

NOTE: THIS IS A COURTESY COPY OF THIS PLAN AMENDMENT ADOPTION. THE OFFICIAL VERSION WILL BE PUBLISHED IN THE AUGUST 5, 2024, NEW JERSEY REGISTER. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THIS TEXT AND THE OFFICIAL VERSION, THE OFFICIAL VERSION WILL GOVERN.

PUBLIC NOTICE

ENVIRONMENTAL PROTECTION

WATERSHED AND LAND MANAGEMENT

DIVISION OF WATERSHED PROTECTION AND RESTORATION

Adopted Amendment to the Cape May County Water Quality Management Plan

Take notice that on June 18, 2024, pursuant to the provisions of the New Jersey Water Quality Planning Act, N.J.S.A. 58:11-1 et seq., and the Water Quality Management Planning rules, N.J.A.C. 7:15, the New Jersey Department of Environmental Protection (Department) adopted an amendment to the Cape May County Water Quality Management (WQM) Plan. The amendment, identified as “Clermont Lodge Resort” (Program Interest No. 435464, Activity No. AMD230001) provides for a new onsite discharge to groundwater (DGW) wastewater treatment facility and corresponding 30.8 acre sewer service area (SSA) to serve a proposed resort development consisting of a main lodge with 46 suite units, tavern, playhouse, lodge restaurant, lodge dining room, two event barns, 16 one-bedroom cottages, 8 two-bedroom cottages, 20 bungalows, swimming pool, and various recreational amenities. The project is located on Block 262, Lots 15 & 16, in Dennis Township, Cape May County. The site is in a currently adopted SSA and, as such, the SSA itself is not the subject of the amendment; however, an amendment is needed in accordance with N.J.A.C. 7:15-3.2(c) for the proposed new wastewater treatment facility. The project will generate a projected wastewater flow of 28,676 gallons per day (gpd) based on flow calculated in accordance with N.J.A.C. 7:14A-23.3

NOTE: THIS IS A COURTESY COPY OF THIS PLAN AMENDMENT ADOPTION. THE OFFICIAL VERSION WILL BE PUBLISHED IN THE AUGUST 5, 2024, NEW JERSEY REGISTER. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THIS TEXT AND THE OFFICIAL VERSION, THE OFFICIAL VERSION WILL GOVERN.

Preliminary notice was published in the New Jersey Register on March 18, 2024, at 56 N.J.R. 439(a). No comments were received during the comment period. This notice represents the Department's determination that the amendment is compliant with the regulatory criteria at N.J.A.C. 7:15 as described below.

In accordance with N.J.A.C. 7:15-3.5(g)6, the Department instructed the applicant to request written statements of consent from Dennis Township, the Pinelands Commission and the Cape May County Municipal Utilities Authority (CMCMUA). Dennis Township adopted Resolution 2024-59 on March 12, 2024, consenting to the proposed amendment. In a letter dated March 8, 2024, the CMCMUA stated they did not have a substantial interest in the proposal and would not be providing a resolution of consent. The Pinelands Commission issued a letter of consent on April 5, 2024. The Cape May County Board of County Commissioners, as the Designated WQM Planning Agency, adopted Resolution 316-24 on May 28, 2024, approving the proposed amendment.

In accordance with N.J.A.C. 7:15-3.3(b), site specific amendments are limited to proposed alterations to the eligible SSA needed to address a specific project or activity. N.J.A.C. 7:15-3.5(j)2 requires that site specific amendments proposing to add 100 or more acres or generating 20,000 gpd or more of wastewater flow shall include a proposed modification to the wastewater treatment capacity analysis prepared in accordance with N.J.A.C. 7:15-4.5(b) to include the proposed project or activity. The proposed project involves more than 100 acres and/or would generate 20,000 gpd or more of wastewater flow. However, since the wastewater is to be treated

NOTE: THIS IS A COURTESY COPY OF THIS PLAN AMENDMENT ADOPTION. THE OFFICIAL VERSION WILL BE PUBLISHED IN THE AUGUST 5, 2024, NEW JERSEY REGISTER. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THIS TEXT AND THE OFFICIAL VERSION, THE OFFICIAL VERSION WILL GOVERN.

by a proposed new onsite wastewater treatment facility specifically for this project, an update of the wastewater treatment capacity analysis is not required.

Pursuant to N.J.A.C. 7:15-4.4(h)1 and 2, the Department considered the land uses allowed in adopted zoning ordinances, future land uses shown in adopted municipal and county master plans, and other local land use objectives. The Dennis Township Consolidated Land Use Board, which determined the project advances the master plan and zoning plan, adopted Resolution CLUB2023-06 on March 23, 2023, and granted the necessary variances, with conditions. The Cape May County Planning Department issued a letter dated September 5, 2023, stating that the proposed project is generally consistent with the Cape May County Comprehensive Plan.

Sewer service is not guaranteed by the adoption of this amendment since it represents only one part of the permit process, and other issues may need to be addressed. Inclusion in the SSA as a result of the approval of this amendment does not eliminate the need to obtain all necessary permits, approvals or certifications required by any Federal, State, county or municipal review agency with jurisdiction over this project/activity.

6/18/2024

Date



Gabriel Mahon, Bureau Chief
Bureau of NJPDES Stormwater Permitting and Water Quality Management
Division of Watershed Protection and Restoration
NJ Department of Environmental Protection