

**NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
OFFICE OF WATER RESOURCES MANAGEMENT COORDINATION**

Proposed Amendment to the Tri-County Water Quality Management Plan

Public Notice

Take notice that the New Jersey Department of Environmental Protection (Department) is seeking public comment on a proposed amendment to the Tri-County Water Quality Management Plan (WQMP). This amendment proposal was submitted by Langan Engineering and Environmental Services, Inc. on behalf of Delaware River Partners, LLC, and proposes to expand the sewer service area (SSA) of the Greenwich Township Sewage Treatment Plant (STP) by approximately 22.8 acres to include the proposed development of a cold storage distribution center consisting of two warehouses on Block 8, Lot 4 in Greenwich Township, Gloucester County. This project is identified as “DRP Gibbstown Logistics Center,” Project Identification No. 435433, Activity No. AMD160001. This amendment proposal would update the Greenwich Township Wastewater Management Plan, the Gloucester County Non-Consolidated Future Wastewater Service Area (FWSA) map, as well as the Tri-County WQMP.

This proposed amendment has been reviewed in accordance with the Water Quality Management Planning rules, N.J.A.C. 7:15-1 et seq., and is in compliance with the regulatory criteria established at N.J.A.C. 7:15-5.24 and 5.25.

In accordance with N.J.A.C. 7:15-5.24, environmentally sensitive areas (ESAs) have been assessed to determine what areas are appropriate for inclusion in the proposed SSA. Pursuant to N.J.A.C. 7:15-5.24(b), ESAs are defined based on a composite geographic information systems (GIS) analysis, as contiguous areas of 25 acres or larger consisting of habitat for threatened and endangered species as identified on the Landscape Project Maps of Habitat for Endangered, Threatened or Other Priority Species, Natural Heritage Priority Sites, Category One (C1) special water resource protection areas, and wetlands,

alone or in combination. ESAs are required to be excluded from the SSA except as provided in accordance with N.J.A.C. 7:15-5.24(e)-(h).

In accordance with N.J.A.C. 7:15-5.24(b)1, to determine areas designated as threatened or endangered species habitat, the Department utilized the Division of Fish and Wildlife's Landscape Project Maps of Habitat for Endangered, Threatened or Other Priority Species, version 3.1. Areas identified by the Landscape Project as being suitable habitat for threatened and endangered species Ranks 3 (State threatened), 4 (State endangered), and 5 (Federal endangered or threatened) are not to be included in SSAs except as provided under N.J.A.C. 7:15-5.24(e)-(h). State Endangered Bald Eagle habitat has been identified on site, and in accordance with N.J.A.C. 7:15-5.24(e)1, the applicant submitted a habitat suitability determination, prepared by Ramboll Environ, rebutting the presumption that the environmental data identified above is correct. Upon review of the habitat suitability determination, the Department concurs with the findings of Ramboll Environ that the mapped habitat is not suitable for the State Endangered Bald Eagle. No suitable habitat has been included in the proposed SSA.

In accordance with N.J.A.C. 7:15-5.24(b)2, areas mapped as Natural Heritage Priority Sites are not to be included in proposed SSAs, except as provided under N.J.A.C. 7:15-5.24(e)-(h). No Natural Heritage Priority Sites were identified on this site.

In accordance with N.J.A.C. 7:15-5.24(b)3, special water resource protection areas along C1 waters and their tributaries established under the Stormwater Management rules, N.J.A.C. 7:8 are not to be included in the proposed SSA, except as provided under N.J.A.C. 7:15-5.24(e)-(h). No C1 special water resources protection areas were identified onsite.

In accordance with N.J.A.C. 7:15-5.24(b)4, areas mapped as wetlands pursuant to N.J.S.A. 13:9A-1 and 13:9B-25 are not to be included in proposed SSAs, except as provided under N.J.A.C. 7:15-5.24(e)-(h). In accordance with 7:15-5.24(e)2, Letter of Interpretation, L.O.I. # 0807-07-0002.1 was submitted, which delineates the wetlands

identified on site and their associated 50 foot and 150 foot buffers, and these areas are not proposed for inclusion in the SSA.

In accordance with N.J.A.C. 7:15-5.24(c)1-3, lands within certain coastal planning areas (Coastal Fringe, Coastal Rural, and Coastal Environmentally Sensitive Planning Areas) are not to be included in the proposed SSA. The project site is not in a coastal planning area.

In accordance with N.J.A.C. 7:15-5.24(d)1-4, the Department evaluated this project for the presence of special restricted areas including areas with Federal 201 grant limitations that prohibit the extension of sewers to serve development in specified areas such as wetlands and floodplains, in addition to special restricted areas, specifically designated beaches, coastal high hazard areas, and dunes. The project site is not within any special restricted areas.

