



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Division of Coastal and Land Use Planning

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CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

MAR 15 2013

Roger Bernier
Chelsea Senior Residence
316 South Avenue
Fanwood, New Jersey 07023

Re: Chelsea at Bald Eagle - Addition to Assisted Living Facility
Block: 5310, Lot(s): 1
197 Cahill Road
West Milford Township, Passaic County
West Milford Wastewater Management Plan (WMP)
Northeast Water Quality Management Plan (WQMP)
Program Interest No.: 435442
Activity No.: REV130001
Adopted Revision

Dear Mr. Bernier:

Please be advised that, pursuant to the provisions of the 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. 7:15-3.5), the Department of Environmental Protection has processed a WQMP revision for the above referenced project.

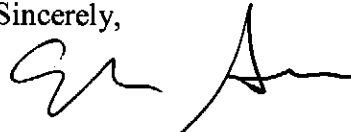
This revision corrects/updates the Northeast WQMP and the West Milford WMP as well as the Department's digital coverage of adopted wastewater service areas for the Highlands preservation area adopted on October 6, 2006 to identify the Chelsea at Bald Eagle – Assisted Living Facility located on Block 5310, Lot 1 in West Milford Township, Passaic County as sewer service area of the United Water West Milford Sewage Treatment Plant (STP). That area was, in fact, improperly not mapped as sewer service area of the United Water West Milford STP in the West Milford WMP and thus was not included in the Department's digital sewer service area mapping coverage prior to the adoption of the Highlands Water Protection and Planning Act, N.J.S.A. 13:20 -1 et seq. (August 10, 2004). Since a sewer collection system was installed and serving this property prior to August 10, 2004, the subject property would not have been removed from sewer service by the Highlands Act. Further, a proposed expansion of the existing

building on Block 5310, Lot 1 is exempt from the Highlands Act and thus eligible to receive sewer service.

Enclosed is a copy of the Department's notice approving the WQMP revision. A copy of this notice should be submitted with any Treatment Works Approval application. If you, as a recipient of a copy of this letter, are the Designated Planning Agency or the Wastewater Management Planning agency for this area, please update your copy of the Northeast WQMP/West Milford WMP to reflect this change.

If you have any questions or require further assistance, please call Jeffrey Olawski at (609) 633-7053.

Sincerely,



Elizabeth Semple, Acting Director
Division of Coastal and Land Use Planning

Enclosures

c: Sharon Weiner, Esq., Murphy McKeon P.C.
Antoinette Battaglia, Clerk, West Milford Township
Timothy Ligus, Construction Official, West Milford Township
Stephen Sangle, Chair, West Milford Environmental Commission
Geoffrey Syme, Chair, West Milford Planning Board
Joseph Metzler, Chair, Passaic County Planning Board
Gene Feyl, New Jersey Highlands Council
Division of Coastal and Land Use Planning - File

Blind Copies via Email:

Barbara Baus, NJDEP, Bureau of Compliance and Enforcement

Armand Perez, NJDEP, Bureau of Compliance and Enforcement

Lou Cattuna, NJDEP, Bureau of Inland Regulation

Nick Angarone, NJDEP, Division of Coastal and Land Use Planning

Dave Dumont, NJDEP, Division of Coastal and Land Use Planning

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**Barbara Greenhalgh-Weidman, NJDEP, Division of Coastal and Land Use
Planning**

Paul DeMuro, NJDEP, Division of Coastal and Land Use Planning

Jeffrey Olawski, NJDEP, Division of Coastal and Land Use Planning

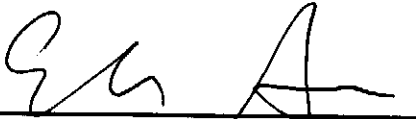
DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF COASTAL AND LAND USE PLANNING

REVISION TO THE NORTHEAST WATER QUALITY MANAGEMENT PLAN

TAKE NOTICE that on **MAR 15 2013**, pursuant to the provisions of the 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. 7:15-3.5, a revision to the Northeast Water Quality Management Plan (WQMP)/West Milford Wastewater Management Plan (WMP) was adopted by the New Jersey Department of Environmental Protection (Department). This revision modifies the Northeast WQMP/West Milford WMP and updates the digital sewer service area mapping for the Highlands preservation area adopted on October 6, 2006 to identify the site of Chelsea at Bald Eagle - Assisted Living Facility located on Block 5310, Lot 1 West Milford Township, Passaic County as sewer service area of the United Water West Milford Sewage Treatment Plant (STP).

In accordance with N.J.S.A. 58:11A-7.1 of the New Jersey Water Quality Planning Act, the Department adopted an amendment on October 6, 2006 revoking previously designated sewer service area in the Highlands preservation area for which wastewater collection systems had not been installed as of August 10, 2004, the date of enactment of the Highlands Water Protection and Planning Act, N.J.S.A. 13:20-1 et seq. (Highlands Act). This revocation, however, did not extend to any designated sewer service area necessary to serve development in the Highlands preservation area that is exempt from the provisions of the Highlands Act pursuant to N.J.S.A. 13:20-28 or to areas already receiving sewer service.

The Chelsea at Bald Eagle - Assisted Living Facility property located at Block 5310, Lot 1 demonstrated with valid documentation that it was already being served by the United Water West Milford STP prior to August 10, 2004 and that the proposed project on this property is exempt from the Highlands Act. Therefore, in accordance with N.J.A.C. 7:15-3.5(b)1, the Department has determined that Block 5310, Lot 1 West Milford Township qualifies for a revision to correct, clarify, or update erroneous, unclear, or outdated statements in an areawide WQMP. This area, therefore, is now identified as sewer service area in the Northeast WQMP/West Milford WMP and the Department's digital sewer service area mapping. This mapping correction is authorized as a revision pursuant to N.J.A.C. 7:15-3.5(b)1.


Elizabeth Semple, Acting Director
Division of Coastal and Land Use Planning
Department of Environmental Protection

3/15/13
Date

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