, asked the Department of Community Affairs (DC) to revise table 5.1 in the RSIS “to reflect more current water use demands” in New Jersey. The standards are used in the RSIS to size water mains for new, residential development. The New Jersey Department of Environmental Protection (DEP) also references them in Safe Drinking Water rules. These water demand rates are based on demographic trends and water use in the 1970s.

The Water Council funded a study by researchers at Rutgers University to examine residential water use in New Jersey. The study focused on water use between 2008 and 2015 in 35 public community water systems, accounting for over 40 percent of the state’s population. In all but one instance, the study found water consumption was below levels in table 5.1 of the RSIS.

A 2006 Rutgers study commissioned by DCA had similar results. The water use today is lower than it was in the 1970s because households have gotten smaller and appliances today use less water.

DCA has implemented the RSIS since 1997. No designer or reviewer ever complained the table 5.1 resulted in over-sized water mains. The size of water supply systems also consider fire suppression, which likely overshadows the effects of water use rates.

The standards have more bearing to DEP. Table 5.1 is referenced by DEP’s Safe Drinking Water rules at NJAC 7:10-11.5(f) and used by DEP for permit applications to extend water systems. The inflated standards limit the capacity of existing systems.

The Water Council asked DCA and DEP to change the standard in both rules.

SIAB members agreed the water supply standard in table 5.1 are outdated. They also wanted consistent water supply standards in rules adopted by DCA and DEP. In discussion, Richard Maser and Janice Talley pointed out the demographic assumptions in table 5.1 are outdated. Household sizes are much smaller. They both recommended the household sizes in the table be either updated or removed. Those present agreed to remove the household sizes from the table. A copy of the revised standard shown current and proposed rates follows.

<b>Table 5.1, Water Demand Generation by Housing Type &amp; Size</b>			
		<b>Existing RSIS</b>	<b>proposed</b>
		<b>Daily Water Demand</b>	
	<b>House type</b>	<b>gallons per day</b>	<b>gallons per day</b>
	<b>Single family</b>		
	2 bdrm	215	150
	3 bdrm	320	225
	4 bdrm	395	395
	5 bdrm	475	475
	<b>Garden Apt</b>		
	1 bdrm	120	95
	2 bdrm	175	140
	3 bdrm	270	215
	<b>Townhouse</b>		
	1 bdrm	125	120
	2 bdrm	150	140
	3 bdrm	210	200
	4 bdrm	275	255
	<b>Hi-rise</b>		
	studio	80	65
	1 bdrm	100	80
	2 bdrm	160	130
	<b>Mobile home</b>		
	1 bdrm	130	120
	2 bdrm	150	140
	3 bdrm	260	245
	<b>Source:</b>	Van Abs, Daniel J., Jiayl Ding, and Eric Pierson, "Water Needs Through 2040 for New Jersey Public Community Water Supply Systems," Rutgers University, New Brunswick, NJ, 2018.	

Chairman Doyle thanked DEP and the Water Council for the recommendation.

The Chairman opened discussion to the public. There were no comments.

The Board unanimously approved the proposal by the Water Council.

### OLD BUSINESS

In addition to the water demand standards in chapter 5, the Board has approved the following changes:

1. Referenced standards in chapter 8: Later editions of the authoritative sources in the rules may be used only if designer and reviewer both agree to do so.
2. Emergency / alternative access is required for large surface parking lots with more than 100 spaces, as per NJAC 5:21-4.16(e) 3. The second access can be used by residents and/or visitors only with municipal approval.
3. Table 4.4 is revised to make clear assisted living facilities as defined by NJ Department of Health are residential uses in the scope of the RSIS. The entire complex is considered residential use, not just apartments for independent living.

### Parking decks

There are no standards in the RSIS for parking decks. With more housing being built with parking decks, Chairman Doyle said there will likely be a need for standard for structure parking. Right now, the rules allow great discretion to designer subject only to review approval. The chairman expressed concern with tandem or shared spaces in parking decks. He asked Richard Maser, chair of the streets and parking committee, to prepare talking points and standards the Board might consider.

### ADJOURNMENT

There being no further business, the meeting was adjourned at 11:10 a.m.

Respectfully submitted,

John Lago  
Secretary to the Board