

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
OFFICE OF COASTAL AND LAND USE PLANNING

Adopted Amendment to the Tri-County Water Quality Management Plan (WQMP)

Public Notice

Take notice that **JUN 16 2014**, 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 WQMP was adopted by the Department of Environmental Protection (Department). This amendment, submitted by Mansfield Township, Burlington County, modifies the Mansfield Township Wastewater Management Plan (WMP) to expand the Mansfield Farms Sewage Treatment Plant (STP) sewer service area (SSA) by 61.09 acres on Block 3, Lots 5.01 and 10.01, and Block 4, Lots 6.01 and 7, in Mansfield Township, Burlington County. The Northern Mansfield STP currently serves this area; therefore, the amendment proposes to transfer the designated sewer service for this area from the Northern Mansfield STP to the Mansfield Farms STP. The Mansfield Farms STP operates under New Jersey Pollutant Discharge Elimination System (NJPDES) permit number NJ0108120.

Adoption of the proposed amendment would allow for the construction of a proposed commercial development consisting of a 365,535 square foot (sq. ft.) retail commercial building, four restaurants with 1,072 total seats, one gas station with eight filling stations, an 80 seat fast food restaurant, a 4,769 sq. ft. mini market, four retention basins, and 2,095 parking spaces. The proposed project site, located on Block 3, Lots 5.01 and 10.01, and Block 4, Lots 6.01 and 7, in Mansfield Township, is bisected by Route 206 and is currently used as agricultural hay fields. The total projected wastewater flow, calculated in accordance with N.J.A.C. 7:14A-23.3, is 76,750 gallons per day (gpd).

Originally, a proposed 700,000 sq. ft. retail development was to be served at this location by a new 70,000 gpd on-site discharge to groundwater treatment plant as proposed in the Mansfield Township WMP, which was adopted on November 20, 2012. See 45 N.J.R. 57(b). The site was designated in the WMP as the Northern Mansfield Service Area. It was discovered through testing and analyses that an on-site disposal system would be substantially

limited in hydraulic capacity due to soil quality, and, thus, the development would require an alternative wastewater disposal location. An evaluation of alternative locations determined that the Mansfield Farms STP SSA was a viable wastewater disposal alternative for Northern Mansfield. As a result, this amendment proposal would transfer the previously adopted Northern Mansfield Service Area to the Mansfield Farms SSA.

This proposed amendment has been reviewed in accordance with the Water Quality Management Planning rules at N.J.A.C. 7:15 and P.L 2013, c.188.

In accordance with N.J.A.C. 7:15-5.24(b)1 to determine areas designated as threatened or endangered species habitat, the Department utilized the Division of Fish and Wildlife's Landscape Project Maps of Habitat for Endangered, Threatened or Other Priority Species, version 3.1. Areas identified by the Landscape Project as being suitable habitat for threatened and endangered species Ranks 3 (State threatened), 4 (State endangered), and 5 (Federal endangered or threatened) are not to be included in the proposed SSAs except as provided under N.J.A.C. 7:15-5.24(e) through (h). Review of the project site has determined that no threatened or endangered species habitat exists on site.

In accordance with N.J.A.C. 7:15-5.24(b)2, areas mapped as Natural Heritage Priority Sites are not to be included in the proposed SSAs, except as provided under N.J.A.C. 7:15-5.24(e) through (h). Review of the project site has determined that no Natural Heritage Priority Sites exist on site.

In accordance with N.J.A.C. 7:15-5.24(b)3, the Department has determined there are no special water resource protection areas along Category One waters on the site.

In accordance with N.J.A.C. 7:15-5.24(b)4, areas mapped as wetlands pursuant to N.J.S.A. 13:9A-1 and 13:9B-25 are not to be included in proposed SSAs, except as provided under N.J.A.C. 7:15-5.24(e) through (h). In accordance with N.J.A.C. 7:15-5.24(e)2, a Letter of Interpretation, L.O.I. # 0318-02-0005.1 FWW080001, issued by the Department's Division of Land Use Regulation (DLUR) on October 31, 2008, was submitted to the Department, confirming the presence and boundaries of ordinary and intermediate resource value wetlands,

requiring a 50-foot buffer. The 50 foot buffer is depicted on the site plans submitted with the proposed amendment. In compliance with the LOI, the proposed SSA excludes both the mapped wetlands and associated 50-foot buffer. This L.O.I. remains valid under the Permit Extension Act at N.J.A.C. 7:1B until June 30, 2015.

In accordance with N.J.A.C. 5.25(h)1, the future needs of the sewer service area were evaluated to determine whether sufficient capacity exists at the Mansfield Farms STP to serve the proposed project.

Improvements to the Mansfield Farms STP (including but not limited to an increase in its treatment capacity and collection system improvements) will need to be made to ensure that it will be able to adequately serve the proposed project. This will require a modification to the Plant's NJPDES permit that will allow it to accept the additional wastewater flow. In addition, the New Jersey American Water Company will be required to submit a re-rating Treatment Works Approval application to the Department's Bureau of Construction and Connection Permits (BCCP) for the Plant to certify that it is able to meet the modified NJPDES permit limits at the higher permitted flow amount. BCCP may also require a Treatment Works Approval permit for other construction projects at the Plant in order to treat the proposed additional flow. A NJPDES application is expected to be submitted to the Department's Bureau of Nonpoint Pollution Control this month.

