

**NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
OFFICE OF WATER RESOURCES MANAGEMENT COORDINATION**

**Revision to the Tri-County Water Quality Management Plan**

**Public Notice**

**AUG 26 2015**  
**Take Notice** that on \_\_\_\_\_, 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 Tri-County Water Quality Management Plan (WQMP) was adopted by the Department. This revision updates the Tri-County WQMP and the Gloucester County Utilities Authority (GCUA) Consolidated Area Wastewater Management Plan (WMP), adopted December 10, 2008 (and current to December 31, 2015 as per the Permit Extension Act) by expanding the GCUA WTP sewer service area (SSA) by approximately 15 acres to include the total footprint of development of 24 proposed single-family homes on Block 251, Lots 5.01 and 25 and Block 326, Lots 3, 4, 6, & 7 in West Deptford Township, Gloucester County. This Revision is under Program Interest No. 435433, Activity No. REV130003 and named "The Farm Subdivision". The parcels are owned by South Shore Properties, LLC.

The expansion of the GCUA STP SSA qualifies as a revision in accordance with N.J.A.C. 7:15-3.5(b)4v which states, the Department and the designated planning agencies shall prepare revisions to Statewide and areawide WQM plans as necessary to provide for the expansion of a future SSA to contiguous lots, where the expansion involves less than 100 acres, contributes less than 8,000 gallons per day of wastewater flow, and does not create a significantly new pattern of sewer development such that a significant potential or incentive is created for additional revisions or amendments to open new areas to sewer development. This revision shall be processed only if the applicant demonstrates that the receiving domestic treatment works has sufficient capacity under the projected build-out to serve the proposed development in addition to its existing approved SSA, and any affected WMP is current in accordance with the schedule at N.J.A.C. 7:15-5.23. Additionally, the project for which the revision is proposed must comply with the environmental standards established at N.J.A.C. 7:15- 5.24 and 5.25, and no significant individual or cumulative impacts shall occur to environmentally sensitive areas or other natural

resources (such as water supplies) due to the proposed revision (individually or in combination with past revisions in the area, that the changes are consistent with N.J.A.C. 7:15-3.6, 3.7, and 3.10, and that certain directly affected municipal and county agencies and other interests as identified by the Department have been provided an opportunity to review and comment on the proposed revision.

As currently mapped in the GCUA Consolidated Area Wastewater Management Plan (WMP), approximately 26 acres of the subject parcels are included in the GCUA WTP SSA and this area is in the R6 (Residential) zone. The GCUA WMP buildout analysis indicates that the R6 zone in West Deptford Township has a maximum of 0.5 dwelling units per acre (2 acre zoning). Because the currently adopted SSA is 26 acres on these parcels, the WMP's buildout analysis for West Deptford added roughly 13 dwelling units or 3,900 gallons per day (gpd) of wastewater flow as calculated in accordance with N.J.A.C. 7:14A-23.3. The total potential flow from the proposed development is 7,200 gpd. Therefore, this project would add 3,300 gpd of additional wastewater to the currently adopted buildout analysis in the GCUA WMP and a total of 7,200 gpd of projected wastewater flow to the GCUA WTP when it connects. The GCUA WTP is permitted under Permit No. NJ0024686 to discharge 27 million gallons per day (MGD) to the Delaware River and has an average daily effluent flow of 18.29 MGD, as calculated from the last twelve months of discharge monitoring data. The addition of 0.0072 MGD of wastewater flow from this project will not cause the total wastewater generation of the currently connected GCUA STP SSA to exceed the 27 MGD permitted capacity.

In accordance with N.J.A.C. 7:15-5.24(b)1, to determine areas designated as threatened or endangered species habitat, the Department utilized the Division of Fish and Wildlife's Landscape Project Maps of Habitat for Endangered, Threatened or Other Priority Species, version 3.1. Areas identified by the Landscape Project as being suitable habitat for threatened and endangered species Ranks 3 (State threatened) , 4 (State endangered), and 5 (Federal endangered or threatened) are not to be included in SSAs except as provided under N.J.A.C. 7:15-5.24(e) – (h), or unless a site has undergone a site specific Habitat Suitability Determination prepared in accordance with N.J.A.C. 7:15-5.26 that found the site to be not suitable habitat, or

pursuant with N.J.A.C. 7:15-5.24(g)2, the Department determined the ESA is not critical to a population of endangered or threatened species the loss of which would decrease the likelihood of the survival or recovery of the identified species. Landscape Project has identified State Endangered Bald Eagle Foraging Habitat and internal Department records of Bald Eagle nesting sites indicate the site to be within a Bald Eagle Nest Foraging Habitat area as well. The Department reviewed the Habitat Suitability Study submitted by DuBois Environmental Consultants, dated July 2014, as well as development plans submitted by James Spratt, P.E., of Federici & Akin P.A. Consulting Engineers dated January 16, 2015, and concluded that the habitat setback line and the proposed SSA footprint avoids locating wastewater producing structures within Bald Eagle habitat and buffer areas, however, the current configuration of development would need to be revised to obtain a Waterfront Development Permit. The adopted SSA, therefore, remains protective of Bald Eagle Habitat Areas and compliant with N.J.A.C. 7:15-5.24(b)1.