In accordance with N.J.A.C. 7:15-5.25(h)1, the projected wastewater flow of the project has been evaluated. Warehouse #1 proposes 12,000 square feet (SF) of office space and 125 peak-shift dedicated employees, while Warehouse #2 proposes 9,500 SF of office space and 42 peak-shift dedicated employees. In accordance with N.J.A.C. 7:14A-23.3, the projected wastewater flow for 21,500 SF is estimated to be 2,150 gallons per day (gpd) ($21,500 \text{ SF} \times 0.1 \text{ gpd}$), and the projected wastewater flow for 167 employees is calculated to be 8,350 gpd ($167 \text{ dedicated peak shift employees} \times 25 \text{ gpd} \times 2 \text{ shifts each}$). The total wastewater flow is projected to be 10,500 gpd. Currently, the Greenwich Township STP, which serves only Greenwich Township, is permitted to discharge 1 million gallons per day (MGD) of treated wastewater to the Delaware River under NJDPES permit number NJ0030333. Although the NJPDES permitted flow is 1 MGD, a Treatment Works Approval (TWA) issued by the Department on August 9, 2005 for plant upgrades limits the flow to 0.773 MGD. The average of the last twelve months of discharge monitoring data show that the Greenwich Township STP has discharged an average daily flow of approximately 0.5 MGD, leaving 0.5 MGD of available capacity. The additional 0.0105 MGD of wastewater required for this project is within the available

capacity limits. Additionally, the original capacity analysis in the Greenwich Township WMP for Greenwich Township STP projects a total build-out flow for the previously adopted SSA of 0.77 MGD. Note that the previously adopted SSA included 589 more acres of SSA than the currently adopted SSA, which was updated by the Gloucester County Non-Consolidated FWSA map amendment, adopted September 4, 2013. If the Greenwich Township STP SSA were to be expanded by this amendment, there would still be excess capacity for other undeveloped portions of the Greenwich Township STP SSA.

In accordance with N.J.A.C. 7:15-5.25(h)3, the water supply need for the proposed project has been evaluated. Water would be provided by the Greenwich Township Water Department which holds PWSID #0807001 and currently has a water supply surplus of 14.895 million gallons per month (MGM) or 496,000 gpd. Pursuant to N.J.A.C. 5.10-12.6(b)2, Table 1, the daily water demand for an office is 0.125 gpd and for an industrial facility, 25 gpd per employee per 8-hour shift. For warehouse #1, 12,000 SF of office space and 125 employees multiplied by two shifts each, equates to a total water supply demand of 7,750 gpd. For warehouse #2, 9,500 SF of office space and 42 employees multiplied by two shifts each, equates to 3,288 gpd. The total water supply demand for both warehouses is 11,038 gpd, which is well within the available water supply surplus.

In accordance with N.J.A.C. 7:15-5.25(h)4, a project or activity's stormwater management is to be evaluated. Compliance with this standard can be demonstrated by submission of an adopted stormwater management plan and ordinance that conform with the requirements of N.J.A.C. 7:8. The project is in compliance with this standard, as Greenwich Township has adopted stormwater control ordinance # 17-2007, as approved by Gloucester County, which complies with the performance standards of the Stormwater Management rules at N.J.A.C. 7:8. The county and local governments are responsible for review and implementation of the Stormwater Management rules during their review and approval of the proposed development.

In accordance with N.J.A.C. 7:15-5.25(h)5i, riparian zones shall be protected from avoidable disturbance. Riparian zones or buffers are established along all surface waters, based on the surface water body's classification designated at N.J.A.C. 7:9B, under the following regulations: the Flood Hazard Area Control Act Rules, the Stormwater Management rules, and the Water Quality Management Planning rules. There are no riparian zones on the project site.

In accordance with N.J.A.C. 7:15-5.25(h)6, proposed development disturbance is not to be located in areas with steep slopes, defined as any slope greater than 20 percent. There are no steep slopes on the project site.

This proposed amendment represents only one part of the permit process and other issues may need to be addressed prior to final permit issuance. These issues may include, but are not limited to, the following: compliance with stormwater regulations; antidegradation; effluent limitations; water quality analysis; exact locations and designs of future treatment works; development in wetlands and flood prone areas, or other environmentally sensitive areas which are subject to regulation under Federal or State statutes or rules. Approval of this amendment does not eliminate the need for any permits, approvals or certifications required by any Federal, State, County or municipal review agency with jurisdiction over this project/activity.

Sewer service to any particular project is subject to contractual arrangements between municipalities, authorities and/or private parties, and is not guaranteed by this amendment.

This notice is being given to inform the public that a plan amendment has been proposed for the Tri-County WQMP. All information related to the WQMP and the proposed amendment is located at the Department, Office of Water Resources Management Coordination, P.O. Box 420, Mail Code 401-02A, 401 East State Street, Trenton, N.J. 08625-0420. The Department's file is available for inspection between 9:00 a.m. and 4:00 p.m., Monday through Friday. An appointment to inspect the documents may be

arranged by calling the Office of Water Resources Management Coordination at (609) 777-4349.

Interested persons may submit written comments on the proposed amendment to WQM Program Docket, at the Department address cited above with a copy sent to Kevin Webb, Senior Associate, Langan Engineering & Environmental Services, Inc., 989 Lenox Drive, Suite 124, Lawrenceville, NJ 08648. All comments must be submitted within 30 days of the date of this public notice. All comments submitted prior to the close of the comment period shall be considered by the Department in reviewing the amendment request.

Interested persons may request in writing that the Department hold a non-adversarial public hearing on the amendment or extend the public comment period in this notice up to 30 additional days. These requests must state the nature of the issues to be raised at the proposed hearing or state the reasons why the proposed extension is necessary. These requests must be submitted within 30 days of the date of this notice to WQM Program Docket at the Department address cited above. If a public hearing for the amendment is held, the public comment period in this notice shall be extended to close 15 days after the public hearing.

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

4-5-16

Date