

**NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
OFFICE OF WATER RESOURCES MANAGEMENT (WRM) COORDINATION**

Adopted Amendment to the Tri-County Water Quality Management Plan

Public Notice:

Woodcrest Country Club

Take notice that on **SEP - 8 2015**, 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 (WQM) Plan was adopted by the Department of Environmental Protection (Department). This amendment (PI No.: 435433; Activity No.: AMD140004), submitted on behalf of Cherry Hill Land Associates (CHLA), LLC, returns approximately 99.96 acres located on Block 528.01, Lot 11 in Cherry Hill Township, Camden County to the sewer service area (SSA) of the Camden Municipal Utility Authority's (CCMUA) Delaware No. 1 Water Pollution Control Facility (WPCF) (#NJ0026182) and removes approximately four acres of delineated wetlands and flood hazard area within 20 acres of currently approved SSA.

This amendment was reviewed in accordance with the Water Quality Management Planning rules, N.J.A.C. 7:15-1 et seq. and P.L. 2011, c.203 as amended and supplemented by P.L. 2013, c.188, section 6(h) which allows for the consideration of an application for a WQM Plan amendment that does not propose a specific project or activity and delineates as SSA a parcel not to exceed 100 acres in size that complies with the regulatory criteria for the delineation of a sewer service area established at N.J.A.C. 7:15-5.24.

In accordance with N.J.A.C. 7:15-5.24 environmentally sensitive areas (ESAs) are assessed to determine what areas of the property are appropriate for inclusion in the

proposed SSA. ESAs are defined based on a composite geographic information systems (GIS) analysis, as any contiguous area of 25 acres or larger consisting of habitat for threatened and endangered species as identified on the Landscape Project Maps of Habitat for Endangered, Threatened or Other Priority Species, Natural Heritage Priority Sites, Category One (C1) special water resource protection areas, and wetlands, alone or in combination, ESAs are required to be excluded from the SSA.

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As identified in the previously approved Camden County Municipal Utility Wastewater Management Plan (WMP) the entirety of Block 528.01, Lot 11, an approximately 183 acre property, was within the SSA. This property is the location of the Woodcrest Country Club (WCC) and 18 hole golf course. As superseded by the Camden County Future Wastewater Service Areas (FWSA) Map, adopted on June 18 2013, approximately 20 acres of land surrounding the club house facilities were only retained as SSA. Portions of the previously approved SSA were removed pursuant to N.J.A.C. 7:15-5.24 based on the presence of wetlands as mapped by the Department's GIS analysis that indicated they were contiguous and the area was greater than 25 acres in size. The remaining SSA was removed as a result of the initial state-wide proposed draft SSA as provided by the Department to County WMP agencies participating in the WQMP planning process for use in the development of their countywide WMP.

As stated above, each WMP agency participating in the WQMP planning process was contacted by the Department via written correspondence that included an electronic copy of the GIS shapefile of a first draft of the proposed SSA. This correspondence noted that the GIS SSA mapping coverage provided was intended as the starting point from which the County should begin discussions with the municipalities to refine the draft SSA. This initial working draft supplied to the

County WMP agencies removed SSA from golf course playing areas. As part of process for the development of the FWSA map, SSA could be returned to a golf playing area if a property owner, the municipality or the county requested that it be retained and if the location had underlying zoning other than for recreational uses, such as commercial or residential, and was eligible pursuant to N.J.A.C. 7:15-5.24. Although the property is currently zoned for institutional (IN) use, no such request was made during the development of the FWSA for Camden County. As a result, upon adoption of the amendment for the Camden Country FWSA map, only the 20 acre area surrounding the club house was included in the SSA.

As indicated, the proposed project property is comprised of IN zoning. The submitted application for this amendment provided only a concept plan for potential residential development on approximately 50 acres of this 183 acre property. No other development proposal was provided for the remainder of the property to be returned as SSA. Therefore, the Department determined that, as part of this amendment, no specific project activity had been presented for the entire area to be included back in the SSA. Furthermore, as describe below, the Department concluded that inclusion of the 99.96 acres as SSA to this site is compliant with N.J.A.C. 7:15-5.24(b), and as such, qualifies as an amendment under the section 6(h) of 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 Landscape Project 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 proposed SSAs except as provided under

N.J.A.C. 7:15-5.24(e)-(h). The Department determined no threatened or endangered species habitat or other priority species habitats were identified on the property.

