

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 (WQM) Plan. This amendment would also modify the Gloucester County Utilities Authority Wastewater Management Plan. This amendment proposal, submitted on behalf of Boundary Road Development LLC would expand the Gloucester County Utilities Authority (GCUA) sewage treatment plant (STP) sewer service area (SSA) by 22.9 acres to allow for the construction of 52 four-bedroom single family homes on Block 407/Lots 1- 3, 5, and 16 in Deptford Township. The proposed project site is located northeast of the intersection of Cattel Road (County Route 665) and Boundary Road.

This proposed amendment has been reviewed in accordance with the Water Quality Management Planning rules at N.J.A.C. 7:15. This notice represents the Department's determination that the amendment is in compliance with the regulatory criteria pursuant to 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 of the proposed project site are appropriate for inclusion in the SSA. Pursuant to N.J.A.C. 7:15-5.24(b), ESAs are defined 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. No such ESAs are included in the proposed SSA.

In accordance with N.J.A.C. 7:15-5.24(b)1, to identify 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). Review of the proposed project site has determined that no threatened or endangered species habitat exists on site.

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 SSAs, except as provided under N.J.A.C. 7:15-5.24(e) – (h). Review of the proposed project site has determined that no Natural Heritage Priority Sites exist on site.

In accordance with N.J.A.C. 7:15-5.24(b)3, areas identified as special water resource protection areas along Category One waters and their tributaries are not to be included in SSAs, except as provided under N.J.A.C. 7:15-5.24(e) – (h). The Department has determined that no special water resource protection areas along Category One waters or their tributaries exist on the site.

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 SSAs, except as provided under N.J.A.C. 7:15-5.24(e) – (h). Review of the proposed project site has determined that no wetlands exist on site.

Pursuant to N.J.A.C. 7:15-5.24(c), Coastal Fringe Planning Areas, Coastal Rural Planning Areas, and Coastal Environmentally Sensitive Areas shall be excluded from SSA. There are no such areas on the proposed site.

Pursuant to N.J.A.C. 7:15-5.24(d)1, areas with Federal 201 grant limitations that prohibit the extension of sewers into specified environmentally sensitive areas are excluded from

the SSA. Pre-existing grant conditions and requirements (from Federal and State grants or loans for sewerage facilities), which provide for restriction of sewer service to environmentally sensitive areas, are unaffected by adoption of this amendment and compliance is required.

Pursuant to N.J.A.C. 7:15-5.24(d)2-4, the Department evaluated the presence of other special restricted areas, specifically, beaches as defined at N.J.A.C.7:7e-3.22 (currently codified at N.J.A.C. 7:7-9.22); coastal high hazard areas as defined at N.J.A.C.7:7E-3.18 (currently codified at N.J.A.C. 7:7-9.18); and dunes as defined at N.J.A.C.7:7E-3.16 (currently codified at N.J.A.C. 7:7-9.16). Areas identified as beaches, coastal high hazard areas and dunes are not to be included in SSA, except as provided under N.J.A.C. 7:15-5.24(e) – (h). There are no beaches, coastal high hazard areas, or dunes on the project site. Therefore, the conditions of N.J.A.C. 7:15-5.24(d)2-4 have been satisfied.

In accordance with N.J.A.C. 7:15-5.25(h)1, the projected wastewater flow of the project has been evaluated. Currently the GCUA STP (NJ0024686) is permitted to discharge up to 27 million gallons per day (mgd). Based on an average of the monthly average flow for the most recent twelve month period for which discharge monitoring data is available, the existing wastewater flow discharged from the GCUA STP was calculated to be 17.93 MGD. The projected wastewater flow of the project, calculated in accordance with N.J.A.C. 7:14A-23.3, is 15,600 gallons per day. The provisions of N.J.A.C. 7:15-5.25(h)1 have been satisfied as the MCUA STP currently has adequate available capacity to treat the proposed wastewater flow from this project.

The build out analysis in the GCUA WMP has determined that at full build out, the projected wastewater flow from the adopted GCUA SSA will exceed the NJPDES permitted flow amount to the GCUA STP. Pursuant to N.J.A.C. 7:15-5.25(d)2, which identifies strategies to address a situation where the total wastewater generation potential exceeds the permitted flow of a STP, the applicants for this amendment have secured approval from another property owner and the GCUA to remove portions of other properties from the GCUA STP SSA. The effect of this “sewer service area swap” will be

to offset the additional flow generated from this amendment proposal by removing flow from elsewhere in the GCUA SSA. The areas proposed to be removed from the GCUA STP SSA are located in Mantua Township on Block 273/Lot 20 and Block 263.01/Lot 4.03. Fifty seven acres are proposed to be removed from the SSA from Lot 20 and 32 acres from Lot 4.03. At current zoning regulations, 19 lots could be developed on Lot 20 and 32 lots could be developed on lot 4.03. The total potential wastewater flow generation from these lots is 15,300 gpd should each lot be developed with a 4 bedroom single family home (300 gpd per home x 51 homes = 15,300 gpd). Therefore this “sewer service area swap” will nearly offset the additional flow to the GCUA STP generated by the proposed development of the Deptford Township lots. The applicant has secured approval from the owner of the Mantua Township parcels and GCUA and Mantua Township have been notified of the proposed sewer service area swap.

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 supply for the proposed development will be provided by the Deptford Township Municipal Utilities Authority (DTMUA) (PWSID No. 0802001). DTMUA is a public water system which withdraws water from the Middle Potomac Raritan Magothy aquifer. The location of the diversion is in Delsea Drive at Southview Drive. The DTMUA has diversion privileges set by Water Allocation Permit No. 5336 for a total supply of 172.6 million gallons per month (MGM) and currently has a water supply surplus of 26.453 MGM. The proposed water demand of the project, calculated in accordance with N.J.A.C. 7:15-5.25(f)1i, is 0.955 MGM; therefore sufficient water supply is currently available to serve the proposed development within the existing water allocation permit.

In accordance with N.J.A.C. 7:15-5.25(h)4, a project or activity’s stormwater management is to be evaluated. The municipal governments are responsible for review and implementation of the Stormwater Management rules during their review and approval of proposed development. Deptford Township has an adopted stormwater management ordinances (No. 0.09.06); see N.J.A.C. 7:8-4. Deptford Township is also

required to implement the N.J.A.C. 7:8 requirements incorporated in the Residential Site Improvement Standards; see N.J.A.C. 5:21-7.

In accordance with N.J.A.C. 5.25(h)5, proposed development disturbance is not to be located in riparian zones except as provided under N.J.A.C. 7:15-5.25(h)i-vii. Riparian zones or buffers are established along all surface waters, based on the surface water body's classification designated in the Surface Water Quality Standards 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. In accordance with N.J.A.C. 7:15-5.25(h)5, the proposed project site is not located in a riparian zone.

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 equal to or greater than 20 percent. There are no steep slopes on the subject 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 WQM Plan. All information related to the WQM Plan 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, New Jersey 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 amendment to WQM Program Docket, Office of Water Resources Management Coordination, at the Department address cited above with a copy sent to Boundary Road Development LLC, Mr. William P Gilmore, 213 Cherry Tree Court, Franklinville, NJ 08322. All comments must be submitted within 15 days following the public hearing and should reference Program Interest No. 435433, Activity No. AMD160003. 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 should reference Program Interest No. 435433 Activity No. AMD160003 and 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 provided in this notice shall close 15 days after the public hearing.

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

  
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Date