

DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF WATERSHED MANAGEMENT

REVISION TO THE SUSSEX COUNTY WATER QUALITY MANAGEMENT
PLAN

TAKE NOTICE that on **DEC - 5 2007**, 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 Sussex County Water Quality Management Plan was adopted by the Department. This revision modifies the Sussex County Wastewater Management Plan (WMP) to remove the designation "Future Sewer Service Areas with Planning flows less than 20,000 Gallons Per Day (GPD) which Discharge to Ground Water" from the newly created parcel Block 116, Lot 10.06 located in the Township of Wantage, Sussex County. This Department initiated action, deemed necessary to ensure the consistency of the proposed Wantage Village, to be located on Block 116, Lot 10.01, an approximately 22-acre property, has been agreed to by the property owner. This revision will allow for the Wantage Village, a mixed-use residential/commercial development to consist of 74 age-restricted housing units, 27 two and three bedroom single family units, a clubhouse with pool, showers, maintenance area and 11,374 square feet of commercial space with a projected wastewater flow calculated in accordance with N.J.A.C. 7:14A-23.3 of 19,867 gpd.

At the time of the Sussex County WMP adoption, Block 116, Lot 10.01 was a single parcel, approximately 42.4 acres, designated as a "Future Sewer Service Areas with Planning flows less than 20,000 gpd which Discharge to Ground Water". Subsequently, the lot was subdivided and two separate development projects have been proposed, Wantage Village (Lot 10.01) and Wantage Ridge (Lot 10.06), each generating approximately 19,900 gallons per day of wastewater. As proposed, these projects nearly double the intensity of development and the wastewater generation contemplated by the Sussex County Wastewater Management Plan. Thus, taken together these projects were deemed by the Department to be inconsistent with the Sussex County Water Quality Management Plan (WQMP) and the Sussex County WMP.

However, in anticipation of endorsement from the State Planning Commission, the Township of Wantage revised their Master Plan and petitioned the Commission through the plan endorsement process for the location of Wantage Village and Wantage Ridge to be designated as the "McCoy Corner" Village Center.

Alternatively, in order to proceed with the mixed-use development proposal on the newly created Lot 10.01, the Department agreed to remove the "Future Sewer Service Areas with Planning flows less than 20,000 gpd which Discharge to Ground Water" designation from Lot 10.06 via a revision to the WQMP. The Department would consider the redesignation of Lot 10.06 as sewer service area in the future only as part of a comprehensive update to the Sussex County WMP, which is currently being prepared by the Sussex County Planning Department. Such a consideration would then be under the consequences of the increased density in a regional context to fully assess the cumulative impacts of the proposed project.

In accordance with N.J.A.C. 7:15-3.5(b)1, the Department has determined that the proposed project activity qualifies as a revision in order to correct, clarify, or update erroneous, unclear or outdated statements in an areawide WQMP. As a result of this revision, the 20.4 acre parcel, Block 116, Lot 10.06 will be identified in the Sussex County WQMP and the Sussex County WMP as a "Future Sewer Service Areas with Planning flow less than 2,000 gpd which Discharge to Ground Water".

As a result of this revision, more accurate parcel mapping was made available to the Department. Therefore, this revision modifies the Sussex County WMP to more accurately identify designated "Future Sewer Service Areas with Planning flows less than 20,000 gpd which Discharge to Ground Water" within the project location for Wantage Village. Upon adoption of this revision, the Department shall render a final determination of consistent for the proposed Wantage Village.

Lawrence J. Baier
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Division of Watershed Management
Department of Environmental Protection

12/5/07
Date