

SUSSEX COUNTY WATER QUALITY MANAGEMENT

POLICY ADVISORY COMMITTEE

MINUTES

MARCH 5, 2020

The meeting was opened at 7:32 p.m. by Chairperson Webb. 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: Denise Webb, Wantage Township, Chairperson
James Landrith, Andover Borough, Vice Chair
Peter Spinney, Andover Township
William Stark, Fredon Township
Keith Gourlay, Hampton Township
Ryan Smith, Hopatcong Borough
Ryan Earley, Sandyston Township
Stan Puszcz, Sparta Township
Angelo Baron, At-Large
Richard Gottemoller, At-Large

EXCUSED MEMBERS: Carrine Kaufer, Hardyston Township
Joseph Carr, Town of Newton

ABSENT MEMBERS: Sam Castimore, Frankford Township
Ronald Garrett, Hamburg Borough
Ian Blanchard/Cynthia Tracey, Stillwater Township

STAFF MEMBERS: Autumn Sylvester, Principal Planner
Robert McBriar, Esq., Counsel to PAC
Antoinette Wasiewicz, Recording Secretary

ALSO PRESENT: None

Chairperson Webb welcomed Ryan Smith, PAC's new representative to Hopatcong Borough and Stan Puszcz, the new Alternate member from Sparta Township.

MINUTES CORRECTION/APPROVAL:

A motion was made by Jim Landrith to approve the Minutes of December 5, 2020. The motion was seconded by Keith Gourlay. A roll-call vote was taken. Results were as follow: Jim Landrith-Yes; Peter Spinney-Yes; William Stark-Abstain; Keith Gourlay-Yes; Ryan Smith-Abstain; Ryan Earley-Abstain; Stan Puszcz-Abstain; Denise Webb-Yes; Angelo Baron-Yes; and Richard Gottemoller-Yes. Motion carried.

CORRESPONDENCE:

Autumn Sylvester reported that she received a notice from NJDEP regarding the proposed amendment for the Sparta High School Athletic Complex. This project came before PAC 2018 and is now going through DEP's preliminary notice process.

PLANNER'S REPORT:

Ms. Sylvester reported that she had a pre-application meeting for a site-specific amendment to the Wastewater Management Plan. The property is off of Demarest Road in Sparta. The applicant will go to the Township and the Highlands Council first, and then they will submit an application to the County.

There was a conference call with Hampton Township regarding a site off of Rt. 206 near the McGuire car dealership. Most likely, there will be a request for an amendment for affordable housing units.

There was an article in the NJ Herald last week regarding new legislation to allow the Corporate Business Tax revenues to be used for municipal sewer and stormwater infrastructure projects. The legislation would also allow Green Acre Funds to be used in lake management efforts to prevent algae blooms. The Corporate Business Tax funds the State's Watershed Management Fund,

UNFINISHED BUSINESS:

None

NEW BUSINESS:

A. **COUNTY WMP PROPOSED REVISIONS:**

Ms. Sylvester provided PAC members with a memo which detailed the major revisions to the Wastewater Management Plan. She said the revisions were more administrative in nature. During the December and January meetings, Ms. Sylvester spoke about Byram's Plan expiring, the Highlands' jurisdiction issues, as well as Byram being in the MSA. Technically, Byram's Plan is prepared by the Morris County WMP Agency. She asked the Committee if they wanted to omit the Byram Chapter, and once the

plan is updated, it can be revised to include Byram's Plan. She said that Byram's administration, council, the municipal engineer and the Highlands' Council would be consulted. Ms. Sylvester said that Byram was originally included because its plan was about to expire when the County's plan was submitted in 2016. The thought was that including it in the County plan would renew Byram's Plan. Because the County's Plan has not yet been approved, Byram's Plan has expired. Byram has been working on its Plan with Highlands Council staff.

When the Plan was submitted, there was an incomplete build-out analysis for Stanhope Borough. This was due to a lack of information because it is in the MSA. The existing flows that are shown in the current table use the prior rule calculations. If they are redone using the most current information, they need to be recalculated using the current rule, which is based on a rolling five-year average. She asked PAC if they wanted to use a "point-in-time" or an accurate build-out analysis. The PAC recommended using the point in time method.

Hopatcong Borough has a similar issue. They are under the Highlands Council jurisdiction, and are currently not part of the County's Wastewater Management Plan. Hopatcong Borough is also served by a treatment plant outside of Sussex County. The Borough is working with the Highlands Council to complete its WMP. Sussex County has the option to omit Hopatcong Borough, or when its Plan is done, we can submit a plan amendment to DEP to include them.

Vernon Township is going through with its Plan and when it is complete, it will have to come in for a plan amendment. Revisions to the groundwater discharge calculation table that was in the 2016 plan still must be made and the groundwater and surface water figures must be separated out. Currently, they are combined as one. The DEP requires that they be separated, since they are two separate permits.

Franklin and Sussex Borough did not provide a build-out analysis due to septic system figures. The build-out analyses for both need to be updated and then recalculated with accurate septic system data. Ms. Sylvester said it would be better to use the data based on the septic maintenance plan. That plan was done with preliminary GIS analysis by cross-referencing billing records with septic records from the Health Department.

Sparta is in the process of converting White Deer Plaza to a pump station. Technically, this would require a plan revision. A current build-out analysis is also required. Ms. Sylvester said that there are three options available for the White Deer Plaza conversion: pre-emptively submit a WMP amendment; reflect the change in the WMP now (this would require an update to all WMP calculations and analysis in the plan to comply with current regulations); or add a note in the plan that states, "As of _____, this treatment plant's flow has been diverted to _____." The last is the preferred option. The Committee agreed.

B. CLEAN WATER STATE REVOLVING FUND (CWSRF) GRANT REVIEW:

Ms. Sylvester said that this grant is for local government loans to construct storm water, wastewater, and non-point pollution projects. The DEP is requesting a \$64.9 million from the federal grant program. There were five projects from our area that are included in this grant request. Those include the Hopatcong Hudson Avenue project and wastewater assessment plan; the MSA; the SCMUA leachate project and the Vernon Asset Management Project.

MOTION:

A motion was made by Richard Gottemoller to authorize Autumn to draft a letter. The motion was seconded by Stan Puszc and carried unanimously.

PUBLIC COMMENT:

Peter Spinney said he was speaking as a member of the public and not as a member of PAC. He gave his name and address as 174 Andover Sparta Road, Andover Township. He said he is the President of the Lakeland Emergency Squad (LES), which services Andover Township, Andover Borough and Byram Township. Mr. Spinney said that there is an environmental contamination issue at the emergency squad's garage located at the corner of Goodale Road and Route 206 in Andover Township. He said that this contamination problem was caused by the Sussex County DPW garage located on Route 206, about 300 yards north of the emergency squad.

Mr. Spinney said that approximately a year ago, they were notified that they have what is now called, "an immediate environmental concern (IEC)." An immediate environmental concern category is one of the specific items that is called out in the Site Remediate Reform Act of 2009. The Site Remediation Reform Act established the Licensed Site Remediation Profession. Mr. Spinney said he is a retired Licensed Site Remediation Professional, and that while he is speaking to PAC as the President of the Lakeland Emergency Squad, he has a technical background associated with this.

In March 2018, the then President of the organization received a letter notifying that the groundwater at their building did not meet groundwater quality standards for sodium. (They are on a well.) In March 2019, they received another letter stating the same. Because the numbers were so high in 2018, it prompted the category of an immediate environmental concern. There are three types of immediate environmental concerns under the Site Remediation Reform Act. One is related to soil, one is related to vapor intrusion; and one is groundwater quality. The law does not make specific delineations in the type of contamination between primary and secondary drinking water quality standards. At the emergency squad location, they have had 90,000 parts per billion of sodium. The drinking water quality standard for sodium is 50,000 parts per billion. They are almost twice the limit.

In late November 2019, they were having trouble with a reverse osmosis unit that had been installed at the facility, which the County in 2006. It is a small “point of use” treatment system; not a point of entry system. With a “point of use” system, only a very small side stream of the total water taken from a well is treated.

In March 2019, another letter went out to the then President of the LES which said the reverse osmosis unit was functioning and it was bringing the contaminants of the sodium down to acceptable levels. Mr. Spinney said, at that time, he was the building and grounds manager for the LES, so he was aware of the fact that there was a plumbing problem associated with the reverse osmosis unit. He said he contacted the Sussex County Department of Facilities Management and asked them to take care of the problem. Mr. Spinney said he took the phone number for Facilities off of the sign that has been posted at the facility for a number of years. After several weeks, the person at the County reached the Licensed Site Remediation Professional for Facilities Management, a Bob Oestreich of Applied Services, Inc. This firm has the current contract with the LSRP services for all of Sussex County’s contamination problems associated with the DPW: leaky underground storage tanks and salt storage areas.

Mr. Spinney said he met with Mr. Oestreich shortly after December 1 and he pointed out the problem. A service technician was sent to take care of the problem. Mr. Spinney said he asked Mr. Oestreich what kind of data he had regarding the quality of the groundwater at the facility. Mr. Oestreich said he had a report and that he would send it to him. Mr. Spinney received the report during the second week of December 2019. It was dated September 5, 2019. The report was called, “The IEC One Year Source Control Report, Sussex County Andover Maintenance Garage, 671 Route 206. Mr. Spinney said this is important to him as an affected party because it was the first indication that the LES was the subject of an immediate environmental concern. He received the report after he asked for it; it wasn’t distributed to him. In the letters that went to the previous President of the organization, the words, “Immediate Environmental Concern” were never listed. Unlike the rest of the Site Remediation Reform Act, which has very stringent public notification requirements, it is not a requirement under the IEC guidance.

Mr. Spinney said he brought this issue to PAC because they’ve seen any number of reports called, “Classification Exception Areas.” These are related to things such as a leak in an underground storage tank which results in a pool of residual contamination in a well restriction area. It becomes part of public notification and a deed notice that you can’t take water from this specific location. There is no comparable requirement to be notified when it comes to a receptor whose groundwater is adversely affected by a source of contamination. Mr. Spinney said that when it was determined that the LES location exceeded groundwater quality standards for sodium, the only thing it set off was that the Sussex County DPW and its consultant needed to not only canvas but sample the wells in the immediate area. There are four businesses, three residences and one motel on the other side of the street from the LES. Everyone else was compliant for sodium. The LES was the sole location where the numbers exceed this level of contamination above the standard.

Mr. Spinney said that on February 3, 2020, he and the Board of Trustees had a meeting with Mr. Oestreich and Joe Biuso, the Director of the County Facilities Management. They asked a number of questions, including if there something more that they could do for them. The answer was, "Absolutely not." The only response they received from Mr. Oestreich was that if they were having corrosion problems with their ambulances, they should use a particular product to spray on the underside of the ambulances. Mr. Spinney said he has had two conversations with the DEP IEC case manager and he was advised that the point of use treatment is not an acceptable method for treatment. It should be a point of entry, which means the entire water supply needs to be treated. The unwritten policy of the DEP is that for contaminants that are not toxic, and sodium is not a toxin, the State is only requiring responsible parties to treat for point of use. In this particular instance, only for drinking water. Mr. Spinney said that they do not use the water for drinking; they use bottled water. He added that he does use the tap water personally, because you can feel the difference between the water from the standard tap and the water from the reverse osmosis unit.

One of the things that disturbed several of those who attended the meeting was that they expressed their concerns about washing equipment and they were threatened by the LSRP for Sussex County. He said that they were discharging contaminated water into a dry well. Mr. Spinney said that they found this egregious because the County caused the problem. The County contaminated the water they are using to wash their equipment, and then the County's consultant threatened to take them to the DEP for discharge of contaminated water. This is not an acceptable situation.

Mr. Spinney said that there was a meeting two nights ago, and this issue was discussed with the Board of Directors. They are going to write a letter to Mr. Biuso asking that the County be a little more cooperative and helpful with this situation. He said he brings this to PAC for two reasons. The first is, how many of these cases are out there where residences and businesses are the subject of an immediate environmental concern? There is no obligation by any responsible party to notify a recipient of contaminated groundwater. The second reason is because of his position on PAC and because he will try to negotiate with Sussex County for its assistance in working with this contamination problem, it puts him in potential conflict with PAC.

Mr. Spinney said that even though he has technical expertise, he is not coming to PAC as an expert witness. One of the considerations that the Board of Trustees is considering is whether or not they should retain an expert. The letter that will go out to Mr. Biuso, under his signature, sometime within the next few weeks will possibly start them down that path.

Mr. Landrith asked Mr. Spinney what the County was doing to cause this problem. Mr. Spinney said it is the remnants of the sodium chloride pile that used to be stored there. He said that one of the many questions he asked was, considering the length of time that the County has been dealing with this, has Applied Services done any modeling to project how long will clean-up take, by action of by nature attenuation? Mr. Landrith asked if it was a situation of defective storage. Mr. Spinney said the sodium chloride has been covered for a number of years, but the load that has been applied to the ground for decades is continuing to leach. The County is going to take

soil samples uphill from where the current salt storage is, and where the load originated from, to see how far down they should go to take out some of the salt-contaminated soil before they do modeling. Stan Puszcz suggested that Mr. Spinney have a conversation with the County Administrator, because it is his job to manage issues within the administration. He said this is not a unique situation. All salt storage facilities throughout the State and the country are required to be covered and the residual of that contamination exists throughout. They have to comply with the minimum, which they have. The Administrator may be able to provide some other level of satisfaction. Mr. Spinney said he hadn't anticipated going that far, that fast. He wanted to open the next formal line of communication with the Facilities Director.

Mr. Spinney said that according to DEP Guidance, the County is not doing what is minimally required. It is a DEP Case Manager's interpretation of the IEC guidance to the benefit of the County, that they are satisfying. Page 9 of the IEC Guidance of May 2, 2018, says that Point of Use, specifically, is not an acceptable solution.

Denise Webb asked where the vehicle washing water goes. Mr. Spinney said the water goes into a dry well. A brief discussion followed on vehicle washing, after which Mr. Spinney was advised to bring this issue to the County Administrator.

ADJOURNMENT:

All business having been completed, a motion to adjourn the meeting was made by Richard Gottemoller. The motion was seconded by Keith Gourlay and carried unanimously. The meeting adjourned at 8:35 p.m.

SUSSEX COUNTY WATER QUALITY MANAGEMENT

POLICY ADVISORY COMMITTEE

MINUTES

JANUARY 13, 2022

The meeting was opened at 7:30pm by Autumn Sylvester. The meeting was held remotely and 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: Roxanne Sabatini, Byram Township
Keith Gourlay, Hampton Township
Carrine Kaufer, Hardyston Township
Ryan Smith, Hopatcong Borough
Stan Puszcz. Sparta Township
Cynthia Tracey, Stillwater Township
Denise Webb, Wantage Township
Joseph Sesto, At-Large/Timothy Phillips, At-Large
Richard Gottemoller, At-Large

EXCUSED MEMBERS: John Kazer, Town of Newton
Ryan Earley, Sandyston Township

ABSENT MEMBERS: James Landrith, Andover Borough

STAFF MEMBERS: Autumn Sylvester, Planning Director
Robert McBriar, Esq., PAC Counsel
Antoinette Wasiewicz, Recording Secretary

ALSO PRESENT: **Steve Gouin, Esq., Diamond Stone & Gravel**
Mike Gross, Diamond Stone & Gravel
Jens Riedel, Diamond Stone & Gravel
Mike Green, Diamond Stone & Gravel
Frank Hunkele, Diamond Stone & Gravel
Tony Diggan, Kimley Horn & Associates, Inc.

MINUTES CORRECTION/APPROVAL:

A motion was made by Keith Gourlay to approve the Minutes of November 4, 2021. The motion was seconded by Ryan Smith. A roll-call vote was taken. Results are as follow: Roxanne Sabatini-Yes; Keith Gourlay-Yes; Carrine Kaufer-Abstain; Ryan Smith-Yes; Stan Puszcz-Abstain; Cynthia Tracey-Yes; Denise Webb-Yes; Joseph Sesto-Abstain; and Richard Gottemoller-Yes. Motion carried.

CORRESPONDENCE:

None

PLANNER'S REPORT:

Autumn Sylvester reported that the DEP is still working on the Climate Change Resiliency regulations. There has not been any movement from DEP with regard to the Wastewater Management County Planners Working Group. Ms. Sylvester said she will provide any updates to PAC.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

A. **NOMINATING COMMITTEE FOR THE ELECTION OF CHAIR AND VICE CHAIR:**

Robert McBriar, Esq. advised the Committee that the PAC Bylaws generally require that the then Chair appoint, in December, a Nominating Committee for the purpose of putting forth names for the position of Chair and Vice Chair for 2022. The PAC did not meet in December and consequently, nominations have not been considered nor made by a Committee. To avoid delay in making appointments, it would be reasonable to waive the Nominating Committee and Committee Report and take nominations at this time directing from the floor. If this is amenable to the members, it would be appropriate at this time to entertain a motion to waive the Nominating Committee requirement and Nominating Report.

MOTION:

A motion was made by Keith Gourlay to waive the Nominating Committee requirement and Nominating Report and take nominations directly from the floor. The motion was seconded by Richard Gottemoller and carried unanimously.

The floor was opened for nominations for the position of Chair for the Water Quality Management – Policy Advisory Committee for 2022. No nominations were made. Mr. McBriar asked for volunteers for the position of Chair. Denise Webb volunteered to serve as Chair. No other nominations were made, and there were no other volunteers.

MOTION:

A motion was made by Keith Gourlay to close the nominations for the position of Chair. The motion was seconded by Richard Gottemoller and carried unanimously.

MOTION:

A motion was made by Stan Puszczyk to accept Denise Webb to serve as the Chair for PAC for 2022. The motion was seconded by Richard Gottemoller. A roll-call vote was taken. Results are as follow: Roxanne Sabatini-Yes; Keith Gourlay-Yes; Carrine Kaufer-Yes; Ryan Smith-Yes; Stan Puszczyk-Yes; Cynthia Tracey-Yes; Joseph Sesto-Yes; and Richard Gottemoller-Yes. Motion carried.

Mr. McBriar called for nominations for the position of Vice Chair for 2022.

MOTION:

Keith Gourlay said Jim Landrith is not present this evening, but if he is willing to serve, he nominates him as Vice Chair. No other nominations were made. A motion was made by Richard Gottemoller to close the nominations for Vice Chair. The motion was seconded by Stan Puszczyk and carried unanimously.

MOTION:

A motion was made by Stan Puszczyk to accept Jim Landrith to serve at the Vice Chair for PAC for 2022. The motion was seconded by Richard Gottemoller. A roll-call vote was taken. Results are as follow: Roxanne Sabatini-Yes; Keith Gourlay-Yes; Carrine Kaufer-Yes; Ryan Smith-Yes; Stan Puszczyk-Yes; Cynthia Tracey-Yes; Denise Webb-Yes; Joseph Sesto-Yes; and Richard Gottemoller-Yes. Motion carried.

Mr. McBriar thanked the PAC and staff and turned the meeting over to Chairperson Webb.

B. 2022 MEETING DATES RESOLUTION:

Ms. Sylvester said the resolution that was sent to them has been revised to include remote meeting information. She advised the Committee that, for the next meeting, the Zoom Web Conference platform. Instructions and guidance will go out with the February meeting mailing.

MOTION:

A motion was made by Keith Gourlay to approve the 2022 Meeting Dates Resolution. The motion was seconded by Richard Gottemoller. A roll-call vote was taken. Results are as follow: Keith Gourlay-Yes; Carrine Kaufer-Yes; Ryan Smith-Yes; Stan Puszczyk-Yes; Cynthia Tracey-Yes; Denise Webb-Yes; Joseph Sesto-Yes; and Richard Gottemoller-Yes. Motion carried.

C. SITE-SPECIFIC WASTEWATER MANAGEMENT PLAN AMENDMENT FOR DIAMOND STONE AND GRAVEL, SPARTA TOWNSHIP:

Ms. Sylvester said that a request for a site-specific Wastewater Management Plan Amendment has been received from Diamond Chip Realty, LLC. The project is located at 33 Demarest Road, Block 12008, Lot 23 in Sparta Township. The applicant proposes to construct a two warehouse/office buildings, parking areas, stormwater detention basins and an extension of the existing railroad which is in the 70.9 acre subject site. The property is currently being used to process sand and gravel. It is located within the ED Economic Development Zone which permits warehouse uses.

The proposal will encompass a total of 884,000 sq. ft. of new structures in two separate warehouse/office buildings. It includes 352 parking spaces that are located in the previous sand and gravel operation area.

Access to the site is provided from Demarest Road with a secondary entrance also off of Demarest Road. There are portions of the property that contain open water, as well as wetlands which were identified as ordinary and exceptional resource value. The onsite wetlands have a 150' wetlands buffer/transition area. The wetlands were classified as exceptional because they are associated with trout production waters. This parcel is located in the Paulins Kill, above the Stillwater HUC-11 Watershed in the Upper Delaware Watershed Management Area.

The proposed development is to be constructed within the existing sand and gravel operation, which is primarily devoid of vegetation or any type of environmentally sensitive areas. It is an existing operation.

The applicant provided an existing wastewater flow of about 10,000 gallons per day (gpd.) This is based off the NJAC 14A-23.3 calculations. A warehouse use requires 25 gpd per 200 employees. There is 45,000 sq. ft. of office space, which will generate .1 gpd. There is a delivery/transit staff person, which will generate about 500 gpd.

The applicant submitted a Resolution from Sparta Township consenting to the proposed Amendment. The Township confirmed that warehouse/office development is a permitted use in the Economic Development Zone. It is supported by the Goals and Objectives of the Township's Master Plan, including economic redevelopment of the existing quarries and use of the existing rail infrastructure. The Township has determined that the project is consistent with its Master Plan and Zoning Ordinance.

There are no Category One waterways located on the site and there are no historic buildings. There are no threatened or endangered species present on-site. Maps were displayed and various sites were pointed out.

Ms. Sylvester said the Sewer Service Area report that was prepared by the applicant's engineering professional has identified that the site was on the 2013 County Future Wastewater Service Area map as its own Sewer Service Area. Ms. Sylvester clarified that it was removed in the 2017 Sewer Service Area map because the NJPDS Permit

that was associated with this site and identified on the 2013 map was for a Stormwater Permit or vehicle wash water and not wastewater. That was an error.

Ms. Sylvester said she had some questions on Stormwater. There is a stormwater detention basin that is located in the lower right hand corner of the property. It looks as though it is in the transition area. The report stated that there was no impact or disturbances to wetlands or wetlands transition area. The applicant should provide a clarification on that.

Also, there were various building square footages on the Site Specific Amendment report, but the application listed different square footage figures. Confirmation is needed on the exact square footage. Related to that, the total number of employees needs to be confirmed by the applicant. Ms. Sylvester also requested that the applicant provide the correspondence in Section Four of the Sewer Service Area Report. They indicated that they have provided notice. Copies of those letters are requested.

Robert McBriar said whoever is providing testimony on facts or details on behalf of the applicant will have to be sworn in. Jens Riedel said he is a professional engineer from Natural Systems Utilities and that, for the most part, he would provide written responses to the additional information requested. He said there were many discussions since this application was submitted to the County regarding stormwater and wetlands. He will provide clarification. He will also provide clarification regarding the building square footage. He said there have been some minor changes to the building square footage, and that's why the numbers don't match. He will confirm that, the total office square footage and the employee count.

Jens Riedel was sworn in by Robert McBriar. Mr. Riedel said at the time this application was submitted to the County, all the details had not yet been worked out. He pointed out an area on a map and said it is the area designated for the discharge to groundwater. It will not be that big; that is the area that was set aside. It will be much smaller. Soil testing and hydrogeological work has been done over the last six months, and they are finalizing the results. The treatment building will be to the right. The water will be pumped over to the disposal area. He said he would show those areas on a revised map. The disposal area is currently being worked on. Generally, that isn't completed until the NYPDES Permit phase. Mr. Riedel said they will probably reduce the disposal area, but they still don't have the exact location. Ms. Sylvester pointed out the proposed septic field on the map.

Keith Gourlay asked what the proposed project start date is. He asked if the applicant has applied for a NYPDES permit. Mr. Riedel said they have not applied for the NYPDES Permit yet, but they are working on the application. They would like to have the WMP Amendment finalized before applying, since it is a condition.

Denise Webb asked about the Letter of Interpretation (LOI.) She said it is dated May 11, 2015. On the second page of the letter, top paragraph, it says that the determination is good for period of five years from the date of the letter. She asked if they have to reapply for another Letter of Interpretation. Mr. Riedel said he will have to

look into that. Steve Gouin, Esq. said that the project's entire team is on the call and that Mike Green, the Environmental Consultant, can answer that question. Mike Green was sworn by Robert McBriar. Mr. Green said the original LOI was set to expire and a five-year extension was submitted under the Permit Extension Act on July 6, 2021. It is pending review and approval by the DEP. He asked Mr. Gouin if he should address the questions about the stormwater basin that is proposed in the northwest corner. Mr. Gouin said that he should.

Mr. Green said that there is a stormwater basin that is being proposed in the northeast corner and that it is within the current buffer areas. As part of the LOI application, there was an application submitted for a special activity transition area waiver for redevelopment under NJAC 7:7A-8.3F. The area where the basin is being proposed has been part of the active operations on-site prior to the advent of the Freshwater Wetlands Regulations or the effective date in 1988; therefore it is applicable for the Redevelopment Transition Area waiver. Additionally, there is an existing rail spur to the south of the proposed basin. That was developed after the wetlands regulations. The DEP agreed that that was in the developed areas on-site and the basin will be further into the property. The Transition Waiver was submitted to the DEP in July 2021 and is pending review and approval.

Ms. Sylvester asked the applicant's attorney to expand on the railway extension. Mr. Gouin asked Mr. Diggan to address this. Mr. Diggan was sworn by Robert McBriar. Mr. Diggan discussed the railway extension. Mr. Gouin said the rails will be used to import and export goods.

Stan Pushch, Sparta Township Engineer, said this project site is in Sparta Township's Economic Development Zone. The Sparta Township Planning Board has been meticulous in developing a land use policy and vision. For 25 years, Sparta Township has had, as one of its goals, a desire for businesses to take advantage of rail lines within the township. As the economy is evolving, they have seen that the rail service is partly an economic driver for use. The reason that this project is happening is because it is a rail-dependent use. The applicant has been working with Sparta Township Engineering, Planning Board professionals, Utility Departments and Police and Fire Departments for some time to develop the project. Ms. Sylvester agreed that this is a unique proposal and the freight line is vital to the County's economic health and growth.

An unidentified speaker said that he received the review letter today and that he plans to provide a written response. He would like to come in next month for a final review and approval.

Mr. McBriar said he would work with Ms. Sylvester to draft the proposed Resolution. It can be placed on the next Agenda for consideration subject to receiving the documentation requested this evening.

OTHER DISCUSSION:

Ms. Sylvester said that she would like to revise the application forms for Site Specific Plan Amendments and provide a flow chart so that applicants can better understand the process. She created a plain-language version of the Water Quality Plan Amendment procedures. Ms. Sylvester asked the PAC if they were open to working on a revised application form. Keith Gourlay said it sounded like a great idea and that he was in favor of it. Rick Gottemoller agreed that it was a great idea. He said it will make life easier for everyone and will also help PAC members better understand the whole process. Ms. Sylvester said she will provide PAC with the plain-language procedure at the next meeting.