In accordance with N.J.A.C. 7:15-5.24(b)2, areas mapped as Natural Heritage Priority Sites are not to be included in SSAs, except as provided under N.J.A.C. 7:15-5.24(e) – (h). The site is not identified as a Natural Heritage Priority Site.

In accordance with N.J.A.C. 7:15-5.24(b)4, areas mapped as wetlands pursuant to N.J.S.A. 13:9A-1 and 13:9B-25 are not to be included in SSAs, except as provided under N.J.A.C. 7:15-5.24(e) – (h). In accordance with N.J.A.C. 7:15-5.24(e)2, freshwater wetlands Letter of Interpretation (LOI) #0820-06-0002.1 FWW060001 was submitted. The LOI determines that there are freshwater wetlands, coastal wetlands, and wetland buffers present on the property and these are detailed on a plan entitled “Overall the Farm, Plate 33, Block 326, Lots 3, 4, 6 & 7, Plate 21, Block 251, Lots 5.01 & 25, Township of West Deptford, Gloucester County, NJ”, prepared by W. Jerome Smith N.J.P.L.S & P.E. Lic. No. 14816, dated February 10, 2006, revised on June 13, 2006. The delineated wetlands greater than 25 acres and contiguous with the Matthews Branch tributary are not included in the adopted SSA.

In accordance with N.J.A.C. 7:15-5.24(c), lands within certain coastal planning areas (Coastal Fringe, Coastal Rural, and Coastal Environmentally Sensitive Planning Areas) are not included in the SSA. The project site is not in a coastal planning area.

All other special restricted areas as defined at N.J.A.C. 7:15-5.24(d)1-4; areas with Federal 201 grant limitations that prohibit the extension of sewers to serve development in specified areas such as wetlands and floodplains; and beaches, coastal high hazard areas, and dunes are not applicable to the adopted revision's site location.

In accordance with N.J.A.C. 7:15-5.25(h)3 the water supply need for the proposed project has been evaluated. Water would be provided by West Deptford Township Water Department which holds PWSID #0820001, is allocated 139.5 MGM, and currently has a water supply surplus of 7.34 MGM. Pursuant to N.J.A.C. 5:21-5.3, Table 5.1, the daily residential water demand for a three-bedroom home is 320 gpd, therefore the total water demand for 24 three-bedroom homes is 7,680 gpd or 0.00768 MGD or 0.2304 MGM. The projected water demand of 0.2304 MGM is within the 7.34 MGM water supply surplus available from West Deptford Township Water Department. This site is within Critical Area 2, which is an area of critical water supply concern, however, as the most up to date New Jersey Water Supply Plan is not adopted, and the 1996 Water Supply Plan does not specifically address West Deptford Township, the Office of Water Resources Management Coordination cannot complete a fully informed depletive/consumptive water use analysis for this site. Let it be noted that West Deptford Township provides information on "Water Saving Tips" and a Water Meter Calculator on their municipal website at <http://www.westdeptford.com/>.

In accordance with N.J.A.C. 7:15-5.25(h)4, a project or activity's stormwater management is to be evaluated. However, P.L. 2011, c. 203 as amended by P.L. 2013, c. 188, directs there be a presumption that an engineered subdivision or site plan is not required. Compliance with this standard shall be demonstrated by submission of an adopted stormwater management plan and ordinance that conform with the requirements of N.J.A.C. 7:8. The project is in compliance with this standard, as West Deptford Township has adopted stormwater control ordinance #2007-05,

which complies with the performance standards of the Stormwater Management Rules at N.J.A.C. 7:8. The county and local governments are responsible for review and implementation of the Stormwater Management rules during their review and approval of proposed development.

In accordance with N.J.A.C. 7:15-5.25(h)5i, riparian zones shall be protected. Riparian zones or buffers are established along all surface waters, based on the surface water body's classification designated at N.J.A.C. 7:9B, under the following regulations: the Flood Hazard Area Control Act Rules, the Stormwater Management rules, and the Water Quality Management Planning rules. Matthews Run, a FW2-NT/SE2 stream borders the western, northern, and eastern portions of the subject area.

In accordance with N.J.A.C. 7:15-5.25(h)6, proposed development disturbance is not to be located in areas with steep slopes, defined as any slope greater than 20 percent. Steep slopes are identified on the subject site, however development is not proposed in an area of 20 percent slope or greater.



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Colleen Kokas, Director  
Office of WRM Coordination  
Department of Environmental Protection



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Date

