

NOTE: THIS IS A COURTESY COPY OF THIS PLAN AMENDMENT PROPOSAL. THE OFFICIAL VERSION WILL BE PUBLISHED IN THE JULY 15, 2019 NEW JERSEY REGISTER. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THIS TEXT AND THE OFFICIAL VERSION OF THE AMENDMENT, THE OFFICIAL VERSION WILL GOVERN.

## **ENVIRONMENTAL PROTECTION**

### **WATER RESOURCES MANAGEMENT**

#### **DIVISION OF WATER MONITORING AND STANDARDS**

##### **Proposed Amendment to the Lower Raritan/Middlesex 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 site specific amendment to the Lower Raritan/Middlesex County Water Quality Management (WQM) Plan in accordance with the New Jersey Water Quality Planning Act, N.J.S.A. 58:11A-et seq., and the Water Quality Management Planning rules, N.J.A.C. 7:15. The proposed amendment (Program Interest No. 435463, Activity No. AMD170002) would establish a new sewer service area (SSA) of 5.7 acres to serve existing and proposed development on Block 25, Lots 63 (portion) and 64 (portion), Cranbury Township, Middlesex County. The proposed project, identified as "JET USA", consists of a new 34,725 square-foot house of worship/community center and an existing three-bedroom, single-family residence, which would generate a projected wastewater flow of 3,100 gallons per day (gpd) to be received by a new subsurface sewage disposal system based on flow calculated in accordance with N.J.A.C. 7:14A-23.3. The new wastewater facility will replace the existing septic system. The proposed amendment has been reviewed pursuant to the Water Quality Management Planning rules at N.J.A.C. 7:15. This notice represents the Department's determination that the amendment is compliant with the regulatory criteria at N.J.A.C. 7:15-3.3, 3.5, 4.4 and 4.5, as described below.

In accordance with N.J.A.C. 7:15-3.3(b), site specific amendments are limited to modifications of the eligible sewer service area needed to address a specific project or activity. N.J.A.C. 7:15-3.5(j)2

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requires that site specific amendments proposing to add 100 or more acres or generating 20,000 gpd or more of wastewater flow must update the wastewater treatment capacity analysis prepared in accordance with N.J.A.C. 7:15-4.5(b) to include the proposed project or activity. The proposed project involves less than 100 acres and will generate less than 20,000 gpd of wastewater flow; therefore, update of the wastewater treatment plant capacity analysis is not required.

Pursuant to N.J.A.C. 7:15-4.4(d), the following are not eligible for delineation as sewer service areas, except as otherwise provided at N.J.A.C. 7:15-4.4(i) through (l): environmentally sensitive areas (ESAs) identified under N.J.A.C. 7:15-4.4(e) as endangered or threatened wildlife species habitat, Natural Heritage Priority Sites, riparian zones of Category One waters and their tributaries, or wetlands; coastal planning areas identified under N.J.A.C. 7:15-4.4(f); and ESAs subject to 201 Facilities Plan grant conditions under N.J.A.C. 7:15-4.4(g). The Department conducted an evaluation of the project site using a GIS shapefile provided by the applicant compared to the Department's GIS data layers available at <http://www.nj.gov/dep/gis/listall.html> and/or other information as noted below, to determine the presence of any such areas in accordance with N.J.A.C. 7:15-4.4(e) through (g) and made the following findings:

- The Department determined that the proposed sewer service area does not contain any areas mapped as endangered and threatened wildlife species habitats Rank 3, 4 or 5 on the Department's Landscape Maps of Habitat for Endangered, Threatened or Other Priority Wildlife based on the "Landscape Project Data" Version 3.3 GIS data layers in accordance with N.J.A.C. 7:15-4.4(e)1.

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- The Department determined that the proposed sewer service area does not contain any areas mapped as Natural Heritage Priority Sites based on the “Natural Heritage Priority Sites” GIS data layer in accordance with N.J.A.C. 7:15-4.4(e)2.
- The Department determined that the proposed sewer service area does not contain any Category One (C1) waters or 300-foot riparian zones along any C1 waters or upstream tributaries within the same HUC-14 watershed of any C1 waters based on the “Surface Water Quality Standards” GIS data layer in accordance with and N.J.A.C. 7:13-4.1(c)1 and N.J.A.C. 7:15-4.4(e)3.
- The Department determined that the project site does contain wetlands based on the “Wetlands 2012” GIS data layer; however, in accordance with N.J.A.C. 7:15-4.4(j)3, the applicant provided a Freshwater Wetlands Letter of Interpretation (LOI)/Line Verification File #1202-09-0002.1 FWW180001 confirming that there are no wetlands within the proposed sewer service area.
- The Department determined that the proposed sewer service area does not contain any Coastal Fringe Planning Areas, Coastal Rural Planning Areas, or Coastal Environmentally Sensitive Planning Areas mapped on the CAFRA Planning Map based on the “CAFRA Layers” GIS layer in accordance with 7:15-4.4(f).
- The Department determined that there are no 201 Facilities Plan grant conditions applicable to the project site based on the USEPA list of New Jersey Counties with ESA Grant Conditions at <https://www.epa.gov/npdes-permits/environmentally-sensitive-area-esa-grant-condition-waiver-program-region-2> in accordance with N.J.A.C. 7:15-4.4(g).