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 proposed SSAs, except as provided under N.J.A.C. 7:15-5.24(e)-(h). A site review of the property determined that no Natural Heritage Priority Sites exist on site.

In accordance with N.J.A.C. 7:15-5.24(b)3, Category One (C1) special water resource protection areas are not to be included in proposed SSAs, except as provided under N.J.A.C. 7:15-5.24(e)-(h). The Department determined no classified C1 water bodies exist on or near the property.

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 proposed as SSA. In accordance with N.J.A.C. 7:15-5.24(e)2, a Letter of Interpretation (LOI) file No. 0409-04-0019, dated May 30, 2014, verified the presence and extent of the regulated wetlands and associated transmittal buffers located within Block 528, Lot 11. No area identified as a regulated wetland or buffer is proposed to be returned as SSA on the property as part of this amendment. Consequently, only 99.96 acres within the approximately 183 acres are to be returned as SSA on Block 528, Lot 11. In addition, as part of this amendment, approximately four acres of delineated wetlands and flood hazard area within the 20 acres currently approved SSA has been removed.

In accordance with N.J.A.C. 7:15-5.24(d)1, areas with Federal 201 grant limitations that prohibit the extension of sewers are excluded from the proposed SSA. All other ESA as defined at N.J.A.C. 7:15-5.24(c) 1-3; lands within certain coastal planning areas (Coastal Fringe, Coastal Rural, and Coastal Environmentally Sensitive

Planning Areas) are not applicable to this amendment, nor are any ESA as defined at N.J.A.C. 7:15-5.24(d)1-4; beaches, costal high hazards area or dunes as defined under N.J.A.C.7:7E.

The preliminary notice of this amendment was published in the Department Bulletin at Volume 39, Issue 4 on February 18, 2015 and comments and statements of non-consent were received during the comment period.

On April 27, 2015, Cherry Hill Township Council adopted resolution #2015-4-23; "Opposing the application by CHLA, LLC seeking to include 140 acres on Block 528.01, Lot 11 in SSA". In addition, resolution #2015-4-23 incorporated by reference, comments and statements of objection contained in a letter dated April 28, 2015 submitted to the Department on behalf of Cherry Hill Township from Mr. Adam Zeller, Esq. The following are the specific comments within Mr. Zeller's letter opposing the proposed amendment and the Department's response to each:

1. Comment: The commenter asserts that, on procedural grounds, CHLA's application is not eligible as an amendment pursuant under P.L. 2013, c.188 section 6(h). The commenter argues that in support of a pending Mount Laurel litigation entitled Fair Share Housing Center, Inc, et. al. v. Township of Cherry Hill (Docket #L-4889-01), CHLA, in defense of a builders remedy, submitted to the court, concept plans and site plans to construct 1,080 residential housing units within the WCC property, and furthermore certified to the state superior court, that the property contains approximately 140 acres of developable lands. The commenter stressed that such court documentation confirms that WCC contains in excess of 100 acres and the application has not withdrawn its referenced to a concept site plans, and therefore, cannot seek an amendment pursuant to section 6(h) of P.L 2013, c.188.

Response: On May 21, 2014, CHLA submitted an application to the Department requesting a “site specific amendment” as defined pursuant to P.L. 2013, c.188, for a proposed project or activity to generate a wastewater planning flow of less than 50,000 gallons per day (gpd) and/or propose new sewer service area (SSA) of less than 100 acres. In response, on July 28, 2014, the Department issued a Notice of Application Incompleteness letter outlining several deficiencies to be address in order for the Department to continue its review of the submitted application as a site specific amendment pursuant to sections 6(a); (b) and (c) of P.L2013, c. 188.

Section 6(a) of the P.L recognizes that a site specific proposal or activity may either generate less than 50,000 gpd and/ or propose less than 100 acres of SSA and must comply with the Water Quality Management planning rules. As such, the July 28, 2014 letter indicated that if the applicant wished to identify a specific project activity such as the proposed residential development and/ or development based on existing IN zoning within the 99.96 areas of proposed SSA, wastewater flow and water supply projections calculated in accordance with N.J.A.C. 7:15-5.25 were necessary.

