
DELAWARE VALLEY REGIONAL PLANNING COMMISSION TRI-COUNTY WATER QUALITY MANAGEMENT BOARD

MINUTES OF DECEMBER 2, 2003

Place: Gloucester County Government Services Building
Clayton, NJ 08103

WQMB Membership

Burlington County Freeholder	not present
Burlington County Elected Municipal Official	not present
Burlington County Citizen	Donald Bryan
Camden County Freeholder	Doug Griffith (alternate)
Camden County Elected Official	Curt Noe
Camden County Citizen	not present
Gloucester County Freeholder	Chuck Romick (alternate)
Gloucester County Elected Official	Joseph Smith
Gloucester County Citizen	Chuck Forsman
Camden City	not present
Camden City Citizen	not present

Staff and Guests

Nave Newwell Engineers, Inc.,	
Wawa, Inc. (Woolwich Township project)	Sam Renauro
Wenonah Borough Citizen	Jack Sheppard
Gloucester County Planning Department	Rick Westergaard
DVRPC	Patty Elkis
DVRPC	Suzanne McCarthy

The meeting was called to order at 7:05 P.M. by Chuck Romick of the Tri-County Water Quality Management Board.

1. Minutes of the Meeting of October 7, 2003

Ms. Elkis reviewed the minutes of the meeting of October 7, 2003. The minutes were approved without changes on a motion by Mr. Forsman and seconded by Mr. Noe.

2. Amendments to the Tri-County Water Quality Management Plan

a. Greenwich Township Wastewater Management Plan – Greenwich Township, Gloucester County

An amendment to the Wastewater Management Plan (WMP) for the Township of Greenwich is being sought by the Township of Greenwich, at the request of Remington & Vernick Engineers, to expand the township's sewer service area to include the "Patane Farm." This amendment appeared in the New Jersey Register for October 2003.

Ms. Elkis reviewed the fact sheet about the amendment proposal, which was distributed to WQM Board members in advance of the meeting. She reported that the NJ DEP has been negotiating with the applicant for some time about this amendment. Agreement has been reached that part of this farm parcel, primarily the wetlands area on the parcel, will never be sewerred.

A consistency review has shown that this is a growth area on the 2025 Plan and is designated as a PA2 zone in the NJ Development and Redevelopment Plan. It has also been zoned for "Business Park" by Greenwich Township.

After some discussion, a motion to approve was made by Chuck Romick and seconded by Joseph Smith. The motion was unanimously adopted.

b. WAWA Water Quality Management Plan Amendment – Woolwich Township, Gloucester County

This amendment would revise the Tri-County WQMP by allowing a discharge to groundwater of 2,574 gpd for a Wawa convenience store/gas station to be located on the southeast corner of the intersection of Route 322 and Paulsboro Road in the Township of Woolwich. No wastewater management plan would be amended by this action. This amendment was published in the New Jersey Register for October 2003.

Mr. Renauro gave a brief description of the project. This is a five-acre site across Paulsboro Road from the existing Wawa site. Wawa wishes to expand its facility but has been unable to purchase property adjoining the existing site. They will erect a 5,740 sf. facility on this site across the road. Because the discharge will be over 2,500 gpd, an amendment to the WQMP is required. Water for the project will be supplied by an individual well and sewage will be handled by an on-site septic system with an infiltration field. The septic system will be a regular system but larger than that for a residential structure and it will have a larger grease trap.

This site is not currently served by any sewer facility and is not within a sewer service area. The Logan Township Municipal Utilities Authority is the designated WMP agency for this area. The new Master Plan of Woolwich Township, adopted in October 2003, proposes an expansion of the sewer service area along the Route 322 corridor. It is expected that an application for this expansion will be submitted in the near future to NJ DEP and to the Water Quality Management Board as an amendment to the Water Quality Management Plan.

After discussion it was agreed that approval for this amendment to discharge to groundwater should be conditional on the facility being required to tie into a sewer line if the area becomes

sewered in the future.

Accordingly, a motion was made by Chuck Romick and seconded by Don Bryan to approve the amendment, conditional upon agreement that this facility is required to connect to any sewer service if the Route 322 area becomes sewered.

3. Amendment Status Report –December 1, 2003

An Amendment Status Report was distributed and reviewed by Ms. Elkis.

a. Pulte Homes, Southampton Township

The meeting on October 23, 2003 with NJDEP and representatives of Pulte Homes, Southampton Township, Burlington County, and DVRPC is described in detail in the Status Report. The amendment to the WQMP involves expansion of the sewer service area in Southampton Township.

The proposed 325 single-family and townhouse unit development on 117 acres, with 66 COAH units, is located at the intersection of Routes 206 and 38, on the edge of the Pinelands but not in the Pinelands Region.