PUBLIC COMMENT:

The meeting was opened to the public. There were no members of the public on the call. There were also no telephone calls or emails related to the agenda. A motion was made by Rick Gottemoller to close the meeting to the public. The motion was seconded by Roxanne Sabatini and carried unanimously.

ADJOURNMENT:

All business having been completed, a motion to adjourn the meeting was made by Richard Gottemoller. The motion was seconded by Keith Gourlay and carried unanimously. The meeting adjourned at 8:18pm.

SUSSEX COUNTY WATER QUALITY MANAGEMENT

POLICY ADVISORY COMMITTEE

MINUTES

FEBRUARY 3, 2022

The meeting was opened at 7:30pm by Chairperson Webb. The meeting was held remotely and 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, Vice Chair
Carrine Kaufer, Hardyston Township
Ryan Smith, Hopatcong Borough
Jonathan Kazer, Town of Newton
Ryan Earley, Sandyston Township
Stan Puszcz. Sparta Township
Cynthia Tracey, Stillwater Township
Denise Webb, Wantage Township, Chair
Richard Gottemoller, At-Large

EXCUSED MEMBERS: Keith Gourlay, Hampton Township

ABSENT MEMBERS: Roxanne Sabatini, Byram Township
Joseph Sesto, At-Large

STAFF MEMBERS: Autumn Sylvester, Planning Director
Robert McBriar, Esq., PAC Counsel
Antoinette Wasiewicz, Recording Secretary

ALSO PRESENT: Jens Riedel, for Diamond Stone & Gravel
Steve Gouin, Esq., for Diamond Stone & Gravel

MINUTES CORRECTION/APPROVAL:

A motion was made by Stan Puszcz to approve the Minutes of January 13, 2022. The motion was seconded by Rick Gottemoller. A roll-call vote was taken. Results are as follow: James Landrith-Abstain; Carrine Kaufer-Yes; Ryan Smith-Yes; Jonathan Kazer-Abstain; Ryan Earley-Abstain; Stan Puszcz-Yes; Cynthia Tracey-Yes; Denise Webb-Yes; Joseph Sesto-Abstain; and Richard Gottemoller-Yes. Motion carried.

CORRESPONDENCE:

Autumn Sylvester said there was no correspondence, but today, she received an email advising that the Milley's Court Wastewater Management Plan was published in the NJ Register. It will be published in the NJ Herald on February 7, 2022.

PLANNER'S REPORT:

Ms. Sylvester said that she is working with the Planning Division's new Planning Aide to prepare the plain language document she discussed during the last meeting. She will send the updated Process Chart to the PAC when it is complete. There have been some COVID issues floating back and forth issues in the office which has created some delays. It should be available in time for the next meeting.

The County Planners Wastewater Management Planning Working Group is resuming meetings beginning next month.

UNFINISHED BUSINESS:

A. WMP AMENDMENT – SITE SPECIFIC – DIAMOND STONE AND GRAVEL, SPARTA TOWNSHIP:

Robert McBriar, Esq., said that on January 13, 2022, this Committee began its initial hearing on the proposed application for a site-specific amendment to the Sussex County Water Quality Management Plan by Diamond Chip Realty, LLC, to include Block 12008, Lot 23, commonly known as 33 Demarest Road. At that meeting, questions were presented and comments made that required additional substantive feedback from the applicant. Earlier this week, the applicant provided additional documentation for PAC's review and consideration. These included a revised Sewer Service Area Amendment Report, a revised Site Plan, LOI Extension Documentation, Facility Table, as well as correspondence from the Highlands Council. Given the time constraints for review and the Bylaws requirement that a formal Resolution be circulated 10 days in advance, we will continue with the hearing, close the hearing for comments, hopefully address any questions that this Committee has, and then tomorrow morning, and circulate a final, formal Resolution to be included on the March 3 meeting Agenda.

Jens Riedel was sworn in by Robert McBriar. Mr. Riedel said responses to the comments from the prior meeting have been provided. He said there are 307 parking spaces being proposed and that 54% of the project will be impervious cover.

The applicant will comply with Stormwater Management regulations. Some additional language was added to the Summary Report that explains stormwater and the transition areas. The Wastewater Treatment Plant will be located adjacent to one of the parking areas near Building 8, one of the warehouses. This is in the northeastern area of the property. After treatment, the wastewater will be pumped to Demarest Road, where there is an area designated for groundwater discharge. The capacity evaluation geologic investigation is ongoing and they do not yet have a final report. They are still in the process of doing subsurface investigations. That new information will be put into the groundwater model that has been developed and from that, they will determine the dimensions of the disposal area and its location. The design will follow NJDEP requirements. The site looks favorable based on the sand and gravel nature of the soils in that area.

Mr. Reidel said that water will come from the Sparta Township Water Utility in the existing system, and it will connect in the western portion of the property. This is the northernmost connection to Demarest Road. There will be an on-site distribution system.

The building square footage has been updated to make it more consistent throughout the documents. Since May, they looked into the market of the warehouse and adjusted the space for office use. The overall building remains the same, but the office space has been reduced. Based on market conditions and who the eventual tenet will be for the warehouse, the number of employees has increased, but the total flow projected for the project remains at 10,000 gallons per day (gpd.)

Mr. Reidel said they have provided the Facility Table, as requested. Regarding environmentally sensitive areas, there are some transition areas, but there are also some developed areas within those transition areas. There were a number of discussions with the DEP to straighten this out. This has been updated in the Summary Report.

The Letter of Interpretation expiration date has been extended to May 10, 2025. He has provided the documentation regarding same. A Resolution of Support, dated October 27, 2021 has been received from Sparta Township. They also reached out to the Highlands Council early in the process. They said they could not provide a Consent Resolution until it was submitted to the NJDEP. The applicant has conferred with Sussex County Planning, and they said this was acceptable. They can submit the application without the Highlands Consent Resolution. The Highlands Council is aware of the project.

Mr. John Drake, who was the Chairman of the MUA at the time, attended the pre-application meeting on March 3, 2020, along with the Sussex County Department of Engineering and Planning. He was in support of the project. At the request of the County, they have subsequently sent a formal letter requesting their consent. A copy of the letter has been included in the documents submitted a few days ago.

Ms. Sylvester said that the Sparta Township Resolution was sent out in the previous mailing and was also included in meeting materials for tonight's meeting. The members were polled for questions.

Stan Puszcz said from the Township's standpoint, they are reviewing this application in-depth. He wanted to recognize that this is an incredibly important project where they are leveraging railroad assets, a positive move for Sparta Township and the County.

Denise Webb asked if the data from the Hydrogeological Investigation will be available in time for the next meeting. Mr. Riedel said that the investigation probably will not be completed by then. They are still doing soil testing and then the data has to be put into the model and a report written. It is unlikely that it will be ready for the next meeting. She requested that the report be submitted when it is available.

No other questions were raised. Mr. McBriar thanked the applicant and his professionals for their participation. He said that he will draft a Resolution for formal consideration at the next meeting and that information that was presented this evening will be incorporated into the Resolution. He asked the applicant to remain on the call until the meeting is opened to the public.

A motion was made by Stan Puszcz to open the meeting to the public. The motion was seconded by Ryan Smith and carried unanimously. There were no members from the public on the call. There were also no telephone calls or emails regarding this project or the Agenda in general. A motion was made by Ryan Smith to close the meeting to the public. The motion was seconded by Stan Puszcz and carried unanimously.

Mr. McBriar said that he will circulate the Resolution to the Committee tomorrow morning. If anyone has any further questions or comments, that they should either contact Ms. Sylvester or himself.

Steve Gouin, Esq. asked if the Committee will be voting on this project this evening. Mr. McBriar said that the Bylaws requires advance notice for the entire Committee. The Resolution will be voted on at the next meeting, on March 3. He added that he would provide him and the applicant a copy of the Resolution.

NEW BUSINESS:

None

PUBLIC COMMENT:

No members from the public were present and there were no telephone calls or emails related to the Agenda.

ADJOURNMENT:

All business having been completed, a motion to adjourn the meeting was made by Richard Gottemoller. The motion was seconded by Carrine Kaufer and carried e

SUSSEX COUNTY WATER QUALITY MANAGEMENT

POLICY ADVISORY COMMITTEE

MINUTES

MARCH 3, 2022

The meeting was opened at 7:30pm by Chairperson Webb. The meeting was held remotely and 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, Vice Chair
Keith Gourlay, Hampton Township
Ryan Earley, Sandyston Township
Stan Puszcz. Sparta Township
Cynthia Tracey, Stillwater Township
Denise Webb, Wantage Township, Chairperson
Joseph Sesto, At-Large/Timothy Phillips, At-Large
Richard Gottemoller, At-Large

EXCUSED MEMBERS: Ryan Smith, Hopatcong Borough
Jonathan Kazer, Town of Newton

ABSENT MEMBERS: Roxanne Sabatini, Byram Township
Carrine Kaufer, Hardyston Township

STAFF MEMBERS: Robert McBriar, Esq., PAC Counsel
Antoinette Wasiewicz, Recording Secretary

ALSO PRESENT: **Steve Gouin, Esq.**, Diamond Chip Realty, LLC

MINUTES CORRECTION/APPROVAL:

A motion was made by Stan Puszcz to approve the Minutes of February 3, 2022. The motion was seconded by Richard Gottemoller. A roll-call vote was taken. Results were as follow: James Landrith-Yes; Keith Gourlay-Abstain; Ryan Earley-Yes; Stan Puszcz-Yes; Cynthia Tracey-Yes; Denise Webb-Yes; and Richard Gottemoller-Yes. Motion carried.

CORRESPONDENCE:

Robert McBriar said that correspondence items were included in the meeting materials. Any questions should be addressed to Autumn Sylvester by email.

PLANNER'S REPORT:

Ms. Sylvester included four items for the Planners Report in the meeting materials. They will be included again in the meeting materials for the next meeting.

UNFINISHED BUSINESS:

A. WMP SITE SPECIFIC AMENDMENT – DIAMOND STONE AND GRAVEL, SPARTA TOWNSHIP RESOLUTION:

Mr. McBriar advised the PAC that the SCMUA Resolution endorsing the amendment request has been received and the review payments have been made. He asked for a motion to recommend a site specific amendment to the Water Quality Management Plan to include Block 12008, Lot 23, 33 Demarest Road located in Sparta Township, Sussex County, as proposed by Diamond Chip Realty, LLC.

MOTION:

A motion was made by Stan Puszcz to recommend the site specific amendment to include Diamond Chip Realty, LLC in the Sussex County Water Quality Management Plan. The motion was seconded by Richard Gottemoller. A roll-call vote was taken. Results were as follow: James Landrith-Yes; Keith Gourlay-Yes; Ryan Earley-Yes; Stan Puszcz-Yes; Cynthia Tracey-Yes; Denise Webb-Yes; Joseph Sesto-Yes; and Richard Gottemoller-Yes. Motion carried.

NEW BUSINESS:

None

PUBLIC COMMENT:

The meeting was opened to the public. There were no members from the public in the meeting, and there were no telephone calls or emails relating to the agenda. A motion was made by Jim Landrith to close the meeting to the public. The motion was seconded by Richard Gottemoller and carried unanimously.

ADJOURNMENT:

All business having been completed, a motion to adjourn the meeting was made by Richard Gottemoller. The motion was seconded by Jim Landrith and carried unanimously. The meeting adjourned at 7:39pm.

SUSSEX COUNTY WATER QUALITY MANAGEMENT

POLICY ADVISORY COMMITTEE

MINUTES

APRIL 7, 2022

The meeting was opened at 7:33pm by Chairperson Webb. The meeting was held remotely and 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: Keith Gourlay, Hampton Township
Ryan Smith, Hopatcong Borough
Ryan Earley, Sandyston Township
Stan Puszcz. Sparta Township
Cynthia Tracey, Stillwater Township
Denise Webb, Wantage Township, Chairperson
Richard Gottemoller, At-Large

EXCUSED MEMBERS: None

ABSENT MEMBERS: James Landrith, Andover Borough, Vice Chair
Roxanne Sabatini, Byram Township
Carrine Kaufer, Hardyston Township
Jonathan Kazer, Town of Newton
Joseph Sesto, At-Large

STAFF MEMBERS: Autumn Sylvester, Planning Director
Robert McBriar, Esq., PAC Counsel
Antoinette Wasiewicz, Recording Secretary

ALSO PRESENT: None

MINUTES CORRECTION/APPROVAL:

A motion was made by Richard Gottemoller to approve the Minutes of March 3, 2022. The motion was seconded by Ryan Smith. A roll-call vote was taken. Results are as follow: Keith Gourlay-Yes; Ryan Smith-Yes; Ryan Earley-Yes; Stan Puszcz-Yes; Cynthia Tracey-Yes; Denise Webb-Yes; and Richard Gottemoller-Yes. Motion carried.

CORRESPONDENCE:

Robert McBriar, Esq. said he has a conflict with this issue. He left the meeting and requested that Ms. Sylvester text him to rejoin after the item was discussed.

A. MILLY'S COURT WQMP AMENDMENT:

Ms. Sylvester discussed the NJDEP notice for a public comment period extension and the public hearing the Milley's Court Wastewater Plan Amendment, which was before PAC in 2020. She said she received about 30-40 public comments, and that they were sent to PAC. The comments basically have the same concerns. The commenters have requested that the DEP extend the public comment period and then have a non-adversarial public hearing. The DEP agreed to hold the hearing on May 6, 2022 at 10:00am via Microsoft Teams. Ms. Sylvester said that she will provide the virtual meeting access code to PAC if they are interested in participating. The County will cohost the hearing with the NJDEP.

Stan Puszcz asked if the May 6 meeting will be an official meeting of PAC. Ms. Sylvester said since PAC is an advisory committee, the County Commissioners are cohosting the meeting. In the past, in-person public hearings were held at Commissioner meetings, at the time the Resolutions were adopted.

Ms. Sylvester said that at the initial public notice, the DEP agreed with the applicant's Habitat Impact Assessment and their proposal to rectify the issues. Ms. Sylvester said that two different organizations have reviewed the files at the Division of Planning. One was the NJ Highlands Coalition and the other was the Sierra Club. They have also requested the hearing. The comments relate to the environmentally sensitive portions of the property. Ms. Sylvester added that this project has been approved by Franklin Borough.

Ms. Sylvester sent Mr. McBriar a text advising him that the Milley's Court discussion had ended and requested that he return to the meeting.

PLANNER'S REPORT:

Ms. Sylvester provided the PAC with a plain-language version of the Water Quality Plan Amendment and Revision procedures.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

None

OTHER DISCUSSION:

None

PUBLIC COMMENT:

The meeting was opened to the public. There were no members from the public logged into the meeting. There are not been any telephone calls or emails relating to the agenda. The meeting was closed to the public.

ADJOURNMENT:

All business having been completed, a motion to adjourn the meeting was made by Keith Gourlay. The motion was seconded by Richard Gottemoller and carried unanimously. The meeting adjourned at 7:43pm.

RESOLUTION OF THE TOWNSHIP OF SPARTA

Sussex County, New Jersey

No. 21-168

Date of Adoption. 10/27/2021

Title or Subject:

9-14 Resolution Consenting to the Proposed Water Quality Management (WQM) Plan Amendment Entitled Designation of the Sparta Warehouse Sewer Service Area

Introduced by Councilwoman Whilesmith

Seconded by Councilman Hertzberg

WHEREAS, Sparta Township desires to continue to provide for the orderly development of wastewater facilities within Sparta Township, and

WHEREAS, the New Jersey Department of Environmental Protection (NJDEP) requires that proposed wastewater treatment and conveyance facilities and wastewater treatment service areas, as well as related subjects, be in conformance with an approved WQM plan, and

WHEREAS, the NJDEP has established the WQM plan amendment procedure as the method of incorporating unplanned facilities into a WQM plan, and

WHEREAS, a proposed WQM plan amendment to the Sussex County Water Quality Management Plan was filed with Sussex County as the Designated Planning Agency in May 2021 for the Designation of the Sparta Warehouse Sewer Service Area on Block 12008, Lot 23 in Sparta Township, and

WHEREAS, the proposed sewer service area will serve an approximately 880,000 square foot warehouse and office development and is located in the ED - Economic Development Zoning District, wherein warehouses and office building uses are permitted, and therefore the proposal is consistent with the Township of Sparta Zoning Ordinance, and

WHEREAS, the proposed sewer service area is supported by the goals and objectives of the Sparta Township Master Plan, including economic redevelopment of an existing quarry site and use of existing rail infrastructure and is therefore consistent with the municipal master plan,

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Sparta on this 26th day of October, 2021, that:

- 1 The Sparta Township Council hereby consents to the filing of an amendment entitled Designation of the Sparta Warehouse Sewer Service Area, for the purposes of its incorporation into the applicable WQM plan(s)

2. This consent shall be submitted to the Sussex County Water Quality Management Agency and the NJDEP in accordance with N.J.A.C. 7 15-3 4

A copy of this Resolution shall be placed on file with the Clerk of the Township


This resolution shall take effect immediately

If any section, subsection, sentence, clause or phrase in this resolution is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this resolution.

RECORD VOTE OF COUNCIL ON FINAL PASSAGE									
COUNCILMAN	AYE	NAY	N V	A.B	COUNCILMAN	AYE	NAY	N V	A.B
CHIARIELLO	X				SMITH	X			
HERTZBERG	X				WHILESMITH	X			
QUINN	X								

I, Kathleen Chambers, Municipal Clerk, do hereby certify that the foregoing resolution was adopted at the regular meeting of the Council held on October 26, 2021.

October 27, 2021
Date


Signature – Township Clerk

SUSSEX COUNTY DIVISION OF PLANNING & ECONOMIC DEVELOPMENT STAFF REPORT
Sussex County Water Quality Management Plan (WQMP) Site Specific Amendment:
Diamond Chip Realty LLC, Sparta Township
Date: January 13, 2022

Project Name: Diamond Chip Realty – Sparta Warehouses
 Site Specific Amendment to the Sussex County WQMP

Location: 33 Demarest Road
 Block 12008 Lot23
 Sparta Township, Sussex County NJ

Project Description: Diamond Chip Realty submitted a Site Specific Amendment application for a proposal to construct two warehouse/office buildings, parking areas, stormwater detention basins, and extension of existing railroad within the 70.9 acre subject site. The property is currently used to process sand and gravel and is located within the Sparta Township ED Economic Development Zone, wherein warehouses are a permitted use.

Located off Demarest Road, west of the intersection of Route 15 and CR 669 (Limecrest Road), the proposal encompasses 884,000 +/- SF of new structures in two warehouse/office buildings and 352 parking spaces in the previous sand/gravel operation area. Access to the proposed development will utilize the existing access from Demarest Road with a secondary entrance further west of Demarest Road.

Portions of the property contain open water areas as well as wetlands of Ordinary and Exceptional Resource Value. All on-site wetlands have a 150-foot wetland buffer/transition area. The wetlands are classified as Exception because they are associated with tributaries to Trout production waters. The subject property is located in the Paulinskill (above Stillwater) HUC 11 Watershed in Upper Delaware Watershed Management Area.

The proposed development is to be constructed within the limits of the existing sand and gravel operation, which is primarily devoid of vegetation, for a proposed 53-acre expansion of new Sewer Service Area (SSA). The projected wastewater flow is shown in the chart below and was calculated in accordance with N.J.A.C 14A-23.3.

Use	Unit Type	Number of Units	Projected Flow (gpd/unit)	Hydraulic Load (gpd)
Warehouses (847,800 sq ft)	Employee	200	25	5,000
Office (45,000 sq ft)	Square Foot	45,000	0.1	4,500
Delivery/Transit Personnel	Person	100	5	500
Total Projected Wastewater Flow (gpd)				10,000

Findings:

- Resolution 9-14, Consenting to the Proposed WQM Amendment Entitled Designation of the Sparta Warehouse Sewer Service Area was adopted by the Township Council on October 26, 2021.
 - The proposed warehouse/office development is a permitted use in the ED – Economic Development Zoning District and is supported by the goals and objectives of the Township Master Plan, including economic redevelopment of the existing quarry, use of existing rail infrastructure. For those reasons, the Township determined the proposal is consistent with the Master Plan and Zoning Ordinance.
- There are no Category One waterways located on the site.
- There are no historic buildings on site.
- Proposed Structures: 2 warehouse buildings with total footprint of 880,00 SF +/-
- There are 352 parking spaces with vehicle circulation/access drives. Applicant should confirm total impervious surface for site.
- There are no Threatened or Endangered Species located on the subject site and the applicant proposes 53 acres of SSA to avoid any Environmental Sensitive Areas (ESA) on the remainder of the property.

Comments:

- The SSA Amendment Report prepared by Natural Systems Utilities provides that the site is identified on the 2013 County Future Wastewater Service Area Map as its own sewer service area and appears in both NJDEP and Highlands Council mapping databases. However, the 2013 Map included the site as 2017 Draft SSA Map removed the Sparta Sand and Gravel from the map and List of Facilities because the NJPDES permit associated with the site was for a stormwater permit for vehicle wash water, not waste water.
- Stormwater: Applicant should confirm stormwater management complies with Stormwater Management Rules. It is also noted that the southerly detention basin is located in the 150 wetlands transition area. The submitted SSA Report and application forms state that there are no disturbances to the wetlands or wetlands transition area. The Applicant should provide clarification.
- Proposed WTP: The applicant should provide information on the proposed treatment plant, including its location on site, discharge areas, disposal fields, pump stations, etc.
- Capacity: Applicant must provide documentation that there is sufficient capacity for proposed groundwater discharge and provide capacity analysis. Will the proposed discharge to groundwater impact surrounding properties, including impacts on existing septic systems, local water table levels, etc.
- Water Supply: Please provide information on proposed water supply to site including how the development will connect to municipal water system.

- Building Square Footage: The site plan, WMP Report, and Application Forms have different square footage figures listed. Please confirm the correct square footage.
- Employees: Please confirm total number of employees.
- Facility Table: Applicant should provide a completed facility table. A sample is provided.
- Environmentally Sensitive Areas: There is a wetlands compensation area shown on the site plan but not included in the narrative report. A flood prone area is identified to the left of the proposed warehouse/office structures. Applicant should provide information on this area.
- Rail Road Expansion: Proposal includes expansion of existing freight NYS&W railroad line, approx. 1750 linear feet. It appears to be located in the wetlands transition area.
- Notification to Affected Government Agencies: Please provide correspondence as indicated in Section IV. Of SSA Report.

RESOLUTION RE: SCMUA ENDORSEMENT OF THE DIAMOND CHIP REALTY AMENDMENT TO THE SUSSEX COUNTY WATER QUALITY MANAGEMENT PLAN (WQMP)

WHEREAS, Diamond Chip Realty, LLC, Natural Systems Utilities (NSU) is requesting a consent resolution in support of a site-specific amendment to the Sussex County Water Quality Management Plan (WQMP); and

WHEREAS, the documentation was prepared by Natural Systems Utilities, Inc. dated May 2021, revised January 2022, and received by SCMUA on February 7, 2022; and

WHEREAS, the WQMP Amendment proposes an approximate 860,480 sq foot warehouse and 20,000 sq foot office space located along 33 Demarest Road (Block 12008, Lot 23); and

WHEREAS, the projected wastewater flow for the additional infrastructure is 10,000 gallons per day (gpd); and

WHEREAS, all wastewater generated onsite will be treated onsite by a membrane bioreactor (MBR) system prior to onsite groundwater recharge; and

WHEREAS, the proposed project and WQMP Amendment has been endorsed by Resolution by Sparta Township dated October 27, 2021; and

WHEREAS, the applicant was notified on April 9, 2020 that no determination can be made by the New Jersey Highlands Council until formal submission to the NJDEP occurs; and

WHEREAS, the applicant has appeared before the Policy Advisory Committee (PAC) to the Sussex County Water Quality Management Agency (SCWQMA) at its regular meeting on January 13, 2022 and addressed the comments and questions of the PAC members and County staff on February 3, 2022; and

WHEREAS, the WMP/WQMP Amendment is scheduled to be preliminarily adopted by the PAC/SCWQMA via Resolution on March 3, 2022; and

WHEREAS, the SCMUA was identified as an “affected party” to this matter as defined in N.J.A.C 7:15; and


WHEREAS, the SCMUA has been requested to provide consent/endorsement of the proposed WMP/WQMP Amendment and has reviewed the documents; and

WHEREAS, the SCMUA application review fee has not been paid by applicant.

NOW, THEREFORE, BE IT RESOLVED, by the Commissioners of the Sussex County Municipal Utilities Authority that:

- I. The application for WQMP Amendment endorsement for the construction of the referenced project are conditionally approved/endorsed by the SCMUA, subject to satisfactory resolution of the following item:
 - A. Payment of review fee for proposed project in accordance with the Authority's FY 2022 Rate Schedule.
 - B. Receipt of WMP/WQMP Amendment adoption by the PAC/SCWQMA via Resolution.
- II. This Resolution shall be effective in accordance with applicable law.
- III. SCMUA Staff and Professionals are directed and empowered to take any and all action necessary to effect this Resolution.
- IV. A copy of this resolution shall be forwarded to the Sussex County Board of Chosen Freeholders, Sparta Township, Diamond Chip Realty LLC, Natural Systems Utilities (NSU), and the PAC/SCWQMA.

Certified as a true copy of the Resolution
Adopted by the Authority at their Regular
Meeting held on February 16, 2022.



