

SUSSEX COUNTY WATER QUALITY MANAGEMENT

POLICY ADVISORY COMMITTEE

MINUTES

MARCH 13, 2014

The meeting was opened at 7:40 p.m. by Chairperson Mensonides. 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
James Chirip, Green Township
Keith Gourlay, Hampton Township
Carrine Kaufer, Hardyston Township
Howard Baker, Hopatcong Borough, Vice Chair
David Muscalo, Lafayette Township
Paul Baldwin, Town of Newton
Eric Powell, Sparta Township
Lisa Chammings, Stillwater Township
Ian Blanchard, Alternate, Stillwater Township
Eleanor Mensonides, At-Large, Chair
John Nugent, At-Large
Dennis Mudrick, Freeholder Liaison

EXCUSED MEMBERS: George Green, Fredon Township
Richard Gottemoller, At-Large
Joseph Lashendock, At-Large
Kathy Little, At-Large

STAFF MEMBERS: Alice Brees, Principal Planner
Antoinette Wasiewicz, Recording Secretary

ALSO PRESENT: Owen Dykstra, Main Land/Bicsak
Tom Molica, Main Land/Bicsak
Terrence Baumann, Bicsak Brothers Realty
Paul Bicsak, Bicsak Brothers Realty
Edward Mainardi, Main Land Sussex Co., LLC

MINUTES CORRECTION/APPROVAL:

A motion was made by David Muscalo to approve the Minutes of January 9, 2014. The motion was seconded by John Nugent. All were in favor, with abstentions from James Chirip and Ian Blanchard. Motion carried.

CORRESPONDENCE:

Alice Brees reviewed the correspondence listed on the attached sheet.

PLANNER'S REPORT:

Ms. Brees reported that this month there was a pre-application meeting with some property owners near Hampton Commons, Route 206, Hampton Twp. for the Toyota dealer's car wash and possibly one or two lots in front of the Lowe's property. The Hampton Commons sewer area would be expanded to handle wastewater flow from those additional properties.

David Muscalo asked if there were plans to develop those properties. Ms. Brees said the two lots in front of Lowe's were supposed to be a restaurant and a bank. Now there is the possibility of adding the lot that is now a dentist's office. John Nugent said there would not be an expansion of the treatment facility discharge amount; it would be using the 14,000 gallons of allocation that Hampton Township owns. She will provide PAC with a list of pending pre-applications for the next meeting. All other work this month related to items on the agenda.

UNFINISHED BUSINESS:

A. MAIN LAND SUSSEX CO. EXISTING "WANTAGE PLAZA" SHOPPING CENTER, WMP AMENDMENT:

Tom Molica said he was here in January with Owen Dykstra asking for a Wastewater Management Plan Amendment for the Wantage Plaza Shopping Center in Wantage Township. He said Owen Dykstra will provide PAC with the plan revisions that were done since January. He confirmed that Sussex Borough and Wantage Township have endorsed this proposal.

Owen Dykstra said they submitted the site-specific amendment package for the connection from the existing facility into Sussex Borough's force main. It is a proposal to connect an existing building that was currently utilizing holding tanks and trucking the waste to SCMUA. Sussex Borough has issued a Resolution authorizing them to

move forward with this proposal and they also indicated that they have the allocation available. Mr. Molica said he has a copy of the Sussex Borough Resolution. It was filed with the materials they submitted in February.

When asked, Mr. Dykstra said the allocation needed for Wantage Plaza is 19,950 gallons per day (GPD). The site currently uses 3,000-4,000; however, tenancy has been kept low in order to minimize waste hauling. The gallonage is based on a tenth of a gallon per square foot. Ms. Brees said the plan said allocation was for 15,000 gallons. Mr. Dykstra said that figure was modified in the last submission to be consistent with what Sussex Borough and Wantage Township authorized.

Mr. Molica said in order for them to move forward, they requested that PAC make a motion to recommend to the Freeholders that they approve this proposed wastewater management plan amendment. He understands that the Resolution will not be available this evening.

Ms. Brees asked Mr. Dykstra to go over the written County Planning comment letter. Mr. Dykstra said he will provide the SCMUA allocations table with proposed changes to the municipal allocation amounts at the next meeting. He will also provide the existing wastewater flows for Sussex Borough updated with recently monthly averages from 2013. There was a question as to whether there was a clean-up of the site of the former failed septic system and disposal bed by the owner. Mr. Dykstra said there are standards in the septic rules for abandoning septic systems and that he will look into this. Mr. Molica asked for PAC's recommendation subject to them providing this information by the April meeting.

MOTION:

A motion was made by Howard Baker to recommend to the Freeholder Board that they approve the proposed Wastewater Management Plan Amendment for Main Land Sussex Co. property at the Wantage Plaza Shopping Center, subject to the submission of the additional information requested. The motion was seconded by Carrine Kaufer and carried unanimously.

B. BICSAK BROTHERS REALTY PROPERTY, RT. 23, WANTAGE, WMP AMENDMENT:

Tom Molica said that he and Owen Dykstra were before PAC in January regarding the future sewer service area designation. The Bicsak property will connect to the SCMUA treatment plant, also using the Sussex Borough force main. He said he has a copy of a Resolution of support from Sussex Borough.

