

TC
Millington Farms
1/23/02

DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF WATERSHED MANAGEMENT

ADOPTED AMENDMENT TO THE TRI-COUNTY WATER QUALITY MANAGEMENT
PLAN

Public Notice

Take notice that on January 15, 2002, 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 Tri-County Water Quality Management Plan was adopted by the Department of Environmental Protection (Department).

This amendment proposal was submitted by the Mansfield Township Board of Education and the Northern Burlington County Regional School District to expand the sewer service area for the Mapleton at Mansfield (a.k.a., Mansfield Farms) Sewage Treatment Plant (STP). The expansion is intended to accommodate the construction of the proposed Millington Farms Elementary School and a new Northern Burlington District middle school. In addition, the existing Northern Burlington High School (NBHS), which currently is served by its own treatment plant, will be connected to the Mansfield Farms STP. The existing NBHS STP's discharge to surface water will be discontinued. The site for the proposed elementary school is Block 8, Lot 10.02. The site for the existing high school and proposed middle school is Block 8, Lots 10.1, 11.1, 11.05, 11.06, 11.07 and 12. All three school sites are located on Mansfield Road East, in Mansfield Township, Burlington County.

Siting of the elementary school was initially proposed within the Mansfield Farms development, on a site designated for municipal purposes and within the service area of the Mansfield Farms STP. Public concerns about the proximity of the site to a radio tower led to consideration of an alternative site. The proposed location is a parcel that has been donated to the Township, located on the south side of State Highway 68, south and west of Mansfield Farms. This parcel is adjacent to the existing high school. The Northern Burlington School District identified the need for a middle school and acquired a parcel adjacent to the existing high school and the proposed elementary school. The proposed site for the two new schools allows for efficiencies due to the proximity of the high school and existing environmental infrastructure.

This amendment does not involve a modification to the Mansfield Farms STP. The STP is permitted at a capacity of 324,000 gallons per day (gpd). The total projected flow from the

Mansfield Farms development is 231,540 gpd which is lower than originally projected because it was not anticipated in the original calculations that 428 of the dwellings would be age restricted. An allocation of 25,000 gpd of the total capacity was set aside for use by the municipality and the Mansfield Township has designated 12,000 gpd of this allocation to accommodate the proposed elementary school. The existing high school and the proposed middle school would generate an additional 56,150 gpd. This falls within the capacity available. Mansfield Farms STP discharges to groundwater.

This amendment was evaluated in accordance with Executive Order 109 (2000) and N.J.A.C. 7:15-5.18. The proposed amendment involves a change in land use; therefore a nonpoint source pollutant loading analysis was required. Using bioretention wetlands and stormceptors for stormwater management, the nonpoint source pollutant load is expected to be less with the proposed land use compared to the existing land use. Further, retention of a portion of the stormwater will help to minimize change in the hydrologic response due to development of the site. Mansfield Township and Northern Burlington School District have agreed to implement these stormwater management measures to the extent site conditions allow.

Water supply will be provided by the Elizabethtown Water Company, through Mount Holly Water Company. Water is derived from a mix of sources, including wells that tap the Potomac-Raritan-Magothy Aquifer. Because this is a confined aquifer, there will be no reduction in base flow due to water diversion. However, one of the sources for the water supply is the Mansfield Project which is restricted as a result of a Civil Action Stipulation of Settlement executed on August 1, 1997 by New Jersey-American Water Company, the Mount Holly Water Company and the New Jersey Department of Environmental Protection. The Stipulation of Settlement states that:

Mount Holly agrees not to deliver water from the Mansfield Project in the areas designated as Farmland Preservation areas by Burlington County or those designated as PA-4 in the State Development Plan unless directed to do so by a State Agency with jurisdiction over Mount Holly. Nothing in this section or agreement shall preclude Mount Holly from delivery of water to court approved projects.

This agreement applies to Elizabethtown Water, as owner of the Mount Holly Water Company. The Mansfield Project was the alternative water supply selected to address water supply needs in

the Mount Holly Water Company service area, which utilizes water drawn from Critical Area #2, and allow the required reduction in pumpage from the Critical Area. The intent of the stipulation was to avoid inducing secondary impacts on important agricultural lands that could result from extending the water supply infrastructure through those areas which was needed to connect the Mansfield Project wells to the Mount Holly Water Company facilities. The sites for the existing and proposed schools are located in the PA-4 area. The location of the proposed schools is also identified on the Acquisition Targeting List of the Burlington County Agriculture Development Board, and is considered designated for farmland preservation as part of the Burlington County Agricultural Development Area (ADA). However, the Burlington County Agricultural Development Board adopted the following resolution:

Land which otherwise satisfies the criteria described in section 1 shall be excluded from the ADA if any of the following apply:

Land owned by a federal, state, county or municipal governmental entity or other public body held or used for nonagricultural purposes.

While this addresses one of the circumstances triggering restriction in the Stipulation (designation for farmland preservation within an ADA) the other circumstance still applies (location within PA-4 according to the State Plan). To allow use of the Mansfield Project water, the Commissioner of the Department of Environmental Protection could direct Mount Holly Water Company/Elizabethtown Water Company to provide the water to the schools proposed to be located in PA-4. In assessing whether to exercise this authority, it was determined that adjacent agricultural land south of the location has been secured by the County through the farmland preservation program and Mansfield Township has purchased an additional property, west of the location on Block 9.01, Lot 2, with frontage on North Island Road and Mansfield Road East, to be preserved using Green Acres money. Further, Mansfield Township and Northern Burlington School District have agreed not to allow any further connections, from outside development, to the environmental infrastructure needed for the schools. Given the important public use, the mitigation afforded by the presence of an agricultural buffer around the location, as well as the future connection restriction, the Department will direct provision of water from the Mansfield Project water supply to the schools in accordance with the terms of the consent agreement entered into between Mount Holly water Company and the New Jersey Department of Environmental Protection.

There are no riparian areas affected by the proposed school and the wastewater will be handled within the current permitted capacity of the existing Mansfield Farms STP. Therefore, riparian corridor and point source pollutant loading analyses were not required.

This amendment proposal was noticed in the New Jersey Register on September 4, 2001 (33N.J.R.3221). No comments were received on this amendment during the public 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.



Mary T. Sheil, Director
Division of Watershed Management
Department of Environmental Protection

01-15-02

Date