Andrea Cocula, Secretary

RESOLUTION RE: RECOMMENDING SITE SPECIFIC AMENDMENT TO THE SUSSEX COUNTY WATER QUALITY MANAGEMENT PLAN TO INCLUDE BLOCK 12008, LOT 23 (33 DEMAREST ROAD) LOCATED IN SPARTA TOWNSHIP, SUSSEX COUNTY, AS PROPOSED BY DIAMOND CHIP REALTY, LLC

WHEREAS, the Sussex County Board of County Commissioners ("SCBCC") is the designated planning agency for the Sussex County Water Quality Management Planning Area ("Planning Area") which includes portions of Morris County situated within the Musconetcong Watershed Area; and

WHEREAS, pursuant to and in accordance with the Water Quality Planning Act, N.J.S.A. 58:11A-1, and Statewide Water Quality Management Planning Rules, N.J.A.C. 7:15-1.1 et seq., the SCBCC adopted the Sussex County Water Quality Management Plan and amendments (collectively "WQMP") which have been approved by the State of New Jersey, Department of Environmental Protection ("NJDEP"); and

WHEREAS, the WQMP implements the legislative objectives (N.J.S.A. 58:11A-2) and policy goals (N.J.A.C. 7:15-1.2) of the New Jersey Water Quality Management Planning Program, and governs water quality management and resource planning within the Planning Area, including the orderly development of wastewater facilities and sewer service areas; and

WHEREAS, the NJDEP requires that proposed wastewater treatment and conveyance facilities, and wastewater treatment service areas, as well as related subjects, conform with an approved water quality management plan; and

WHEREAS, the NJDEP has established plan modification and amendment procedures to include unplanned facilities in a water quality management plan through revision, or regional or site specific amendment; and

WHEREAS, in May 2021, Diamond Chip Realty, LLC ("Applicant") petitioned the Sussex County Division of Planning and Economic Development requesting a site specific amendment to the WQMP to include Block 12008, Lot 23, having a street address of 33 Demarest Road, located in Sparta Township, Sussex County, New Jersey ("Property"); and

WHEREAS, the Applicant was represented by Natural Systems Utilities ("NSU"), 170 Township Line Road, Building C, Hillsborough, New Jersey; and

WHEREAS, in support the Applicant's request, NSU prepared and submitted the "Site Specific Water Quality Management Plan Amendment for Diamond Chip Realty, LLC Sparta Warehouses" dated May 2021 including a Project Site Plan, USGS Topographic Map, Parcel Map, Zoning Map, Redevelopment Plan, Endangered Species Map, Natural Heritage Priorities Map, Water Features Map, Letter of Interpretation

("LOI") and Wetlands Map, and NJDEP Application Forms A and B (collectively "Application"); and

WHEREAS, pursuant to and in accordance with the Sussex County Water Quality Management Program Plan Amendment and Revision Procedures ("WQMP Procedures"), approved by the NJDEP, the Application was forwarded to the Sussex County Water Quality Policy Advisory Committee ("WQMPAC") for substantive review and comment; and

WHEREAS, included with the Application, for consideration by WQMPAC, was a Staff Report prepared by the Sussex County Division of Planning & Economic Development containing a preliminary analysis of the proposed development and initial comments; and

WHEREAS, the Application and Staff Report were reviewed and discussed at WQMPAC's regular meeting conducted remotely on January 13, 2022, which was attended by the Applicant and its professionals; and

WHEREAS, sworn testimony in support of the Application was provided on behalf of the Applicant by Michael Green, Environmental Consultant, Jens Riedel, P.E., Senior Project Engineer, and Tony Diggan, P.E.; and

WHEREAS, the meeting was open to the public and no public comments were received by the Recording Secretary; and

WHEREAS, on January 31, 2022, the Applicant submitted correspondence and additional documentation ("Supplemental Information") addressing questions presented by WQMPAC and the comments set forth in the Staff Report, including Revised SSA Amendment Report, Revised Site Plan, LOI Extension Documentation, Facility Table, Highlands Correspondence, and SCMUA Correspondence; and

WHEREAS, the WQMPAC continued its substantive review of the Application at its next regularly scheduled meeting conducted remotely on February 3, 2022, which was attended by the Applicant and its professionals; and

WHEREAS, during the continuance meeting, the WQMPAC reviewed and discussed the Supplemental Information, and heard additional sworn testimony regarding same from Jens Riedel, P.E., Senior Project Engineer; and

WHEREAS, the continuance meeting was open to the public and no public comments were received by the Recording Secretary; and

WHEREAS, based on all of the submissions and testimony received to date from the Applicant and its professionals, WQMPAC finds that the proposed development, described as the "Sparta Warehouses" ("Project") involves the construction of two (2) warehouse/office buildings having a combined building area of approximately 860,480

square feet of warehouse space, and 20,000 square feet of office space for a total building area of approximately 880,480 square feet; and

WHEREAS, the Project will include parking areas and stalls, bioretention basins, a wastewater facility, retaining walls, a rail spur extension of the NYSW railway (approximately 1,750 linear feet), a railroad loading platform, curbing, and landscaping; and

WHEREAS, the Project will be developed on a 70.9-acre site located in Sparta Township's ED Economic Development Zoning District which is currently used as a sand and gravel operation; and

WHEREAS, the Project expects to have approximately 300 employees and 100 daily delivery/transit personnel; and

WHEREAS, the Property is located in the Paulinskill HUC 11 Watershed in the Upper Delaware Watershed Management Area; and

WHEREAS, maximum impervious coverage for the site is 65% (approximately 1,927,600 square feet) and the proposed impervious coverage is 54% (approximately 1,600,400 square feet); and

WHEREAS, the Project includes 307 passenger car parking spaces with an additional 119 spaces banked; and

WHEREAS, the Project will have a proposed wastewater generation of approximately 10,000 gallons per day ("gpd") comprised of warehouse use (7,500 gpd), office use (2,000 gpd) and delivery/transit personnel use (500 gpd) that will be treated by a new dedicated wastewater treatment facility constructed on-site to provide advanced treatment prior to on-site groundwater recharge; and

WHEREAS, the Applicant proposes to create a new 53-acre Sewer Service Area boundary to exclude environmentally sensitive areas consisting of wetlands and undeveloped portions of their associated transition areas; and

WHEREAS, the Applicant stated that the wetland and transition area disturbances associated with the Project will be completed under the authorization of a General Permit #6 (isolated wetlands), #7 (man-made ditches), or #10A (rail crossings), or under a Special Activity Transition Area Waiver for Development; and

WHEREAS, Applicant stated that there will be no disturbance to the existing on-site Freshwater Wetlands Transition Area Conservation Easement; and

WHEREAS, the LOI presented by the Applicant is valid and has been extended until May 10, 2025; and

WHEREAS, the Applicant stated that stormwater management for the site will comply with N.J.A.C. 7:8, "Stormwater Management;" and

WHEREAS, the Applicant stated that the discharge to groundwater system will be modeled and designed to meet NJDEP requirements; and

WHEREAS, water will be supplied from the existing Sparta Township Water Utility System; and

WHEREAS, on October 26, 2021, the Sparta Township Council adopted Resolution 9-14 entitled, "Resolution Consenting to the Proposed Water Quality Management (WQM) Plan Amendment Entitled: Designation of the Sparta Warehouse Sewer Service Area" consenting to the filing of the plan amendment and submission to the Sussex County Division of Planning and Economic Development and NJDEP; and

WHEREAS, Resolution 9-14 memorializes Sparta Township's determination that the proposed development is a permitted use in the Township's ED, Economic Development Zoning District, and is supported by the goals and objectives of the Sparta Township Master Plan, including economic redevelopment of an existing quarry site and use of existing rail infrastructure, and is therefore consistent with the Township Master Plan and Sparta Zoning Ordinance; and

WHEREAS, affected parties as defined in N.J.A.C. 7:15 were identified as the New Jersey Highlands Council, Sussex County Municipal Utilities Authority, Sparta Township, and Sussex County Division of Planning and Economic Development; and

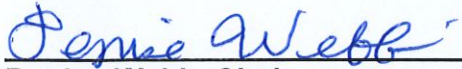
WHEREAS, the Applicant has notified the above-referenced affected parties regarding its proposal for site specific plan amendment as described herein; and

WHEREAS, based on its final review, WQMPAC has determined that the Applicant's request for site specific amendment to include Block 12008, lot 23 located in Sparta Township, Sussex County as proposed by Diamond Chip Realty, LLC is consistent with the Sussex County Strategic Growth Plan, Sussex County master plan documents, and WQMP planning goals and policies.

NOW, THEREFORE, BE IT RESOLVED that the Sussex County Water Quality Policy Advisory Committee hereby recommends that the Sussex County Board of County Commissioners approve amending the Sussex County Water Quality Management Plan through site specific amendment to include Block 12008, lot 23 located in Sparta Township, Sussex County as proposed by Diamond Chip Realty, LLC, subject to final approval by NJDEP, and take such further actions as may be necessary to amend the WQMP consistent herewith.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be forwarded to the Sussex County Board of County Commissioners, Diamond Chip Realty, LLC, Sparta Township, SCMUA, New Jersey Highlands Council, and NJDEP.

**CERTIFIED AS A TRUE COPY OF A RESOLUTION
ADOPTED BY THE POLICY ADVISORY COMMITTEE
OF THE SUSSEX COUNTY WATER QUALITY
MANAGEMENT PROGRAM AT A MEETING HELD ON
March 3, 2022.**



**Denise Webb, Chair
Sussex County Water Quality PAC**

DIAMOND CHIP REALTY, LLC SITE SPECIFIC WMP AMENDMENT



DIVISION OF PLANNING AND ECONOMIC DEVELOPMENT
DISTRIBUTED APRIL 5, 2022

Planning Summary

The Diamond Chip Realty LLC Site Specific Amendment proposes a 53-acre expansion of new Sewer Service Area (SSA) to serve an approximate 884,000 SF warehouse development on Block 12008 Lot 23 in Sparta Township.

The proposed development also includes parking areas, stormwater detention basins, and constructing 1,750 linear feet of rail line to connect to the existing NYS&W freight rail line. Additionally, the property is located within the Sparta Township ED Economic Development Zone, wherein warehouses are a permitted use.

The proposed development has a proposed wastewater generation of 10,000 gallons per day (GPD). A new dedicated wastewater treatment facility will provide advanced treatment prior to on-site groundwater recharge.



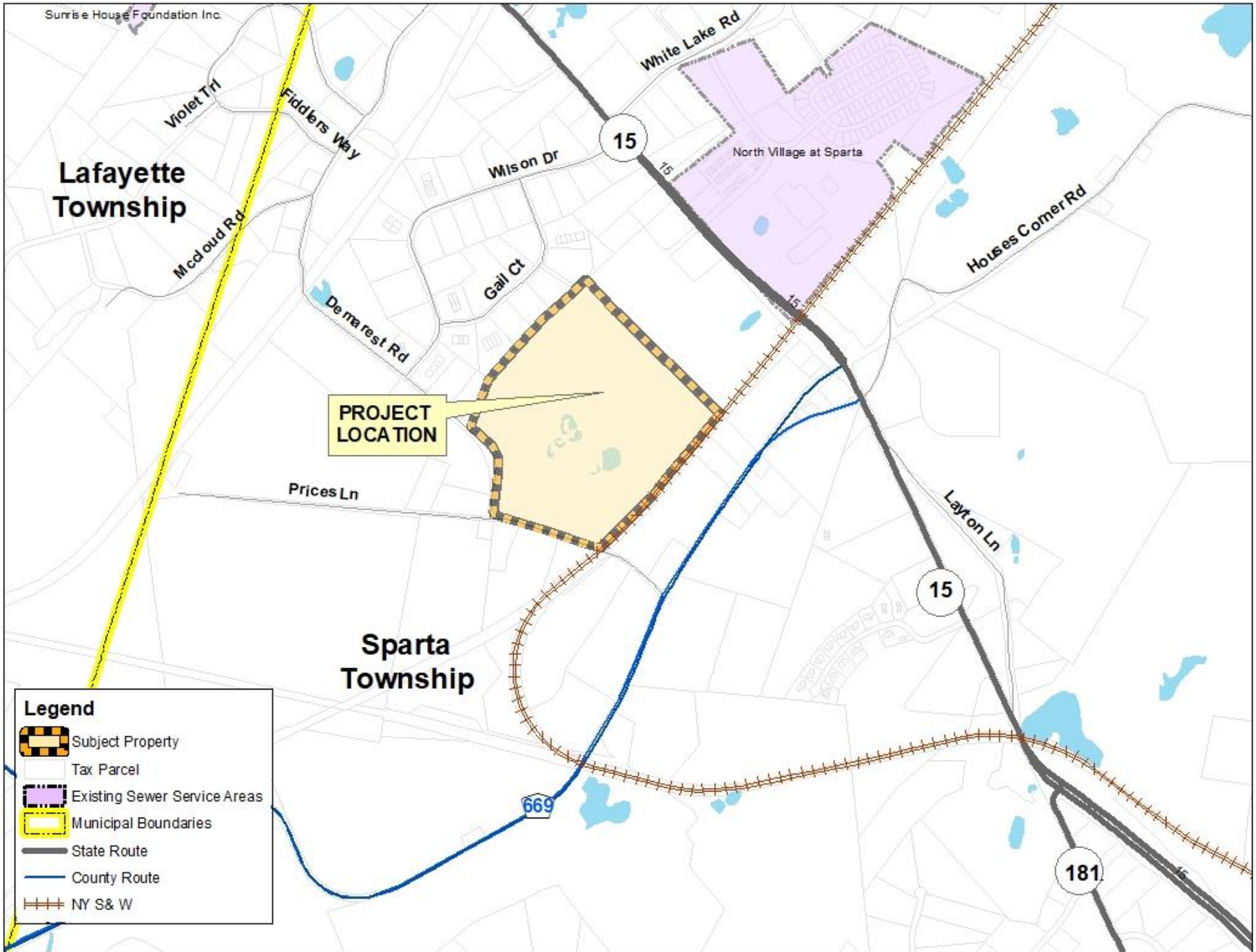
Schedule

- ✓ October 26, 2021: Resolution endorsing Amendment adopted by Sparta Twp.
- ✓ January 13, 2022: Water Quality PAC Application Review
- ✓ February 3, 2022: Water Quality PAC Application Review
- ✓ February 16, 2022: Conditional Endorsement Resolution adopted by SCMUA
- ✓ March 3, 2022: Recommendation for Preliminary Approval resolution adopted by Water Quality PAC
- April 20, 2022: BCC Consideration

Next Steps:

- Applicant submits to NJDEP for Preliminary Approval
- Public Notice
- 30 day Public Comment Period
- Public Hearing*
- NJDEP Review
- BCC Final Approval of Amendment
- NJDEP Final Approval of Amendment

**only if requested during public comment period*



Legend

-  Subject Property
-  Tax Parcel
-  Existing Sewer Service Areas
-  Municipal Boundaries
-  State Route
-  County Route
-  NY S & W

DIAMOND CHIP REALTY, LLC SITE SPECIFIC WMP AMENDMENT



DIVISION OF PLANNING AND ECONOMIC DEVELOPMENT
DISTRIBUTED APRIL 6, 2022

PLANNING SUMMARY

The Diamond Chip Realty LLC Site Specific Amendment proposes a 53-acre expansion of new Sewer Service Area (SSA) to serve an approximate 884,000 SF warehouse development on Block 12008 Lot 23 in Sparta Township.

The proposed development has a proposed wastewater generation of 10,000 gallons per day (GPD). A new dedicated wastewater treatment facility will provide advanced treatment prior to on-site groundwater recharge.

The proposed development also includes parking areas, stormwater detention basins, and constructing 1,750 linear feet of rail line to connect to the existing NYS&W freight rail line. Additionally, the property is located within the Sparta Township ED Economic Development Zone, wherein warehouses are a permitted use.



CONTACT INFORMATION

For more information, please contact Autumn M. Sylvester, P.P., Director, Division of Planning & Economic Development at 973-579-0500 or email to asylvester@sussex.nj.us.

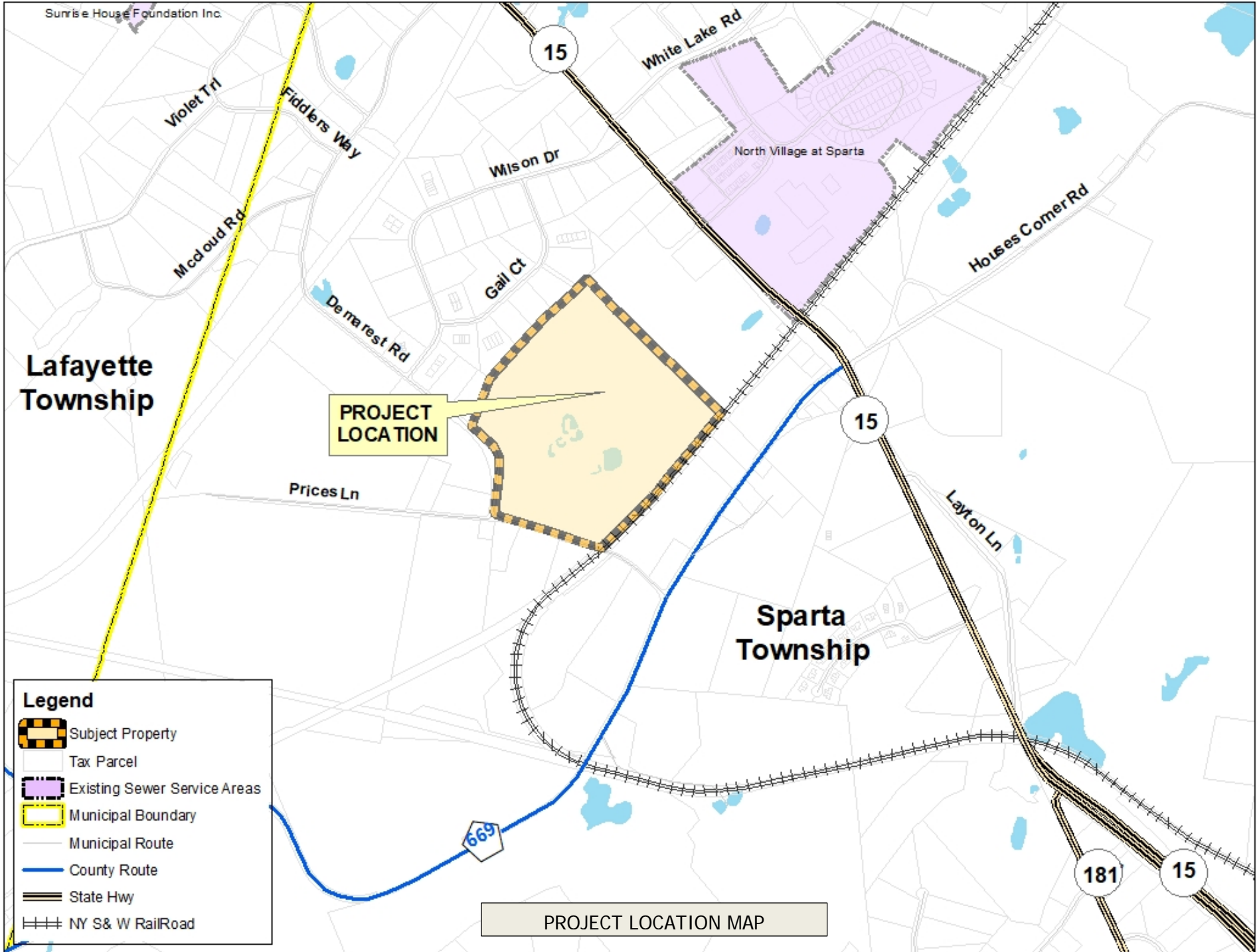
SCHEDULE

- ✓ October 26, 2021: Resolution endorsing Amendment adopted by Sparta Twp.
- ✓ January 13, 2022: Water Quality PAC Application Review
- ✓ February 3, 2022: Water Quality PAC Application Review
- ✓ February 16, 2022: Conditional Endorsement Resolution adopted by SCMUA
- ✓ March 3, 2022: Recommendation for Preliminary Approval resolution adopted by Water Quality PAC
- April 27, 2022: BCC Consideration

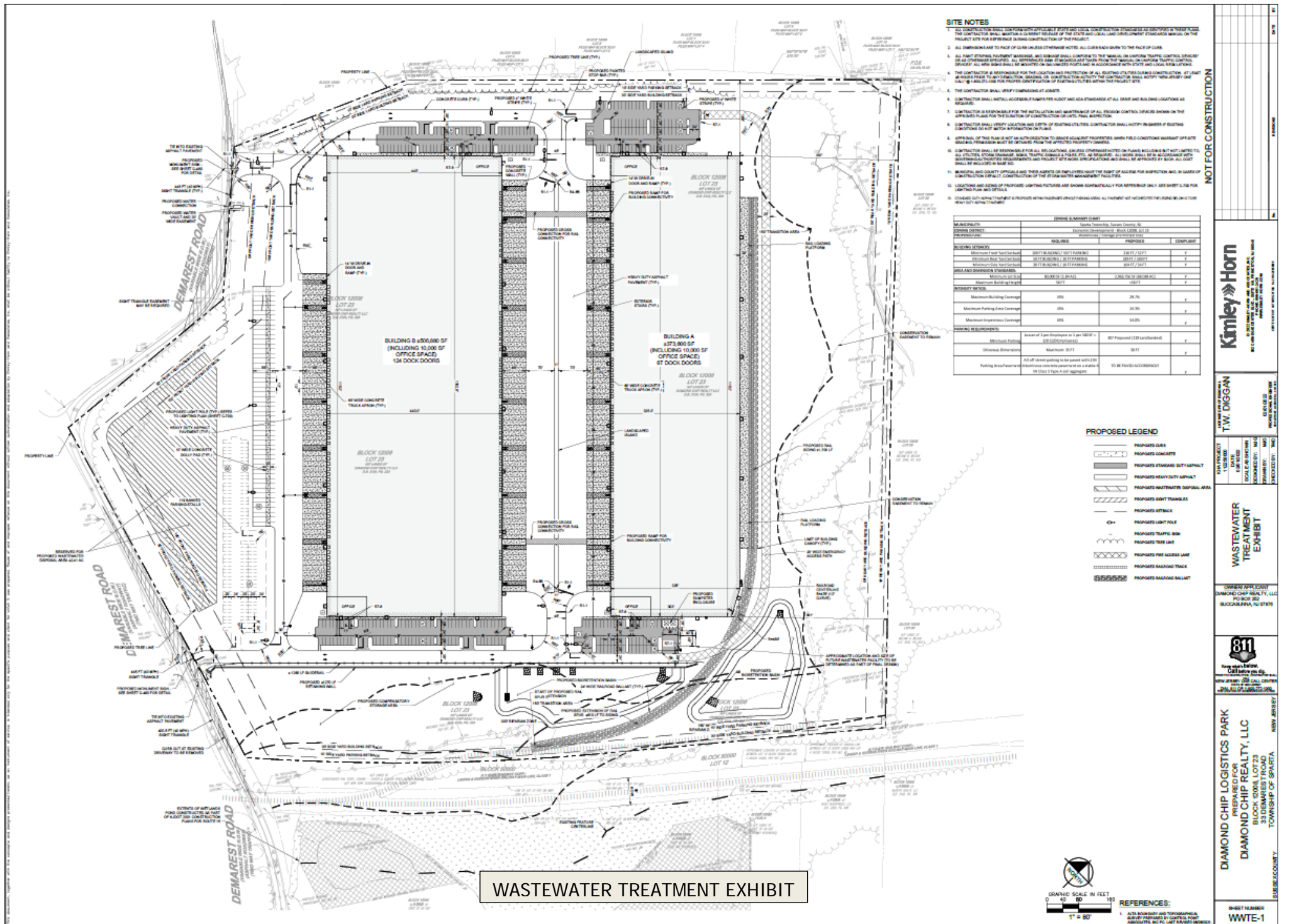
NEXT STEPS

- Applicant submits to NJDEP for Preliminary Approval
- NJDEP Review
- Public Notice
- 30 day Public Comment Period
- Public Hearing*
- BCC Final Approval of Amendment
- NJDEP Final Approval of Amendment

** if requested during public comment period*



PROJECT LOCATION MAP



- SITE NOTES**
1. ALL CONSTRUCTION SHALL COMPLY WITH SPECIFIC STATE AND LOCAL CONSTRUCTION SPECIFICATIONS AS REFERENCED IN THESE PLANS. THE CONTRACTOR SHALL MAINTAIN A CURRENT RECORD OF THE EXISTING UTILITIES AND DEVELOPMENT INFORMATION SHOWN ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
 2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL CURB ELEVATIONS TO THE FACE OF CURB.
 3. ALL LIGHT FIXTURES, SIGNAGE, AND OTHER SMALL COMPONENTS TO THE GENERAL OR PARTIAL TRAFFIC CONTROL SYSTEM OR AS OTHERWISE SPECIFIED. ALL SIGNAGES SHALL BE INSTALLED AS SHOWN FROM THE MANUAL OR AUTOMATIC TRAFFIC CONTROL SYSTEM. ALL SIGN SHALL BE INSTALLED ON ALL INTERSECTIONS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 4. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION, SIGNAL OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE UTILITY OWNERS AND SHALL USE THE PROPOSED EIGHTY-FOOT BUFFER OF EXISTING UTILITIES AROUND THE PROJECT SITE.
 5. THE CONTRACTOR SHALL VERIFY DIMENSIONS AT JOISTS.
 6. CONTRACTOR SHALL VERIFY DIMENSIONS AT JOISTS AND SHALL PROVIDE AT ALL EXISTING AND BUILDING LOCATIONS AS REQUIRED.
 7. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL DRAINAGE CONTROL DEVICES SHOWN ON THE ASSUMED PLANS FOR THE LOCATION OF CONSTRUCTION OR SITE. FINAL ADJUSTMENT.
 8. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY BUSINESS IF EXISTING CONDITIONS DO NOT MATCH INFORMATION ON PLANS.
 9. APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ADJACENT PROPERTIES WHEN FIELD CONDITIONS WARRANT OFF-PLANS. GRADE INFORMATION MUST BE OBTAINED FROM THE APPLICABLE PROPERTY OWNERS.
 10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REGULATIONS AND/OR CONSTRUCTION NOTES ON PLANS INCLUDING BUT NOT LIMITED TO: ALL UTILITIES, EROSION CONTROL, SIGN, TRAFFIC SIGNALS & SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE ACCORDANCE WITH STATE AND LOCAL REGULATIONS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY LOCAL AGENCY. ALL COST SHALL BE INCURRED BY BIDDING BID.
 11. MUNICIPAL AND COUNTY OFFICIALS AND THEIR AGENTS OR EMPLOYEES HAVE THE RIGHT OF ACCESS FOR INSPECTION AND IN CASES OF EMERGENCY TO ALL CONSTRUCTION OF THE EXISTING AND PROPOSED FACILITIES.
 12. LOCATIONS AND KINDS OF PROPOSED UTILITIES ARE SHOWN GRAPHICALLY FOR REFERENCE ONLY. SEE SHEET 12 FOR THE LAYOUT PLAN AND DETAILS.
 13. EXISTING CITY UTILITIES AND PROPOSED UTILITIES SHOWN ARE FOR INFORMATION ONLY. ALL TREATMENT NOT INDICATED IS THE OWNER'S RESPONSIBILITY FOR THE EXISTING UTILITIES.

GENERAL SUMMARY TABLE

MUNICIPALITY	North Carolina, Sussex County, NC		
	REQUIREMENTS	COMPLIANT	
BUILDING SETBACKS			
Maximum front setback	30 FT (REQUIRED) / 30 FT (COMPLIANT)	Y	
Maximum side setback	30 FT (REQUIRED) / 30 FT (COMPLIANT)	Y	
Maximum rear setback	30 FT (REQUIRED) / 30 FT (COMPLIANT)	Y	
AREA AND DIMENSION STANDARDS			
Maximum building area	10,000 SQ FT (REQUIRED) / 10,000 SQ FT (COMPLIANT)	Y	
PERCENT COVER			
Maximum building coverage	60% (REQUIRED) / 26.7% (COMPLIANT)	Y	
Maximum parking area coverage	60% (REQUIRED) / 33.3% (COMPLIANT)	Y	
Maximum impervious coverage	60% (REQUIRED) / 54.0% (COMPLIANT)	Y	
PARKING REQUIREMENTS			
Minimum Parking	Area of 2 per Employee in 1 per 1000 SF / 300 (REQUIRED)	307 Proposed (100 Landscaped)	Y
On-street Parking	Maximum: 30 FT	30 FT	Y
Parking Area/Impervious	All off-street parking to be paved with 1.5" minimum concrete or equivalent in a 10' x 10' grid / 10' x 10' grid / 10' x 10' grid	10' x 10' grid / 10' x 10' grid / 10' x 10' grid	Y

PROPOSED LEGEND

	PROPOSED CURB
	PROPOSED CONCRETE
	PROPOSED STANDARD CITY ASPHALT
	PROPOSED HIGHWAY ASPHALT
	PROPOSED MULTIMATERIAL DRAINAGE AREA
	PROPOSED LIGHT TRAFFIC
	PROPOSED OFFICE
	PROPOSED LIGHT POLE
	PROPOSED TRAFFIC SIGN
	PROPOSED TREE LAINE
	PROPOSED PARK ACCESS LAINE
	PROPOSED RAILROAD TRACK
	PROPOSED RAILROAD BALLAST

WASTEWATER TREATMENT EXHIBIT



REFERENCES:

1. ALLS HANDBOOK AND TOPOGRAPHICAL SURVEY INSTRUMENTS & CONTROL POINT REGULATIONS, INC. (LAST EDITION)

NOT FOR CONSTRUCTION

Kimley-Horn

T.W. DIGGAN

WASTEWATER TREATMENT EXHIBIT

811

DIAMOND CHIP LOGISTICS PARK

DIAMOND CHIP REALTY, LLC
BLOCK 100A, LOT 23
33 DEMAREST ROAD
TOWNSHIP OF SPARTA, NEW JERSEY

SHEET NUMBER
WWTE-1

DIAMOND CHIP REALTY, LLC SITE SPECIFIC WMP AMENDMENT



DIVISION OF PLANNING AND ECONOMIC DEVELOPMENT
DISTRIBUTED May 12,, 2022

PLANNING SUMMARY

The Diamond Chip Realty LLC Site Specific Amendment proposes a 53-acre expansion of new Sewer Service Area (SSA) to serve an approximate 884,000 SF warehouse development on Block 12008 Lot 23 in Sparta Township.

