

SUSSEX COUNTY WATER QUALITY MANAGEMENT

POLICY ADVISORY COMMITTEE

MINUTES

MARCH 10, 2011

The meeting was opened at 7:30 p.m. by Vice Chairman Butz. The meeting was held in compliance with the Open Public Meetings Act, N.J.S.A. 10:4-1 of 1975, as amended, and notice has been forwarded to the newspapers and posted on the bulletin board maintained at the Sussex County Administrative Center for public announcement.

ROLL CALL:

MEMBERS PRESENT: James Landrith, Andover Borough
Vita Thompson, Andover Township
Brian VanDenBroek, Franklin Borough
Jeffrey Butz, Vice-Chairman, Fredon Township
David Muscalo, Lafayette Township
Paul Baldwin, Town of Newton
James Benson, Stanhope Borough
Denise Webb, Wantage Township
Richard Gottemoller, At-Large
Ernie Hofer, At-Large
Kathy Little, At-Large
Eleanor Mensonides, At-Large
John Nugent, At-Large

EXCUSED MEMBERS: Eric Powell, Sparta Township
Geraldine Pflugh, Stillwater Township
John Armeno, Chairman, At-Large

STAFF MEMBERS: Alice Brees, Principal Planner
Dennis R. McConnell, County Counsel

ALSO PRESENT: Corey Stoner, Harold Pellow & Associates
Thomas Knutelsky, Harold Pellow & Associates
Gail Phoebus, Andover Township Deputy Mayor

PRESENTATION:

A. ST. PAUL'S ABBEY, ROUTE 206, ANDOVER TWP. – WASTEWATER PLAN AMENDMENT FOR AFFORDABLE HOUSING:

Corey Stoner, Harold Pellow and Associates, said he is representing Andover Township in the presentation of their plan for the development project of St. Paul's Abbey. Gail Phoebus, Deputy Mayor of Andover Township and Tom Knutelsky, Harold Pellow & Associates also attended the meeting.

Andover Township has been pursuing the St. Paul's Abbey project for many years. The project is the rehabilitation of the existing stone retreat house building, and the construction of new buildings on the western side of Route 206, which would be utilized for affordable housing units. The project is the means of meeting the Township's Round One and Two Council on Affordable Housing (COAH) obligations and would also improve a blighted area in the municipality.

Mr. Stoner pointed out the project on a map which is in a sewer service area handled by an existing wastewater treatment facility. The Abbey property is located on both sides of Route 206. Mr. Stoner said about a year and a half ago, the Township went through the process of getting the sewer service area restored after DEP review. Originally, the County's plan had the whole property in the sewer service area. The State DEP regulated that area and removed part of the sewer service area. They petitioned the State and argued that the cultivated fields on the western side of the property were not habitat and they were successfully able to get the area added back into the sewer service area. The township is working with a developer but sewer capacity is an issue. For funding purposes, there is a need for the Township to deem this property an area of redevelopment or rehabilitation.

Both Corey Stoner and Tom Knutelsky were sworn in by County Counsel. (Mr. Stoner based on testimony he already provided.)

Thomas Knutelsky pointed out portions of the property where most of the sewer and water infrastructure is located. There are 360 acres of land that are presently agricultural in nature and not slated for development. The area where Willow Glen Academy is located and St. Paul's Abbey are connected to an existing 20,000 gallons per day (GPD) sewer treatment plant. The treatment plant was built many years ago and is not up to current standards. Based upon actual sewer flows provided by the treatment plant operator, there were just over 7,000 GPD of sanitary effluent in 2007. Using DEP requirements, an additional 50% of that flow (10,500 GPD) has to be allotted for the existing site development. There are no other buildings connected to that treatment plant. The monastery building is connected to existing septic systems, most likely seepage pits based upon the age of the system.

There are two wells on the site. Well number two is on the monastery side and well number one (on the retreat house side) is a public community water system. Currently there is a water use registration for both of those wells since they have the availability to pump more than 100,000 gallons per day, but they don't. According to

what's being used there now and DEP calculations, the pump rate for both of those wells is about 16,000 gallons. The wells are connected with piping across the highway; however they are "valved" separately so they don't interact with one another. There is availability for water on site for the future development being discussed now. They are asking for an additional 20,000 gallons per day for the 60-80 new housing units proposed.

Gail Phoebus was sworn by County Counsel. She said that Andover Township has third round COAH certification for affordable housing and that their certification is based on this project. Ms. Phoebus discussed the details of the lease agreement between St. Paul's Abbey and Andover Township. The property is zoned Mt. Laurel One. The bedroom size mix conforms to COAH's criteria and the requirements for financing. She also said that the Township will be upgrading the existing treatment plant.