Pursuant to N.J.A.C. 7:15-4.4(h)1 and 2, the Department considered the land uses allowed in zoning ordinances and future land uses shown in municipal or county master plans. On September 3,

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2014, the Cranbury Township Zoning Board of Adjustment issued a resolution granting a use variance for the proposed project, cited as “Resolution of Memorialization - Resolution Granting Use Variance to JET USA, LLC for Construction of a House of Worship Block 25, Lots 63 and 64 (222 Dey Road) Application No. ZBA 224-12”. On September 3, 2014, the Cranbury Township Zoning Board of Adjustment issued a resolution granting preliminary and final site plan approval of the project, cited as “Resolution of Memorialization - Resolution Granting Preliminary and Final Site Plan Approval With Site Plan Exceptions and Additional Bulk Variances to JET USA, LLC for Construction of a House of Worship Block 25, Lots 63 and 64 (222 Dey Road) Application No. ZBA 224-12”. The Middlesex County Department of Planning has notified the Department that it will not take a position on any proposed WQM plan amendments until it updates the County Master Plan, which has been in effect since 1969.

This notice is to inform the public that a plan amendment has been proposed for the Lower Raritan/Middlesex County WQM Plan and that a public hearing will be held by the Middlesex County Board of Chosen Freeholders on August 28, 2019, at 5:30 p.m. in the Freeholders’ Public Meeting Room, 1<sup>st</sup> Floor, of the Middlesex County Administration Building at 75 Bayard Street, New Brunswick, New Jersey. The Middlesex County Board of Chosen Freeholders, as the designated planning agency, requires that a public hearing be held for all WQM plan amendments under its jurisdiction. All information related to the WQM Plan and the proposed amendment is located at:

Middlesex County Department of Planning  
75 Bayard Street, 5<sup>th</sup> Floor  
New Brunswick, New Jersey 08901

AND

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New Jersey Department of Environmental Protection  
Division of Water Monitoring and Standards  
Bureau of Environmental Analysis, Restoration and Standards  
Water Quality Management Planning Program  
P.O. Box 420, Mail Code 401-041  
401 East State Street  
Trenton, New Jersey 08625-0420

The Department's file is available for inspection through the Open Public Records Act. Requests can be made on-line at <https://www.nj.gov/dep/opra/opraform.html>.

Interested persons may submit written comments on the proposed amendment to the Department at the address cited above. Comments should reference Program Interest No. 435463, Activity No. AMD170002 and must be submitted within 30 days of the date of this public notice or within 15 days of the public hearing. A copy of the written comments should be sent to:

Ms. Mirah Becker  
Middlesex County Department of Planning  
75 Bayard Street, 5<sup>th</sup> Floor  
New Brunswick, New Jersey 08901

AND

Mr. Narinder Ahuja  
French and Parrello Associates  
1800 Route 34, Suite 101

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Wall, New Jersey 07719

Interested persons may request in writing that the Department hold a non-adversarial public hearing on the amendment, in addition to the County hearing, or extend the public comment period specified in this notice. Such requests should reference Program Interest No. 435463, Activity No. AMD170002 and must demonstrate sufficient public interest for the public hearing or extension of the comment period, as defined under N.J.A.C. 7:1D-5.2(d). The request must be submitted within 30 days of the date of this notice to the Department address cited above. Should the Department decide to hold a public hearing, additional notice will be published in a future New Jersey Register and the comment period will be extended to 15 days after the public hearing date. All comments submitted prior to the close of the comment period shall be considered by the Department before making a final decision on the proposed amendment.

Sewer service is not guaranteed by adoption of this amendment since it represents only one part of the permit process and other issues may need to be addressed. Inclusion in the sewer service area as a result of the approval of this amendment does not eliminate the need to obtain all necessary permits, approvals or certifications required by any Federal, State, County or municipal review agency with jurisdiction over this project/activity.

6/5/19

SIGNED

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Date

Bruce S. Friedman, Director

Division of Water Monitoring and Standards

