

DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF WATERSHED MANAGEMENT

ADOPTED AMENDMENT TO THE UPPER RARITAN WATER QUALITY
MANAGEMENT PLAN
Public Notice

Take notice that on **MAY 21 2004**, 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 Upper Raritan Water Quality Management Plan was adopted by the Department of Environmental Protection (Department). This amendment, submitted on behalf of Evergreen Associates, amends the Union Township Wastewater Management Plan (WMP) to allow for a proposed on-site wastewater treatment system with discharge to ground water to serve a proposed commercial project, Hunterdon Hills at Perryville, at the site of the current Hunterdon Hills Playhouse. The project is located on a 89.3 acre parcel comprised of Block 12, Lots 14, 11.01 and 11, all of which are zoned Planned Commercial (PC). The site is located along Route 173 (a.k.a. Interstate 78 Frontage Road) and is surrounded on three sides by Mulhockaway Creek tributaries which are classified as FW2- Trout Production, Category One streams in the Surface Water Quality Standards (N.J.A.C. 7:9B). The existing Playhouse is located on Lot 14 and is served by on-site wells and septics. The proposed project will be supplied with water by on-site wells.

In addition to the existing 500 seat dinner theater, actor's quarters and 2-bedroom house, the proposed project will include a 120 seat restaurant, 180 seat restaurant, 320 seat banquet facility, 134 room hotel with fitness center, 128 room hotel, 30,000 s.f. commercial/retail building, maintenance building and conversion of the existing house to commercial/retail use. The total wastewater flow from both the existing and proposed facilities is projected, pursuant to N.J.A.C. 7:14A-23.3, to be 50,250 gallons per day (GPD). The proposed on-site wastewater treatment and groundwater disposal system will be designed and

constructed to serve only the proposed commercial project and existing Playhouse. It will not be sized to accommodate any other development within the Township, or to serve other existing sources within the Township.

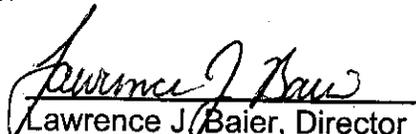
This proposed amendment has been reviewed in accordance with Executive Order 109 (2000) and N.J.A.C. 7:15-5.18. The Nonpoint Source (NPS) Pollutant Loading/Hydromodification and Riparian Corridor Analysis has been met via implementation of a Low Impact Development (LID) approach. The current site development encompasses approximately 10 acres of the 89.3 acre total. The proposed development will increase the developed portion to approximately 30 acres. The proposed project and wastewater system will not be constructed in any wetlands areas or within 300 feet of the delineated wetlands except for Bio-retention Basin 2 which encroaches within 300 foot of the wetlands but remains outside of the 150 foot wetlands transition area buffer. Eight acres of currently maintained turf will be converted to meadow and native vegetation will be planted around the existing pond. The design will include the use of five bio-retention basins near runoff generation sites. The Pollutant Loading Analysis demonstrated that the use of LID design together with the use of the bio-retention basins and other appropriate Best Management Practices (BMPs) will achieve the non-point source pollutant reduction goals. The Analysis demonstrated significant reductions in the Total Suspended Solid (TSS), Total Nitrogen (TN) and Oil/Grease loads, and some reduction of Total Phosphorus (TP) loads, from the pre-development condition.

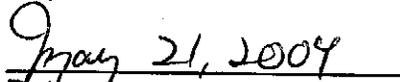
In order to reduce the amount of impervious surfaces the applicant pursued and obtained municipal waivers of height restrictions for buildings and parking space requirements. Dry wells designed to capture and infiltrate roof runoff from the first two inches of rain satisfy the groundwater recharge requirements. The BMP system will be designed so that peak flow rates for the 2-, 10-, and 100-year storms are reduced by 50%, 75% and 80%, respectively. The Pollutant Loading

Analysis for the proposed wastewater discharge will be conducted as part of the technical review conducted prior to the issuance of a New Jersey Pollutant Discharge Elimination System Discharge to Groundwater (NJPDES-DGW) permit.

This amendment proposal was noticed in the New Jersey Register on March 15, 2004 at 36 N.J.R. 1612(b) and no comments were received during the 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; stormwater management; 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.


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


Date