

**ENVIRONMENTAL PROTECTION  
DIVISION OF COASTAL AND LAND USE PLANNING**

**Proposed Amendments to the Atlantic County, Cape May County, Lower Delaware, Ocean County,  
and Tri-County Water Quality Management Plans**

Public Notice

**Take notice** that the New Jersey Department of Environmental Protection (Department) is re-opening public comment on proposed amendments to the Atlantic County, Cape May County, Ocean County, Lower Delaware, and Tri-County Water Quality Management (WQM) Plans. The Department, as provided at N.J.A.C. 7:15 -3.4(c) and (g), is proposing these amendments to modify sewer service area (SSA) boundaries depicted on the Future Wastewater Service Area (FWSA) maps adopted by the Department for Atlantic County on November 6, 2013 (see 45 N.J.R. 2499(a)), Burlington County on May 7, 2013 (see 45 N.J.R. 1415(a)), Camden County on June 18, 2013 (see 45 N.J.R. 1856(a)), Cape May County on November 6, 2013 (see 45 N.J.R. 2488(a)), Cumberland County, Rural District, on February 1, 1999 (see 31 N.J.R. 689(a)), the non-consolidated portion of Gloucester County on September 4, 2013 (see 45 N.J.R. 2268(b)), the consolidated portion of Gloucester County on December 8, 2008 (see 41 N.J.R. 671(a)), and Ocean County on February 7, 2013 (see 45 N.J.R. 474(b)). In recognition of the nature and scope of the New Jersey Pinelands Commission's ("Commission") oversight and regulation of land use and development within the Pinelands Area, and for purposes of implementing the Department's WQM Planning rules at N.J.A.C. 7:15, the Department and the Commission executed a Memorandum of Understanding ("MOU"), dated April 9, 2012, to establish a framework pursuant to which the Department's WQM Planning rules will be administered in the Pinelands Areas. The proposed amendments will modify the SSA delineation in portions of the counties within the Pinelands Areas in order to be consistent with the Pinelands Comprehensive Management Plan (CMP).

For consistency with the CMP, the Department deems all lands located within a Pinelands Village, Pinelands Town, Regional Growth Area, substantially developed portions of a Military and Federal Installation Area, and any other area designated by the Commission for the development of centralized waste water treatment and collection facilities to either address a public health problem in accordance with N.J.A.C. 7:50-6.84(a)2 or to accommodate development activities by governmental entities in accordance with an intergovernmental memorandum of agreement executed pursuant to N.J.A.C. 7:50-4.52(c), to be within SSA. The boundaries of these areas are those specified in geographic information system coverage provided by the Commission and may include environmentally sensitive areas (“ESAs”) as described in N.J.A.C. 7:15-5.24(b). In recognition, however, of the Commission’s oversight and regulation in the Pinelands Areas, the Department shall not require the removal of ESAs from SSA in these areas.

The proposed changes involve the modification of SSA designated on the aforementioned adopted FWSA maps to add areas falling within the terms of the MOU that are not currently within a SSA to SSA and to remove areas from SSA where the CMP would not authorize sewer service within Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, and Ocean Counties. Areas proposed for removal from a SSA are not designated by the CMP or by action of the Commission for the development of centralized waste water treatment and collection facilities pursuant to either N.J.A.C. 7:50-6.84(a)2 to address a public health problem or a memorandum of agreement pursuant to N.J.A.C. 7:50-4.52(c) of the CMP. The proposed mapping changes can be viewed at <http://www.nj.gov/dep/wqmp/wmpnotices.html>.

The mapping changes proposed by the Department more exactly align SSA boundaries with the CMP Area boundaries. For example, where the adopted extent of a SSA limit did not extend to the centerline of a roadway which forms the limit of a CMP designated area boundary, the proposed map change would move the SSA limit from the edge of a parcel boundary to a road centerline, perhaps 10.0 or 15.0 feet. Additionally, the Commission is requesting that all lands and waters within appropriate management areas be identified as lying in a SSA, including rivers, airport runways, cemeteries, public open space and other existing land uses/types which are not customarily included in a SSA. The effect of these changes will be that the new mapping will exactly “match” the boundary edges of the County FWSA maps with the Commission’s maps. These proposed changes would result in a total of 13,003 acres being added into SSA throughout the affected counties, and the removal of 1,070 acres from SSA, as discussed below.

The inclusion in SSA of land within designated Regional Growth Areas is proposed for the following portions of the Pinelands Protection Area. In Atlantic County’s Regional Growth Areas, a total of 277 acres are proposed to be added to SSA within Egg Harbor, Hamilton, and Galloway Townships. In Burlington County’s Regional Growth Areas, a total of 201 acres are proposed to be added to SSA within Evesham, Medford, Pemberton, Shamong, Southampton and Tabernacle Townships, and Medford Lakes Borough. In Camden County’s Regional Growth Areas, a total of 70 acres are proposed to be added within Berlin, Waterford and Winslow Townships, and Berlin and Chesilhurst Boroughs. In Gloucester County’s Regional Growth Areas, a total of 256 acres are proposed to be added to SSA within Monroe Township. In Ocean County’s Regional Growth Areas, a total of 2269 acres of SSA are proposed to be added within Barnegat, Berkeley, Jackson, Manchester, Ocean, Stafford, and Toms River Townships, and Beachwood and South Toms River Boroughs.

