

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
DIVISION OF WATERSHED MANAGEMENT

REVISION TO THE TRI-COUNTY WATER QUALITY MANAGEMENT  
PLAN

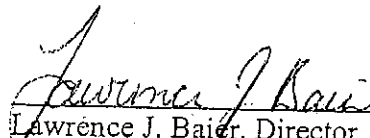
TAKE NOTICE that on FEB 26 2010, pursuant to the provisions of the Water Quality Planning Act, N.J.S.A.58:11A-1 et seq., and the Statewide Water Quality Management Planning rules, N.J.A.C. 7:15-3.5, a revision to the Tri-County County Water Quality Management Plan was adopted by the Department. This revision modifies the Florence Township Wastewater Management Plan (WMP) by extending the Florence Township Municipal Sewage Treatment Plant (FTMSTP) (NJPDES #NJ0023701) sewer service area to include 23.9 acres located in the northern portion of subdivided Block 160.01, Lot 6.01, Florence Township, Burlington County. This revision expands the sewer service area to include the entire NFI Real Estate commercial warehouse development project, consisting of three warehouses with office space (Buildings A, B, and C) and associated infrastructure, on a 104.9-acre site located south of U.S. Route 130.

An amendment was adopted February 5, 2007 in which 69.59 acres (zoned for highway commercial development) was added to the future FTMSTP sewer service area. This included all of Block 160.01, Lots 1.01, 7, 8, 9, 10.01, 10.02 and 2.01. As adopted in the current WMP, the major portion of the NFI proposed project site, Block 160.01, Lots 8, 9, 10.01, 10.02, 20, 21, 22 and 2.01, is located within the future FTMSTP sewer service area and zoned for highway commercial development. Block 160.01, Lot 6.01 is outside of the future sewer service area, currently within the general service area for facilities with planning flows < 2,000 gallons per day (gpd) which discharge to groundwater, and zoned for agricultural use. Recently NFI Real Estate gained subdivision and re-zoning approvals from the township, resulting in the addition of a 23.9-acre portion of Block 160.01, Lot 6.01 to Block 160.01, Lot 2.01. This parcel has been rezoned highway commercial to accommodate the proposed warehousing use. This revision expands the sewer service area to include the portion of Block 160.01, Lot 6.01 which was recently subdivided and rezoned commercial.

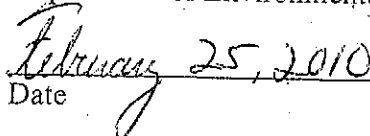
Projected wastewater flow for this 1,626,750 square foot combined warehouse-office space, calculated in accordance with N.J.A.C. 7:14A-23.3 is 19,823 gpd. It is estimated that approximately 17,566 gpd will be generated from the portion of the project within the FTMSTP sewer service area described in the 2007

amendment. The portion of the proposed project within the expanded 23.9-acre sewer service area will contribute the remaining 2,257 gpd. No expansion to the FTMSTP, which has a permitted flow of 2.5 million gallons per day, will be necessary to treat wastewater generated from this project.

The Department has determined that the proposed project activity qualifies as a revision in accordance with N.J.A.C. 7:15-3.5(b)4v, for "Expansion of a future sewer service area to contiguous lots, where the expansion involves less than 100 acres, contributes less than 8,000 gallons per day of additional wastewater flow, and does not create a significantly new pattern of sewer development such that a significant potential or incentive is created for additional revisions or amendments to open new areas to sewer development," and will not result in any significant impacts to environmentally sensitive areas.



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

  
Date