

NOTE: THIS IS A COURTESY COPY OF THIS PLAN AMENDMENT PROPOSAL. THE OFFICIAL VERSION WILL BE PUBLISHED IN THE APRIL 1, 2024, NEW JERSEY REGISTER. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THIS TEXT AND THE OFFICIAL VERSION OF THE AMENDMENT, THE OFFICIAL VERSION WILL GOVERN.

PUBLIC NOTICE

ENVIRONMENTAL PROTECTION

WATERSHED AND LAND MANAGEMENT

DIVISION OF WATERSHED PROTECTION AND RESTORATION

Proposed Amendment to the Sussex County Water Quality Management Plan

Take notice that the New Jersey Department of Environmental Protection (Department) is holding a public hearing and extending the public comment period for a proposed amendment to the Sussex County Water Quality Management (WQM) Plan in accordance with 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 proposed amendment, identified as the “Diamond Chip Logistics Park” (Program Interest No. 435459, Activity No. AMD220001) is for a proposed onsite discharge to groundwater (DGW) wastewater treatment system to serve a proposed warehouse development. The proposed development consists of two warehouse buildings totaling 698,000 square feet (sq. ft.), which includes 10,000 sq. ft. of office space, for three shifts of 185 warehouse employees per shift, and 85 delivery personnel per day on 48.98 acres of a 69.47-acre parcel, located on Block 12008, Lot 23 in Sparta Township, Sussex County. The project will generate a projected wastewater flow of 10,000 gallons per day (gpd) based on flow calculated in accordance with 7:9A-7.4. The proposed onsite DGW wastewater treatment system will be regulated under a new New Jersey Pollutant Discharge Elimination System (NJPDES) permit. The amendment will also remove 20.49 acres from the currently adopted sewer service area. The site is currently occupied by Sparta Sand and Gravel, which operates under NJPDES permit NJ0098621. This permit will be revoked. A public notice of the proposed amendment was

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previously published in the January 16, 2024, New Jersey Register at 56 N.J.R. 155(a).

Additionally, notice was made available on the WQM Planning Program Public Notices webpage at <https://www.nj.gov/dep/wqmp/wmpnotices.html> and through a Listserv announcement.

In accordance with N.J.A.C. 7:15-3.5(g)8 and N.J.A.C. 7:1D-5.2, a virtual public hearing will be held by the Department on the proposed amendment at which time all interested persons may appear and shall be given an opportunity to be heard. The public hearing will take place on May 21, 2024, at 10:00 am as a virtual Microsoft Teams web meeting only. The hearing will conclude at 12:00 pm or the conclusion of all public testimony, whichever is earlier. Details on how to access the hearing will be made available at <https://www.nj.gov/dep/wqmp/wmpnotices.html> one day before the public hearing. For those without access to web meetings, the hearing will also be accessible by phone for audio only. The phone number and access code for joining the web meeting via phone can be obtained by calling (609) 633-7021 or emailing wqmp@publiccomments@dep.nj.gov. Commenters that anticipate providing verbal testimony are encouraged to notify the Department in advance by calling (609) 633-7021 or emailing wqmp.publiccomments@dep.nj.gov to ensure a timely and streamlined public hearing process. The Department will record the meeting as part of the public record.

This notice is to inform the public that a plan amendment has been proposed for the Sussex County WQM Plan. All information related to this plan and the proposed amendment is located at:

Sussex County Department of Engineering and Planning

One Spring Street

Newton, New Jersey 07860

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AND

New Jersey Department of Environmental Protection

Division of Watershed Protection & Restoration

Bureau of NJPDES Stormwater Permitting and Water Quality Management

Water Quality Management Planning Program

PO Box 420, Mail Code 501-02A

501 East State Street

Trenton, New Jersey 08625-0420

The Department's file is available for inspection between 9:00 A.M. and 4:00 P.M., Monday through Friday, upon request. An appointment to inspect the file must be arranged by calling the Bureau of NJPDES Stormwater Permitting & Water Quality Management (609) 633-7021.

Interested persons may submit written comments on the proposed amendment to the Department at the address cited above or at the email: wqmp.publiccomments@dep.nj.gov and to the County at the following address:

Ms. Autumn Sylvester

Division of Planning and Economic Development

Sussex County Department of Engineering and Planning

One Spring Street

Newton, New Jersey 07860

Comments should reference Program Interest No. 435459, Activity No. AMD220001 and must be submitted within 15 days after the public hearing.

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All comments submitted prior to the close of the comment period shall be considered by the Department before making a final decision on the proposed amendment.

Sewer service is not guaranteed should this amendment be adopted as 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.

2/21/24
Date

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