In addition, the Department’s letter recognized that the submitted application contained only a tentative and initial concept plan for 1,080 potential residential units on approximately 50 aces within the 99.96 acres of proposed new SSA. No other development on the remaining 49.66 acres of SSA was proposed. Only the proposed residential concept plan was provided, no site specific design plans or preliminary site plans for the proposed SSA were included with the submitted application. Therefore, the July 28, 2014 letter notified the applicant that they may qualify under section 6(h) of P.L. 2013, c. 188, for the consideration of a WMQP amendment that does not propose a specific project or activity and delineates as SSA, a parcel, not to exceed 100 acres in size, provided it can be demonstrated that the parcel

complies with the regulatory criteria for the delineation of a sewer service area established at N.J.A.C. 7:15-5.24.

In order to pursue this amendment under section 6(h) of P.L. 2013 c. 188, CHLA was requested to modify their submission and formally withdraw the application's reference to the proposed residential concept plan, thereby no specific flow and water supply projections would be warranted. However, the proposed 99.96 acres would need to fully comply with the regulatory criteria for the delineation of a SSA established at N.J.A.C. 7:15-5.24.

On August 6, 2014, in response to the Department's a Notice of Application Incompleteness letter, Marathon Environmental Engineers Inc., requested in writing that that all references to the proposed concept plan be withdrawn as indicated and the application be modified as an amendment reliant on section 6(h) of P.L. 2013, c.188. Upon further review the Department determined that the re-submitted application was eligible under section 6(h) of the P.L 2013, c.188 as intended under the legislation.

Of the documents referenced by the commenter presented by CHLA to the court in defense of a fair housing dispute; the concepts plans for residential housing were included in their WQMP amendment application and commented on by the Department as indicated above. While certification that the property contains approximately 140 acres of potential developable area have been submitted as part of the that legal process, the application in front of the Department merely requested that 99.96 and not 140 acres be returned as SSA. Thus the Department was obligated to act on the re-submitted application in accordance with section 6(h). As a result, the Department determined that no specific project or activity is proposed; verified the proposed SSA as presented in the application is less than 100 acres; and no

environmental constrained areas as defined at N.J.A.C. 7:15-5.24 are to be placed back into the SSA. Nonetheless, the adoption of this amendment should not be construed as a position on nor an endorsement of residential housing at the WCC property.

2. Comment: The commenter contends that the Department neglected to review proposed amendment application in accordance with procedures identified at N.J.A.C. 7:15-3.4(g)2; where documentation as determined by the Department to be necessary to determined compliance with the criteria established at N.J.A.C 7:15-5.24 and 5.25 was not requested. As a result the, the analysis requirements pursuant N.J.A.C 7:15-5.25(a),(f) and (h) for a site specific amendment have not been met. Specifically, the commenter noted under N.J.A.C 7:15-5.25(a) the Department may not adopt an amendment unless compliance with the requirements in this section for existing and future wastewater treatment needs and water supply demands have been met.

Response: As noted above, in response to comment number one, this application was reviewed in accordance with section 6(h) of P.L. 2013 c. 188 for a WQMP amendment that does not propose a specific project or activity and only delineates as SSA for a parcel not to exceed 100 acres in size. It is the intent of this section that when no specific project activity is proposed, the site specific analysis applicable under the WQM planning rule at N.J.A.C. 7:15-5.25 is not required. However, for an amendment pursuant to this section, compliance with the delineation of sewer service areas at N.J.A.C. 7:15-5.24 is a prerequisite. The Department determined that this analysis has been met.

3. Comment: The commenter indicated that a review of the site plans by Remington & Vernick Engineers, on behalf of Cherry Hill Township, determined that CHLA's

calculations as to the size of the acreage at the WCC are inaccurate as the amount is actually in excess of 100 acres. The commenter contends that, while CHLA has represented to the Department that the WCC property is 99.96 acres, CHLA asserted to the Superior Court of New Jersey, in its conceptual site plans and mapping, that the WCC has a total of 137.61 acres of developable land. Furthermore, the commenter noted that CHLA's attorney submitted to the Superior Court that based upon a wetlands LOI issued by the Department on May 30, 2014, the developable acreage has increased to 140.5 acres and CHLA intends to develop entire acreage as reflected in their concept plans.

