

DEPARTMENT OF ENVIRONMENTAL PROTECTION
OFFICE OF ENVIRONMENTAL PLANNING

AMENDMENT TO THE ATLANTIC COUNTY WATER QUALITY MANAGEMENT
PLAN

Public Notice

Take notice that on **SEP 12 1995**, 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 Atlantic County Water Quality Management Plan was adopted by the Department of Environmental Protection (Department). This amendment modifies the Egg Harbor Township Wastewater Management Plan (WMP) by adding Lot 60 of Block 54E, which has been subdivided into 13 sublots for 13 proposed single family homes, to the sewer service area of the Egg Harbor Township Municipal Utilities Authority (EHTMUA). The estimated wastewater flow to be generated from the proposed site is 3,900 gallons per day. EHTMUA sends its wastewater flow to the Atlantic County Utilities Authority-City Island Sewage Treatment Plant, located in Atlantic City which discharges to the Atlantic Ocean. The 13 sublots are located within the Limited Growth Region of the Coastal Area Facility Review Act (CAFRA) zone. Lot 70 of Block 54E, which is also part of the **Dr. Groch property**, has been classified as an exceptional resource value wetland. A required 150 foot (') buffer associated with wetland conditions makes access to most of Lot 70 infeasible. Therefore, no development shall take place on Lot 70 of Block 54E to avoid freshwater wetland impacts.

COMMENT: The applicant originally requested Block 54E, Lot 60 be subdivided into sublots 1 through 16. However, the proposed site plan of Lot 60 was ultimately downsized to allow only a 12 sublot division. Proposed sublots 13 through 16 were eliminated as buildable from the original site plan and were, therefore, not considered to be part of the proposed expansion of the sewer service area. A revision to the preliminary notice of the proposed amendment was requested to allow the applicant to further subdivide the area of the 12 allowable sublots to 13 sublots.

RESPONSE: The Department has no objection to allowing one additional proposed sublot within the same land area designated for 12 sublots (for a total of 13 sublots on Lot 60 instead of 12 sublots) to be identified in the WMP. The additional sublot is located adjacent to Steelmanville Road on the southeasterly portion of Lot 60 and is shown on plans entitled "CONCEPTUAL SUBDIVISION PLAN, STEELMANVILLE RD., LOT 60, BLOCK 54-E, EGG HARBOR TOWNSHIP, NJ, DR. GEORGE GROCH, ZION RD AND NEW RD, NORTHFIELD, NJ 08285", dated April 5, 1995 and signed by Robert L. Reid from Pennoni Associates Inc. This change was identified above. However, the proposed cul-de-sac identified on the plans is located within the 50' wetlands transition area and will require a Freshwater Wetlands Transition Area Waiver. Any proposed disturbance to the wetlands and/or wetlands transition area associated with the subdivision or proposed drainage areas will require freshwater wetland permits and/or waivers prior to site disturbance. The proposed roadway, sanitary sewers and/or potable water lines will require a CAFRA permit once the length exceeds 1,200 linear feet.

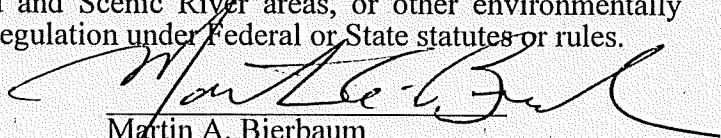
COMMENT: Of the originally proposed 16 sublots on Lot 60, Block 54E, proposed sublots 13 through 16 were eliminated because of an exceptional value resource wetlands designation. A paved public road constructed over Kiln Creek for the purpose of accessing sublots 13 through 16 would not be economically feasible. The applicant has

proposed that the original site plan sublots 13 through 16 be combined to form one large subplot 14 for one single family home and be included within the proposed sewer service area expansion of EHTMUA. The applicant states that access to subplot 14 on the southwest corner of Lot 60 (identified on the same map referenced above) will be provided by a driveway on a pre-existing farm road. Improvement to the farm road will require a Freshwater Wetlands Statewide General Permit No. 10 and a Stream Encroachment Permit. A Statewide General Permit No. 2 is also necessary for standards and conditions for placement of utilities under the Statewide General Permit No. 2 authorization.

RESPONSE: Although the applicant proposes to improve the farm road under a Freshwater Wetlands Statewide General Permit No. 10 and Stream Encroachment Permit to install utilities under Statewide General Permit No. 2, the proposed driveway exceeds the maximum allowable length of 100' permitted under a Statewide General Permit No. 10. The applicant states that since the road was a pre-existing farm road, the 100' wetland crossing length limit does not apply.

It appears that the pre-existing farm road has not been utilized for farm use or farm equipment in a number of years. Once the use of a farm road changes and is no longer utilized for farm equipment, the 100' wetland crossing length limit is required. As a result, the proposed improvement of this road and changing the use to a driveway for a proposed single family dwelling is not feasible under the Statewide General Permit No. 10. Therefore, the Department has not included this lot in the amendment to the Atlantic County Water Quality Management Plan.

This amendment represents only one part of the permit process and other issues will be addressed prior to final permit issuance. Additional issues which were not reviewed in conjunction with this amendment but which may need to be addressed may include, but are not limited to, the following: 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.



Martin A. Bierbaum
Administrator
Office of Environmental
Planning
Department of Environmental
Protection

9/12/95
Date

MEG/Groch3