The proposed development has a proposed wastewater generation of 10,000 gallons per day (GPD). A new dedicated wastewater treatment facility will provide advanced treatment prior to on-site groundwater recharge.

The proposed development also includes parking areas, stormwater detention basins, and constructing 1,750 linear feet of rail line to connect to the existing NYS&W freight rail line. Additionally, the property is located within the Sparta Township ED Economic Development Zone, wherein warehouses are a permitted use.



CONTACT INFORMATION

For more information, please contact Autumn M. Sylvester, P.P., Director, Division of Planning & Economic Development at 973-579-0500 or email to asylvester@sussex.nj.us.

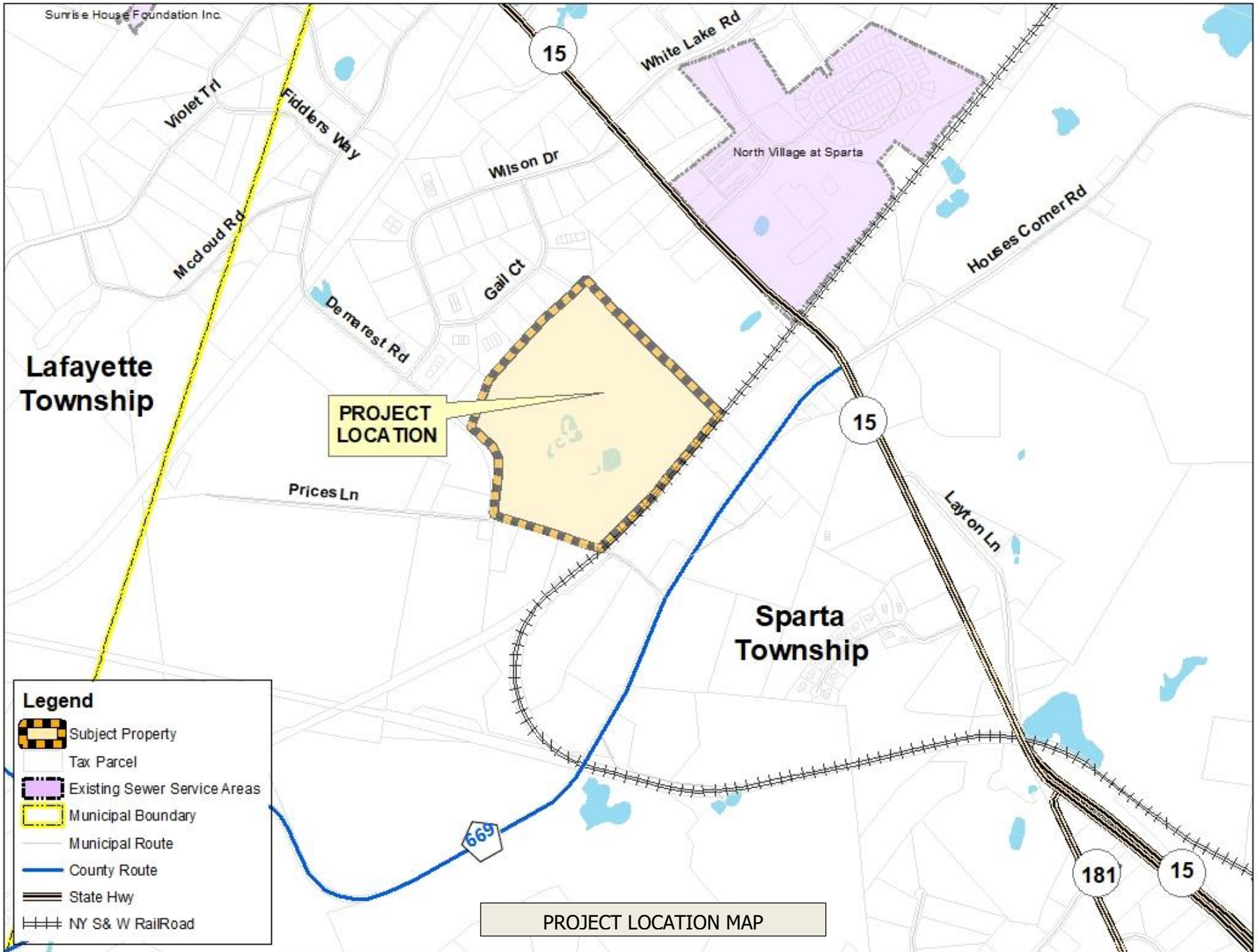
SCHEDULE

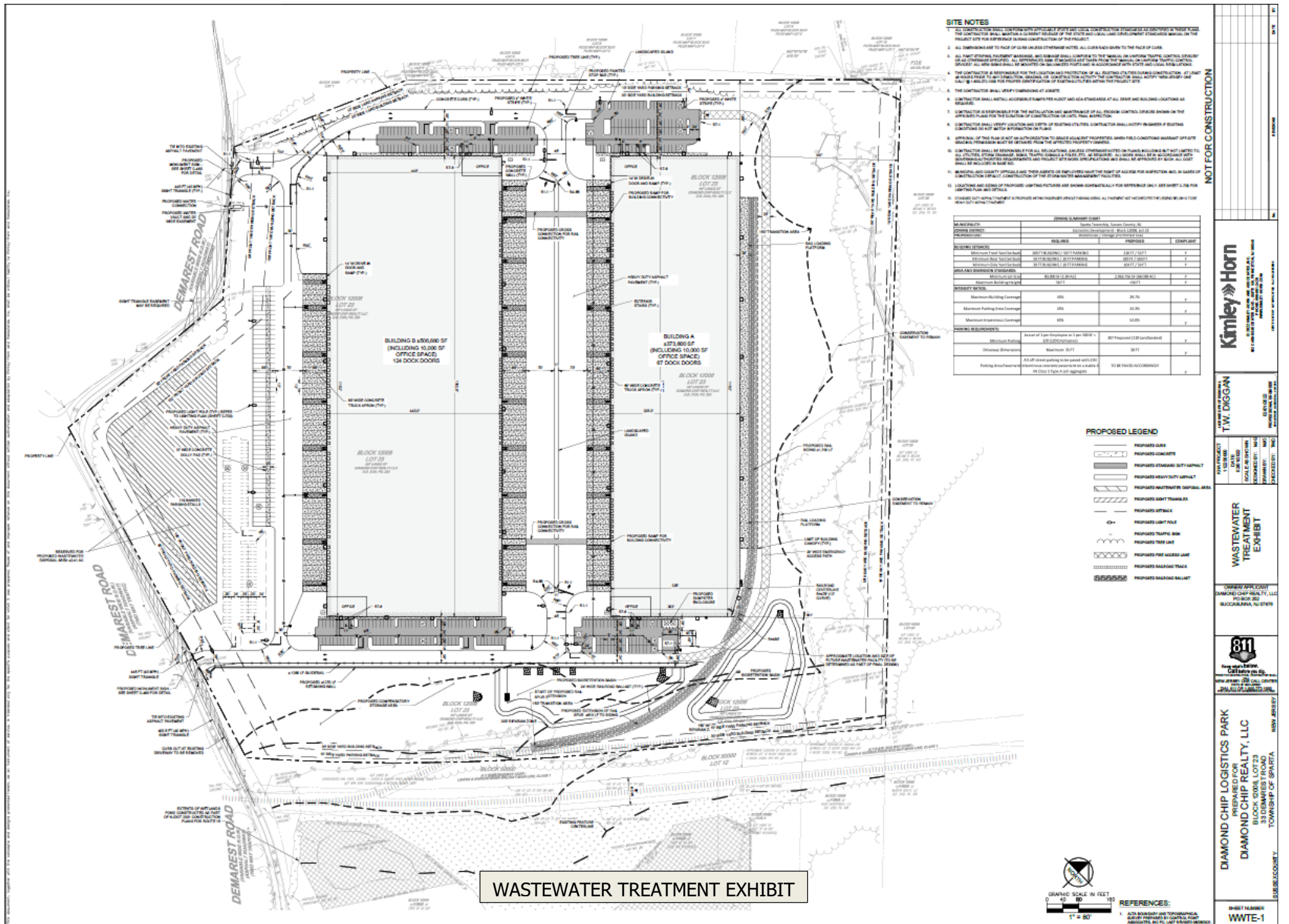
- ✓ October 26, 2021: Resolution endorsing Amendment adopted by Sparta Twp.
- ✓ January 13, 2022: Water Quality PAC Application Review
- ✓ February 3, 2022: Water Quality PAC Application Review
- ✓ February 16, 2022: Conditional Endorsement Resolution adopted by SCMUA
- ✓ March 3, 2022: Recommendation for Preliminary Approval resolution adopted by Water Quality PAC
- ✓ May 11, 2022: BCC Preliminary Approval

NEXT STEPS

- Applicant submits to NJDEP for Preliminary Approval
- NJDEP Review
- Public Notice
- 30 day Public Comment Period
- Public Hearing*
- BCC Final Approval of Amendment
- NJDEP Final Approval of Amendment

** if requested during public comment period*





- SITE NOTES**
1. ALL CONSTRUCTION SHALL COMPLY WITH SPECIFIC STATE AND LOCAL CONSTRUCTION SPECIFICATIONS AS REFERENCED IN THESE PLANS. THE CONTRACTOR SHALL MAINTAIN A CURRENT RECORD OF THE EXISTING UTILITIES AND DEVELOPMENT INFORMATION SHOWN ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
 2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL CURB RADIUS ARE TO THE FACE OF CURB.
 3. ALL LIGHT FIXTURES, SIGNAGE, AND SIGNAGE SHALL COMPLY WITH THE MINIMUM OR MAXIMUM HEIGHTS CONTROLLED SPECIFIED OR AS OTHERWISE SPECIFIED. ALL SIGNAGES SHALL BE PLACED AS SHOWN FROM THE NORMAL OR MAXIMUM TRAFFIC CONTROL SPECIFIED. ALL SIGNAGES SHALL BE MOUNTED ON ALL VISIBLE PORTALS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 4. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION, SIGNAL OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE UTILITY OWNERS AND SHALL USE THE PROPOSED EXISTING LOCATION OF UTILITIES SHOWN ABOVE THE PROJECT SITE.
 5. THE CONTRACTOR SHALL VERIFY DIMENSIONS AT JOISTS.
 6. CONTRACTOR SHALL VERIFY DIMENSIONS AT JOISTS AND SHALL PROVIDE AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
 7. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL DRAINAGE CONTROL DEVICES SHOWN ON THE APPLICABLE PLANS FOR THE LOCATION OF CONSTRUCTION OR SITE. FINAL ACCEPTANCE.
 8. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY BUSINESS IF EXISTING CONDITIONS DO NOT MATCH INFORMATION ON PLANS.
 9. APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ADJACENT PROPERTIES WHICH FIELD CONDITIONS WARRANT OFFSITE DRAINAGE. PROVISIONS MUST BE OBTAINED FROM THE APPLICABLE PROPERTY OWNERS.
 10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REGULATIONS AND/OR CONSTRUCTION NOTES ON PLANS INCLUDING BUT NOT LIMITED TO THE UTILITIES FROM EXISTING SIGNAL, TRAFFIC SIGNALS & SIGNALS, ETC. AS REQUIRED. ALL WORK SHALL BE ACCORDING WITH STATE AND LOCAL REGULATIONS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SIGN ALL COST SHALL BE INCURRED BY THE BID.
 11. MUNICIPAL AND COUNTY OFFICIALS AND THEIR AGENTS OR EMPLOYEES HAVE THE RIGHT OF ACCESS FOR INSPECTION AND IN CASES OF CONSTRUCTION SPECIAL CONSTRUCTION OF THE STATE AND/OR FEDERAL FACILITIES.
 12. LOCATIONS AND SIZES OF PROPOSED LIGHTING FIXTURES ARE SHOWN GRAPHICALLY FOR REFERENCE ONLY. SEE SHEET L-1 FOR LIGHTING PLAN AND DETAILS.
 13. EXISTING CITY UTILITIES AND PROPOSED UTILITIES SHOWN ARE FOR INFORMATION ONLY. ALL UTILITIES NOT SHOWN ARE TO BE DETERMINED BY THE UTILITY OWNERS PRIOR TO ANY CONSTRUCTION.

GENERAL SUMMARY TABLE

MUNICIPALITY	North Carolina, Sussex County, NC	
	REQUIREMENTS	PROPOSED
BUILDING SETBACKS		
Minimum from front setback	20 FT (REQUIRED) / 20 FT (PROPOSED)	F
Minimum from side setback	10 FT (REQUIRED) / 10 FT (PROPOSED)	F
Minimum from rear setback	10 FT (REQUIRED) / 10 FT (PROPOSED)	F
AREA AND DIMENSION STANDARDS		
Maximum Building Area	100,000 SQ FT (REQUIRED) / 100,000 SQ FT (PROPOSED)	F
PERCENTAGE COVERAGES		
Maximum Building Coverage	60%	26.7%
Maximum Parking Area Coverage	60%	33.3%
Maximum Impervious Coverage	60%	54.0%
PARKING REQUIREMENTS		
Minimum Parking	Area of 2 per Employee in 1 per 1000 + 100 (REQUIRED)	207 Proposed (228 Landscaped)
On-street Parking	Maximum: 50 FT	50 FT
Parking Area/Impervious	All off-street parking to be paved with 1.5" minimum concrete or equivalent in a 10' x 10' grid. 10' x 20' grid is preferred.	10' x 20' grid is preferred.

PROPOSED LEGEND

[Symbol]	PROPOSED CURB
[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED STANDARD CITY SIGNAL
[Symbol]	PROPOSED HIGH-VISIBILITY SIGNAL
[Symbol]	PROPOSED MULTIMEDIA SIGNAL AREA
[Symbol]	PROPOSED LIGHT FIXTURES
[Symbol]	PROPOSED SIGNAGE
[Symbol]	PROPOSED LIGHT POLE
[Symbol]	PROPOSED TRAFFIC SIGN
[Symbol]	PROPOSED TREE LAKE
[Symbol]	PROPOSED PARK ACCESS LAKE
[Symbol]	PROPOSED RAILROAD TRACK
[Symbol]	PROPOSED RAILROAD BALLAST

WASTEWATER TREATMENT EXHIBIT



REFERENCES:
 1. ALL CITY ORDINANCES AND TOPOGRAPHICAL SURVEY INFORMATION IS SHOWN FROM THE PROJECT SITE. ALL UTILITIES NOT SHOWN ARE TO BE DETERMINED BY THE UTILITY OWNERS PRIOR TO ANY CONSTRUCTION.

NOT FOR CONSTRUCTION

Kimley-Horn
 1000 W. MARKET STREET, SUITE 200
 WASHINGTON, NC 27681
 TEL: 703.733.8800
 WWW.KIMLEY-HORN.COM

WASTEWATER TREATMENT EXHIBIT

811
 Call before you dig
 1-800-4-A-DAWG
 1-800-4-DAWG
 1-800-4-DAWG

DIAMOND CHIP LOGISTICS PARK
 PREPARED FOR
DIAMOND CHIP REALTY, LLC
 BLOCK 100A, LOT 23
 33 DEMAREST ROAD
 TOWNSHIP OF SPARTA, NEW JERSEY

WWT-1

DIAMOND CHIP REALTY, LLC SITE SPECIFIC WMP AMENDMENT



DIVISION OF PLANNING AND ECONOMIC DEVELOPMENT
DISTRIBUTED APRIL 6, 2022

PLANNING SUMMARY

The Diamond Chip Realty LLC Site Specific Amendment proposes a 53-acre expansion of new Sewer Service Area (SSA) to serve an approximate 884,000 SF warehouse development on Block 12008 Lot 23 in Sparta Township.

The proposed development has a proposed wastewater generation of 10,000 gallons per day (GPD). A new dedicated wastewater treatment facility will provide advanced treatment prior to on-site groundwater recharge.

The proposed development also includes parking areas, stormwater detention basins, and constructing 1,750 linear feet of rail line to connect to the existing NYS&W freight rail line. Additionally, the property is located within the Sparta Township ED Economic Development Zone, wherein warehouses are a permitted use.



CONTACT INFORMATION

For more information, please contact Autumn M. Sylvester, P.P., Director, Division of Planning & Economic Development at 973-579-0500 or email to asylvester@sussex.nj.us.

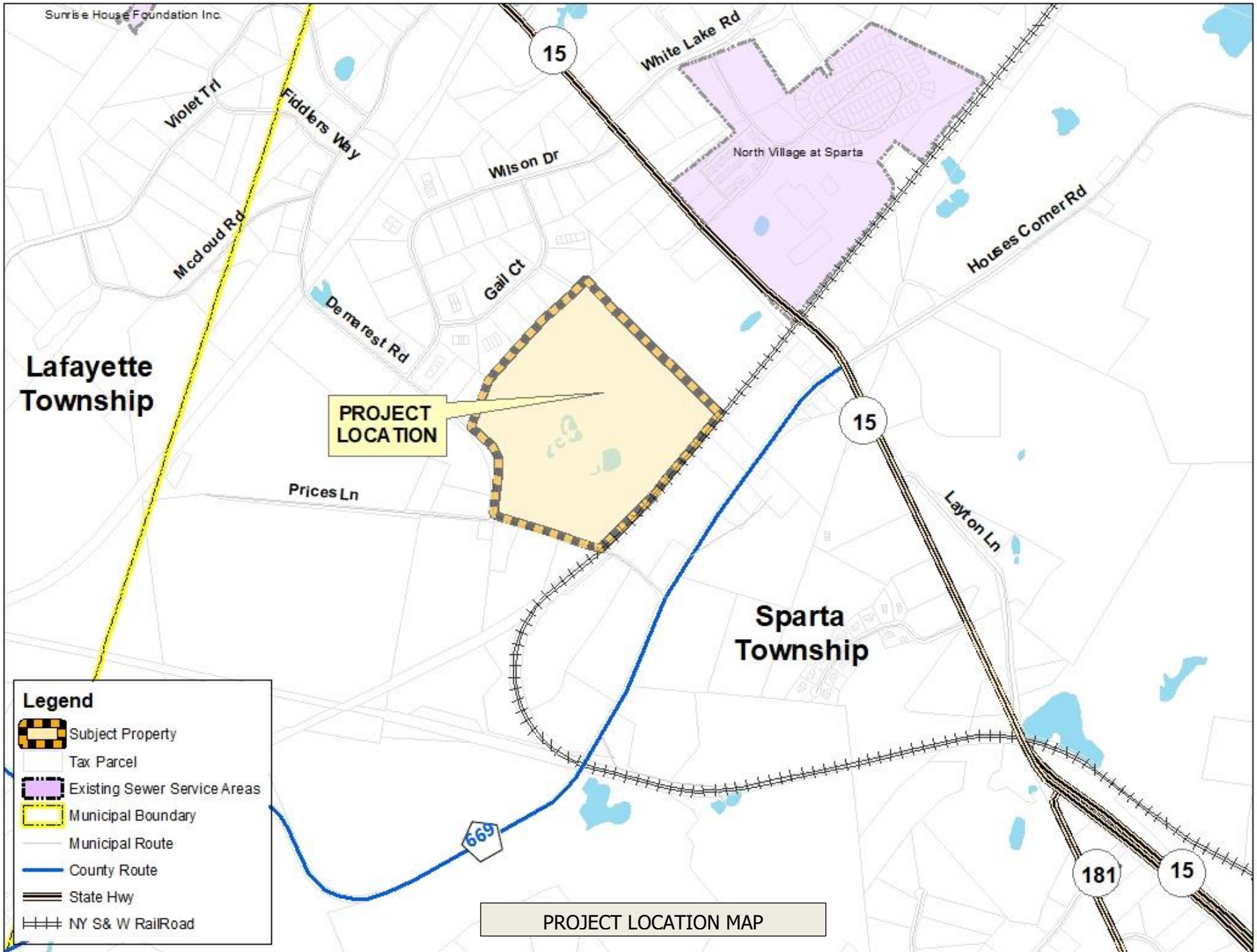
SCHEDULE

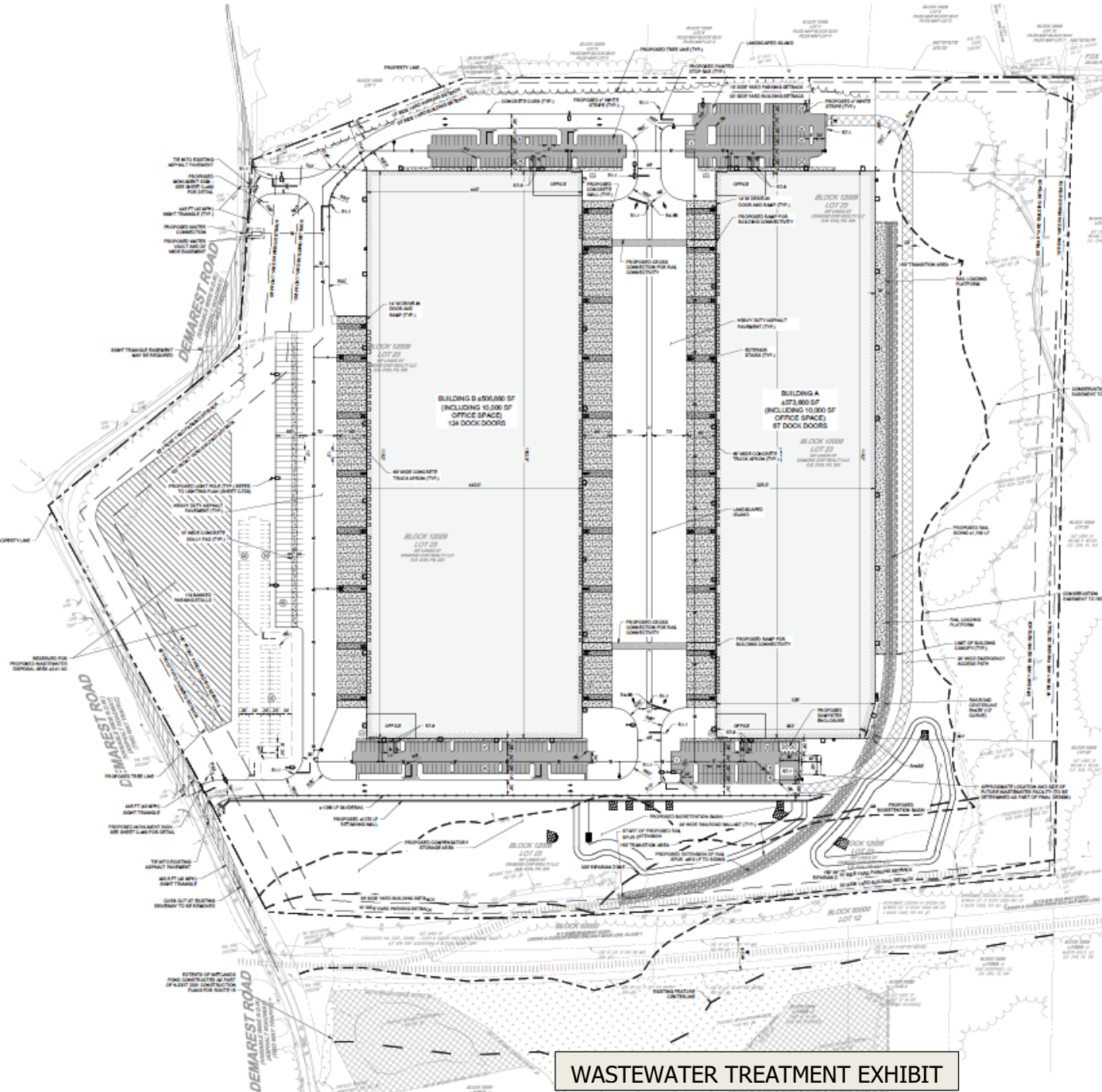
- ✓ October 26, 2021: Resolution endorsing Amendment adopted by Sparta Twp.
- ✓ January 13, 2022: Water Quality PAC Application Review
- ✓ February 3, 2022: Water Quality PAC Application Review
- ✓ February 16, 2022: Conditional Endorsement Resolution adopted by SCMUA
- ✓ March 3, 2022: Recommendation for Preliminary Approval resolution adopted by Water Quality PAC
- May 11, 2022: BCC Consideration

NEXT STEPS

- Applicant submits to NJDEP for Preliminary Approval
- NJDEP Review
- Public Notice
- 30 day Public Comment Period
- Public Hearing*
- BCC Final Approval of Amendment
- NJDEP Final Approval of Amendment

** if requested during public comment period*





- ### SITE NOTES
1. ALL CONSTRUCTION SHALL COMPLY WITH SPECIFIC STATE AND LOCAL CONSTRUCTION SPECIFICATIONS AS DESCRIBED IN THESE PLANS. THE CONTRACTOR SHALL MAINTAIN A CURRENT RECORD OF THE EXISTING AND DEVELOPMENT INFORMATION SHOWN ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
 2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL CURB ELEVATIONS TO THE FACE OF CURB.
 3. ALL LIGHT FIXTURES, EQUIPMENT ENCLOSURES, AND SIGNAL PANEL COMPARTMENTS TO BE INSTALLED ON EXISTING TRAFFIC CONTROL SIGNALS OR AS OTHERWISE SPECIFIED. ALL APPROVED SIGN OF ANY KIND SHALL BE TAKEN FROM THE NATIONAL OFFICIAL TRAFFIC CONTROL SYMBOLS. ALL SIGN PANELS SHALL BE MOUNTED ON AN UNPAVED PORTLAND CEMENT CONCRETED CURB WITH ELEVATION AS SHOWN.
 4. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 10 FEET SHOULD BE MAINTAINED AROUND ALL UTILITIES. CONSTRUCTION ACTIVITY SHALL BE STOPPED IMMEDIATELY IN THE EVENT OF A UTILITY LOCATED BELOW THE PROJECT SITE.
 5. THE CONTRACTOR SHALL VERIFY CONDITIONS AT JOISTS.
 6. CONTRACTOR SHALL VERIFY CONDITIONS AT JOISTS.
 7. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL DRAINAGE CONTROL DEVICES SHOWN ON THE APPLICABLE PLANS FOR THE LOCATION OF CONSTRUCTION OR WITHIN THE PROJECT SITE.
 8. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY BUSINESS OF EXISTING UTILITIES TO KEEP WITH INFORMATION ON PLANS.
 9. APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ADJACENT PROPERTIES WHICH FIELD CONDITIONS WARRANT OFFSITE DRAINAGE. INFORMATION MUST BE OBTAINED FROM THE APPLICABLE PROPERTY OWNERS.
 10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REGULATIONS AND REQUIREMENTS NOTED ON PLANS INCLUDING BUT NOT LIMITED TO THE VEHICLE STOPPING STANDARDS, TRAFFIC SIGNALS & SIGNALS, ETC. AS REQUIRED. ALL WORK SHALL BE ACCORDING WITH STATE AND LOCAL REGULATIONS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY LOCAL AGENCY. ALL COST SHALL BE INCLUDED IN BIDDING.
 11. MUNICIPAL AND COUNTY OFFICIALS AND THEIR AGENTS OR EMPLOYEES HAVE THE RIGHT OF ACCESS FOR INSPECTION AND IN CASES OF EMERGENCY TO ALL PARTS OF THE PROJECT SITE AND TO ALL UTILITIES AND FACILITIES.
 12. LOCATIONS AND DEPTH OF PROPOSED UTILITIES ARE SHOWN GRAPHICALLY FOR REFERENCE ONLY. SEE SHEET 12 FOR THE LAYOUT PLAN AND DETAILS.
 13. EXISTING CITY UTILITIES AND PROPOSED UTILITIES SHOWN ON THESE PLANS ARE ALL INFORMATION NOTED IN THE RECORD SURVEY FOR THIS PROJECT. ANY CHANGES TO THESE UTILITIES SHALL BE NOTED IN THE RECORD SURVEY.

