

DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF WATERSHED MANAGEMENT

ADOPTED AMENDMENT TO THE MONMOUTH COUNTY WATER QUALITY
MANAGEMENT PLAN

Public Notice

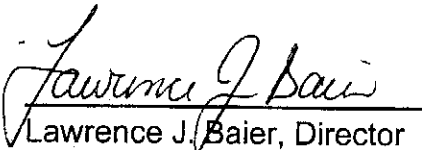
Take notice that on August 7, 2006 pursuant to the provisions of the New Jersey Water Quality Planning Act, N.J.S.A. 58:11A-1 et seq., and the Statewide Water Quality Management Planning rules (N.J.A.C. 7:15-3.4), an amendment to the Monmouth County Water Quality Management Plan was adopted by the Department of Environmental Protection (Department). This amendment also modifies the Colts Neck Township Wastewater Management Plan. This amendment, submitted on behalf of Kushner Companies, allows for a new on-site sewage treatment system with discharge to ground water to serve the proposed The Manor at Colts Neck residential development. The proposed project property is comprised of a total of 39.58 acres. The project property is located on Block 22, Lots 11, 12, 13, & 14, within the Township of Colts Neck, Monmouth County. The project location is bordered to the south by County Route 537 and is situated between the intersections of Willow Lake Drive and School Road East. The proposed on-site Discharge to Ground Water sewage treatment system will provide treatment for a proposed 48 unit, three-bedroom townhouse development comprised of twelve buildings. The projected wastewater flow from the proposed development, calculated in accordance with N.J.A.C. 7:14A-23.3, is 14,400 gallons per day (gpd). The proposed project site is currently identified in the Colts Neck Township Wastewater Management Plan as an Individual Subsurface Sewage Disposal System Area of less than 2,000 gpd. This amendment designates the entire 39.58 acre project site as "The Manor at Colts Neck, On-Site Treatment Facility with ground water disposal".

This amendment has been reviewed in accordance with Executive Order 109 (2000) and N.J.A.C. 7:15-5.18. This evaluation determined that the threshold for Executive Order 109 (2000) (EO109) was not triggered, therefore alternative and environmental

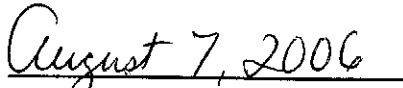
impact analyses were not required. While alternative and environmental impact analyses were not required, the project includes a 75 foot riparian buffer to the Yellow Brook (FW2-NT) within which there will be no encroachment. In addition to the riparian buffer to the Yellow Brook, there are wetlands associated with the Yellow Brook on the project site. As these wetlands are classified as intermediate value wetlands, they will be regulated in accordance with the Freshwater Wetlands Protection Act. Landscape Project Rank 3, 4, and 5 threatened and endangered species habitat are not present on the project site. The stormwater management review will be addressed during the technical permit review for stream encroachment permit application number 1309-02-0008.1. The permit is currently under review and no major site design changes affecting this notice are anticipated as part of that process.

This amendment proposal was noticed in the New Jersey Register on May 15, 2006 at 38 N.J.R. 2217(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 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, Director

Division of Watershed Management
Department of Environmental Protection


Date