

DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF WATERSHED MANAGEMENT

REVISION TO THE MONMOUTH COUNTY WATER QUALITY MANAGEMENT
PLAN

TAKE NOTICE that on ~~JUN - 4 2008~~ pursuant to the provisions of the 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. 7:15-3.5, a revision to the Monmouth County Water Quality Management Plan (WQMP) was adopted by the Department. This revision also modifies the Upper Freehold Wastewater Management Plan (WMP). The WMP currently identifies Block 44, Lot 13 in Upper Freehold Township, Monmouth County as a proposed middle and elementary school site as per an August 6, 2007 revision. That revision changed a 117.9 acre portion of the previously approved Commerce Park Planned Development site from commercial uses to use as a proposed middle and elementary school site. The Commerce Park site consists of Block 44, Lots 2 and 13 and Block 45, Lot 1 all located in Upper Freehold Township, Monmouth County. The WMP currently designates this site as a sewer service area for a proposed 126,760 Gallon per Day (gpd) Discharge to Groundwater wastewater treatment plant. This revision modifies the WQMP and WMP to expand the Allentown Borough Wastewater Treatment Plant's (ABWTP) sewer service area to include Block 44, Lot 13, the site of the proposed Upper Freehold Regional School District Middle School Campus. Block 45, Lot 1 has been preserved as passive open space funded in part through the Department's Green Acres Program. Block 45, Lot 1 is now designated as a non-discharge area and no Discharge to Groundwater (DGW) facilities are proposed for this portion of the former Commerce Park site. Block 44, Lot 2 is proposed to be preserved as passive open space also, however closing on the purchase has not yet been finalized.

The District's existing middle school has 635 students, faculty, and staff and is currently served by the ABWTP. The proposed middle school's estimated future build out of students, faculty, and staff is 1,200. The total projected wastewater flow of the proposed middle school, calculated in accordance with N.J.A.C. 7:14A-23.3 is 30,000 gallons per day (gpd). The total wastewater flow to the ABWTP system is 14,125 gallons per day (gpd). This is based upon the transfer of students, faculty, and staff from the existing to the proposed school and the addition of 565 students, faculty, and staff that are not presently in the existing school. No expansion of the treatment plant or permitted flow is proposed to accommodate the new school. The former Commerce Park site's designation of 126,760 gpd will now be reduced by 30,000 gpd to 96,760 gpd and allocated to the remainder of the site (Block 44, Lot 2). The proposed project site is located north of Yardville-Allentown Road, east of the border between Upper Freehold and Hamilton Townships, west of Block 44, Lot 2, and south of Potts Road.

The draft revision to the WQMP was sent to the affected entities for comment on February 28, 2008. On April 1, 2008, the Department received comments from Granville Magee, Upper Freehold Township Attorney.

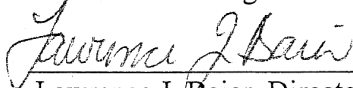
COMMENT: Upper Freehold Township (Township) is opposed to the proposed removal at this time, of the existing 126,760 gallon per day (gpd) discharge to groundwater wastewater treatment designation on the remainder of the former Commerce Park site on Block 45, Lot 1 and Block 44, Lot 2. The removal of the designation should not occur until such time as the Department closes on these properties and their deeds are recorded thereby preserving these properties in perpetuity. The status of these lots is still subject to negotiations and there is the possibility that the entire property will not be preserved.

RESPONSE: The Department will re-instate the above referenced Discharge to Groundwater designation on Block 44, Lot 2. The Department has closed on Block 45 Lot 1 and its deed is currently in the process of being recorded. The Department reserves the right to remove this designation from Block 44, Lot 2 and designate it as a non-discharge area after property closing and deed recordation has occurred.

In a pre-application meeting conducted by the Monmouth County Planning Board (Board) on April 16, 2008, the Department received comments from Jessica Kubida, the Board's principal planner.

COMMENT: The Board, in reviewing the Upper Freehold Regional School District's request for a new Middle School campus, considered the total projected wastewater flow from the new building, which is calculated as 30,000 gpd in accordance with N.J.A.C. 7:14A-23.3. The Department's review of this proposed project, considered the total increase in flow to the Allentown Borough Wastewater Treatment Plant which is 14,125 gpd. This is based upon a transfer of students, faculty, and staff from the existing Middle School to the proposed school and the addition of 565 students, faculty, and staff that are not presently in the existing school. Since the Department's draft revision notice used the lower flow figure which was not reflected in the information submitted to the County for their review, Board representatives request that the Department clarify in the final revision notice that the projected flows from the new building is the higher number.

RESPONSE: The Department agrees and has revised the language in the final revision notice to include the 30,000 gpd projected wastewater flow of the new building. This amount will be subtracted from the 126,760 gpd allocated to the entire Commerce Park site, thereby leaving 96,760 gpd for the site's remaining Block 44, Lot 2.



Lawrence J. Baier, Director
Division of Watershed Management
Department of Environmental Protection

June 4, 2008

Date