GENERAL SUMMARY		SOUTH CAROLINA, SUMMER COUNTY, NC	
MUNICIPALITY		SOUTH CAROLINA, SUMMER COUNTY, NC	
ZONING DISTRICT		SOUTH CAROLINA, SUMMER COUNTY, NC	
PROJECT NO.		SOUTH CAROLINA, SUMMER COUNTY, NC	
PROJECT NAME		SOUTH CAROLINA, SUMMER COUNTY, NC	
Minimum Front Yardsetback	30 FT (30 FT) MINIMUM	20 FT (20 FT)	F
Minimum Side Yardsetback	30 FT (30 FT) MINIMUM	20 FT (20 FT)	F
Minimum Rear Yardsetback	30 FT (30 FT) MINIMUM	20 FT (20 FT)	F
Minimum Building Height	10 FT (10 FT) MINIMUM	10 FT (10 FT)	F
Maximum Building Coverage	85%	20.7%	F
Maximum Parking Area Coverage	85%	20.7%	F
Maximum Impervious Coverage	85%	14.0%	F
Minimum Lot Coverage	30 FT (30 FT) MINIMUM	30 FT (30 FT)	F
Minimum Impervious	Maximum 30 FT	30 FT (30 FT)	F
Minimum Impervious	Maximum 30 FT	30 FT (30 FT)	F
Minimum Impervious	Maximum 30 FT	30 FT (30 FT)	F
Minimum Impervious	Maximum 30 FT	30 FT (30 FT)	F

- ### PROPOSED LEGEND
- PROPOSED CURB
 - PROPOSED CONCRETE
 - PROPOSED STANDARD CITY SIGNAL
 - PROPOSED SIDEWALK SIGNAL
 - PROPOSED MULTISTAGE SIGNAL
 - PROPOSED LIGHT FIXTURES
 - PROPOSED SIGNAL POLE
 - PROPOSED TRAFFIC SIGN
 - PROPOSED TREE LAKE
 - PROPOSED PARK ACCESS LAKE
 - PROPOSED PARKING TRACK
 - PROPOSED PARKING BALLET

WASTEWATER TREATMENT EXHIBIT



REFERENCES:
 1. 2012 HIGHWAY AND TOPOGRAPHICAL SURVEY MANUAL BY GEORGE FOSTER WASHINGTON, INC. (LAST EDITION)

NOT FOR CONSTRUCTION

Kimley-Horn

PREPARED FOR:
DIAMOND CHIP LOGISTICS PARK
 DIAMOND CHIP REALTY, LLC
 BLOCK 100A, LOT 23
 33 DEMAREST ROAD
 TOWNSHIP OF SPARTA, SUMMER COUNTY, NC

DATE: 12/15/2023
 DRAWN BY: J. W. DIGGAN
 CHECKED BY: J. W. DIGGAN
 PROJECT NO.: 23-001
 SHEET NO.: 12 OF 12

OWNER: DIAMOND CHIP REALTY, LLC
 PROJECT NO.: 23-001
 SHEET NO.: 12 OF 12

811
 Call before you dig
 811-NC-CALL CENTER
 811-NC-CALL CENTER
 811-NC-CALL CENTER

DIAMOND CHIP LOGISTICS PARK
 DIAMOND CHIP REALTY, LLC
 BLOCK 100A, LOT 23
 33 DEMAREST ROAD
 TOWNSHIP OF SPARTA, SUMMER COUNTY, NC

SHEET NUMBER: WWTE-1

**Facility Table
Sparta Warehouses**

1. Existing or proposed facility:	Proposed	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	TBD	
3. Discharge to ground water (DGW) or surface water (DSW):	DGW	
4. Receiving water or aquifer:	Jacksonburg Limestone, Kittatinny Supergroup, and Hardyston Quarzite	
5. Classification of receiving water or aquifer:	Class II-A; Aquifer Rank C-B	
6. Owner of facility:	Diamond Chip Realty	
7. Operator of facility:	TBD	
8. Co-Permittee of facility (<i>where applicable</i>):	-	
9. Location of facility:		
a. Municipality & County	Sparta Township, Sussex County	
b. Street address	33 Demarest Rd, Sparta, NJ, 07871	
c. Block(s) and Lot(s)	Block 12008; Lots 23	
10. Location of discharge (i.e. degrees, minutes, seconds):	State Plane Coordinates: X: 446478 Y: 814337	
11. Present permitted flow or permit condition or daily maximum:	NA	
*13. Summary of population served/to be served including major seasonal fluctuations:	Current (Year 2022) Population	20-Year Future (Year 2042)
Total	300 Emp., 100 Delivery	300 Emp., 100 Delivery
*14. Summary of wastewater flow received/to be received as a 3-day average flow for DSW or a daily maximum flow for DGW:	Current (Year 2022) Flow (in MGD)	20-Year Future (Year 2042) (in MGD)
Residential flow	0	0
Commercial flow	0	0
Industrial flow	0.10	0.10
Infiltration/Inflow	0	0
Facility Total	0.10	0.10

SUSSEX COUNTY DIVISION OF PLANNING & ECONOMIC DEVELOPMENT STAFF REPORT
Sussex County Water Quality Management Plan (WQMP) Site Specific Amendment:
Diamond Chip Realty LLC, Sparta Township

Project Name: Diamond Chip Realty – Sparta Warehouses Site Specific Amendment to the Sussex County WQMP

Location: 33 Demarest Road
 Block 12008 Lot23
 Sparta Township, Sussex County NJ

Project Description: Diamond Chip Realty submitted a Site Specific Amendment application for a proposal to construct two warehouse/office buildings, parking areas, stormwater detention basins, and extension of existing railroad within the 70.9 acre subject site. The property is currently used to process sand and gravel and is located within the Sparta Township ED Economic Development Zone, wherein warehouses are a permitted use.

Located off Demarest Road, west of the intersection of Route 15 and CR 669 (Limecrest Road), the proposal encompasses 884,000 +/- SF of new structures in two warehouse/office buildings and 352 parking spaces in the previous sand/gravel operation area. Access to the proposed development will utilize the existing access from Demarest Road with a secondary entrance further west of Demarest Road.

Portions of the property contain open water areas as well as wetlands of Ordinary and Exceptional Resource Value. All on-site wetlands have a 150-foot wetland buffer/transition area. The wetlands are classified as Exception because they are associated with tributaries to Trout production waters. The subject property is located in the Paulinskill (above Stillwater) HUC 11 Watershed in Upper Delaware Watershed Management Area.

The proposed development is to be constructed within the limits of the existing sand and gravel operation, which is primarily devoid of vegetation, for a proposed 53-acre expansion of new Sewer Service Area (SSA). The projected wastewater flow is shown in the chart below and was calculated in accordance with N.J.A.C 14A-23.3.

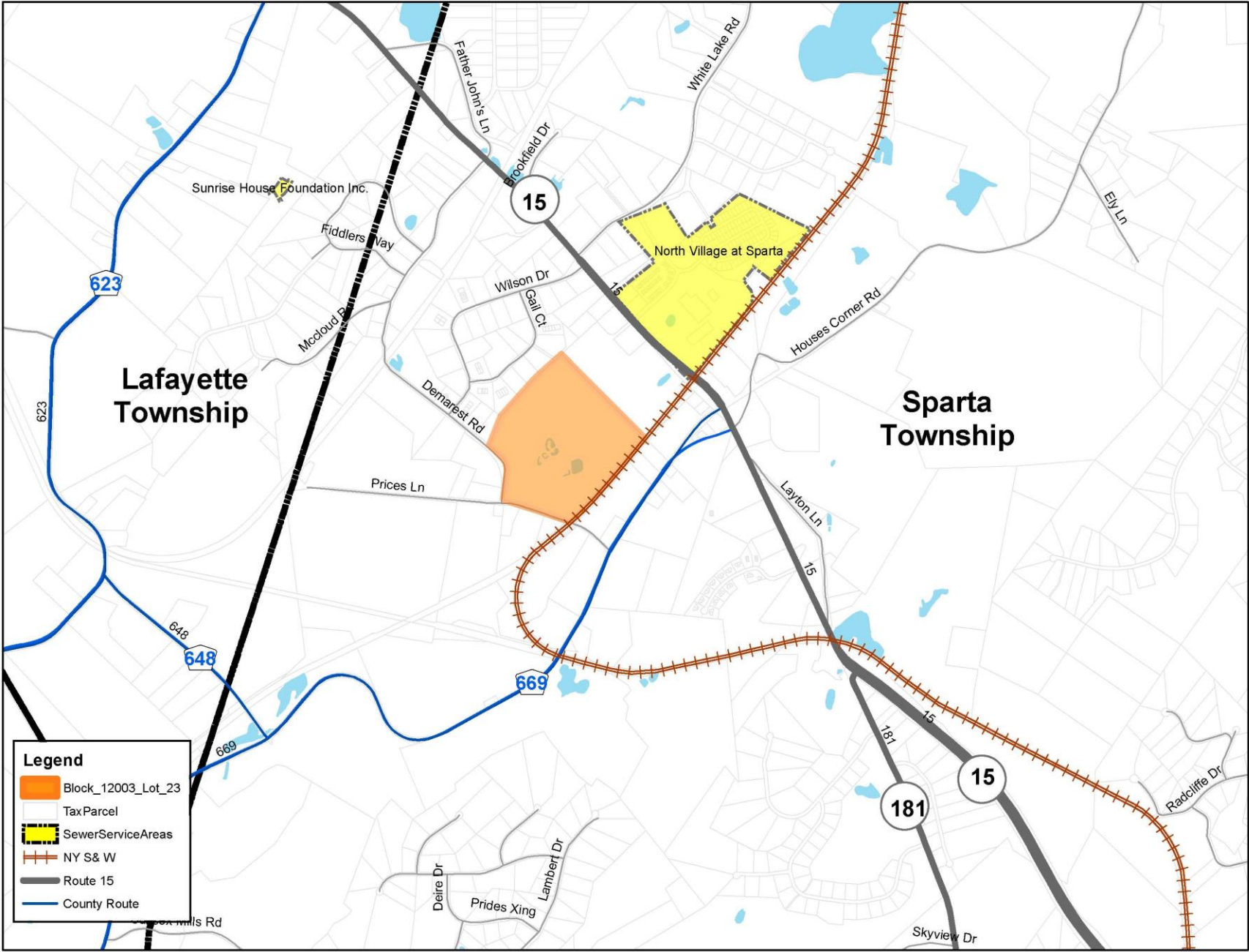
Use	Unit Type	Number of Units	Projected Flow (gpd/unit)	Hydraulic Load (gpd)
Warehouses (847,800 sq ft)	Employee	200	25	5,000
Office (45,000 sq ft)	Square Foot	45,000	0.1	4,500
Delivery/Transit Personnel	Person	100	5	500
Total Projected Wastewater Flow (gpd)				10,000

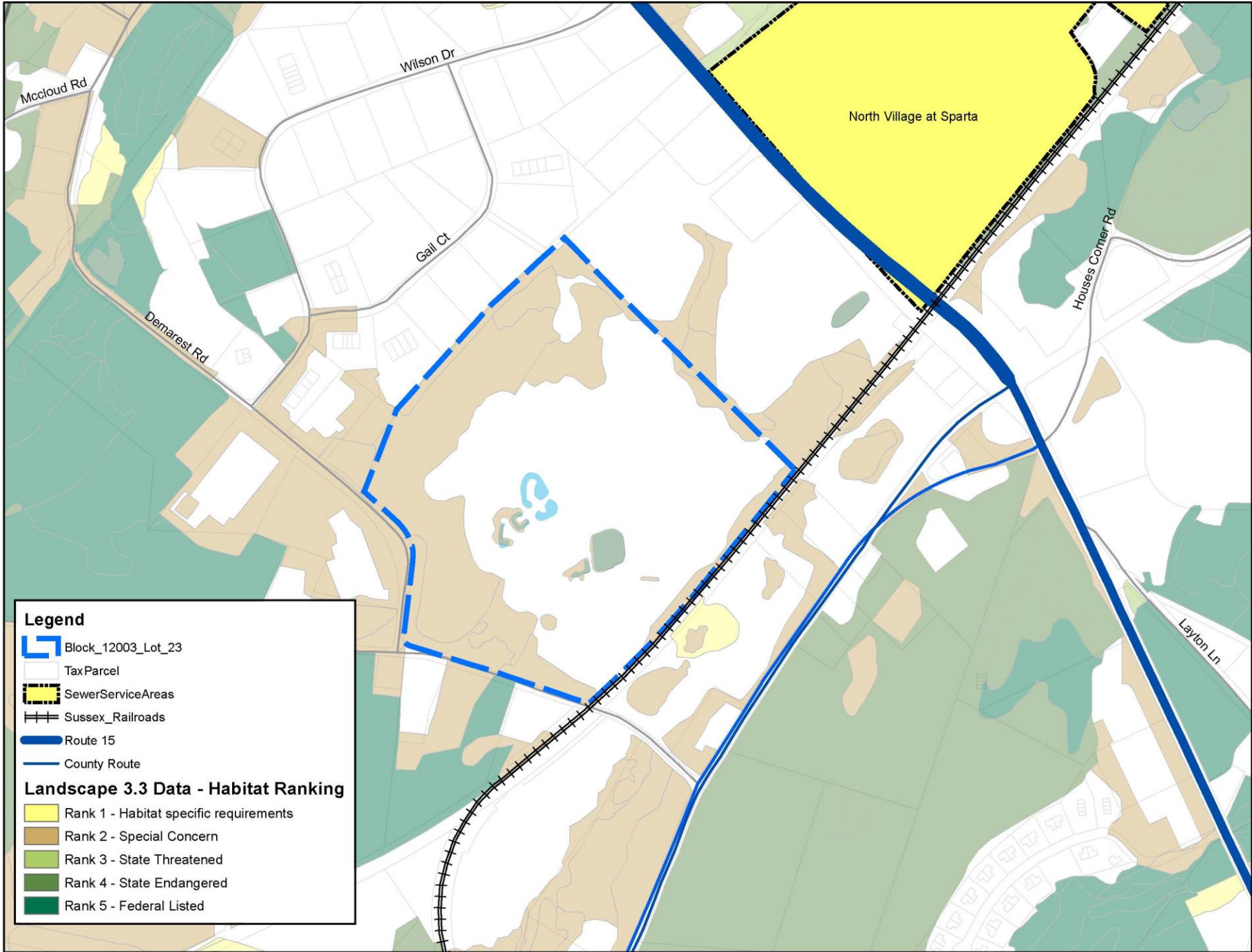
Findings:

- Resolution 9-14, Consenting to the Proposed WQM Amendment Entitled Desingation of the Sparta Warehouse Sewer Service Area was adopted by the Township Council on October 26, 2021.
 - ❖ ***The proposed warehouse/office devleopment is a permitted use iin the ED – Economic Development Zoning District and is supported by the goals and opbjectives of the Township Master Plan, including economic redevelopment of the exisitng quarry, use of existing rail infrastructure. For those reasons, the Township determined the proposal is consistent with the Master Plan and Zoning Ordinance.***
- There are no Category one waterways located on the site.
- There are no historic buildings on site.
- Proposed Structures: 2 warehouse bulidings with total footprint of 880,00 SF +/-
- There are 352 parking spaces with vehicle circulation/access drives. Applicant should confirm total impervious surface for site.
- There are no Threatened or Endnagered Species located on the subject site and the applicant proposes 53 acres of SSA to avoid any Environemental Snensitive Areas (ESA) on the remainder of the property.

Comments:

- The SSA Amendment Report prepared by Natural Systems Utilities provides that the site is identified on the 2013 County Future Wastewater Service Area Map as its own sewer service area and appears in both NJDEP and Highlands Council mapping databases. However, the 2013 Map included the site as 2017 Draft SSA Map removed the Sparta Sand and Gravel from the map and List of Facilities because the NJPDES permit associated with the site was for a stormwater permit for vehicle wash water, not waste water.
- Stormwater: Applicant should confirm stormwater management complies with Stormwater Management Rules. It is also noted that the southerly detention basin is located in the 150 wetlands transition area. The submitted SSA Report and application forms state that there are no disturbances to the wetlands or wetlands transition area. The Applicant should provide clarification.
- Proposed WTP: The applicant should provide information on the proposed treatment plant, including its location on site, discharge areas, disposal fields, pump stations, etc.
- Capacity: Applicant must provide documentation that there is sufficient capacity for proposed groundwater discharge and provide capacity analysis. Will the proposed discharge to groundwater impact surrounding properties, including impacts on existing septic systems, local water table levels, etc.
- Water Supply: Please provide information on proposed water supply to site including how the development will connect to municipal water system.
- Building Square Footage: The site plan, WMP Report, and Application Forms have different square footage figures listed. Please confirm the correct square footage.
- Employees: Please confirm total number of employees.
- Facility Table: Applicant should provide a completed facility table. A sample is provided.
- Environmentally Sensitive Areas: There is a wetlands compensation area shown on the site plan but not included in the narrative report. A flood prone area is identified to the left of the proposed warehouse/office structures. Applicant should provide information on this area.
- Rail Road Expansion: Proposal includes expansion of existing freight NYS&W railroad line, approx 1750 linear feet. It appears to be located in the wetlands transition area.
- Notification to Affected Government Agencies: Please provide correspondence as indicated in Section IV. of SSA Report.





**ON-SITE DOMESTIC TREATMENT FACILITIES
FACILITY NAME:**

1. Existing or proposed facility:		
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ	
3. Discharge to ground water (DGW) or surface water (DSW):		
4. Receiving water or aquifer:		
5. Classification of receiving water or aquifer:		
6. Owner of facility:		
7. Operator of facility:		
8. Co-Permittee of facility (<i>where applicable</i>):		
9. Location of facility:		
a. Municipality & County		
b. Street address		
c. Block(s) and Lot(s)		
10. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude _____	
	b. Latitude _____ or	
	c. State Plane Coordinates _____	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	_____ MGD	
*13. Summary of population served/to be served including major seasonal fluctuations:	Current (Year 20__) Population	Build-out or 20-Year Future (Year 20__) <i>specify one as applicable</i>
Total		
*14. Summary of wastewater flow received/to be received as a 3-day average flow for DSW or a daily maximum flow for DGW:	Current (Year 20__) Flow (in MGD)	Build-out or 20-Year Future (Year 20__) as applicable (in MGD)
Residential flow		
Commercial flow		
Industrial flow		
Infiltration/Inflow		

SAMPLE

Facility Total		
-----------------------	--	--

FACILITY TABLE

Resolution Information

Meeting Date
05/11/2022

Submission Date
03/18/2022

Resolution Type
PLANS

Was the resolution or supporting documentation prepared or reviewed by outside counsel on behalf of the County?*

Division/Office
PLANNING

Yes
 No

Department
ENGINEERING AND PLANNING

Attorney Name*
Bob McBriar

Municipal Name
1918 - SPARTA TOWNSHIP

Law Firm*
Schenk PRice SMith & King LLP

Status
DRAFT

Vendor Name*
WATER QUALITY ADVISORY COMMITTEE (PAC)

Agenda Order
N/A

Document Description*
RSL FOR PRELIM APPROVAL OF DIAMOND CHIP REALTY SITE SPECIFIC AMEND TO WQMP

Initiator Phone Number*
973-579-0500

Initiator's Name
Autumn Sylvester

Initiator Extension*
1336

Initiator Email*
ASYLVESTER@SUSSEX.NJ.US

Project ID

Resolution Package #
2446867

Project ID Description

Resolution Number

Resolution Title

Enter The Resolution Title Here (CTRL + C To Copy and CTRL +V To Paste)

RESOLUTION RE: PRELIMINARY ADOPTION OF THE SITE-SPECIFIC AMENDMENT TO THE SUSSEX COUNTY WASTEWATER MANAGEMENT PLAN TO INCLUDE BLOCK 12008, LOT 23 (33 DEMAREST ROAD) LOCATED IN SPARTA TOWNSHIP, SUSSEX COUNTY, AS PROPOSED BY DIAMOND CHIP REALTY, LLC

Resolution Summary

Enter The Resolution Summary Here (CTRL + C To Copy and CTRL + V To Paste)

The Diamond Chip Realty LLC Site Specific Wastewater Plan Amendment proposes to expand the sewer service area by approximately 53 acres to serve two (2) proposed buildings having a combined total building area of approximately 880,480 square feet for warehouse and office space. The approximate 10,000 gpd of wastewater generated by the proposal will be treated by a new dedicated wastewater treatment facility providing advanced treatment prior to on-site groundwater recharge.

RESOLUTION RE: PRELIMINARY ADOPTION OF THE SITE-SPECIFIC AMENDMENT TO THE SUSSEX COUNTY WASTEWATER MANAGEMENT PLAN TO INCLUDE BLOCK 12008, LOT 23 (33 DEMAREST ROAD) LOCATED IN SPARTA TOWNSHIP, SUSSEX COUNTY, AS PROPOSED BY DIAMOND CHIP REALTY, LLC



WHEREAS, the Sussex County Board of County Commissioners ("SCBCC") is the designated planning agency for the Sussex County Water Quality Management Planning Area ("Planning Area") which includes portions of Morris County situated within the Musconetcong Watershed Area; and

WHEREAS, pursuant to and in accordance with the Water Quality Planning Act, N.J.S.A. 58:11A-1, and Statewide Water Quality Management Planning Rules, N.J.A.C. 7:15-1.1 et seq., the SCBCC adopted the Sussex County Water Quality Management Plan and amendments (collectively "WQMP") which have been approved by the State of New Jersey, Department of Environmental Protection ("NJDEP"); and

WHEREAS, the WQMP implements the legislative objectives (N.J.S.A. 58:11A-2) and policy goals (N.J.A.C. 7:15-1.2) of the New Jersey Water Quality Management Planning Program, and governs water quality management and resource planning within the Planning Area, including the orderly development of wastewater facilities and sewer service areas; and

WHEREAS, the NJDEP has established plan modification and amendment procedures to include unplanned facilities in a water quality management plan through revision, or regional or site-specific amendment; and

WHEREAS, in May 2021, Diamond Chip Realty, LLC ("Applicant") petitioned the Sussex County Water Quality Management Agency ("SCWQMA") requesting a site-specific amendment to the WQMP to include Block 12008, Lot 23, having a street address of 33 Demarest Road, located in Sparta Township, Sussex County, New Jersey ("Property"); and

WHEREAS, in support of its application, the Applicant was represented by Natural Systems Utilities ("NSU") who prepared and submitted the "Site Specific Water Quality Management Plan Amendment for Diamond Chip Realty, LLC Sparta Warehouses" dated May 2021 including a Project Site Plan, USGS Topographic Map, Parcel Map, Zoning Map, Redevelopment Plan, Endangered Species Map, Natural Heritage Priorities Map, Water Features Map, Letter of Interpretation ("LOI") and Wetlands Map, and NJDEP Application Forms A and B (collectively "Application"); and

WHEREAS, the proposed development, described as the "Sparta Warehouses" ("Project"), involves the construction of two (2) warehouse/office buildings having a combined total building area of approximately 860,480 square feet of warehouse space, and 20,000 square feet of office space for a total area of approximately 880,480 square feet; and

WHEREAS, the Project will be developed on a 70.9-acre site located in Sparta Township's ED Economic Development Zoning District which is currently used as a sand and gravel operation; and

WHEREAS, the Applicant proposes to create a new 53-acre Sewer Service Area boundary to exclude environmentally sensitive areas consisting of wetlands and undeveloped portions of their associated transition areas; and

WHEREAS, the proposed Site-Specific Amendment to the WQMP would designate Block 12008 Lot 23 as a "Discharge to Ground Water" area on the Future Sewer Service Area Map; and

WHEREAS, the Project will have a proposed wastewater generation of approximately 10,000 gallons per day ("gpd") comprised of warehouse use (7,500 gpd), office use (2,000 gpd) and delivery/transit personnel (500 gpd) that will be treated by a new dedicated wastewater treatment facility; and

WHEREAS, the new on-site wastewater treatment facility will consist of a membrane bioreactor (MBR) system to provide advanced treatment prior to on-site groundwater recharge and will meet all NJDEP requirements; and

WHEREAS, on April 9, 2020 the applicant was notified by the New Jersey Highlands Council that no official determination can be made until formal submission to the NJDEP occurs; and

WHEREAS, on October 26, 2021, the Sparta Township Council adopted Resolution 9-14 entitled, "Resolution Consenting to the Proposed Water Quality Management (WQM) Plan Amendment Entitled: Designation of the Sparta Warehouse Sewer Service Area" consenting to the filing of the plan amendment and submission to the Division of Planning and Economic Development and NJDEP; and

WHEREAS, on February 16, 2022, the Sussex County Municipal Utilities Authority ("SCMUA") adopted a Resolution entitled, "SCMUA Endorsement of the Diamond Chip Realty Amendment to the Sussex County Water Quality Management Plan (WQMP)" conditionally approving and endorsing the Application; and

WHEREAS, the application was reviewed and discussed by the Sussex County Water Quality Policy Advisory Committee ("PAC") at its regular meetings conducted remotely on January 13, 2022 and February 3, 2022, which was attended by the Applicant and its professionals; and

WHEREAS, on March 3, 2022, the PAC adopted a Resolution recommending that the WQMP Amendment be preliminarily approved and forwarded to NJDEP as a site-specific amendment and processed separately from the Sussex County WQMP.


NOW, THEREFORE, BE IT RESOLVED that the Sussex County Board of County Commissioners hereby approves amending the Sussex County Water Quality Management Plan through site specific amendment process to include Block 12008, lot 23 located in Sparta Township, Sussex County as proposed by Diamond Chip Realty, LLC, subject to final approval by NJDEP, and take such further actions as may be necessary to amend the WQMP consistent herewith; and

BE IT FURTHER RESOLVED that the proposal is supported by the Sussex County Strategic Growth Plan goals and objectives including the expansion of job creation centers, concentrating in the development of manufacturing/industrial and warehouse and distribution facilities, that are located along highway corridors, with access to rail service and benefit from a lack of residential development; and

BE IT FURTHER RESOLVED, affected parties as defined in N.J.A.C. 7:15 are identified as the New Jersey Highlands Council, Sussex County Municipal Utilities Authority, Sparta Township, and Sussex County Division of Planning and Economic Development; and

BE IT FURTHER RESOLVED that a copy of this Resolution shall be forwarded to Natural Systems Utilities, 170 Township Line Road, Building C, Hillsborough NJ 08844; Township of Sparta, 65 Main Street, Sparta, NJ 07871; SCMUA Administrative Office, 34 South Route. 94, Lafayette, NJ 07848; NJ Highlands Council, 100 North Road, Chester, NJ 07930; and NJDEP Office of WRM Coordination, P.O. Box 420, Mail Code 401-02A, Trenton, NJ 08625;

Certified as a true copy of the Resolution adopted by the Board on the 11th day of May, 2022.