NJDEP wants Southampton to submit a Wastewater Management Plan (WMP) that addresses the failing septic problem in the Ewansville corridor, which is possibly the cause of fecal contamination in the Rancocas. Addressing that issue will involve Easthampton and Pemberton Townships as well. As an option, NJDEP could approve an amendment to expand the sewer service area with the condition that Southampton submit a WMP within six months. However, if the township fails to submit the WMP or if the WMP is not acceptable, NJDEP loses its approval leverage, since no other approvals are anticipated to come before NJDEP from this township. In addition, the Route 206 environmental study that NJDEP has funded will include investigation of the Ewansville corridor problem and it seems desirable to wait for those results.

Issues relating to the selection of which treatment plant to use for this development project were also discussed at the meeting. NJDEP prefers connecting to the Pinelands (Vincentown) plant because that will use up all its capacity. If the treatment pipe goes to the Mt. Holly plant, that could open up Route 38 to development. However, connection to the Pinelands plant will not resolve the Ewansville problem.

Southampton Township favors the sewer expansion because the development will meet some of its COAH obligation. Burlington County is generally in support of the expansion. The County has some concerns about the site plan design for Pulte Homes but has agreed to work with the township to resolve these.

b. Grande at Crystal Lake

As the Status Report states, this large project has significant problems with both water supply and threatened and endangered species issues. Burlington County is discussing the possibility of acquiring the property as open space.

c. North Hanover

This amendment will be in the NJ Register in January.

4. Stormwater Management Rules

Ms. McCarthy reported on a presentation she attended on October 15 given by Bruce Friedman and Liz Semple of NJDEP, which provided the latest information on the status of the rules. The comment period on the one amendment to the Rules ended November 15 and DEP staff is now working rapidly to prepare a Comment Response document, in order to get the rules adopted by January 5. That is the expiration date, after which the rule adoption process would have to begin again.

NJDEP will be providing townships with a small amount of funding and some good starting materials, as part of the permit application process. The application a township will use will include a form with which to apply for funds from the 319(h) program. When the permit is granted and sent to the township, it will be accompanied by an extensive Guidance Document, an updated BMP Manual, and sample ordinances. In addition, there will be a model stormwater management plan. This model is currently being prepared by Chris Obropta of the Rutgers Agricultural Extension Service, who was another presenter at the October 15 meeting. He reported that most other requirements of the stormwater planning process are intended to be very simple. However one requirement – for review of a township's existing ordinances for conformity to the new stormwater provisions for new construction – is difficult and time-consuming. Obropta suggests that there will need to be an advisory group working on behalf of the township which will compare the new BMP Manual to the township code to find where low-impact development could best fit and to determine what changes in the code must be made. The alternative to an advisory group is to have the township planner or engineer do this.

Another point of information from the October 15 meeting: Stormwater management plans are being developed by the Soil Conservation District team for the Cooper River, the upper Maurice River, the Mantua Creek Chestnut Branch, and the Raccoon Creek. Once these are completed and approved by NJDEP, they will become amendments to the WQMP and will supersede any local Stormwater Management Plans.

5. The Big Map

NJDEP is currently working to incorporate into the state plan the data on environmental sensitivities that were the foundation of the Big Map. DEP is also working on specific regulations to add strength to the state plan. The intention is to have three tiers of regulations tied to the planning areas, with substantive rules for each of the state plan levels and where required permits will be either toughened or eliminated. The correspondences between the state planning areas and the Big Map are:

PA 4B and PA 5 areas are equivalent to the environmentally sensitive areas of the Big Map
PA3 and 4A are equivalent to the intermediate areas
PA1 and PA2 are growth areas on the Big Map.

The data layers being used to supplement the state map will be made available at the beginning of the cross acceptance process, scheduled to start in April, so that towns and counties can see the state-proposed changes. This will include Landscape Project data along with information from other agencies such as DOT.

6. Delaware River Basin Plan Update

The Delaware River Basin Commission has issued a draft Water Resources Plan for the Delaware River Basin. A synopsis is included in the INFORMATION ITEMS handouts, entitled "Basin Plan at-a-Glance" (item #1 in 'Other Items'). The plan is a framework document and is only the first step in a detailed comprehensive plan. The synopsis lists the goals and objectives for each of five "Key Result Areas." DRBC is currently soliciting comments on the draft plan, directed to Jessica Sanchez.

7. Other Business

Ms. McCarthy reported that NJDEP is beginning work on a new Water Quality Management Rule that will be proposed sometime in 2004. A major objective is to codify the requirements of Executive Order 109 into formal regulations. EO 109 was promulgated as an interim measure while the previously proposed WQM Rule was going through the review process. When the court ruled that DEP had violated procedure, thus invalidating the rule adoption, EO 109 became the only authority for DEP's current requirements pertaining to water quality management.

Another area of proposed regulations in the near future is direct protective measures for threatened and endangered species, especially in non-wetland areas, based on Landscape Project data. Despite the limitations of that data, there are some possible approaches that NJDEP can take, principally in the form of requirements for habitat conservation plans in critical habitats and, possibly, permit requirements in upland areas having T & E species.