The inclusion in SSA of land within designated Pinelands Town Areas is proposed for the following portions of the Pinelands Protection Area. In Atlantic County's Pinelands Town Areas, a total of 39 acres are proposed to be added to SSA within Buena Vista, Galloway, Hamilton, and Mullica Townships, and Egg Harbor City, Hammonton Town and Buena Borough. In Burlington County's Pinelands Town Areas, a total of 0.1 acres are proposed to be added to SSA within Wrightstown Borough. In Cape May County's Pinelands Town Areas, a total of 0.1 acres of SSA are proposed to be added within Woodbine Borough. In Ocean County's Pinelands Town Areas, a total of 476 acres are proposed to be added to SSA within Manchester Township and Lakehurst Borough.

The inclusion in SSA of land within designated Pinelands Village Areas is proposed for the following portions of the Pinelands Protection Area and Preservation Area. In Atlantic County's Pinelands Village Areas, a total of 149 acres are proposed to be added to SSA within Buena Vista, Galloway, Hamilton, Mullica, Weymouth Townships, Estell Manor, Port Republic and Egg Harbor Cities and Folsom Borough. In Burlington County's Pinelands Village Areas, a total of 92 acres are proposed to be added to SSA within Bass River, Pemberton, Shamong, Southampton, Tabernacle, Washington and Woodland Townships. In Camden County's Pinelands Village Areas, a total of 51 acres are proposed to be added to SSA within Waterford and Winslow Townships. In Cape May County's Pinelands Village Areas, a total of 31 acres are proposed to be added to SSA within Upper and Dennis Townships. In Cumberland County's Pinelands Village Areas, a total of 2,703 acres are proposed to be added to SSA within Maurice River Township. In Ocean County's Pinelands Village Areas, a total of 1812 acres are proposed to be added to SSA within Barnegat, Jackson, Lacey, Little Egg Harbor, Manchester, Ocean and Stafford Townships.

The inclusion in SSA of land within designated Military and Federal Installation Areas is proposed for the following areas. In Atlantic County at the Atlantic City Airport and FAA Technical Center, a total of 298

acres are proposed to be added to SSA within Egg Harbor, Galloway, and Hamilton Townships. Within the Burlington County portion of Joint Base Maguire/Dix/Lakehurst (JBMDL), a total of 2,797.3 acres are proposed to be added to SSA within New Hanover, North Hanover, Pemberton, and Springfield Townships, and Wrightstown Borough. Within the Ocean County portion of Joint Base Maguire/Dix/Lakehurst, a total of 1,348.4 acres are proposed to be added to SSA within Jackson, Manchester and Plumsted Townships, and Lakehurst Borough.

Areas designated by the Commission for the development of centralized waste water treatment and collection facilities pursuant to N.J.A.C. 7:50-6.84(a)2 to address a public health problem, where not previously included in an adopted SSA, along with areas designated by the Commission for the development of centralized waste water treatment and collection facilities pursuant to a Memorandum of Agreement established by the Commission pursuant to N.J.A.C. 7:50-4.52(c) are proposed to be included within SSA. Consequently, 93.0 acres of a Rural Development Area in Galloway Township and 4.0 acres of a Forest Area in Buena Vista Township are proposed to be added to SSA.

The Commission has identified approximately 1,070 acres of land for which it seeks removal from SSA depicted on the FWSA maps previously adopted by the Department in Atlantic, Burlington, Camden, Cape May, Gloucester, and Ocean Counties. The Commission seeks the removal of these lands from SSA because sewage collection and treatment facilities are not permitted to service these areas pursuant to the CMP as they are located outside of Pinelands Villages, Pinelands Towns, Regional Growth Areas, and substantially developed portions of Military and Federal Installation Areas.

The removal from SSA of a total of 5.0 acres of land from within a designated Military and Federal Installation Area is proposed within JBMDL in Pemberton Township in Burlington County and Manchester Township in Ocean County.

In the Preservation Area District of Atlantic County, an area of less than 0.1 acres is proposed to be removed from SSA within Mullica Township. In the Preservation Area District of Burlington County, a total of 10.8 acres are proposed for removal from the SSA in Bass River, Shamong, Washington, and Woodland Townships. In the Preservation Area District of Ocean County, a total of 3.3 acres are proposed for removal from the SSA in Manchester Township.

Within the Special Agricultural Production Areas in the Preservation Area District of Burlington County, a total of 0.5 acres are proposed to be removed from SSA in Washington and Woodland Townships.