 Teresa Lyons, Clerk ^{Suzanne Johnson}
 Board of County Commissioners
 County of Sussex, New Jersey

RECORD OF VOTE						
COMMISSIONER	AYE	NAY	ABST	ABS	MOVE	SEC
Carney				✓		
Fantasia	✓					
Fasano	✓					
Petillo SPAC	✓					✓
Yardley	✓				✓	

ABST - Abstain

MOVE - Resolution Moved

ABS - Absent

SEC - Resolution Seconded

RESOLUTION RE: RECOMMENDING SITE SPECIFIC AMENDMENT TO THE SUSSEX COUNTY WATER QUALITY MANAGEMENT PLAN TO INCLUDE BLOCK 12008, LOT 23 (33 DEMAREST ROAD) LOCATED IN SPARTA TOWNSHIP, SUSSEX COUNTY, AS PROPOSED BY DIAMOND CHIP REALTY, LLC

WHEREAS, the Sussex County Board of County Commissioners ("SCBCC") is the designated planning agency for the Sussex County Water Quality Management Planning Area ("Planning Area") which includes portions of Morris County situated within the Musconetcong Watershed Area; and

WHEREAS, pursuant to and in accordance with the Water Quality Planning Act, N.J.S.A. 58:11A-1, and Statewide Water Quality Management Planning Rules, N.J.A.C. 7:15-1.1 et seq., the SCBCC adopted the Sussex County Water Quality Management Plan and amendments (collectively "WQMP") which have been approved by the State of New Jersey, Department of Environmental Protection ("NJDEP"); and

WHEREAS, the WQMP implements the legislative objectives (N.J.S.A. 58:11A-2) and policy goals (N.J.A.C. 7:15-1.2) of the New Jersey Water Quality Management Planning Program, and governs water quality management and resource planning within the Planning Area, including the orderly development of wastewater facilities and sewer service areas; and

WHEREAS, the NJDEP requires that proposed wastewater treatment and conveyance facilities, and wastewater treatment service areas, as well as related subjects, conform with an approved water quality management plan; and

WHEREAS, the NJDEP has established plan modification and amendment procedures to include unplanned facilities in a water quality management plan through revision, or regional or site specific amendment; and

WHEREAS, in May 2021, Diamond Chip Realty, LLC ("Applicant") petitioned the Sussex County Division of Planning and Economic Development requesting a site specific amendment to the WQMP to include Block 12008, Lot 23, having a street address of 33 Demarest Road, located in Sparta Township, Sussex County, New Jersey ("Property"); and

WHEREAS, the Applicant was represented by Natural Systems Utilities ("NSU"), 170 Township Line Road, Building C, Hillsborough, New Jersey; and

WHEREAS, in support the Applicant's request, NSU prepared and submitted the "Site Specific Water Quality Management Plan Amendment for Diamond Chip Realty, LLC Sparta Warehouses" dated May 2021 including a Project Site Plan, USGS Topographic Map, Parcel Map, Zoning Map, Redevelopment Plan, Endangered Species Map, Natural Heritage Priorities Map, Water Features Map, Letter of Interpretation

("LOI") and Wetlands Map, and NJDEP Application Forms A and B (collectively "Application"); and

WHEREAS, pursuant to and in accordance with the Sussex County Water Quality Management Program Plan Amendment and Revision Procedures ("WQMP Procedures"), approved by the NJDEP, the Application was forwarded to the Sussex County Water Quality Policy Advisory Committee ("WQMPAC") for substantive review and comment; and

WHEREAS, included with the Application, for consideration by WQMPAC, was a Staff Report prepared by the Sussex County Division of Planning & Economic Development containing a preliminary analysis of the proposed development and initial comments; and

WHEREAS, the Application and Staff Report were reviewed and discussed at WQMPAC's regular meeting conducted remotely on January 13, 2022, which was attended by the Applicant and its professionals; and

WHEREAS, sworn testimony in support of the Application was provided on behalf of the Applicant by Michael Green, Environmental Consultant, Jens Riedel, P.E., Senior Project Engineer, and Tony Diggan, P.E.; and

WHEREAS, the meeting was open to the public and no public comments were received by the Recording Secretary; and

WHEREAS, on January 31, 2022, the Applicant submitted correspondence and additional documentation ("Supplemental Information") addressing questions presented by WQMPAC and the comments set forth in the Staff Report, including Revised SSA Amendment Report, Revised Site Plan, LOI Extension Documentation, Facility Table, Highlands Correspondence, and SCMUA Correspondence; and

WHEREAS, the WQMPAC continued its substantive review of the Application at its next regularly scheduled meeting conducted remotely on February 3, 2022, which was attended by the Applicant and its professionals; and

WHEREAS, during the continuance meeting, the WQMPAC reviewed and discussed the Supplemental Information, and heard additional sworn testimony regarding same from Jens Riedel, P.E., Senior Project Engineer; and

WHEREAS, the continuance meeting was open to the public and no public comments were received by the Recording Secretary; and

WHEREAS, based on all of the submissions and testimony received to date from the Applicant and its professionals, WQMPAC finds that the proposed development, described as the "Sparta Warehouses" ("Project") involves the construction of two (2) warehouse/office buildings having a combined building area of approximately 860,480

square feet of warehouse space, and 20,000 square feet of office space for a total building area of approximately 880,480 square feet; and

WHEREAS, the Project will include parking areas and stalls, bioretention basins, a wastewater facility, retaining walls, a rail spur extension of the NYSW railway (approximately 1,750 linear feet), a railroad loading platform, curbing, and landscaping; and

WHEREAS, the Project will be developed on a 70.9-acre site located in Sparta Township's ED Economic Development Zoning District which is currently used as a sand and gravel operation; and

WHEREAS, the Project expects to have approximately 300 employees and 100 daily delivery/transit personnel; and

WHEREAS, the Property is located in the Paulinskill HUC 11 Watershed in the Upper Delaware Watershed Management Area; and

WHEREAS, maximum impervious coverage for the site is 65% (approximately 1,927,600 square feet) and the proposed impervious coverage is 54% (approximately 1,600,400 square feet); and

WHEREAS, the Project includes 307 passenger car parking spaces with an additional 119 spaces banked; and

WHEREAS, the Project will have a proposed wastewater generation of approximately 10,000 gallons per day ("gpd") comprised of warehouse use (7,500 gpd), office use (2,000 gpd) and delivery/transit personnel use (500 gpd) that will be treated by a new dedicated wastewater treatment facility constructed on-site to provide advanced treatment prior to on-site groundwater recharge; and

WHEREAS, the Applicant proposes to create a new 53-acre Sewer Service Area boundary to exclude environmentally sensitive areas consisting of wetlands and undeveloped portions of their associated transition areas; and

WHEREAS, the Applicant stated that the wetland and transition area disturbances associated with the Project will be completed under the authorization of a General Permit #6 (isolated wetlands), #7 (man-made ditches), or #10A (rail crossings), or under a Special Activity Transition Area Waiver for Development; and

WHEREAS, Applicant stated that there will be no disturbance to the existing on-site Freshwater Wetlands Transition Area Conservation Easement; and

WHEREAS, the LOI presented by the Applicant is valid and has been extended until May 10, 2025; and

WHEREAS, the Applicant stated that stormwater management for the site will comply with N.J.A.C. 7:8, "Stormwater Management," and

WHEREAS, the Applicant stated that the discharge to groundwater system will be modeled and designed to meet NJDEP requirements; and

WHEREAS, water will be supplied from the existing Sparta Township Water Utility System; and

WHEREAS, on October 26, 2021, the Sparta Township Council adopted Resolution 9-14 entitled, "Resolution Consenting to the Proposed Water Quality Management (WQM) Plan Amendment Entitled: Designation of the Sparta Warehouse Sewer Service Area" consenting to the filing of the plan amendment and submission to the Sussex County Division of Planning and Economic Development and NJDEP; and

WHEREAS, Resolution 9-14 memorializes Sparta Township's determination that the proposed development is a permitted use in the Township's ED, Economic Development Zoning District, and is supported by the goals and objectives of the Sparta Township Master Plan, including economic redevelopment of an existing quarry site and use of existing rail infrastructure, and is therefore consistent with the Township Master Plan and Sparta Zoning Ordinance; and

WHEREAS, affected parties as defined in N.J.A.C. 7:15 were identified as the New Jersey Highlands Council, Sussex County Municipal Utilities Authority, Sparta Township, and Sussex County Division of Planning and Economic Development; and

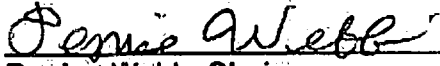
WHEREAS, the Applicant has notified the above-referenced affected parties regarding its proposal for site specific plan amendment as described herein; and

WHEREAS, based on its final review, WQMPAC has determined that the Applicant's request for site specific amendment to include Block 12008, lot 23 located in Sparta Township, Sussex County as proposed by Diamond Chip Realty, LLC is consistent with the Sussex County Strategic Growth Plan, Sussex County master plan documents, and WQMP planning goals and policies.

NOW, THEREFORE, BE IT RESOLVED that the Sussex County Water Quality Policy Advisory Committee hereby recommends that the Sussex County Board of County Commissioners approve amending the Sussex County Water Quality Management Plan through site specific amendment to include Block 12008, lot 23 located in Sparta Township, Sussex County as proposed by Diamond Chip Realty, LLC, subject to final approval by NJDEP, and take such further actions as may be necessary to amend the WQMP consistent herewith.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be forwarded to the Sussex County Board of County Commissioners, Diamond Chip Realty, LLC, Sparta Township, SCMUA, New Jersey Highlands Council, and NJDEP.

CERTIFIED AS A TRUE COPY OF A RESOLUTION
ADOPTED BY THE POLICY ADVISORY COMMITTEE
OF THE SUSSEX COUNTY WATER QUALITY
MANAGEMENT PROGRAM AT A MEETING HELD ON
March 3, 2022.



Denise Webb, Chair
Sussex County Water Quality PAC

RESOLUTION RE: SCMUA ENDORSEMENT OF THE DIAMOND CHIP REALTY AMENDMENT TO THE SUSSEX COUNTY WATER QUALITY MANAGEMENT PLAN (WQMP)

WHEREAS, Diamond Chip Realty, LLC, Natural Systems Utilities (NSU) is requesting a consent resolution in support of a site-specific amendment to the Sussex County Water Quality Management Plan (WQMP); and

WHEREAS, the documentation was prepared by Natural Systems Utilities, Inc. dated May 2021, revised January 2022, and received by SCMUA on February 7, 2022; and

WHEREAS, the WQMP Amendment proposes an approximate 860,480 sq foot warehouse and 20,000 sq foot office space located along 33 Demarest Road (Block 12008, Lot 23); and

WHEREAS, the projected wastewater flow for the additional infrastructure is 10,000 gallons per day (gpd); and

WHEREAS, all wastewater generated onsite will be treated onsite by a membrane bioreactor (MBR) system prior to onsite groundwater recharge; and

WHEREAS, the proposed project and WQMP Amendment has been endorsed by Resolution by Sparta Township dated October 27, 2021; and

WHEREAS, the applicant was notified on April 9, 2020 that no determination can be made by the New Jersey Highlands Council until formal submission to the NJDEP occurs; and

WHEREAS, the applicant has appeared before the Policy Advisory Committee (PAC) to the Sussex County Water Quality Management Agency (SCWQMA) at its regular meeting on January 13, 2022 and addressed the comments and questions of the PAC members and County staff on February 3, 2022; and

WHEREAS, the WMP/WQMP Amendment is scheduled to be preliminarily adopted by the PAC/SCWQMA via Resolution on March 3, 2022; and

WHEREAS, the SCMUA was identified as an "affected party" to this matter as defined in N.J.A.C 7:15; and

WHEREAS, the SCMUA has been requested to provide consent/endorsement of the proposed WMP/WQMP Amendment and has reviewed the documents; and

WHEREAS, the SCMUA application review fee has not been paid by applicant.

NOW, THEREFORE, BE IT RESOLVED, by the Commissioners of the Sussex County Municipal Utilities Authority that:

- I. The application for WQMP Amendment endorsement for the construction of the referenced project are conditionally approved/endorsed by the SCMUA, subject to satisfactory resolution of the following item:
 - A. Payment of review fee for proposed project in accordance with the Authority's FY 2022 Rate Schedule.
 - B. Receipt of WMP/WQMP Amendment adoption by the PAC/SCWQMA via Resolution.
- II. This Resolution shall be effective in accordance with applicable law.
- III. SCMUA Staff and Professionals are directed and empowered to take any and all action necessary to effect this Resolution.
- IV. A copy of this resolution shall be forwarded to the Sussex County Board of Chosen Freeholders, Sparta Township, Diamond Chip Realty LLC, Natural Systems Utilities (NSU), and the PAC/SCWQMA.

Certified as a true copy of the Resolution
Adopted by the Authority at their Regular
Meeting held on February 16, 2022.


Andrea Cocula, Secretary

RESOLUTION OF THE TOWNSHIP OF SPARTA

Sussex County, New Jersey

No. 21-168

Date of Adoption. 10/27/2021

Title or Subject:

9-14 Resolution Consenting to the Proposed Water Quality Management (WQM) Plan Amendment Entitled: Designation of the Sparta Warehouse Sewer Service Area

Introduced by Councilwoman Whilesmith

Seconded by Councilman Hertzberg

WHEREAS, Sparta Township desires to continue to provide for the orderly development of wastewater facilities within Sparta Township, and

WHEREAS, the New Jersey Department of Environmental Protection (NJDEP) requires that proposed wastewater treatment and conveyance facilities and wastewater treatment service areas, as well as related subjects, be in conformance with an approved WQM plan, and

WHEREAS, the NJDEP has established the WQM plan amendment procedure as the method of incorporating unplanned facilities into a WQM plan, and

WHEREAS, a proposed WQM plan amendment to the Sussex County Water Quality Management Plan was filed with Sussex County as the Designated Planning Agency in May 2021 for the Designation of the Sparta Warehouse Sewer Service Area on Block 12008, Lot 23 in Sparta Township, and

WHEREAS, the proposed sewer service area will serve an approximately 880,000 square foot warehouse and office development and is located in the ED - Economic Development Zoning District, wherein warehouses and office building uses are permitted,, and therefore the proposal is consistent with the Township of Sparta Zoning Ordinance, and

WHEREAS, the proposed sewer service area is supported by the goals and objectives of the Sparta Township Master Plan, including economic redevelopment of an existing quarry site and use of existing rail infrastructure and is therefore consistent with the municipal master plan,

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Sparta on this 26th day of October, 2021, that:

- 1 The Sparta Township Council hereby consents to the filing of an amendment entitled Designation of the Sparta Warehouse Sewer Service Area, for the purposes of its incorporation into the applicable WQM plan(s)

2. This consent shall be submitted to the Sussex County Water Quality Management Agency and the NJDEP in accordance with N.J.A.C. 7 15-3 4

A copy of this Resolution shall be placed on file with the Clerk of the Township

This resolution shall take effect immediately

If any section, subsection, sentence, clause or phrase in this resolution is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this resolution.

RECORD VOTE OF COUNCIL ON FINAL PASSAGE									
COUNCILMAN	AYE	NAY	N V	A.B	COUNCILMAN	AYE	NAY	N V	A.B
CHIARIELLO	X				SMITH	X			
HERTZBERG	X				WHILESMITH	X			
QUINN	X								

I, Kathleen Chambers, Municipal Clerk, do hereby certify that the foregoing resolution was adopted at the regular meeting of the Council held on October 26, 2021.

October 27, 2021
Date


Signature – Township Clerk

Jens Riedel

From: Casey Ezyske <Casey.Ezyske@highlands.nj.gov>
Sent: Thursday, April 9, 2020 10:10 AM
To: Jens Riedel
Cc: Kelley Curran
Subject: Sparta Warehouse Project- WQMP Amendment

Jens,

The Highlands Council begins the review process once the WQMP Amendment is submitted through the NJDEP portal. We are notified from the portal when a WQMP application is submitted. We can conduct our review on the materials NJDEP requires for submittal. However, if a private well is being constructed or the project intends to connect to a public utility, the well locations need to be identified. If this is the case, please provide well locations as GIS shapefiles.

If you have any further questions, please don't hesitate to ask.

Thanks,
Casey Ezyske

From: Jens Riedel <jriedel@NSUWater.com>
Sent: Wednesday, April 8, 2020 1:38 PM
To: Kelley Curran <Kelley.Curran@highlands.nj.gov>
Subject: [EXTERNAL] Sparta Warehouse Project - WQMP Amendment

Good Afternoon,

I am working on a project which will consist of the construction of a warehouse on a current sand quarry property (Block 12008 Lot 23) in Sparta Township. The project will have on-site wastewater disposal (approximately 10,000 gpd) and will require an amendment to the WQMP. We have already had a meeting regarding this project with Autumn Sylvester at Sussex County and she indicated that in order to proceed with our WQMP amendment application to the County, we would need to obtain a Highlands consistency determination. The site is in the Planning Area.

I have reviewed the Highlands Council Project Review Procedures and believe we would follow the application procedures found in Section 3.4 which indicate the application must be made through the NJDEP online portal. However, Sussex County has indicated that we cannot submit via the portal until we have gone through the County's review process.

Please clarify the consistency determination request process for a project in Sussex County and advise which documents need to be submitted and in what format you would prefer them.

Regards,

Jens Riedel, PE, CFM
Senior Project Engineer

NATURAL SYSTEMS UTILITIES
Celebrating 35 years | **B-Corp** | **2019 Top Impact Company**
Direct: 908.240.1346 | [LinkedIn](#) | www.nsuwater.com

This message may contain privileged and confidential information. If you are not an intended recipient, please note that any disclosure, dissemination, distribution, or copying of this information is prohibited.

SUSSEX COUNTY DIVISION OF PLANNING & ECONOMIC DEVELOPMENT STAFF REPORT
Sussex County Water Quality Management Plan (WQMP) Site Specific Amendment:
Diamond Chip Realty LLC, Sparta Township
Date: January 13, 2022

Project Name: Diamond Chip Realty – Sparta Warehouses
 Site Specific Amendment to the Sussex County WQMP

Location: 33 Demarest Road
 Block 12008 Lot23
 Sparta Township, Sussex County NJ

Project Description: Diamond Chip Realty submitted a Site Specific Amendment application for a proposal to construct two warehouse/office buildings, parking areas, stormwater detention basins, and extension of existing railroad within the 70.9 acre subject site. The property is currently used to process sand and gravel and is located within the Sparta Township ED Economic Development Zone, wherein warehouses are a permitted use.

Located off Demarest Road, west of the intersection of Route 15 and CR 669 (Limecrest Road), the proposal encompasses 884,000 +/- SF of new structures in two warehouse/office buildings and 352 parking spaces in the previous sand/gravel operation area. Access to the proposed development will utilize the existing access from Demarest Road with a secondary entrance further west of Demarest Road.

Portions of the property contain open water areas as well as wetlands of Ordinary and Exceptional Resource Value. All on-site wetlands have a 150-foot wetland buffer/transition area. The wetlands are classified as Exception because they are associated with tributaries to Trout production waters. The subject property is located in the Paulinskill (above Stillwater) HUC 11 Watershed in Upper Delaware Watershed Management Area.

The proposed development is to be constructed within the limits of the existing sand and gravel operation, which is primarily devoid of vegetation, for a proposed 53-acre expansion of new Sewer Service Area (SSA). The projected wastewater flow is shown in the chart below and was calculated in accordance with N.J.A.C. 14A-23.3.

Use	Unit Type	Number of Units	Projected Flow (gpd/unit)	Hydraulic Load (gpd)
Warehouses (847,800 sq ft)	Employee	200	25	5,000
Office (45,000 sq ft)	Square Foot	45,000	0.1	4,500
Delivery/Transit Personnel	Person	100	5	500
Total Projected Wastewater Flow (gpd)				10,000

Findings:

- Resolution 9-14, Consenting to the Proposed WQM Amendment Entitled Designation of the Sparta Warehouse Sewer Service Area was adopted by the Township Council on October 26, 2021.
 - The proposed warehouse/office development is a permitted use in the ED – Economic Development Zoning District and is supported by the goals and objectives of the Township Master Plan, including economic redevelopment of the existing quarry, use of existing rail infrastructure. For those reasons, the Township determined the proposal is consistent with the Master Plan and Zoning Ordinance.
- There are no Category One waterways located on the site.
- There are no historic buildings on site.
- Proposed Structures: 2 warehouse buildings with total footprint of 880,00 SF +/-
- There are 352 parking spaces with vehicle circulation/access drives. Applicant should confirm total impervious surface for site.
- There are no Threatened or Endangered Species located on the subject site and the applicant proposes 53 acres of SSA to avoid any Environmental Sensitive Areas (ESA) on the remainder of the property.

Comments:

- The SSA Amendment Report prepared by Natural Systems Utilities provides that the site is identified on the 2013 County Future Wastewater Service Area Map as its own sewer service area and appears in both NJDEP and Highlands Council mapping databases. However, the 2013 Map included the site as 2017 Draft SSA Map removed the Sparta Sand and Gravel from the map and List of Facilities because the NJPDES permit associated with the site was for a stormwater permit for vehicle wash water, not waste water.
- Stormwater: Applicant should confirm stormwater management complies with Stormwater Management Rules. It is also noted that the southerly detention basin is located in the 150 wetlands transition area. The submitted SSA Report and application forms state that there are no disturbances to the wetlands or wetlands transition area. The Applicant should provide clarification.
- Proposed WTP: The applicant should provide information on the proposed treatment plant, including its location on site, discharge areas, disposal fields, pump stations, etc.
- Capacity: Applicant must provide documentation that there is sufficient capacity for proposed groundwater discharge and provide capacity analysis. Will the proposed discharge to groundwater impact surrounding properties, including impacts on existing septic systems, local water table levels, etc.
- Water Supply: Please provide information on proposed water supply to site including how the development will connect to municipal water system.

- **Building Square Footage:** The site plan, WMP Report, and Application Forms have different square footage figures listed. Please confirm the correct square footage.
- **Employees:** Please confirm total number of employees.
- **Facility Table:** Applicant should provide a completed facility table. A sample is provided.
- **Environmentally Sensitive Areas:** There is a wetlands compensation area shown on the site plan but not included in the narrative report. A flood prone area is identified to the left of the proposed warehouse/office structures. Applicant should provide information on this area.
- **Rail Road Expansion:** Proposal includes expansion of existing freight NYS&W railroad line, approx. 1750 linear feet. It appears to be located in the wetlands transition area.
- **Notification to Affected Government Agencies:** Please provide correspondence as indicated in Section IV. Of SSA Report.

Facility Table Sparta Warehouses		
1. Existing or proposed facility:	Proposed.	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	TBD	
3. Discharge to ground water (DGW) or surface water (DSW):	DGW	
4. Receiving water or aquifer:	Jacksonburg Limestone, Kittatinny Supergroup, and Hardyston Quarzite	
5. Classification of receiving water or aquifer:	Class II-A; Aquifer Rank C-B	
6. Owner of facility:	Diamond Chip Realty	
7. Operator of facility:	TBD	
8. Co-Permittee of facility (where applicable):	-	
9. Location of facility:		
a. Municipality & County	Sparta Township, Sussex County	
b. Street address	33 Demarest Rd, Sparta, NJ, 07871	
c. Block(s) and Lot(s)	Block 12008; Lots 23	
10. Location of discharge (i.e. degrees, minutes, seconds):	State Plane Coordinates: X: 446478 Y: 814337	
11. Present permitted flow or permit condition or daily maximum:	NA	
*13. Summary of population served/to be served including major seasonal fluctuations:	Current (Year 2022) Population	20-Year Future (Year 2042)
Total	300 Emp., 100 Delivery	300 Emp., 100 Delivery
*14. Summary of wastewater flow received/to be received as a 3-day average flow for DSW or a daily maximum flow for DGW:	Current (Year 2022) Flow (in MGD)	20-Year Future (Year 2042) (in MGD)
Residential flow	0	0
Commercial flow	0	0
Industrial flow	0.10	0.10
Infiltration/Inflow	0	0
Facility Total	0.10	0.10



**SITE SPECIFIC WATER QUALITY
MANAGEMENT PLAN
AMENDMENT
FOR
DIAMOND CHIP REALTY, LLC
SPARTA WAREHOUSES**

**BLOCK 12008, LOT 23
SPARTA TOWNSHIP,
SUSSEX COUNTY, NEW JERSEY**

May 2021

Revised January 2022

**PREPARED BY:
Natural Systems Utilities
170 Township Line Road, Building C
Hillsborough, NJ 08844**

Table of Contents

Contents

I.	Introduction.....	2
II.	Project Description.....	2
III.	Projected Wastewater Flow.....	3
IV.	Hydrogeologic Investigation and Wastewater System Design.....	3
V.	Notification to Affected Government Agencies.....	4
VI.	Environmentally Sensitive Areas.....	5
A.	Threatened and Endangered Species Habitat.....	5
B.	Natural Heritage Priority Sites.....	5
C.	Wetlands and Riparian Zones.....	6
VII.	Impacts to Water Quality and Quantity.....	6
VIII.	Conclusion.....	7

List of Maps and Figures

Project Site Plan
USGS Topographic Map
Parcel Map
Zoning Map
Preliminary Site Plan
Endangered Species Map
Natural Heritage Priorities Map
Water Features Map

List of Appendices

Appendix A Letter of Interpretation and Wetlands Map
Appendix B Application Attachments
NJDEP Form A
NJDEP Form B

I. Introduction

The Sparta Warehouses Project by Diamond Chip Realty LLC proposes two warehouses on the current Sparta Sand & Gravel property located on the 70.9-acre parcel known as Block 12008, Lot 23 in Sparta Township, Sussex County, New Jersey. This site is located entirely within the Highlands Planning Area and Sparta Township is identified as a "Non-Conforming Town" by the Highlands Council.

The site is identified on the 2013 Sussex County Future Wastewater Service Area Map as its own sewer service area (SSA) for NJPDES Permit #NJ0098621 (Sparta Sand and Gravel Co. Inc.) for mining and processing water discharges. This SSA appears both in New Jersey Department of Environmental Protection (NJDEP) and Highlands Council mapping databases. A subsequent Wastewater Service Area Map from 2017 prepared by Sussex County eliminates this SSA, however this revised map has not yet been adopted by NJDEP.

This Site-Specific Water Quality Management Plan Amendment Application proposes to create a new 53-acre SSA boundary to exclude "environmentally sensitive areas" (ESAs) consisting of wetlands and undeveloped portions of their associated transition areas. No threatened and endangered (T&E) species habitat or natural heritage priority sites are mapped on-site. This SSA will be associated with a new Discharge to Groundwater NJPDES permit for treated sanitary wastewater from the development.