The commenter concluded that this acreage discrepancy must be resolved before the Department can properly apply the provisions of P.L. 2013, c.188, section 6(h), which requires that the land be less than 100 acres.

Response: A review of this amendment application validated that the WCC property, Block 528.01, Lot 11, is approximately 183 acres. In addition, the applicant utilized the wetlands delineation as approved by the LOI (file No. 0409-04-0019), dated May 30, 2014 to verify the extent of the regulated wetlands and associated transmittal buffers located within Block 528, Lot 11. As discussed above, in order to comply with section 6(h) of P.L. 2013, c.188 and subsequently, N.J.A.C. 7:15-5.24(b)4, no areas mapped as wetlands pursuant to N.J.S.A. 13:9A-1 and 13:9B-25 are proposed as SSA. The Department has verified that the acreage of land within Block 528.01, Lot 11 requested to be returned as SSA is 99.96 acres or a parcel that does not exceed 100 acres in size and therefore eligible pursuant to the intent of the statute in question. It is noted here that the 99.96 acres of SSA to be returned plus the existing 19 acres retained will account for approximately 116 acres of total SSA that may or may not be developed within the 189 acre WCC property if or when any local site plans and Department and CCMUA treatment works approvals are obtained.

4. Comment: The commenter stated that in preparation of the proposed amendment to a WMP, CHLA failed to, as required pursuant to N.J.A.C. 7:15-5.22(a), notify and seek comments and offer to confer with all governmental units which have wastewater and water supply jurisdiction or land use in the WMP area. The commenter stated that neither Cherry Hill Township nor Camden County was consulted during the preparation of the amendment.

Response: On June 16, 2014, CHLA provided evidence to the Department of notification of their application submittal to all affected governmental agencies in the WMP area. On June 12, 2014, correspondences sent via certified mail by Marathon Engineer & Environmental Services, Inc., on behalf of CHLA, notified municipal and county appointed officials and officers that the applicant was seeking an amendment pursuant to P.L 2013, c.188, provided a copy of the pending amendment application, and specifically requested that they may provide comments, if any, to the Department. Included, in part, on this notification were: the Designated WQM Planning agency for this area, the Executive Director of the Delaware Valley Regional Planning Commission; Executive Director of the CCMUA; Director of Camden County Freeholders; and the Mayor of Cherry Hill.

As the applicant did request comments on the pending application from all effected governmental entities, the Department concluded that the provision in accordance with N.J.A.C. N.J.A.C. 7:15-5.22(a) to provided notification and seek comments in preparation of the proposed amendment have been met.

5. Comment: The commenter reiterated the statement contained in Cherry Hill Township Council resolution #2015-4-23 that the proposed amendment is inconsistent with the township Master Plan, zoning ordinance and its local planning

objectives. The commenter objected to the potential residential use of the WCC property as proposed on the concept plans in support of the applicant fair share housing litigation as it is currently zoned for institutional uses (IN). The commenter indicted that the township is opposed to the legal effort to rezone the WCC property to residential housing as Cherry Hill Township has not included the WCC property in its Housing Element/Housing Plan filed with the court and thus the property is not required to enable the township to address its obligation under the Mt. Laurel doctrine and Fair Housing Act.

The commenter elaborated that as approved on the Camden County FWSA map, only the areas with existing development within the WCC property, the clubhouse and other accessory buildings associated with the golf course are in the SSA. The portions of the property not within the SSA are designated to be served by individual sub-surface disposal systems (ISSDS) with planning flows of 2,000 gpd or less only. As a result, the commenter stated that any future building improvements that comply with the IN zoning cannot connect to the Camden County sewer system.

Response: The inclusion of the 99.96 acres of SSA within the WCC property as provided by this amendment pursuant to section 6(h) of P.L 2013, c. 188 does not recognized any specific type of development, institutional or otherwise. As determined by the Department, SSA returned by this amendment includes only a parcel less than 100 acres not identified as environmentally constrained as defined at N.J.A.C. 7:15-5.24. As such, the adoption of this amendment is neither a position on, nor an endorsement of residential housing on the WCC property.