In Forest Areas of Atlantic County, a total of 79 acres are proposed to be removed from SSA within Buena Vista, Galloway, Hamilton, Mullica, and Weymouth Townships, and Egg Harbor and Estelle Manor Cities, Hammonton Town and Folsom Borough. Included in these proposed changes are four existing single family dwellings that are connected to a sewage collection and treatment system. The parcels lie along the north eastern shore of Lake Lenape in Hamilton Township, Atlantic County, specifically Block 588, lots 64, 65, 75.01 and 75.02. The Commission has represented to the Department that the Commission will not seek to physically remove the sewer system connections for these properties.

In Forest Areas of Burlington County, a total of 5.1 acres are proposed to be removed from SSA within Pemberton, Southampton and Medford Townships. In Forest Areas of Camden County, a total of 3.5 acres are proposed to be removed from SSA within Waterford and Winslow Townships. In the Forest

Area of Cape May County, a total of 116 acres are proposed to be removed from SSA within Dennis Township. In the Forest Area of Gloucester County, a total of 14 acres are proposed to be removed from SSA within Monroe Township. In Forest Areas in Ocean County, a total of 52.4 acres are proposed to be removed from SSA within Barnegat, Jackson, Manchester, Ocean and Stafford Townships. Included in these proposed changes are four existing single family dwellings that are connected to a sewage collection and treatment system. The parcels front Hilltop Street in Manchester Township, Ocean County, and are known as Block 82.01, lots 62, 63, 65.01 and 66.01 The Commission has represented to the Department that the Commission will not seek to physically remove the sewer system connections for these properties.

In Agricultural Production Areas of Atlantic County, a total of 4.1 acres are proposed to be removed from SSA within Buena Vista Township, Hammonton Town, Buena and Folsom Boroughs. In Agricultural Production Areas of Burlington County, a total of 7.5 acres are proposed to be removed from SSA within Pemberton, Southampton, Shamong, and Tabernacle Townships. In Agricultural Production Areas of Camden County, a total of 25.1 acres are proposed to be removed from SSA within Waterford and Winslow Townships. In Agricultural Production Area of Gloucester County's, a total of 80.1 acres are proposed to be removed from SSA within Monroe Township.

In Rural Development Areas of Atlantic County, a total of 39 acres are proposed to be removed from SSA within Buena Vista, Galloway, Hamilton, and Mullica Townships, and Egg Harbor City and Folsom Borough. In Rural Development Areas of Burlington County, a total of 26 acres are proposed to be removed from SSA within Bass River, Evesham, Medford, Pemberton, Shamong, Southampton and Tabernacle Townships, and Medford Lakes Borough. In Rural Development Areas of Camden County, a total of 133 acres are proposed to be removed from SSA within Berlin, Waterford and Winslow

Townships. In Rural Development Areas of Cape May County, a total of 6.7 acres are proposed to be removed from SSA within Dennis Township. In Rural Development Areas of Gloucester County, a total of 313.2 acres are proposed to be removed from SSA within Franklin and Monroe Townships. In Rural Development Areas of Ocean County, a total of 144 acres are proposed to be removed from SSA within Jackson and Manchester Townships.

Approval of these amendments would not eliminate the need for any permits, approvals, or certifications required by any Federal, State, County, or municipal review agency with jurisdiction over any project/activity. Approval of these amendments would not provide any implied approval for any other aspects of any project or needed permits and approvals.

**This notice** is being given to inform the public that the Department is proposing amendments to the Atlantic County, Cape May County, Ocean County, Lower Delaware, and Tri-County Water Quality Management (WQM) Plans. Information related to the proposed amendments is on file with the Department at the Office of Coastal and Land Use Planning, P.O. Box 420, 401 East State Street, Mail code 401-07C, Trenton, New Jersey 08625. The Department's file is available for inspection between 9:00 A.M. and 4:30 P.M., Monday through Friday. An appointment to inspect the proposed changes filed may be arranged by calling the Division of Coastal and Land Use Planning at (609) 984-6888. In addition, the proposed mapping changes can be viewed on the Department's website at <http://www.nj.gov/dep/lum/>



A **public hearing** concerning this proposal will be held at the Richard J. Sullivan Center for Environmental Policy and Education, 15C Springfield Road, New Lisbon, New Jersey, 08562, on Wednesday, May 13, 2015, from 10:00 A.M. to 12:00 P.M. or close of testimony, whichever comes first.

**Interested Persons** may submit written comments on the proposed amendments to WQM Program Docket, Division of Coastal and Land Use Planning, at the Department address cited above. Comments concerning the mapping change shall be directed to Rick Brown, P.P., at the Department's address noted above, with a copy provided to Paul W. Tyshchenko, Principal Planner, Pinelands Commission, P.O. Box 359, 15 Springfield Road, New Lisbon, New Jersey, 08064. All comments must be submitted within 15 days following the public hearing. All comments submitted prior to the close of the comment period shall be considered by the Department in reviewing the amendments.

*Colleen Kokas*

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Colleen Kokas, Director  
Office of WRM Coordination  
Department of Environmental Protection

*3-11-15*

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Date