Pursuant to P.L. 2013, c. 188, the Department, in consultation with the applicable wastewater management planning agency, may approve the inclusion of land within a sewer service area (SSA) notwithstanding that existing treatment works may not currently have the assured capacity to treat wastewater from such land without infrastructure improvements or permit modifications. Therefore, amendments to update a SSA may be approved if such actions are compliant with the applicable sections of the WQM Planning rules (N.J.A.C. 7:15) regardless of whether capacity has been fully assessed. Additional issues which may need to be addressed for any new or expanded wastewater treatment facility proposal include, but are not limited to, compliance with stormwater regulations, antidegradation, effluent limitations, water quality analysis, and exact locations and designs of future treatment works. Additionally, sewer service to any particular project is subject to contractual allocations

between municipalities, authorities and/or private parties, and is not guaranteed by this amendment.

In accordance with N.J.A.C. 5.25(h)3, an analysis of the water supply needs of the project was performed. The proposed commercial development will be provided public water by New Jersey American Water Company's Mount Holly Water System (Public Water System I.D. #0323001) within an existing allocation utilizing the confined Middle Potomac Raritan Magothy aquifer. In accordance with N.J.A.C. 7:15-5.25(h)3, a comparison of the water demand calculated for the proposed project and the remaining firm water capacity of the Mount Holly Water System shows that the existing Mount Holly Water System has the available capacity to supply water to the proposed development. The location of the diversion is located at Route 206 and Mansfield Road East, and the water allocation permit number is 5378. A December 12, 2012, letter from the Department's Bureau of Water Allocation and Well Permitting directs the New Jersey American Water Company to provide sufficient water to meet the water supply requirements of the lots listed above for the proposed site in accordance with condition 5 of a 1997 Stipulation of Settlement entered into by New Jersey American Water Company, Mount Holly Water Company, and the Department.

In accordance with N.J.A.C. 7:15-5.25(h)4, a project or activity's stormwater management is to be evaluated. The county and local governments are responsible for review and implementation of the Stormwater Management rules during their review and approval of proposed development. Mansfield Township has an adopted stormwater management ordinance (2008-5) which complies with the performance standards of the Stormwater Management Rules at N.J.A.C. 7:8.

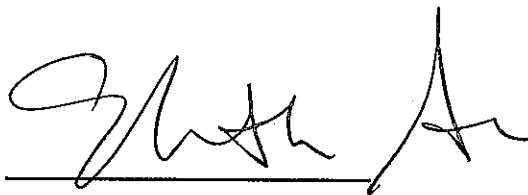
In accordance with N.J.A.C. 5.25(h)5, riparian zones have been identified on the proposed project site as it is bordered to the north and south by Crystal Creek (FW2-NT) and its tributaries. Riparian zones or buffers are established along all surface waters, based on the surface water body's classification designated at N.J.A.C. 7:9B, under the following regulations: the Flood Hazard Area Control Act Rules, the Stormwater Management rules, and the Water Quality Management Planning rules. The required buffer width for Crystal Creek is 50 feet. A Flood Hazard Area and Riparian Zone Verification (0318-02-0005.2) was

obtained from the Department's Division of Land Use Regulation (DLUR) on March 5, 2009, and site plans submitted with the proposed amendment depict 150 foot riparian buffers. Mansfield Township has adopted Ordinance No. 2012-3 to satisfy the Riparian Corridor Analysis and to ensure the protection of the riparian corridors along all perennial and intermittent streams. As required, the adopted ordinance establishes and protects Water Resource/Buffer Conservation Zones (stream corridor buffer) adjacent to New Jersey Surface Water Quality Standards designated waters (excluding man-made) and regulates development within those zones. In accordance with N.J.A.C. 7:15-5.25(h)5i, the Riparian Corridor Analysis has been satisfied by applying a 150 foot buffer to the applicable portions of Crystal Creek, the adoption of Ordinance 2012-3, and the exclusion of the buffer area from the proposed SSA.

In accordance with N.J.A.C. 7:15-5.25(h)6, new disturbance in areas with a steep slope is not permitted. There are no steep slopes on the proposed project site.

This amendment proposal was noticed in the Department Bulletin on February 5, 2014, Volume 38 Issue 3, pages 6-9, and no comments were received during the comment period.

