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DIVISION OF WATERSHED MANAGEMENT

**Proposed Amendment to the Ocean County Water Quality Management Plan**

Take notice that the New Jersey Department of Environmental Protection (Department) is seeking public comment on a proposed amendment to the Ocean County Water Quality Management (WQM) Plan. This amendment proposal was submitted by the Ocean County Planning Department on behalf of Eastern Properties. The proposed amendment would provide for 27 new individual discharges to groundwater to serve the Riverview Estates development (formerly known as Sterling Properties) in Jackson Township, Ocean County. The project site contains 163 acres known as Block 10, Lot 32.01 on the Jackson Township Tax Map. The proposal is to construct 27 new single-family homes. The project is located along Old Toms River Road (County Route 571) approximately 1,000 feet west of the Lakehurst Road intersection. The Ridgeway Branch of Toms River runs through the center of the site from east to west. The property consists of woodlands, floodplains, and wetlands. The proposed disturbance to the site will only take place in the woodlands located in the upland area of the property. The proposed site will be serviced by individual wells and subsurface sewage disposal systems. Because the property is located in the Pinelands, it is proposed that the subsurface sewage disposal systems will be pressure dosing septic disposal systems constructed in accordance with the Standards for Subsurface Sewage Disposal Systems, N.J.A.C. 7:9A. It is proposed that each residence will contain four bedrooms, and the proposed estimated wastewater flow is 650 gallons per day (GPD) per residence, N.J.A.C. 7:9A-7.4. The total flow for this development is 17,550 GPD.

This amendment was evaluated in accordance with Executive Order No. 109(2000) and N.J.A.C. 7:15-5.18. Because the proposed development is located within the Pinelands it must conform to all Pinelands Commission requirements. The applicant proposes to satisfy the riparian analysis by conforming to the Pinelands Commission 300-foot riparian buffer requirement. The Department has found that the applicant's proposal to utilize infiltration design techniques to control the quantity of nonpoint source pollutant (NPS) loadings of Phosphorus, Nitrogen, total suspended solids, and oil/grease will satisfy the NPS pollutant analysis. A hydromodification analysis is not needed since vegetated retention basins are proposed and shall be designed to control the onsite stormwater with no direct discharge to the wetland areas. The applicant proposes to satisfy the consumptive water use and groundwater quality analysis by the construction of on-site wells for residential water supply into confined aquifers with on-site individual septic systems with discharge to groundwater. The Department is deferring to the Pinelands Commission's requirements for both the point source loading alternatives analysis and the threatened and endangered species analysis since the Pinelands Commission's requirements for both of the above analyses satisfy Executive Order No. 109(2000). The applicant proposes to satisfy the alternative land use and infrastructure analysis by incorporating a development design that minimizes the impervious surfaces throughout the uplands. Furthermore, the proposed impervious surface shall constitute less than five percent of the site. In addition, no clearing is proposed in the buffer areas.

This proposed amendment represents only one part of the approval 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.

This notice is being given to inform the public that a plan amendment has been proposed for the Ocean County WQM Plan. All information related to the WQM Plan and the proposed amendment is located at the Ocean County Planning Board, Court House Square, PO Box 2191, Toms

River, New Jersey 08754; and the Department, Division of Watershed Management, 401 East State Street, PO Box 418, Trenton, New Jersey 08625-0418. The Department's file is available for inspection between 8:30 A.M. and 4:00 P.M., Monday through Friday. An appointment to inspect the documents may be arranged by calling the Division of Watershed Management at (609) 633-3812.

Interested persons may submit written comments on the proposed amendment to Mr. Alan Avery, Ocean County Planning Board, at the address cited above. A copy of the comments should be sent to WQM Program Docket, Division of Watershed Management, at the Department address cited above. All comments must be submitted within 30 days of the date of this notice. All comments submitted prior to the close of the comment period shall be considered by the Department in reviewing the amendment request.

Any interested person may request in writing that the Department hold a nonadversarial 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 this notice to WQM Program Docket at the Department address cited above. If a public hearing is held, the public comment period in this notice shall be extended to close 15 days after the public hearing.

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DIVISION OF WATERSHED MANAGEMENT

**Proposed Amendment to the Monmouth County Water Quality Management Plan**

Take notice that the New Jersey Department of Environmental Protection (Department) is seeking public comment on a proposed amendment to the Monmouth County Water Quality Management (WQM) Plan. This amendment proposal, submitted by the PRC Group at the direction of Monmouth County, is for a residential development consisting of 12 single-family homes on approximately 36 acres to be known as Steeplechase Run. Each home is proposed to be served by an individual septic system and a private well. The project located on Block 35, lot 13 in Millstone Township, Monmouth County off Stagecoach Road, Route 524.

This amendment was evaluated in accordance with Executive Order No. 109(2000) and N.J.A.C. 7:15-5.18. The environmental analyses that were required and the results are described below. The non-point source pollutant loading analysis demonstrated that the post construction pollutant loads for the parameters of concern (total suspended solids, total phosphorus, total nitrogen) will be less than the pre-development rate. With regard to changes in the hydrologic response it was demonstrated that 106 percent of the pre-construction infiltration rate will be maintained. A review of endangered/threatened species habitat was done and it was determined that the project would have no impact on endangered or threatened species. With regard to the water use issues, no significant depletive/consumptive use is anticipated because the water that is withdrawn from the wells will be recharged by the individual onsite septic disposal beds. The groundwater quality analysis demonstrated that the minimum recharge area needed to adequately dilute nitrate from the septic systems is 2.43 acres. Proposed lot size averages three acres. A 75-foot undisturbed riparian corridor along the creek that runs through the property is included in the site design.

This proposed 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: 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.