Mr. Knutelsky pointed out the location of the existing treatment plant and said it was discharge to ground water. He said it is an injection system and that there are no large beds being utilized for the discharge of effluent. They are considering the replacement of the old system with a new sewer treatment plant to treat the entire 40,000 GPD. The discharge locations will have recharge beds located in the front of the monastery. According to the USDA Soils Map, the soils are Hazen Hoosic Complex. He added that the treatment plant is proposed to be designed to meet effluent standard before discharge into the ground. They would like to keep the treatment plant on one side of the road. The wells each have the capability of pumping up to 100,000 gallons per day.

MOTION:

A motion was made by Richard Gottemoller to endorse Andover Township's plan to increase the gallonage of the sewer service area from 20,000 to 40,000 GPD. It was suggested to include a condition that a more detailed design must come before PAC for final approval. Mr. Gottemoller agreed to the amendment. The motion was seconded by John Nugent.

Discussion followed. The applicant was instructed to revise the application to show the locations and the flows of the existing septic systems on both sides of the road. It was also questioned whether these systems will be abandoned and connected to the treatment plant. The applicant was also advised to put language in the application saying that this project will leave the environmental situation substantially improved over what it is now.

Mr. Gottemoller and Mr. Nugent approved the second amendment and added that the affected party is the Township of Andover. A roll call vote was taken. All were in favor, with an abstention from Vita Thompson. Motion carried.

The applicant will return with revised plans which will address the issues in the above motion. The Resolution will be prepared for the next meeting.

MINUTES CORRECTION/APPROVAL:

A motion was made by David Muscalo to approve the Minutes of January 13, 2011. The motion was seconded by Ernie Hofer. All were in favor, with abstentions from Vita Thompson, Brian VanDenBroek, Jim Benson, Denise Webb, Richard Gottemoller and Kathy Little. Motion carried.

CORRESPONDENCE:

Alice Brees reviewed the correspondence listed on the attached sheet and answered questions on Correspondence Number Six.

PROGRAM MANAGER'S REPORT:

Alice Brees reported that DEP posted their maps around mid-February. She displayed and reviewed these maps with PAC. Ms. Brees said she has received many telephone calls from property owners who are having difficulties understanding the maps. DEP's meeting on March 15 is an extra step that they added to the process because property owners statewide did not realize how they were being affected. At the meeting, DEP will give explanations why properties were removed from sewer service areas.

The Resolution for the Schreck lot addition was on the February Freeholder agenda. Ms. Brees said she will now send the application to DEP.

Senator Oroho set up a meeting in Trenton with DEP to discuss the Sewer Service Area maps. The meeting was attended by John Eskilson, Eric Snyder, Alice Brees, DEP Commissioner Martin, Assistant Commissioner Marilyn Lennon, Liz Semple, Nick Angerone, Senator Oroho, Freeholder Zeoli, and others. Ms. Brees reported that DEP can see the need to start rewriting the rules; however the County is looking for them to approve what has already been submitted. She said that Marilyn Lennon did recognize that the wastewater planning process needs to back more toward a plan and less regulation.

ATTORNEY'S REPORT:

County Counsel did not have anything to report this evening.

UNFINISHED BUSINESS:

A. DEP REVIEW OF COUNTY WMP, SEWER SERVICE AREA MAPS:

This item was covered in the Program Manager's Report.

B. WATERSHED UPDATES: UPPER DELAWARE, WALLKILL:

Ernie Hofer reported that the Restoration Plan for the Papakating and Clove Brook was completed about a year ago. They should have a draft of the second Restoration Plan for the Paulins kill within four to five months. They are doing conceptual work for

eight projects relating to the Paulins kill. Mr. Hofer said this week they spent a number of hours observing, photographing and documenting the extent of flooding in Sussex County.

C. RUTGERS GREEN INFRASTRUCTURE: SPRING SEMINARS AND DEMONSTRATION PROJECTS:

Alice Brees reported on some upcoming seminars. On March 29, there will be a Rain Barrel Workshop in Andover Township. On March 30, from 1:00-3:00 p.m., there will be a seminar titled, "Green Alternatives for Business and Industry" in the Freeholder Meeting Room. Sign-ups are on the Rutgers Website.

In April, there will be a two day session for Rain Garden Training and Certification. A class room session will be held on April 27, all day at Hillside Park in Andover Township. Sometime in May, there will be the planting of a garden will be at Long Pond School in Andover Township. The date will be announced at a later time.

NEW BUSINESS:

A. DEP PUBLIC INFORMATIONAL MEETING ON DRAFT SUSSEX COUNTY SEWER SERVICE AREA MAPS:

The DEP will hold a Public Information Meeting on the Draft Sussex County Sewer Service Area Maps on March 15, 2011, from 5:00-8:00 p.m. in the Freeholder Meeting Room, County Administrative Center, One Spring Street, Newton, NJ.

PUBLIC COMMENT:

None

ADJOURNMENT:

All business having been completed, a motion to adjourn the meeting was made by Eleanor Mensonides. The motion was seconded by Denise Webb and carried unanimously. The meeting adjourned at 9:11 p.m.