



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Division of Coastal & Land Use Planning

P.O. Box 420, 401 East State Street

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CHRIS CHRISTIE  
Governor

KIM GUADAGNO  
Lt. Governor

BOB MARTIN  
Commissioner

JAN 16 2014

Susan Brasefield  
Maser Consulting, P.A.  
331 Newman Springs Road  
Suite Number 203  
Red Bank, NJ 07701

Re: Central Crossings Business Park, Building 1  
Block: 138.12, Lots: 5.01 & 5.02  
Bordentown Township, Burlington County  
Watershed Management Area # 20, Assiscunk, Crosswicks, and Doctors  
Bordentown Sewerage Authority Wastewater Management Plan (WMP)  
Tri-County Water Quality Management Plan (WQMP)  
Program Interest No.: 435433  
Activity No.: REV130002  
**Adopted Revision**

Dear Ms. Brasefield:

Recently the Department of Environmental Protection received information you submitted in support of a revision to the Tri-County WQMP for the above referenced project.

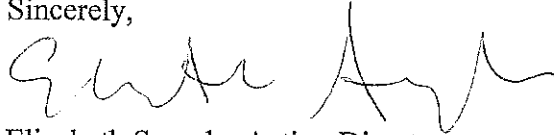
We have reviewed the information and are pleased to inform you that, pursuant to the provisions of the Water Quality Planning Act (N.J.S.A. 58:11A-1 et seq.) and the Statewide Water Quality Management Planning rules (N.J.A.C. 7:15-3.5), the WQMP revision has been adopted by the Department. Enclosed is 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 are the Designated Planning Agency or the Wastewater Management Planning agency for this area, please update your copy of the Bordentown Sewerage Authority WMP to reflect this change.

If you wish to dispute the Department's factual findings or any of its conditions or if anyone is aggrieved by this determination, an adjudicatory hearing may be requested. A request for an adjudicatory hearing shall be submitted in writing by certified mail, or by other means which provides verification of the date of delivery to the Department, within 30 calendar days of notice of this decision made pursuant to N.J.A.C. 7:15-3.1 or 3.2, 3.4(g)2i or ii or 3.4(g)8ii through iv. The adjudicatory hearing request must include the information identified at N.J.A.C. 7:15-3.9. The hearing request must

be submitted to the Department addressed to Office of Legal Affairs, ATTENTION: Adjudicary Hearing Requests, Department of Environmental Protection, PO Box 402, 401 East State Street, Mail Code #401-04L, Trenton, NJ 98625-0402. A copy of the request shall be submitted to Division of Watershed Management at the address contained in the letterhead above.

Please place the program interest number and the activity number found above at the top of all written correspondence submitted to the Department. If you have any questions or require further assistance, please call Jaime Murray, at (609) 984-6888.

Sincerely,



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

Enclosure: Final Revision Notice

C: Clark Machermer, Rock IDI Central Crossings, LLC  
Gina Burg, Department of Resource Conservation  
Colleen Eckert, Bordentown Township  
Jaime Murray, NJDEP, DCLUP  
Office of Land Use Planning - File

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
DIVISION OF COASTAL AND LAND USE PLANNING

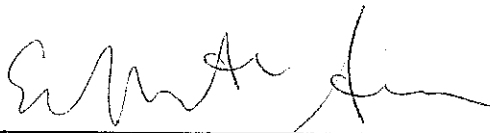
Revision to the Tri-County Water Quality Management Plan

TAKE NOTICE that on **JAN 16 2014**, 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 Water Quality Management Plan (WQMP) was adopted by the Department. This revision updates the Tri-County WQMP and the Bordentown Sewerage Authority (BSA) Wastewater Management Plan (WMP) to expand BSA sewer service area (SSA) by approximately 18 acres to include the majority of Block 138.12, Lots 5.01 and 5.02 located off of Bordentown Hedding Road in Bordentown Township, Burlington County. The SSA expansion includes proposed "Central Crossings Building No. 1" and excludes wetlands and their associated 50 foot buffer transition area as verified by Department approved Letter of Interpretation #0304-06-0002.1, FWW060001.

As currently mapped in the BSA WMP (adopted on November 19, 2009), approximately 80% of Lot 5.01 is already included within the BSA SSA. Lot 5.02 was previously designated as a road easement and not included in the BSA SSA. Central Crossings Building No.1 is 1,477,468 square feet in area. The proposed additional SSA will have 85,522 square feet of the proposed Building No. 1 located on it. The estimated flow for the entire site which would include Building No. 1, calculated in accordance with N.J.A.C. 7:14A-23.3, is approximately 19,000 gallons per day (gpd). Since 7% of the proposed warehouse would be located within the expanded SSA, 7% of 19,000 gpd results in an additional wastewater flow of 1,330 gpd to be conveyed to BSA's Blacks Creek Wastewater Treatment Plant (WTP), which is currently permitted to discharge 3.0 MGD of treated effluent to Blacks Creek under Department-issued NJPDES Permit #NJ0024678. The BSA WMP projects a total future build-out flow of 2.582 MGD that can be treated by BSA's Blacks Creek WTP for the currently approved SSA. The additional 0.00133 MGD of wastewater will not cause the wastewater generation potential of the expanded SSA to exceed the 3.0 MGD permitted capacity of Blacks Creek WTP. Furthermore, the addition of 0.0013 MGD of wastewater flow from this project to the average daily effluent

flow calculated from the last twelve months of discharge monitoring data for Blacks Creek WTP is 1.794 MGD, which is also under Black Creek WTP's permitted flow of 3.0 MGD.

The expansion of BSA SSA qualifies as a revision in accordance with N.J.A.C. 7:15-3.5(b)4v which states, the Department and the designated planning agencies shall prepare revisions to Statewide and areawide WQM plans as necessary to provide for the expansion of a future SSA to contiguous lots, where the expansion involves less than 100 acres, contributes less than 8,000 gallons per day of 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. This revision shall be processed only if the applicant demonstrates that the receiving domestic treatment works has the sufficient capacity under the projected build-out to serve the proposed development in addition to its existing approved SSA, and any affected WMP is current in accordance with the schedule at N.J.A.C. 7:15-5.23. Additionally, the project for which the revision is proposed must comply with the environmental standards established at N.J.A.C. 7:15- 5.24 and 5.25, and no significant individual or cumulative impacts shall occur to environmentally sensitive areas or other natural resources (such as water supplies) due to the proposed revision (individually or in combination with past revisions in the area, that the changes are consistent with N.J.A.C. 7:15-3.6, 3.7, and 3.10, and that certain directly affected municipal and county agencies and other interests as identified by the Department have been provided an opportunity to review and comment on the proposed revision.



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

1/16/14

Date