



State of New Jersey

Highlands Water Protection and Planning Council

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Public Notice

Highlands Council Consideration of Recommendation on the Proposed Amendment to the Upper Delaware Water Quality Management Plan for Alpha 519 L.L.C.

Please take notice that the Highlands Council is reviewing a proposed Amendment to the Upper Delaware Water Quality Management Plan to address a site-specific wastewater management plan amendment for a development known as: *The Grande at Park Ridge Estates* developed by Alpha 519 L.L.C.

The Highlands Council intends to discuss this matter and may take action at its regularly scheduled meeting on June 1, 2006. The current New Jersey Department of Environmental Protection ("NJDEP") rules, at N.J.A.C. 7:38-1.1, include a provision stating that NJDEP "shall not approve a Water Quality Management Plan amendment" in the Planning Area of the Highlands Region without first obtaining a recommendation from the Highlands Council.

Any interested party may submit written comments to the Highlands Council (Attn. Dante Di Pirro, Executive Director - at the above address) in advance of the June 1, 2006 meeting or may also provide oral comments during the regularly scheduled meeting on June 1, 2006 at 10 a.m. at 100 North Road in Chester, New Jersey.

On March 20, 2006, the NJDEP published the following public notice for this project in the New Jersey Register (*please note* – the comment period for NJDEP comments closed on April 20, 2006, the following is provided for informational purposes only):

NEW JERSEY REGISTER

VOLUME 38, NUMBER 6

MONDAY, MARCH 20, 2006

PUBLIC NOTICE

ENVIRONMENTAL PROTECTION

DIVISION OF WATERSHED MANAGEMENT

Proposed Amendment to the Upper Delaware Water Quality Management Plan

Public Notice

Take notice that the New Jersey Department of Environmental Protection (Department) is seeking public comment on a proposed amendment to the Upper Delaware Water Quality Management (WQM) Plan. This amendment, submitted on behalf of Alpha 519 LLC, will also amend the Alpha Borough Wastewater Management Plan (WMP) and the Phillipsburg, Lopatcong, Pobatcong, and Alpha WMP.

This amendment proposes to add the entire 25.4 acres of Block 96 Lot 5 in the Borough of Alpha, Warren County to the Future Sewer Service Area of the Phillipsburg Wastewater Treatment Facility. This lot is located in the southeastern portion of the Borough and is bordered by the Norfolk Southern

Rail Line to the east and the Pohatcong Township municipal border to the south. This property will be accessed by Route 519 on the west side. In addition, this amendment proposes the construction of 92 single family three-bedroom homes, four three-bedroom condos, eight two-bedroom condos, and four one-bedroom condos on Block 96, Lot 5. The total projected wastewater flow from this development, calculated in accordance with N.J.A.C 7:14A 23.3, would be 31,200 gallons per day (GPD).

This proposed amendment has been reviewed in accordance with Executive Order No. 109 (2000) and N.J.A.C. 7:15-5.18. The development is designed to convey stormwater into an existing storm sewer system which discharges into Pohatcong Creek (FW2-TM C1). The discharge point of this existing storm sewer system encroaches upon the Special Water Resource Protection Area of Pohatcong Creek. To mitigate this impact, a 150-foot buffer was provided on-site, prior to discharge into the existing storm sewer system, to emulate the effects of the Special Resource Protection Area. The site design also conforms with all other aspects of the Stormwater Management Rule (N.J.A.C. 7:8). There are no streams or wetlands on-site or nearby which would require Riparian Corridor Analysis. There are no records for threatened or endangered species or habitat on-site. The proposed development will be provided with water within an existing Aqua NJ water allocation.

This proposed 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.

This notice is being given to inform the public that a plan amendment has been proposed for the Upper Delaware WQM Plan. All information relating to the WQM Plan and the proposed amendment is located at the Department, Division of Watershed Management, P.O. Box 418, 401 East State Street, Trenton, New Jersey 08625. The Department's file is available for inspection between 8:30 A.M. and 4:00 P.M., Monday through Friday. An appointment to inspect the documents may be arranged by calling the Division of Watershed Management at (609) 984-6888.

Interested persons may submit written comments on the amendment to WQM Program Docket, Division of Watershed Management, at the Department address cited above with a copy sent to Mr. James Biegen of Maser Consulting, One River Centre, Building 2, 331 Newman Springs Road, Red Bank, NJ 07701. All comments must be submitted within 30 days of the date of this public notice. All comments submitted prior to the close of the comment period shall be considered by the Department in reviewing the amendment request.

Interested persons may request in writing that the Department hold a nonadversarial public hearing on the amendment or extend the public comment period in this notice up to 30 additional days. These requests must state the nature of the issues to be raised at the proposed hearing or state the reasons why the proposed extension is necessary. These requests must be submitted within 30 days of the date of this public notice to the WQM Program Docket at the Department address cited above. If a public hearing is held, the public comment period in this notice shall be extended to close 15 days after the public hearing.