

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

Adopted Amendment to the Upper Raritan Water Quality Management Plan

Public Notice:

Pike Run Plaza

Take notice that on **JUL 29 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 (PI# 435434; Activity# AMD150002) to the Upper Raritan WQMP was adopted by the Department of Environmental Protection (Department). This amendment will modify the Somerset County Future Wastewater Service Area (FWSA) Map for that portion of the County within the Upper Raritan WQM Planning Area. This amendment will provide for the construction of a portion of the proposed Pike Run Plaza commercial development project, to be located on the site that was formerly to be utilized as the U.S. Route 206 Bypass Right of Way (Bypass ROW). The 7.89 acre parcel, where the Bypass ROW was to be located, is at the intersection of Belle Mead Griggstown Road and U.S. Route 206, known locally as Van Horne Road in Montgomery Township, Somerset County.

The area of the former Bypass ROW is now to be a component of the mixed use development plan proposed by Country Club Meadows, LLC, consisting of several larger parcels located in the northern portion of Montgomery Township known as Belle Mead. As part of the site plan approval process for the Country Club Meadows development plan, the area of the former Bypass ROW is to be reconfigured as a new lot. The proposed site of the Pike Run Plaza is to encompass an existing parcel; Block 5023, Lot 2 and the new lot to be created from the former Bypass ROW area.

As identified on the Somerset County FWSA Map, adopted on January 24, 2013 all parcels to be incorporated in the Country Club Meadows, LLC development plan, with

the exception of the property located on the former Bypass ROW, is designated as the sewer service area (SSA) to the Pike Brook Sanitary Treatment Plant (NJPDES# NJ0060038). As part of this proposed amendment, the former area for the Bypass ROW is proposed to be included as SSA to allow for the proposed construction of Pike Run Plaza commercial development.

Based on the current conceptual design plan, the total projected wastewater flow to be generated from the entire commercial development within the Pike Run Plaza project property, calculated in accordance with N.J.A.C. 7:14A, is approximately 19,750 gallons per day (gpd). This estimated wastewater flow includes any potential wastewater generated from the proposed development to lie within the former Bypass ROW. Potable water for the proposed development is to be provided by New Jersey American Water (NJAW).

This amendment has been reviewed in accordance with the Water Quality Management Planning rules at N.J.A.C. 7:15-5.24 and 5.25(h) and Public Law (P.L.) 2013, c.188. This adoption notice represents the Department's determination that the proposed amendment is in compliance with the regulatory criteria pursuant to N.J.A.C. 7:15-5.24 and 5.25.

In accordance with N.J.A.C. 7:15-5.24(b), environmentally sensitive areas have been assessed to determine what areas are appropriately included in the proposed SSA. Pursuant to N.J.A.C. 7:15-5.24, environmentally sensitive areas are defined as contiguous areas of 25 acres or larger, alone or in combination, 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 (riparian buffer), and wetlands. These environmentally sensitive areas are not included in the proposed sewer service area except as noted below.

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 (Landscape Project), version 3.1. A review of the Landscape Project indicates no threatened or endangered species habitat is identified within the proposed new SSA.

In accordance with N.J.A.C. 7:15-5.24 and 5.25, no portion of the proposed development on site is identified as within a Natural Heritage Priority Site, the riparian buffer associated with a C1 water body or wetlands.

In accordance with N.J.A.C. 7:15-5.24(d)1, areas with Federal 201 grant limitations prohibited from extension of sewers and excluded from the proposed SSA are not applicable to this amendment. Furthermore, 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 location 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.


Montgomery Township, Somerset County, New Jersey has adopted "The Code of the Township of Montgomery" containing stormwater control and design measures at Sub-Chapter No.§16-5.2. The Department has determined that this sub-chapter/ ordinance complies with the water quality and quantity standards in accordance with N.J.A.C. 7:8. Consequently, the requirements of N.J.A.C. 7:15-5.25(g)1 for stormwater control have been satisfied.

No portion of the proposed development on site is identified as within a riparian zone as established at N.J.A.C. 7:15-5.25(g)2-5 or areas with a steep slope as required at N.J.A.C. 7:15-5.25(g)6.

In accordance with N.J.A.C. 7:15-5.25(h)3, the Department evaluated the water supply availability for the proposed project. Potable water to the proposed development is to be supplied by the NJAW, Raritan System (PWSID# 2004002) which has an identified available surplus capacity of approximately 979 million gallons per month. Therefore, the Department determined there is sufficient water supply available within the existing water allocation permit to serve the proposed new on-site development.

This amendment proposal was noticed in the Department Bulletin, Volume 39; Issue 10, on May 20, 2015 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: 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.



Colleen Kokas, Director
Office of WRM Coordination
Department of Environmental Protection



Date