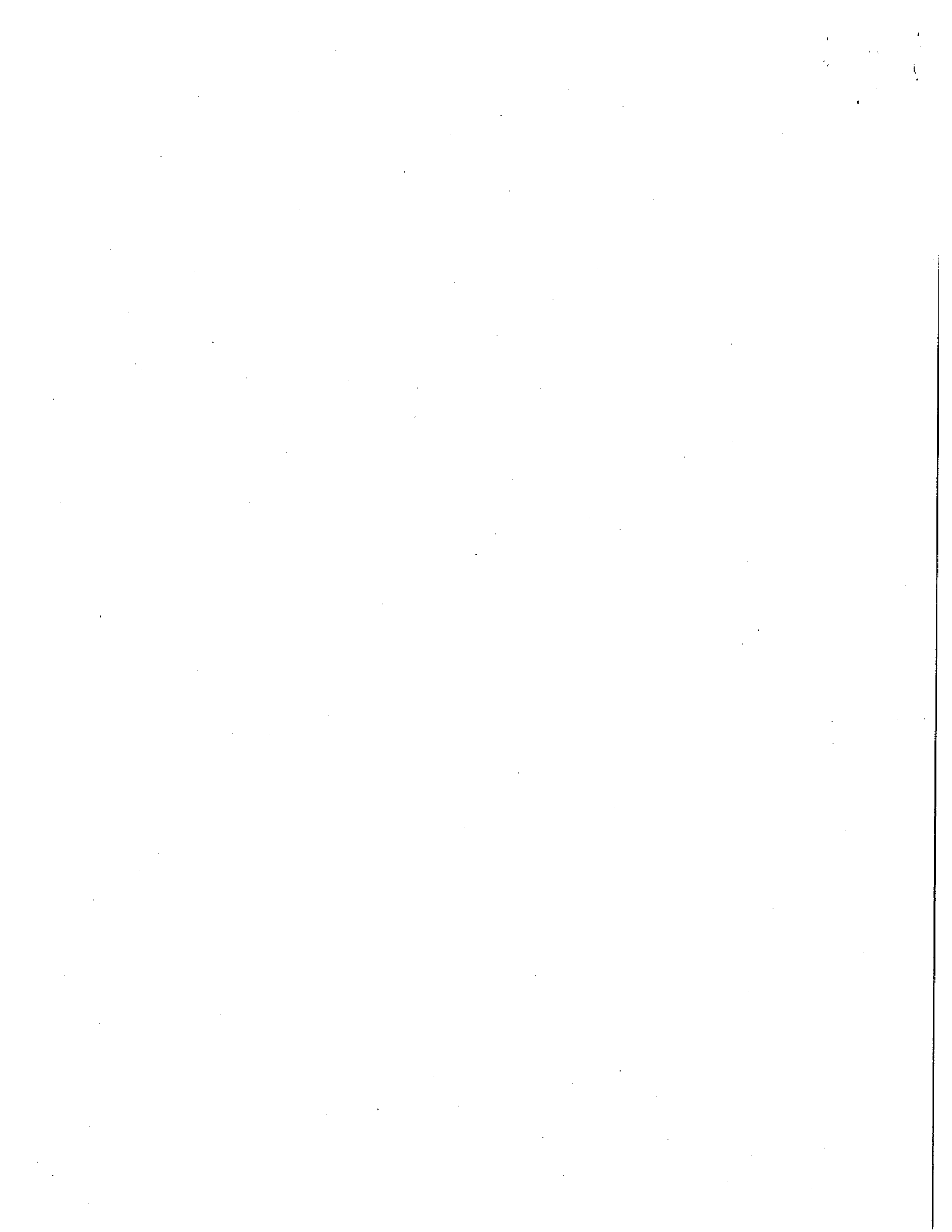
Approval of this amendment does not eliminate the need for any permits, approvals or certifications required by any other Federal, State, County or municipal review agency with jurisdiction over this project activity.



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

6/16/14

Date



Mansfield Retail Facilities Table

Table ____ DOMESTIC TREATMENT FACILITIES SERVING ONE MUNICIPALITY		
1. Existing or proposed facility:	Existing	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0108120	
3. Discharge to ground water (DGW) or surface water (DSW):	DGW	
4. Receiving water or aquifer:	Englishtown Formation	
5. Classification of receiving water or aquifer:	II-A	
6. Owner of facility:	New Jersey American Water	
7. Operator of facility:	Applied Water Management	
8. Co-Permittee of facility (where applicable):	N/A	
9. Location of facility:		
a. Municipality & County	Mansfield Township, Burlington County	
b. Street address	Route 68	
c. Block(s) and Lot(s)	Block 6.01 Lot 7	
10. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude <u>74 40' 25"</u>	
	b. Latitude <u>40 05' 49"</u> or	
	c. State Plane Coordinates: X <u>443778</u> and Y <u>459248</u>	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	<u>376,000</u> GPD	
12. Summary of population served/to be served including major seasonal fluctuations:	Current (Year 2013) Population*	Build-out Population
	Total	5,997
13. Summary of wastewater flow received/to be received as a 30-day average flow for DSW or a daily maximum flow for DGW:	Current (Year 2013) Flow (in GPD)	Build-out (in GPD)
	Residential flow	223,000
Commercial flow		76,750
Industrial flow		
Infiltration/Inflow		
Facility Total	223,000	299,750

*N.J.A.C. § 5:21-5.2 Capacity