II. Project Description

The project consists of two warehouses with a combined total area of approximately 860,480 square feet of warehouse space and 20,000 square feet of office space located on Block 12008, Lot 23, in Sparta Township, Sussex County, New Jersey (see USGS Map). The lot, located at 33 Demarest Road west of intersection of Route 15 and Limecrest Road, is currently used to process sand and gravel. The site is surrounded by light commercial and agricultural properties. The property is located within the ED (Economic Development) Zone for Sparta Township which allows the construction of warehouses.

Access to the development is proposed from Demarest Road at the same location as the current access to the sand and gravel operation with a secondary entrance further west on Demarest Road. The warehouses are aligned parallel to Demarest Road with the larger warehouse closer to Route 15.

III. Projected Wastewater Flow

The project consists of two warehouses with associated office space. The projected wastewater flow is provided below. These flows are calculated in accordance with N.J.A.C. 7:14A-23.3.

Projected Wastewater Flow

Use	Unit Type	Number of Units	Projected Flow (gpd/unit)	Hydraulic Load (gpd)
Warehouses (860,480 sq ft)	Employee	300	25	7,500
Office (20,000 sq ft)	Square Foot	20,000	0.1	2,000
Delivery/Transit Personnel	Person	100	5	500
Total Projected Wastewater Flow (gpd)				10,000

The table above shows a projected wastewater flow of 10,000 gpd for the development. A new dedicated wastewater treatment facility will be designed and constructed on-site to provide advanced treatment prior to on-site groundwater recharge.

IV. Hydrogeologic Investigation and Wastewater System Design

An area for groundwater recharge of the treated effluent was set aside near Demarest Road. The required final dimensions and location of the recharge area will be the result of detailed hydrogeologic investigation and modelling of the on-site soils and geology. These investigations and testing are currently ongoing. Due to the sand and gravel composition of the on-site soils, use of the site for groundwater recharge is favorable.

The proposed wastewater treatment facility will utilize a membrane bioreactor (MBR) system using an active sludge process. This type of treatment system produces high quality effluent in a small footprint. The proposed treatment facility building will be approximately 40' by 40' and will house most of the treatment components and tanks. Several tanks (equalization tank, trash trap, and sludge holding tank) will be located below ground adjacent to the building for easier access. The raw wastewater first passes through a trash trap for primary screening. It then moves to an equalization tank to regulate the flow through the treatment process and homogenize the waste stream.

The wastewater then enters secondary treatment starting with an anoxic reactor where anaerobic organisms break down the organic matter into biomass and carbon dioxide and methane. This is followed by the aerobic reactor in which aerobic organisms further break down the organic matter.

The treated wastewater then passes through membranes with microscopic pores which filter out organic matter and contaminants to undergo tertiary treatment. Sludge produced from this process is sent to a sludge holding tank for periodic pumping and off-site disposal. Treated water is then disinfected through ultraviolet disinfection. The final process configuration and equipment will be determined during the review and permitting process.

Upon approval of this WMP Amendment, an application will be submitted to the New Jersey Department of Environmental Protection (NJDEP) for a New Jersey Pollutant Discharge Elimination System (NJPDES) permit and a Treatment Works Approval (TWA) for discharge-to-ground water (DGW) facilities.

V. Notification to Affected Government Agencies

In accordance with N.J.A.C. 7:15-3.5(f), the following government agencies have been contacted in relation to this site specific amendment request:

- Sussex County Municipal Utilities Authority
- Highlands Council
- Sparta Township
- Sussex County Division of Planning

In addition, a pre-application conference was held with the Sussex County Division of Planning on March 3, 2020.

The listed governmental agencies were advised of the location and scope of the project and that the submission of this application was forthcoming. To the extent appropriate, comments received were incorporated into this application.

A request will be submitted to Sparta Township to provide a resolution stating that the project is consistent with the existing zoning and master plan. A copy of this resolution will be forwarded to Sussex County Division of Planning.

VI. Environmentally Sensitive Areas

NJDEP Water Quality Management Planning Rules define ESAs as:

"...those areas identified in an areawide WQM plan as land areas possessing characteristics or features that are important to the maintenance or improvement of water quality, or to the conservation of the natural resources of the State. Environmentally Sensitive Areas include, but are not limited to, areas mapped as endangered or threatened wildlife species habitat on the Department's most currently available Landscape Maps of Habitat for Endangered, Threatened or Other Priority Species, Natural Heritage Priority Sites, wetlands and riparian zones."

A. Threatened and Endangered Species Habitat

The site contains no threatened or endangered species habitat, as per the NJDEP Landscape Project Version 3.3 database.

B. Natural Heritage Priority Sites

The property is not identified as a natural heritage priority site by NJDEP Landscape Project Version 3.3.

C. Wetlands and Riparian Zones

As per the NJDEP GeoWeb, this site does contain mapped wetlands. A wetlands investigation was conducted and a Letter of Interpretation was requested and received. Wetlands are present on the northern and eastern boundaries of the site. A 150-foot wetlands transition area was provided. The Letter of Interpretation, which was extended until May 2025, is provided with this application.

As a result, the portion of the site containing wetlands and riparian zones is currently classified as an ESA. This amendment proposes to establish the sewer service area boundary to exclude the wetlands and riparian zones.

The wetland and transition area disturbance associated with the proposed development will be completed under the authorization of a General Permit #6 (isolated wetlands), #7 (man-made ditches), or #10A (rail crossings) or under a Special Activity Transition Area Waiver for Redevelopment. The application for these permits was submitted on June 30, 2021. The redevelopment waiver is for areas of the site that were developed prior to the establishment of the Freshwater Wetlands Protection Act. No disturbance to the onsite Freshwater Wetlands Transition Area Conservation Easement is proposed.

The onsite portions of the 300-foot riparian zone consist of previously developed areas and the no-net fill is proposed as part of the onsite flood hazard area. A Flood Hazard Area Verification and Individual Permit is pending at the NJDEP. The application for these permits was submitted on June 30, 2021.

VII. Impacts to Water Quality and Quantity

Approval of this site specific plan amendment is not expected to have a detrimental impact on water quality or quantity. Major impacts that this type of development could have on water are generally the result of stormwater runoff, provision of potable water (municipal supply or on-site wells), and management of sanitary sewage.

With respect to stormwater runoff, all proposed development will adhere to the New Jersey rules that regulate stormwater (N.J.A.C. 7:8). As such, water quality will be protected in

accordance with the requirements of the Federal Clean Water Act and State Water Pollution Control Act.

It is anticipated the project will be serviced by a municipal potable water source (Sparta Township Water Utility – Lake Mohawk System) and no detrimental impacts to water supply in the region are anticipated because all treated wastewater will be recharged to groundwater on-site in accordance with a NJPDES-Discharge to Groundwater (DGW) permit. The Lake Mohawk PCWS has a surplus of capacity and this project will be drawing approximately 0.3% of the water system's supply.

Finally, no detrimental impacts resulting from sanitary sewage treatment and discharge will occur. All sanitary wastewater generated will be conveyed to an on-site, NJDEP regulated facility employing tertiary treatment technology to ensure effluent quality is fully compliant with all permit requirements. All treated effluent will then be directed to shallow groundwater recharge beds on-site. Hydrogeologic testing and modeling is being performed as per NJDEP requirements to design the groundwater recharge system to protect groundwater quality.

VIII. Conclusion

This Site Specific Plan Amendment Application has been prepared to propose a new sewer service area on a portion of Block 12008, Lot 23, located in Sparta Township, Sussex County, New Jersey. This 70.9-acre parcel is proposed to be developed with two warehouses totaling approximately 880,480 square feet.

Current NJDEP mapping shows the site within an existing the SSA for the NJPDES permit related to mining activities. This application proposes creation of a new 53-acre SSA for sanitary wastewater under a new Discharge to Groundwater NJPDES permit. On-site wetlands and undeveloped transition areas along the periphery of the property are excluded from the SSA boundary. No threatened or endangered species habitat is present on-site.

In further support of this amendment request, it is noted that the site is within the Planning Area of the Highlands Regional Plan and that the proposed development is consistent with current zoning. Additionally, no adverse impacts to water quality are anticipated as a result of this amendment.

MAPS AND FIGURES

Project Site Plan

USGS Topographic Map

Parcel Map

Zoning Map

Preliminary Site Plan

Endangered Species Map

Natural Heritage Priorities Map

Water Features Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Legend

- Sewer Service Area
- ▭ Property Boundary
- ▭ Proposed Warehouses

Site Plan

**Sparta Warehouse - Diamond Chip Realty
Block: 12008 Lot: 23**

Sparta Township, Sussex County, New Jersey



NATURAL SYSTEMS UTILITIES
A Division of
170 Township Hall Road, Suite 200
Arlington, NJ 08812
908-866-8400
908-866-8406

Drawn By: HDR	Checked By: HDR	Scale: 1" = 1,000'
Drawn By: HDR	Checked By: JR	



Copyright © 2010 National Geographic Society

<p>Legend</p> <p>— Roads</p> <p>▭ Site Location</p>	<p align="center">USGS Map</p> <p align="center">Sparta Warehouse - Diamond Chip Realty</p> <p align="center">Block: 12008 Lot: 23</p> <p align="center">Sparta Township, Sussex County, New Jersey</p> <p align="center">0 1,000 2,000 4,000 Feet</p>	<p>NATURAL SYSTEMS UTILITIES</p> <p>170 TOWNSHIP LINE ROAD BUILDING C MILLSBOROUGH, NJ 08244 708-399-8501 (NJ) 708-399-2266 (PA)</p> <table border="1"> <tr> <td>Date: 2/12/2020</td> <td>Designed By: JW</td> <td rowspan="2">Scale: 1" = 2,000'</td> </tr> <tr> <td>Drawn By: JW</td> <td>Checked By: JR</td> </tr> </table>	Date: 2/12/2020	Designed By: JW	Scale: 1" = 2,000'	Drawn By: JW	Checked By: JR
Date: 2/12/2020	Designed By: JW	Scale: 1" = 2,000'					
Drawn By: JW	Checked By: JR						



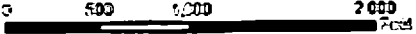
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Parcel Map
Sparta Warehouse - Diamond Chip Realty
Block: 12008 Lot: 23
Sparta Township, Sussex County, New Jersey

Legend

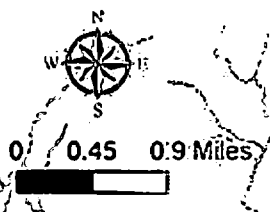
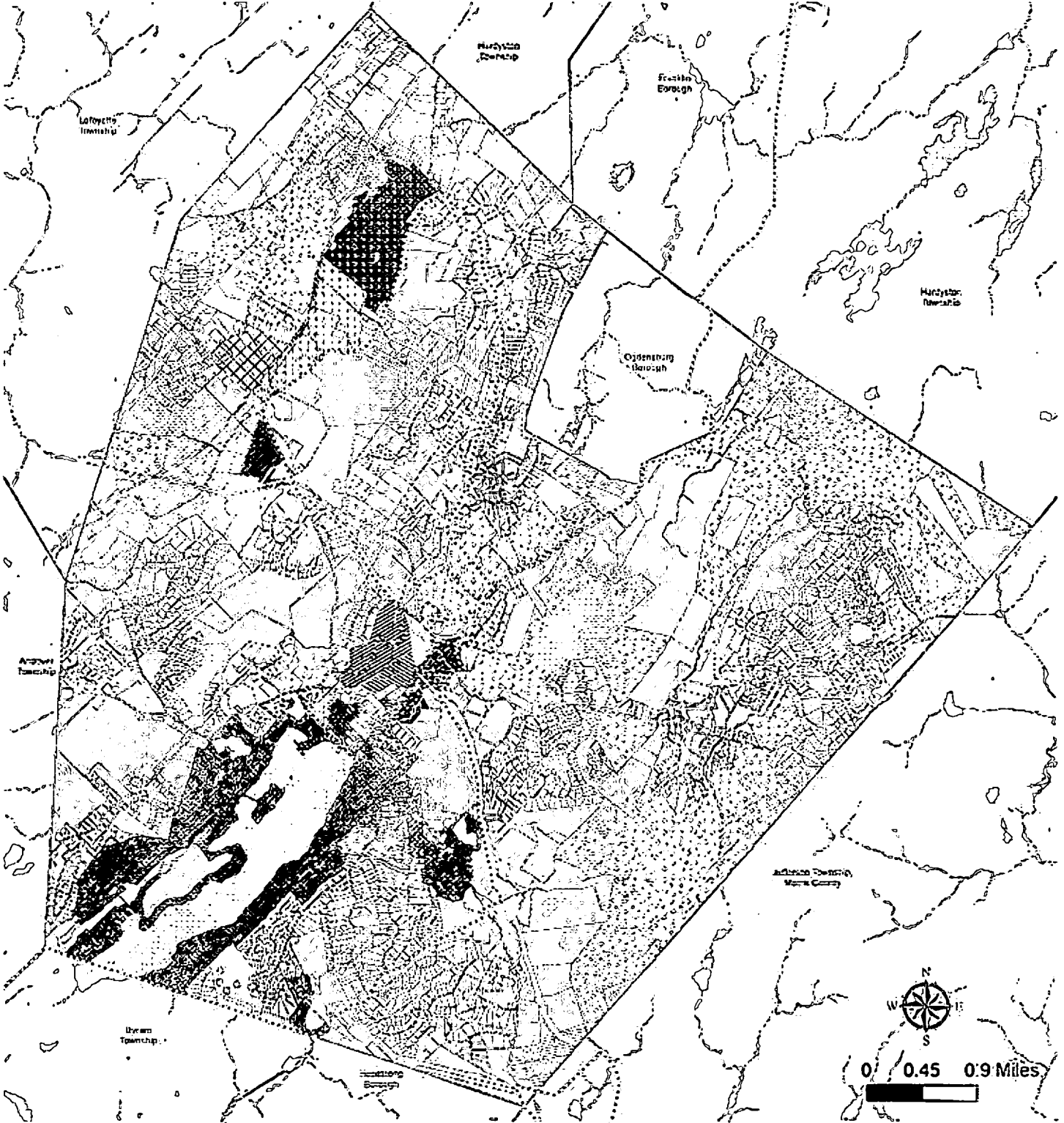
- Roads
- ▣ Site Location



NATURAL SYSTEMS UTILITIES
 370 TOWNSHIP FREE ROAD BUILDING 6
 TOWNSHIP FREE NJ 07854
 TEL: 610-399-2222 FAX: 610-399-2222
 WWW.NSUTILITIES.COM

Drawn by SW	Checked by SW	Scale: 1" = 1,000'
Drawn by SW	Checked by SW	

Sparta Township Zoning Map



- CO Commercial
- CO-1 Commercial Professional
- CH-1 Commercial Historic
- CD Community Development
- LD-1 Executive Development Low/Medium Density Core Housing
- MF Medium Density Zone
- MF-1 Medium Density Zone 1
- MF-2 Medium Density Zone 2
- MF-3 Medium Density Zone 3
- OSOU Open Space Government Use
- POD Planned Commercial Development

- RP-1 Residential (15000sf)
- RP-2 Residential (75000sf)
- RP-3 Residential (6000/4000sf)
- R-1 Town Center Residential Professional
- RD-1 Rural Concentrated Residential (5000sf)
- RD-2 Rural Concentrated Residential (3000sf)
- AR Rural Residential (2000sf)
- PCRM-1 Planned Commercial Resource Management 1
- PCRM-2 Planned Commercial Resource Management 2
- PCRM-3 Planned Commercial Resource Management 3
- Permitted Village Core

- TCO Town Center Commercial
- TCO-1 Town Center Commercial Office
- TCO-2 Town Center Limited Commercial
- TCO-3 Town Center Low/Med. Density
- TCPO Town Center Professional Business
- TCO-4 Town Center Commercial/Agri-Residential Housing
- TCMSB Town Center Main Street Business
- Sparta Town Center
- Village Spheres
- Light and Prescription Area Boundary

REVISIONS

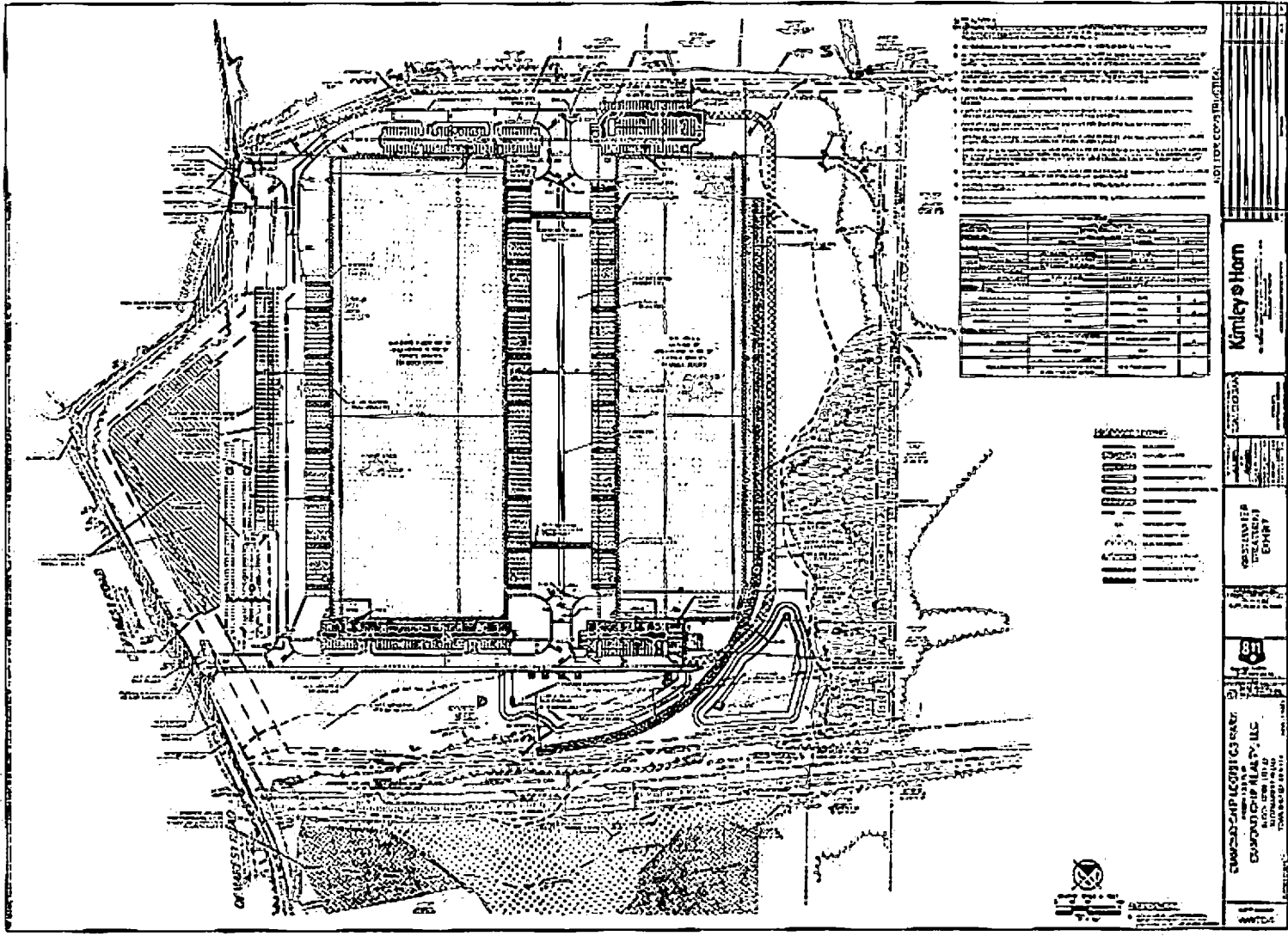
10/22/02	ADOPTED
3/23/04	REVISED
2/27/05	REVISED
5/24/11	REVISED
2/15/12	REVISED
1/27/13	REVISED
1/2/2016	REVISED

Zoning Map

SPARTA TOWNSHIP
Sussex County, New Jersey

Prepared For:
Sparta Township
Department of
Community Development

October 25, 2013



1. All work shall be in accordance with the latest edition of the Building Code of the City of Los Angeles, California, and all applicable codes and regulations.
 2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 3. The contractor shall maintain access to all existing utilities and structures on the site.
 4. The contractor shall be responsible for the safety of all workers and the public during the construction process.
 5. The contractor shall provide adequate site security and protection for all adjacent properties.
 6. The contractor shall maintain accurate records of all construction activities and materials used.
 7. The contractor shall be responsible for the removal and disposal of all construction waste in accordance with applicable regulations.
 8. The contractor shall provide a clean and safe site at all times during the construction process.
 9. The contractor shall be responsible for the final inspection and certification of the completed work.
 10. The contractor shall provide a detailed as-built drawing of the completed project.

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE	100	CU YD	120.00	12000.00
2	STEEL	50	TON	200.00	10000.00
3	BRICK	200	THOUSAND	15.00	3000.00
4	CEMENT	50	TON	80.00	4000.00
5	AGGREGATE	200	CU YD	10.00	2000.00
6	PAINT	10	THOUSAND GAL	100.00	1000.00
7	LABOR	1000	HOUR	10.00	10000.00
8	EQUIPMENT	10	DAY	100.00	1000.00
9	PERMITS	1	SET	500.00	500.00
10	INSURANCE	1	MONTH	100.00	100.00
11	PROFIT				10000.00
12	TOTAL				70000.00

KIMLEY-HORN & ASSOCIATES, INC.
 1000 W. 10TH AVENUE, SUITE 1000
 DENVER, COLORADO 80202
 TEL: 303.733.1000
 FAX: 303.733.1001
 WWW.KIMLEY-HORN.COM

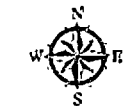
PROJECT NO. 15-0000-0000
 SHEET NO. 15-0000-0000-0000

DATE: 10/15/2015
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES
 APPROVED BY: K. BROWN

KIMLEY-HORN & ASSOCIATES, INC.
 1000 W. 10TH AVENUE, SUITE 1000
 DENVER, COLORADO 80202
 TEL: 303.733.1000
 FAX: 303.733.1001
 WWW.KIMLEY-HORN.COM



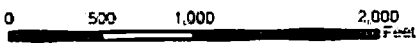
Source: Esri, DigitalGlobe, GeoEye, Earthstar/Geographics, CNES/Airbus, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Legend

- Rank 3
- Rank 4
- Rank 5
- Sewer Service Area

Rank 3,4,5 Threatened or Endangered Species
Sparta Warehouse - Diamond Chip Realty
Block: 12008 Lot: 23
Sparta Township, Sussex County, New Jersey

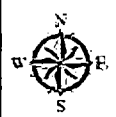


NATURAL SYSTEMS UTILITIES
 A GEORGEIA COMPANY
 330 SOUTH COUNTY BANK ROAD COLLETON GA 30528
 (706) 355-5700
 (706) 355-0700

Date: 11/10/2020	Designed By: HDR	Scale: 1" = 1,000'
Drawn By: HDR	Checked By: JR	



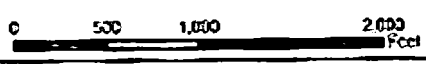
Source: Esri, DigitalGlobe, GeoEye, Earthstar (Informa), CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Natural Heritage Priority Sites
Sparta Warehouse - Diamond Chip Realty
Block: 12008 Lot: 23
Sparta Township, Sussex County, New Jersey

Legend

- Sewer Service Area
- Natural Heritage Priority Site



A DIV. OF THE TWP
 190 TOWNSHIP ROAD BUILDING 8
 HILLSBOROUGH, NJ 08040
 (609) 269-8521 (TX)
 (609) 329-0256 (FX)




Date: 11/02/2020 Drawn By: HDR	Designed By: HDR Checked By: LR	Scale: 1" = 1,000'
-----------------------------------	------------------------------------	--------------------



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Legend

-  Sewer Service Area
-  Water Bodies
-  Streams

Water Features
Sparta Warehouse - Diamond Chip Realty
Block: 12008 Lot: 23
Sparta Township, Sussex County, New Jersey



NATURAL SYSTEMS UTILITIES
 A UTILITY COMPANY
 670 COLORED BRIDGE ROAD BRIDGEVILLE PA
 19008-00124, 610 220-0400
 (610) 220-3321 ext 471
 (800) 359-0855 ext 473

Code: 11104020	Designed By: HDR	Scale: 1" = 1,000'
Drawn By: HDR	Checked By: CR	

APPENDIX A
Letter of Interpretation and Map



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Division of Land Use Regulation

Mail Code 501-02A, P. O. Box 420

Trenton, New Jersey 08625-0420

www.state.nj.us/dep/landuse

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

Frank Hunkele
Diamond Chip Realty, LLC
33 Demarest Rd
Sparta, NJ 07871

MAY 11 2015

RE: Freshwater Wetlands Letter of Interpretation: Line Verification
File No.: 1918-08-0001.1
Activity Number: FWW140001
Applicant: DIAMOND CHIP REALTY, LLC
Block(s) and Lot(s): [12008, 23], Formerly [32, 12]
Sparta Township, Sussex County

Dear Mr. Hunkele:

This letter is in response to your request for a Letter of Interpretation to have Division of Land Use Regulation (Division) staff verify the boundary of the freshwater wetlands and/or State open waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection, the U.S. Army Corps of Engineers Philadelphia and New York Districts, and the U.S. Environmental Protection Agency, the NJDEP, the Division is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon site inspections conducted by Division staff on January 13 and April 21, 2015, the Division has determined that the wetlands and waters boundary line(s) as shown on the plan map entitled: "LANDS OF DIAMOND CHIP REALTY, LLC, TAX LOT 23, BLOCK 12008, SPARTA TOWNSHIP, SUSSEX COUNTY, NEW JERSEY, WETLANDS LOCATION SURVEY", consisting of one sheet(s), dated November 26, 2014, last revised April 28, 2015, and prepared by Douglas O. Dykstra, is accurate as shown.

Wetlands Resource Value Classification ("RVC")

The Department has determined that the wetlands on-site are of Ordinary and Exceptional Resource Value as follows:

Ordinary: Features labeled "Man-made ditch", "Man-made Ponds settling basin", "Ordinary Value Wetlands" and "Man-made Ponds (settling basins from former soil processing). [No wetland buffer]

Exceptional: All remaining wetlands "A", "B", and "C". [150 foot wetland buffer] The wetlands are classified as Exceptional Resource Value because they are associated with the tributaries to Trout production waters:

State Open Water: Within wetlands. [No wetland buffer]

Please note that a buffer is not required adjacent to State Open Waters under the Freshwater Wetlands Protection Act, but a riparian buffer is required under the Flood Hazard Area Control Act. Please note that the riparian zone may exceed the transition area requirements. In order to determine the limits of any riparian zone on site, the applicant may obtain a Flood Hazard Area Verification (see 7:13-6.1). The following wetland areas or points have been considered by the Department to be isolated wetlands and not part of a surface water tributary system: Features labeled "Man-made ditch", "Man-made Ponds settling basin", "Ordinary Value Wetlands" and "Man-made Ponds (settling basins from former soil processing). Please note at this time the sinuous feature labeled "Man-made Pond settling basin" is considered a non-regulated feature. The Department reserves the right to reclassify the ordinary resource value wetlands and settling basins within the active "Soil Material Washing Operations" at such a time that the plant ceases operations or is converted to another use. RVC may affect requirements for wetland and/or transition area permitting. This classification may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-7), the types of Statewide General Permits available for the property (see N.J.A.C. 7:7A-4) and any modification available through a transition area waiver (see N.J.A.C. 7:7A-6). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

Wetlands resource value classification is based on the best information available to the Department. The classification is subject to reevaluation at any time if additional or updated information is made available, including, but not limited to, information supplied by the applicant.

