

DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF WATERSHED MANAGEMENT

ADOPTED AMENDMENT TO THE NORTHEAST WATER QUALITY
MANAGEMENT PLAN

Public Notice

Take notice that on SEP 16 2004, pursuant to the provisions of the New Jersey Water Quality Planning Act, N.J.S.A. 58:11A-1 et seq., and the Statewide Water Quality Management Planning rules (N.J.A.C. 7:15-3.4), an amendment to the Northeast Water Quality Management Plan was adopted by the Department of Environmental Protection (Department). This amendment, submitted on behalf of the Plaza 23 Associates/Hekemian & Company, modifies the Pequannock, Lincoln Park and Fairfield Sewerage Authority (PLPFSA) Wastewater Management Plan (WMP) by temporarily transferring the wastewater from the existing Plains Plaza Shopping Center (Plains Plaza) from the PLPFSA sewer service area (SSA) to Wayne Township's Mountain View Sewage Treatment Plant (STP) SSA. Plains Plaza is located on 18.78 acres on Lot 7 of Block 209 in Pequannock Township, Morris County.

Plains Plaza presently operates an on-site STP under New Jersey Pollutant Discharged Elimination System (NJPDES) permit number NJ0026514. However, the integrity of the existing on-site treatment plant has become a concern and it has been suggested by the Department's Northern Bureau of Water Compliance and Enforcement that the STP connect to another facility. Plains Plaza, which consists of 160,000 square feet of mixed retail, office, dental laboratory and restaurant usages, is located within the approved future SSA for the PLPFSA's Two Bridges STP. However, there are no plans by the PLPFSA to sewer the location at this time. Based on the flow criteria of N.J.A.C. 7:14A-23.3, the total flow for a 152,620 square foot shopping center, 3,300 square foot fast food restaurant containing 65 seats, and two restaurants totaling 4,080 square feet and 136 seats, is 20,997 gallons per day. Wayne Township's Mountain View STP is located 2,000 feet from Plains Plaza. The Mountain View STP, permitted

under NJPDES number NJ0028002, is permitted for 13.5 million gallons per day (mgd) and has capacity to serve Plains Plaza. Once sewers are available in Pequannock Township to serve the Plains Plaza shopping center, the flow from the shopping center will be transferred back to the PLPFSA's Two Bridges Sewerage Authority STP, permitted under NJPDES number NJ0029386. Wastewater Management Planning responsibility for the shopping center will remain with the PLPFSA.

This amendment has been reviewed in accordance with Executive Order 109 (2000) and N.J.A.C. 7:15-5.18. The Department has determined that no environmental analyses are required since the shopping center is an existing, NJPDES permitted shopping center that is not expanding or changing the composition of its discharge, and that is proposing to temporarily send its discharge to an existing NJPDES permitted STP that has adequate capacity due to concern regarding the integrity of the existing discharge to ground water system.

This amendment proposal was noticed in the New Jersey Register on July 19, 2004 at 36 N.J.R. 3438(a) and no comments were received during the comment period.

This amendment represents only one part of the permit process and other issues may need to be addressed prior to final permit issuance. Additional issues which may need to be addressed may include, but are not limited to, the following: compliance with the stormwater regulations; antidegradation; effluent limitations; water quality analysis; exact locations and designs of future treatment works (pump stations, interceptors, sewers, outfalls, wastewater treatment plants); and development in wetlands, flood prone areas, designated Wild and Scenic River areas, or other environmentally sensitive areas which are subject to regulation under Federal or State statutes or rules.

Lawrence J. Baier
Lawrence J. Baier, Director
Division of Watershed Management
Department of Environmental Protection

September 16, 2004
Date