Mr. Dykstra said they filed the site-specific amendment application package with PAC. The amendment involves 50 acres of the site that is located on the Future Sewer Service Area Map approved by DEP. A Resolution was received from Sussex Borough that will allow them to discharge 49,000 per day and they will provide access to their pipe to SCMUA. In addition, they've offered to provide public water to the site. That is in the same Borough Resolution.

Mr. Molica asked PAC to recommend approval for this proposed amendment to the Freeholder Board subject to compliance with the following: a Resolution of Endorsement is needed from SCMUA. Also, County staff recommends a meeting between the applicants, Sussex Borough, Wantage Township and SCMUA staff to discuss steps and approvals needed for this project. Alice Brees suggested the above-mentioned meeting occur before the April PAC meeting. The applicants agreed to that.

Alice Brees explained that a PAC Resolution in April would be preliminary. It would then go to the Freeholders in May and from there to DEP. Ms. Brees said she spoke with DEP today and they said because the property is already on the approved County Future Sewer Area Map, their review should be easier. She said at some point, they need to submit an application with the SCMUA. Their endorsement must be in place before Final Approval from the Freeholder Board. Ms. Brees also said she will speak with County Counsel regarding other conditions. She asked if there was an inter-local service agreement being updated between Sussex Borough and Wantage Township. Mr. Molica said he would look into that.

Ian Blanchard asked where the stormwater runoff would be discharged. Mr. Dykstra said stormwater runoff will go to recharge basins and to subsurface areas under the parking lots. Mr. Blanchard said at the last meeting, it was mentioned that the 50 acres along the road is the beginning of a large development plan. He asked if the allotment they are requesting is just for this proposed project, or would the allotment be enough for the larger development. Mr. Dykstra said the allotment is for the 50 acre portion. Mr. Blanchard asked if the development continues to expand, would significant changes be necessary to the infrastructure. Mr. Dykstra said the infrastructure would be sized appropriately so that they will not have to rebuild the infrastructure in the future. He added that they do not foresee huge increases in volume.

MOTION:

A motion was made by Paul Baldwin to recommend to the Freeholder Board that they approve the request to amend the future sewer service area designation for the Bicsak Brothers Realty property in Wantage to make it an existing sewer service area. This recommendation is subject to the additional information requested and the above-mentioned meeting. The motion was seconded by David Muscalo and carried unanimously.

C. SUSSEX COUNTY WMP DRAFT;

Ms. Brees said she was not able to provide PAC with anything new on the Sussex County Wastewater Management Plan draft.

D. WATERSHED UPDATES: UPPER DELAWARE, WALLKILL:

Lisa Chammings said at the last meeting she introduced Ian Blanchard as the alternate PAC representative from Stillwater. She said Ian was one of the authors of the recently received PSE&G \$10,000 grant to help restore the lower portion of the Paulins Kill River Watershed in Stillwater. He is working in partnership with the Watershed Management Group. Ms. Chammings said Stillwater does not have a Wastewater Management Plan or sewer areas, but they do have some great watersheds and that they are excited to receive the grant.

E. NJ LEGISLATION ADOPTED TO EXTEND DEP DEADLINES FOR COUNTY WASTEWATER PLANS FOR TWO YEARS;

Alice Brees said this legislation allows PAC to proceed with site-specific amendments, such as those proposed this evening.

NEW BUSINESS:

A. PROPOSED CHANGES TO DEP WATER QUALITY RULE:

Alice Brees said there was a meeting in Trenton on February 21 with various groups that are involved with water quality process. These included environmental groups, County Planners and different agencies at DEP. Ms. Brees believes a draft of the new Water Quality rules has already been prepared. DEP has held some stakeholder meetings over the last two or three years. They are trying to simplify the process. An outline of the proposed rule changes was provided by DEP.

DEP proposes to update the State Water Quality Management Plan. Some of the water quality issues are broad and the State wants to take the lead on these issues. The 2008 Rule told people exactly what to do and how to do it. DEP wants to back away from that. They are now saying you have to meet their water quality standards, but not prescribing all the details of how to do that. Under the new rules, a Wastewater Plan Amendment would not have to show all the detailed analysis. That would be required later at the DEP permit level. PAC would hear about map changes for sewer service areas. Ms. Brees said issues relating to habitat for threatened and endangered species are being handled separately, and DEP has held some meetings on that issue. The draft rules should come out within the next six months.

Eleanor Mensonides asked for information regarding the amount of allocation that is available from Sussex Borough. John Nugent suggested that that question be directed to Sussex Borough and that a copy be sent to the MUA. Alice Brees said she has asked Sussex Borough for build-out information.

John Nugent said a huge portion of the Francisco Farm in Andover Borough is being preserved as Open Space. This property was once looked at for development.

PUBLIC COMMENT:

None

ADJOURNMENT:

All business having been completed, a motion to adjourn the meeting was made by David Muscalo. The motion was seconded by Paul Baldwin and carried unanimously. The meeting adjourned at 8:39 p.m.