

DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF WATERSHED MANAGEMENT

ADOPTED AMENDMENT TO THE MERCER COUNTY WATER QUALITY
MANAGEMENT PLAN

Public Notice

Take notice that on **AUG 13 2003**, 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 Mercer County Water Quality Management Plan was adopted by the Department of Environmental Protection (Department). This amendment was submitted on behalf of Pennington Properties for the Pennington Point West, Phase II (Commercial Development). The proposed development is to be located on 6.81 acres of Block 48, Lot 8.01 in the Township of Hopewell on the south bound side of New Jersey State Highway Route 31 at the intersection of Tree Farm Road and across from North Main Street. The proposed project includes a two-story office/retail building with 13,953 square feet of retail space on the first floor and 9,835 square feet of office space on the second floor, a two-story bank with 2,200 square feet of office space on the first floor and 1,200 square feet on the second floor, a one-story retail building (drug store) containing 12,875 square feet, 260 surface parking spaces, and associated driveways, sidewalks, and landscaping improvements.

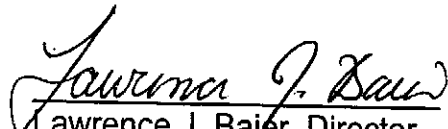
The proposed development is projected to generate approximately 4,949 gallons per day of sanitary sewage calculated in accordance with N.J.A.C. 7:9A-7.4. This wastewater will be treated by an on-site discharge to groundwater treatment system. The treatment system and disposal field will be reviewed by the Department's Bureau of Non-point Pollution Control during the NJPDES Discharge to Groundwater Permit review process.


Due to the scope of the project, the Department has determined that it is not subject to Executive Order 109. However, Pennington Properties agreed to modify the existing stormwater basin to retain and infiltrate the increase in volume for the 2 year storm.

The applicant has submitted engineering details for this modification to the existing on-site stormwater basin to meet the State's performance standards.

This amendment proposal was noticed in the New Jersey Register on May 5, 2003 at 35 N.J.R. 1961(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: 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, Director
Division of Watershed Management
Department of Environmental Protection


Date