

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
DIVISION OF WATERSHED MANAGEMENT

ADOPTED AMENDMENT TO THE UPPER DELAWARE WATER QUALITY  
MANAGEMENT PLAN

Public Notice

Take notice that on **JUN 16 2004**, 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 Upper Delaware Water Quality Management Plan was adopted by the Department of Environmental Protection (Department).

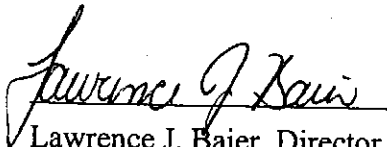
This amendment allows the construction of the Shetland Crossing Golf Club located on Block 49, Lot 15 in Franklin Township, Hunterdon County. The project property is bordered by Croton Road, County Route 579 on the eastern side with the front entrance to the property off Croton Road at a point 1,910 feet north of the Franklin Township/Delaware Township border. The project consists of an 18 hole golf course situated on approximately 201 acres that includes a clubhouse with eating facilities for 150 persons and associated maintenance and cart storage buildings. Four lakes will be constructed on the property to collect and reuse water for irrigation. The total amount of wastewater to be generated by this project, calculated pursuant to N.J.A.C. 7:9A-7.4, is 5,010 gallons per day to be discharged to a proposed on-site septic system. The Lockatong and Wickecheoke Creeks are located 310 and 195 feet from the northeast and southwest borders of the property respectively.

This amendment was evaluated in accordance with N.J.A.C. 7:15-5.18 and executive Order 109 (2000) (EO 109). The Non-Point Source Pollutant Loading Analysis was satisfied by evaluating loadings from three different proposed categories of land use (recreational land, open space, and minimum impervious cover) due to the lack of a category for golf courses. Loading ratios for total suspended solids, total nitrate, and total phosphorus were obtained from the most suitable literature available. All of the post-development calculations showed decreases in loading from pre-development conditions. Therefore, no net impact is projected. The Depletive/Consumptive Water Use Analysis was evaluated based upon applicant's intended use of stormwater runoff as the main source of irrigation water for this site. Four lakes will be constructed on this property that will have a pump station to draw water when it is needed. There will be a computerized station to allow spot applications and high control of water use. Rain gauge sensors and a programmed weather station will also be utilized to ensure that irrigation occurs only when it is needed. About 80 acres of the property will consist of maintained turf and drought and disease resistant species will be utilized to decrease the need for irrigation. This aspect of the proposal is deemed to be satisfactory and the Bureau of Water Allocation will review the remaining aspects of the Depletive/Consumptive Water Use Analysis as part of their permitting process (a Water Allocation Permit Application No. 2535P, submitted by the applicant, requesting a total allocation of 33 million gallons per year is currently under review by the Bureau of Water Allocation). The Riparian Buffer requirements have been satisfied since the riparian buffers of Lockatong Creek and the Wickecheoke Creek do not extend onto the property and therefore no further analysis is required. Wide naturally vegetated buffers will be maintained

along all wetlands and site perimeter areas. The minimum width of these buffers will be 50 feet and they will serve as biofiltration systems to purify runoff from the property. The Hydrogeologic testing report will be evaluated as part of the Water Allocation Permit Application submitted by the applicant. The report provides detailed hydrologic and hydrogeologic information and the results of on-site aquifer tests and off-site hydraulic impacts. The Water Allocation Permit Application was deemed administratively complete and is currently under review by the Bureau of Water Allocation. The Surface Water and Ground Water Monitoring Plan included a program to sample surface water and groundwater to ensure compliance with water quality standards and to ensure that Integrated Pest Management and Best Management Practices (BMP's) are functioning properly. Surface water samples will be taken from three different locations on-site and there are three wells that will be used to obtain groundwater supplies. This plan was deemed to be satisfactory. The Wildlife Management Program intends to maintain a variety of out-of-play habitat areas on the property. Meadow mixture areas will also be created from farmed areas that will provide habitat for open land wildlife. Controlled hunting of white-tailed deer and Canada geese will be permitted on-site to manage any nuisance conditions that may arise. This program received approval from the Township of Franklin and will be closely monitored and managed. The Integrated Turf Management Plan & Integrated Pest Management Plan outlines the Best Management Practices that will be utilized on the property. It also identifies how turf grass will be maintained and how fertilizers and pesticides will be handled. The main goal will be effective pest control and growing healthy plants without contaminating surface water via runoff or groundwater via leachate. This Plan has been deemed to be satisfactory. The Environmental Impact Statement identifies adverse and beneficial impacts of the project and was submitted as additional information. It has also been accepted.

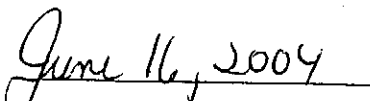
This amendment proposal was noticed in the New Jersey Register on April 5, 2004 at 36 N.J.R. 1830 and no comments were received during the comment period.

This amendment represents only one part of the permit process and other issues may need to be addressed prior to final permit issuance. Additional issues 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.

  
Lawrence J. Baier, Director

Division of Watershed Management

Department of Environmental Protection

  
Date