Prior to adoption of the Camden Country FWSA map on June 18 2013, the entire 183 acre WCC property (Block 528.01, Lot 1) was included as SSA. Therefore, it is apparent that that any development consistent with the IN zoning as recognized in

the most recently adopted Cherry Hill Township Municipal Master Plan dated 2007 was intended to be served by the CCMUA. This is supported by the current adopted FWSA map which includes the existing club house and surrounding amenities on the WCC property in the SSA as they are currently connected to the CCMUA District 1 STP. In addition, all current existing residential development and lands bounding the golf course on all sides are within the CCMUA District 1 STP SSA.

On June 8, 2015, the aforementioned on-going litigation was resolved and as result a Settlement Agreement entered into by the parties, which in part, recognized that a deed of easement restricting use of the property has been entered into. Whereas, upon recording with the County of Camden, the Deed will restrict development on the WCC property in a manner that is only consistent with the current recreational and/or County Club uses. However this easement specifies the types of uses that are consistent and includes among other uses, new and expanded club house amenities such as; restaurant and banquet facilities, tennis, squash and paddle tennis courts, skating rink, horseback riding stables, swimming pools, including locker rooms, showers and bathrooms, a halfway golf course rest station and eatery, golf shop, golf cart and maintenance buildings and up to 8 cottages on the property designed for hosting weddings, events and overnight guest.

Furthermore, as provided in the easement, the development type identified would be permissible anywhere within the WCC property. Any proposed development within the WCC property to support such recreational activities/complex as described above would be more suited to be served by the available sanitary sewers currently serving this site rather than multiple ISSDS with planning flows of 2,000 gpd or less. Therefore, the return of the SSA to portions of the site not identified as environmentally constrained would be consistent with this deed restriction.

6. Comment: The commenter stated that Cherry Hill Township objects to the proposed amendment as it is inconsistent with the township planning objectives particular to the property location if 1,080 new residential units are permitted, as this would exacerbate an existing traffic problem at this location. A traffic study commissioned by the Township in April 2014 determined that the five point intersection that borders the WCC site currently operates at a failed level of service and is identified by the Delaware Valley Regional Planning Commission as an area of concern due to traffic congestion during both morning and evening peak hours.

Furthermore, commenter emphasized that section 6(h) of P.L. 2013, c. 188 specifically cites N.J.A.C. 7:15-5.24, which in part states“nothing shall preclude the WMP agency (in this case Camden County) from excluding additional areas from SSA based on local planning objectives (emphasis added), lack of wastewater treatment capacity or other environmental concerns...to that end, the objection raised by Camden County Board of Chosen Freeholders (BOCF) in its resolution (see below) which relates to traffic concerns also recognizes that these concerns adversely impacts traffic and public safety and therefore the local planning objectives in Cherry Hill Township.

Response: As part of this amendment, the WQM planning process focused on determining the extent of SSA in relation to P.L. 2013, c. 188. Approval of the project by the adoption of this amendment is based solely upon the review of all relevant information and in consideration of the requirements of the WQM planning program as pursuant to section 6(h) of P.L. 2013, c.188. Concerns of impacts and the effect on local roads due to a population increase are issues that would more appropriately be dealt with through the township and County planning process for any approval if or when the site were to gain preliminary site plan approval for a specific development project. Nonetheless as discussed above, the affordable

housing litigation was concluded as of June 8, 2015 and the settlement agreement/deed restriction provides for only additional development consistent with the current county club activities on site.

In addition to the statements of objections/comments provided by Mr. Zeller on behalf of Cherry Hill, the governing bodies of Camden County BOCF, and the CCMUA passed resolutions/ statements of non-consent on the proposed amendment.

The CCMUA Board of Commissioners, on April 20, 2015, adopted resolution #R-15:4-59 "Concerning the amendment to the Tri-County WQM plan to allow for the sewerage of the WCC property". This resolution indicated that the CCMUA Board of Commissioners would not consent to the proposed amendment until the following stated conditions have been met: Cherry Hill Township consents to the parcel being sewerable and is willing to utilize the corresponding portion of its sewer allocation for the subject parcel and there would be no adverse environmental impacts arising from development of the parcel as per the CCMUA's federal grant condition with the USEPA which prohibits sewerage of projects that have adverse impacts on environmental sensitive areas.

In response to the issue of CCMUA withholding consent to this amendment until Cherry Hill Township is willing to consent and agrees to utilize the corresponding portion of its sewer allocation for the subject parcel, as discussed above, no future projected flow has been identified as part of this amendment. As a result, wastewater flow projections can only be calculated at such time when preliminary site plan approval is granted by the Township through the local planning process. At that time, as required, an applicant may apply to the Department for the necessary approvals to provide for construction of the necessary treatment works to serve the approved development. Nonetheless, it is emphasized here that any recognized wastewater

allocations or contracted need between Cherry Hill Township and the CCMUA are neither determined by nor enforced by the Department and are used entirely by CCMUA and the communities it serves.

In regards to the referenced grant conditions associated with their USEPA Federal 201 Grant (#C-34-708-04), listed in the Findings of No Significant Impact (FONSI), dated May 29, 1981, the FONSI identified the specific environmental sensitive areas as "mapped wetlands in accordance with the National Wetlands Inventory Maps" and/or areas within "the 100 year flood-plain (flood hazard area (FHA)) as defined by the federal Department of Housing and Urban Development".

As indicated above in this notice, the wetlands areas as delineated based on a Department issued LOI have not been included in the SSA on the WCC parcel. In addition, the digitized Flood Insurance Rate Map (FIRM) used as the basis for floodplain management, mitigation, and insurance activities for the National Flood Insurance Program was utilized to identify the FHA within the WCC property to exclude these from the SSA. To specifically address the grant condition, a narrative description approach has been used and is noted as text on the adopted Camden County FWSA map which states: "Pre-existing grant conditions and requirements (from Federal and State grants or loans for sewerage facilities) which provide for restriction of sewer service to environmentally sensitive areas, are unaffected by adoption of this amendment and compliance is required. Compliance of this condition can only occur if and when an applicant requesting sewer service for any development on the WCC property has obtained a USEPA grant mapping waiver.

Such waivers are only issued through a formal request through the grantee, in this case the CCMUA. The request by the grantee must include the submission of wetlands verification via a Department LOI confirming that environmental sensitive

areas will not be impacted if sewer conveyance systems are constructed to serve development. Since, prior to any Department and/or CCMUA approvals for the extension of sewer infrastructure to serve any proposed development will require a USEPA mapping waiver issued at the request of the grantee to served the development, the started condition in the CCMUA resolution will be satisfied at that time.

On April 16, 2015, Camden County BOCF passed a resolution opposing the placement of 140 acres (Block 528.01, Lot 1) in the SSA, stating that any residential development at the WCC property would aggravate already high traffic congestion at the intersections of County Route 561(Haddonfield-Berlin Road); County Route 678 (Somerdale Road); and County Route 544 (Evesham Road).

The applicant has requested a Water Quality Plan Amendment pursuant to legally established procedures. The issues identified by the BOCF are largely beyond the scope and authority of the WQMP process. At this time, the WQM planning process focuses on determining the extent of SSA in relation to P.L. 2013 c. 188. Concerns of impacts and the effect on local roads due to a population increase are issues that would more appropriately be dealt with through the Township and County planning process for any approval if or when the site were to request site plan approval. Approval of the SSA by the adoption of this amendment is solely based upon the review of all relevant information and in consideration of the requirements of the WQM planning program as modified by P.L. 213, c.188. Yet, as a result of the June 8, 2015 the settlement agreement/deed restriction which provides for only development consistent with the current county club activities on site may elevate the potential for traffic congestion at this intersection that may have resulted due to high intensity residential development at the WCC property.

As detailed above, the Department has determined that the arguments and information submitted in response to the applicant's request for written statements of consent did not appear to raise substantial new questions concerning this proposed plan amendment. As such, in accordance with N.J.A.C. 7:15-3.4(g)8 and section 6(d) of P.L. 2013, c.188, the Department adopts this plan amendment as proposed.

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: compliance with stormwater regulations; 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.



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Department of Environmental Protection

9-8-15

Date