Under N.J.S.A. 13:9B-7a(2), if the Division has classified a wetland as exceptional resource value, based on a finding that the wetland is documented habitat for threatened and endangered species that remains suitable for use for breeding, resting or feeding by such species, an applicant may request a change in this classification. Such requests for a classification change must demonstrate that the habitat is no longer suitable for the documented species because there has been a change in the suitability of this habitat. Requests for resource value classification changes and associated documentation should be submitted to the Division at the address at the top of this letter.

Pursuant to the Freshwater Wetlands Protection Act Rules, you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless it is determined that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original letter of interpretation and issue a revised letter of interpretation.

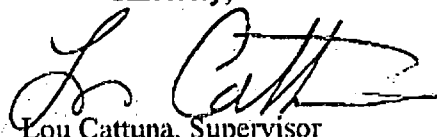
Regulated activities proposed within a wetland, wetland transition area or water area, as defined by N.J.A.C. 7:7A-2.2 and 2.6 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.8. The approved plan and supporting jurisdictional limit information are now part of the Division's public records.

This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are "isolated" or part of a surface water tributary system unless specifically called out in this letter as such. Furthermore, obtaining this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

In accordance with N.J.A.C. 7:7A-1.7, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, P.O. Box 402, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at www.state.nj.us/dep/landuse/forms. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at www.state.nj.us/dep/bulletin. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website www.nj.gov/dep/odr for more information on this process.

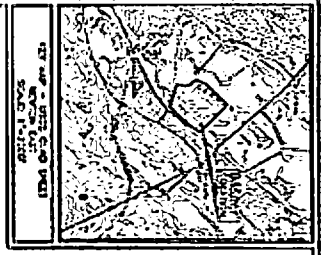
Please contact Patrick Ryan of our staff by e-mail at patrick.ryan@dep.nj.gov or (609) 633-6563 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,



Lou Cattuna, Supervisor
Division of Land Use Regulation

c: Sparta Township Clerk
Sparta Township Construction Official
Agent - Douglas Dykstra (original)

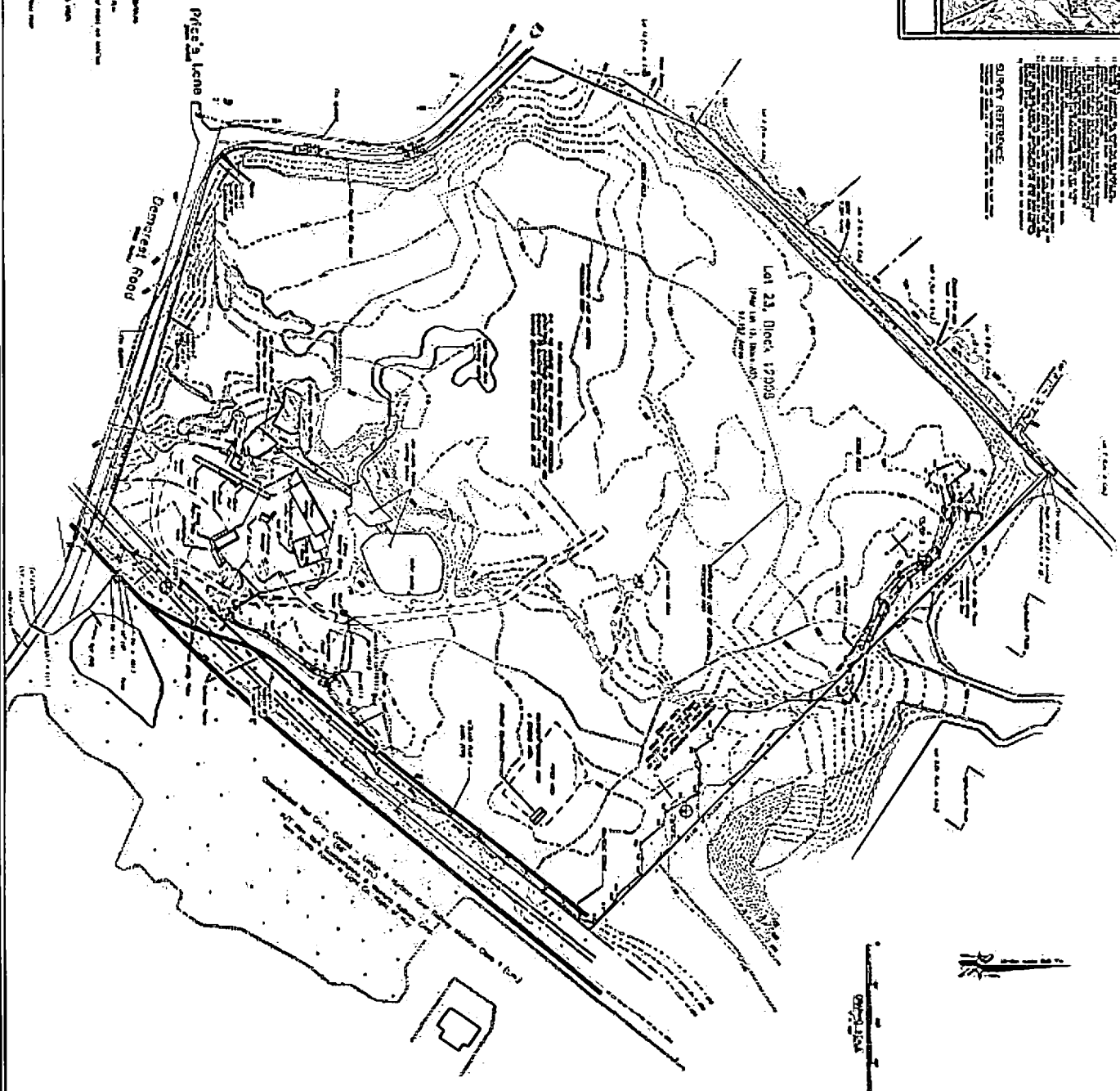


NOTICE AND LEGEND

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND THE NYS DEPARTMENT OF TAXATION AND FINANCE.

LEGEND

- 1. Contour lines showing elevation
- 2. Wetland boundaries
- 3. Property lines
- 4. Easements
- 5. Proposed road
- 6. Proposed driveway
- 7. Proposed utility lines
- 8. Proposed building footprint
- 9. Proposed parking area
- 10. Proposed site plan



LEGEND

- 1. Contour lines showing elevation
- 2. Wetland boundaries
- 3. Property lines
- 4. Easements
- 5. Proposed road
- 6. Proposed driveway
- 7. Proposed utility lines
- 8. Proposed building footprint
- 9. Proposed parking area
- 10. Proposed site plan

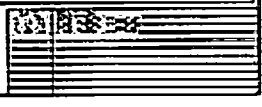
LANDS OF EDWARD CHP REALTY, LLC
 TAX LOT 23, BLOCK 12008
 SPARTA TOWNSHIP
 SUTSEX COUNTY, NEW JERSEY

DYKSTRA ASSOCIATES, PC
 475 ROUTE 208
 SUITE 200
 SUDBURY, NJ 07462
 TEL: 908-261-1111
 FAX: 908-261-1112

DATE	12/15/11
PROJECT	LOT 23, BLOCK 12008
CLIENT	EDWARD CHP REALTY, LLC
SCALE	1" = 100'

DYKSTRA

DUUR, G. DYKSTRA



From: do-not-reply@dep.nj.gov
To: Mike Greene
Subject: [EXTERNAL] Permit Extension Act Request
Date: Monday, September 21, 2020 1:35:19 PM

This is an automated message. Please do not reply.

Thank you for your Permit Extension Act Request. For future reference, your Request Number is 000371

Below is a copy of the request you submitted:

Request Number: 000371
Permitting Agency: njdep
Other Agency:
Name of Permittee: Frank Hunkele
County: Sussex
Municipality: Sparta Twp
Lot: 23
Block: 12008
Permit Type: NJDEP-Freshwater Wetlands-LOI
Permit Type Other:
Permit File Number: 1918-08-0001.1
Facility ID:
Permit Issuance Date: 05/11/2015
Permit Expiration Date: 05/10/2020
WQMP Expiration Date:
Contact Name: Mike Greene
Contact Phone: 732-449-0077
Contact Email: mike@envirotactics.com

Permittee	Permit Type	Permit Number/File Number	Extended
New Jersey Department of Transportation	NJDEP-Waterfront Development	0900-09-0002.1 WFD150002	Y
NJ Department of Transportation	NJDEP-Freshwater Wetlands-Permit	0900-09-0002.1 FWW090002	Y
NJ Department of Transportation	NJDEP-Flood Hazard Area Control Act	0900-09-0002.1 FHA090002	Y
Dennis & Carol Farrell	NJDEP-CAFRA	1507-15-0032.1 - CAF150001	Y
Frank Hunkele	NJDEP-Freshwater Wetlands-LOI	1918-08-0001.1 FWW140001	Y
Mr. Chad Warnken, Esq. c/o Hovchild Partnership, LLC	NJDEP-CAFRA	1507-14-0049.1 CAF140001	Y
Mitchell R. Davis T/A Davis Enterprises	NJDEP-CAFRA	0111-04-0011.1 CAF040001	Y
920 Belmont Acquisition, LLC	NJDEP-Flood Hazard Area Control Act	1606-07-0004.1 FHA150001 FHA150002	Y
Sudler Lakewood Land LLC	NJDEP-CAFRA	1514-01-0016.2 CAF150001	Y
Sudler Lakewood Land LLC	NJDEP-Freshwater Wetlands-Permit	1514-01-0016.2 FWW150001	Y
Sudler Lakewood Land LLC	NJDEP-Freshwater Wetlands-Permit	1514-01-0016.2 FWW150002	Y
Sudler Lakewood Land LLC	NJDEP-Flood Hazard Area Control Act	1514-01-0016.2 FHA170001	Y
Antietam Wireless Services, LLC	NJDEP-Freshwater Wetlands-LOI	0818-01-1001.2 FWW140001	Y
Newport Associates Development Company	NJDEP-Waterfront Development	0906-04-0002.5 WFD150001	Y
City of Asbury Park & Asbury Partners	NJDEP-CAFRA	1303-03-0001.1 CAF030001	Y
Camden County Department of Public Works	NJDEP-Waterfront Development	0408-15-0002.1 WFD150001	Y
Camden County Department of Public Works	NJDEP-Waterfront Development	0408-15-0002.1 WFD150002	Y
Camden County Department of Public Works	NJDEP-Freshwater Wetlands-Permit	0408-15-0002.1 FWW150001	Y
Camden County Department of Public Works	NJDEP-Freshwater Wetlands-Permit	0408-15-0002.1 FWW150005	Y
Camden County Department of Public Works	NJDEP-Flood Hazard Area Control Act	0408-15-0002.1 FHA150001	Y
Newport Associates Development Company	NJDEP-Flood Hazard Area Control Act	0906-14-0011.1 FHA140001	Y
Newport Associates Development Company	NJDEP-Flood Hazard Area Control Act	0906-14-0011.1 FHA140002	Y
Richard Brophy	NJDEP-CAFRA	0507-13-0001.1 CAF140001	Y
Richard Brophy	NJDEP-Freshwater Wetlands-Permit	0507-13-0001.1 FWW140001	Y
Delaware River Partners LLC	NJDEP-Waterfront Development	0807-16-0001.2 WFD160002	Y
NJ TRANSIT	NJDEP-Freshwater Wetlands-LOI	1200-14-0011.1 FWW140001 FWLM	Y
Public Service Electric and Gas	NJDEP-Waterfront Development	0408-04-0003.3 WFD150001	Y
Mr. Lewis Jackson, Mayor	NJDEP-Waterfront Development	0317-15-0002.1 WFD150001	Y
H&H Fisheries, LLC	NJDEP-CAFRA	0505-11-0003.1 WFD130001 CAF130001	Y
Two Mile Crab House LLC	NJDEP-Waterfront Development	0505-08-0011.3 WFD140001	Y
Bloomington Joint Venture	NJDEP-Freshwater Wetlands-Permit	1601-03-0002.3 FWW150001	Y
Constance A. Mahon, Administrator	NJDEP-Freshwater Wetlands-Permit	0506-01-1008.2 FWW150001	Y
205 Liberty, LLC	NJDEP-Freshwater Wetlands-Permit	1210-06-0001.2 FWW150002	Y

APPENDIX B
Application Attachments

NJDEP Form A
NJDEP Form B

NJDEP Form A

**New Jersey Department of Environmental Protection
Water Quality Management Planning (WQMP)
Amendment & Revision
General Application
Form A**

Type of WQMP Action (Select only one)

- Revision: correct or clarify an areawide WQM plan
- Revision: reflect a Highlands RMP map adjustment
- Revision: update Pineland WW service area map (Pinelands Commission only)
- Revision: transfer WMP responsibility (WMP agencies only)
- Revision: modify submission schedule of WMP (WMP agencies only)

- Amendment: Site Specific < 100 acres AND <20,000 gpd
- Amendment: Site Specific > 100 acres OR >20,000 gpd

- Amendment: Wastewater Management Plan Full or Component (WMP agencies only)

A Pre-Application Meeting was
 held on 3/3/2020 or was
 Not Requested

1. WATER QUALITY MANAGEMENT PLAN INFORMATION:
A. AREAWIDE WQMP(S) TO BE AMENDED: Sussex County WQMP
B. NAME OF WASTEWATER MANAGEMENT PLAN(S) [WMP] TO BE AMENDED (IF NO WMP EXISTS, WRITE NONE): Sussex County WMP

2. NAME OF PROPOSAL: Sparta Warehouses

3. LOCATION OF PROPOSAL
STREET ADDRESS: 33 Demarest Road
City: Sparta State: NJ Zip: 07871
MUNICIPALITY(IES): Sparta Township
COUNTY(IES): Sussex County
BLOCK / LOT NUMBERS: Block 12008, Lot 23
LEGISLATIVE DISTRICT: 24
CONGRESSIONAL DISTRICT: 11

This General Application should be submitted with all other required forms.

(Rev. 05/10/2016)

4. APPLICANT REQUESTING AMENDMENT/REVISION

COMPANY: Diamond Chip Realty, LLC
CONTACT PERSON: Frank Hunkele
TITLE: Owner
STREET ADDRESS: 33 Demarest Road
City: Sparta State: NJ Zip: 07871
PHONE: () (973) 383-4651
E-MAIL ADDRESS: fhunkele@spartaredimix.com

5. PRIMARY CONTACT FOR THIS APPLICATION

NAME: Jens Riedel, PE
TITLE: Senior Project Engineer
COMPANY: Natural Systems Utilities 170 Township Line Road, Suite C
City: Hillsborough State: NJ Zip: 08844
PHONE: () (908) 431-7068
E-MAIL ADDRESS: jriedel@nsuwater.com

6. PROPERTY OWNER

COMPANY: Diamond Chip Realty, LLC
CONTACT PERSON: Frank Hunkele
TITLE: Owner
STREET ADDRESS: 33 Demarest Road
City: Sparta State: NJ Zip: 07871
PHONE: () (973) 383-4651
E-MAIL ADDRESS: fhunkele@spartaredimix.com

7. REGIONAL PLANNING CONSIDERATIONS (Circle response)

Copies of this application and its attachments should be sent to the corresponding regional planning entity if you answer "Yes" to any of the questions below.

A. ARE ANY PORTIONS OF THE PROPOSAL WITHIN THE HIGHLANDS AREA?

(Yes) No

IF YES, DID YOU SEND A COPY OF THIS APPLICATION TO THE HIGHLANDS COUNCIL?

Yes (No) Pending review by Sussex County

B. ARE ANY PORTIONS OF THE PROPOSAL WITHIN THE HIGHLANDS PRESERVATION AREA?

Yes (No)

IF YES, DID YOU SUBMIT A HIGHLANDS PRESERVATION AREA APPROVAL (HPAA)?

Yes No

C. ARE ANY PORTIONS OF THE PROPOSAL WITHIN A MUNICIPALITY FULLY CONFORMING TO THE HIGHLANDS REGIONAL MASTER PLAN (BOTH PLANNING AND PRESERVATION AREAS)?

Yes (No)

IF YES, DID YOU SEND A COPY OF THIS APPLICATION TO THE HIGHLANDS COUNCIL?

Yes No

D. ARE ANY PORTIONS OF THE PROPOSAL WITHIN THE (NJ REGULATED) PINELANDS AREA OR PINELANDS NATIONAL RESERVE AREA?

This General Application should be submitted with all other required forms.

(Rev. 05/10/2016)

Yes (No)

IF PROJECT IS LOCATED IN THE NJ REGULATED PINELANDS AREA, DID YOU SEND A COPY OF THIS APPLICATION TO THE PINELANDS COMMISSION?

Yes No

E. ARE ANY PORTIONS OF PROPOSAL LOCATED WITHIN THE HACKENSACK MEADOWLANDS DISTRICT?

Yes (No)

IF YES, DID YOU SEND A COPY OF THIS APPLICATION TO THE NJ SPORTS AND EXPOSITION AUTHORITY?

Yes No

F. ARE ANY PORTIONS OF THE PROPOSAL WITHIN AN ENDORSED PLAN APPROVED BY THE STATE PLANNING COMMISSION?

Yes (No)

IF YES, WHICH ENDORSED PLAN: _____

G. IS THE PROPOSAL CONSIDERED INFILL DEVELOPMENT AS DEFINED IN N.J.A.C 7:15-1.5?

Yes (No)

IF YES, PROVIDE JUSTIFICATION: _____

H. IS THE PROPOSAL IN CONFORMANCE WITH THE MUNICIPAL ZONING?

(Yes) No

IF NO, EXPLAIN ANY INCONSISTENCY: _____

I. IS THE PROPOSAL IN CONFORMANCE WITH THE MASTER PLAN(s)?

(Yes) No

IF NO, EXPLAIN: _____


This General Application should be submitted with all other required forms.

(Rev. 05/10/2016)

8. CERTIFICATION:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE ABOVE INFORMATION IS ACCURATE AND THAT I HAVE THE AUTHORITY TO MAKE THIS APPLICATION TO AMEND THE WATER QUALITY MANAGEMENT PLAN.

NAME (PLEASE PRINT): Frank Hunkele

SIGNATURE:  DATE: 5/21/21

TITLE: Owner

SEND TWO COPIES COMPLETED APPLICATION WITH REQUIRED ATTACHMENTS TO:

NJDEP-WATER RESOURCE MANAGEMENT
OFFICE WRM COORDINATION
401 E. STATE ST., PO BOX 420
MAIL CODE 401-02A
TRENTON, NJ 08625-0420

NJDEP Form B

**New Jersey Department of Environmental Protection
Water Quality Management Planning (WQMP)
Site Specific Amendment & Revision Technical Application
Form B**

1. NAME OF PROPOSAL, PROJECT OR DEVELOPMENT:

Sparta Warehouse Project

2. LOCATION OF PROPOSAL, PROJECT OR DEVELOPMENT:

In addition, please note each municipality that is fully conforming (both Planning and Preservation Areas) to the Highlands Regional Master Plan or that is located within the Pinelands Area.

A. COUNTY: Sussex MUNICIPALITY: Sparta Township

B. BLOCK/LOT NUMBERS: Block 12008 Lot 23

3. SIGNIFICANT ACTIONS (Check all that apply):

CHANGES TO SEWER SERVICE AREAS

Expansion *The existing SSA is related to sand and gravel
Reduction operations, not to sanitary discharge.

REVISIONS

Clarification/Correction of WMP

Schedule change for WMP submission

Transfers of Sewer Service Areas from _____ to _____

Transfer of WMP Responsibility from _____ to _____

WASTEWATER TREATMENT FACILITIES (WTF)

New or Expanded Discharge to Surface Water

New or Expanded Discharge to Ground Water

Abandonment of Wastewater Treatment Facility

Change in Discharge Location (e.g. DSW to DGW or from tributary to main stem)

Increase in projected wastewater flow above that approved in the areawide WQMP

CAPACITY ANALYSIS

New or Modified Wastewater Capacity Analysis (Build-Out Capacity)

New or Modified Nitrate Dilution Analysis (Septic Density)

OTHER

4. DESCRIPTION OF PROJECT/ACTIVITY

A. DETAILED DESCRIPTION OF PROJECT

The project proposes the construction of two warehouses with approximately 880,000 square feet
total floor area. The buildings will be served by an on-site wastewater treatment system with
discharge to groundwater. A new SSA is proposed.

B. TYPE OF WASTEWATER DISPOSAL:

- Surface Water
 Ground Water

C. TOTAL PROJECTED WASTEWATER TO BE GENERATED

- Estimated flow 0.01 MGD (specify MGD or GPD)
Attach Build Out Analysis for project flow $\geq 20,000$ gpd
 Estimated flow calculated pursuant to (check one)
 N.J.A.C. 7:14A-23.3 (to be used to calculate the design flow for all DSW & DGW facilities which utilize advanced sewage treatment systems to treat sanitary sewage prior to discharge)
 N.J.A.C. 7:9A-7.4 (to be used to calculate the design flow for all facilities which utilize individual subsurface sewage disposal systems to manage their sanitary sewage)

D. RECEIVING Wastewater Treatment Facility: Proposed On-Site WWTF

E. RECEIVING STREAM NAME AND CLASSIFICATION: NA

F. ACREAGE OF AMENDMENT/REVISION WASTEWATER SERVICE AREA CHANGE:

- Increase in sewer service area 53 Acres (Attach Build Out Analysis for ≥ 100 acres)
 Decrease in sewer service area _____ Acres
 Transfer of acreage between two existing approved sewer service areas _____ Acres

5. MAPS AND DRAWINGS

Provide the following maps with the specified features

A. TAX MAP

- Project/activity location
 Block and Lot Numbers
 Acreage of lots identified for project

B. USGS Map

- Project/activity location

C. LAND SURVEY/SITE PLAN/CONCEPTUAL PLAN

- Folded hard copy land survey/site plan/conceptual plan, as applicable, with the following features designated:

title, scale, and north arrow
project site boundary;
proposed sewer service area defined
proposed new or expanded wastewater treatment facility and discharge location.
lot lines (block and lot numbers identified, acreage specified)
all existing and proposed structures
all existing and proposed impervious surface (e.g. roads, parking)
water features (streams, intermittent streams, ponds, etc.)
wetlands as mapped by N.J.S.A.13-9A-1 and 13:9B-15 or as approved by a valid LOI
riparian buffers (300', 150', 50')
areas identified as habitat for threatened or endangered species (Rank 3, 4, or 5) on the most recent Landscape Project maps
Natural Heritage Priority Site areas
Coastal Fringe, Coastal Rural, and Coastal Environmentally Sensitive Planning Areas as defined on the CAFRA Planning Map

beaches, coastal high hazard areas and dunes as defined at N.J.A.C. 7:E-3.22, 3.18 and 3.116 respectively
Environmentally Sensitive Areas protected by Federal 201 grant limitations.

D. DIGITAL Map (SHAPE FILE)

Digital shapefile of proposed sewer service area compliant with the Department GIS Mapping and Digital Data Standards.

6. ENVIRONMENTALLY SENSITIVE AREAS:

A. Is there endangered or threatened species habitat as identified by the most current Landscape Project (Rank 3, 4, or 5) within the proposed project site or within the planning area?

Yes No

If yes, Attach Habitat Suitability Determination or Habitat Impact Analysis

B. Are there areas mapped as Natural Heritage Priority Sites within the proposed project site of within the planning area?

Yes No

If yes, Attach Habitat Suitability Determination or Habitat Impact Analysis

C. Is the project or activity within 300 feet of Category One (C1) waters or any Highlands waterbodies?

Yes No

D. Are there areas mapped as wetlands within the proposed project site?

If yes, Attach Letter of Interpretation. Yes, Letter of Interpretation attached.

E. Is the proposal within a Coastal Fringe Planning Area of Coastal Environmentally Sensitive Planning Area?

Yes No

If yes, is the proposal to address failing septic or infill development? _____

7. Is the project/activity proposing to include ESAs that would otherwise be excluded from being a sewer service area, due to one of the conditions below: (check all that apply). None

Is an area of an endorsed plan identified for growth and approved by the State Planning Commission

Is in a Planning Area 1 as defined in the State Plan-Policy Map

In an area to accommodate infill development

8. Are there ESAs for which you disagree with the DEP's environmental data? (Check all that apply)

Threatened or Endangered Species Habitat (Rank 3, 4, or 5) identified on DEP's Landscape Project

Natural Heritage Priority Sites

Category One Waters (and 300 foot riparian buffers)

Wetlands

9. To rebut any environmental data identifying ESAs on the project site, please identify the ESA and submit the corresponding documentation:

Updated Landscape Map documentation

Habitat Suitability Determination

Habitat Impact Assessment Approved

Valid LOI letter and map survey or valid Freshwater Wetlands Permit

10. If any of the following features/conditions are applicable to the project site, please submit the corresponding documentation:

- Coastal Fringe Planning Area; Coastal Rural Planning Area; Coastal Environmentally Sensitive Area
- Documentation to support that amendment is to abate an existing immediate public health or safety issue;
- Documentation that project is to accommodate infill development
201 Subject to 201 Facilities Grant limitations that prohibit the extension of sewer service into environmentally sensitive areas
- Documentation that a mapping revision or waiver had been obtained from USEPA

11. IS THE PROPOSAL REQUIRED AS PART OF AN ADMINISTRATIVE ORDER, COURT ORDER, NJDEP ADMINISTRATIVE CONSENT ORDER (ACO), OR A JUDICIAL CONSENT ORDER TO WHICH THE NJDEP IS A PARTY, FROM A STATE OR FEDERAL COURT?

Yes No

If yes, attach Order.

12. Evidence of notification and offer of consultation with affected governmental agencies (including, as applicable, the following entities):

- Designated Planning Agency (DPA)
- Wastewater Management Planning (WMP) Agency
- Municipal Governing Bodies
- Municipal Planning Boards
- County Planning Boards
- Sewerage Authorities/Municipal Authorities/Joint Meetings/PVSC
- Delaware River Basin Commission
- Pinelands Commission
- Highlands Council
- Delaware River Basin Commission
- NJ Sports & Exposition Authority
- Water Purveyors

13. SUPPLEMENTAL INFORMATION FOR WMPs (WMP AGENCY ONLY)

DETAILED PROJECT DESCRIPTION

COMPLETED ENVIRONMENTAL ANALYSES


- Wastewater Capacity-Build Out Analysis
- Wastewater Treatment Plant/Sewer Service Area Mapping
- Wastewater Capacity – Septic Area/Nitrate Dilution Analysis

This form should be submitted along with the WQMP Amendment- General Application (FORM A)
(Rev. 05/10/16)

14. CERTIFICATION:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE ABOVE INFORMATION IS ACCURATE AND THAT I HAVE THE AUTHORITY TO MAKE THIS APPLICATION TO AMEND THE WATER QUALITY MANAGEMENT PLAN.

NAME (PLEASE PRINT): Frank Hunkele

SIGNATURE:  DATE: 5/21/21

TITLE: Owner/Applicant

SEND TWO COPIES OF COMPLETED APPLICATION WITH REQUIRED ATTACHMENTS TO:

**NJDEP-WATER RESOURCE MANAGEMENT
OFFICE WRM COORDINATION
401 E. STATE ST., PO BOX 420
MAIL CODE-401-02A
TRENTON, NJ 08625-0420**



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community



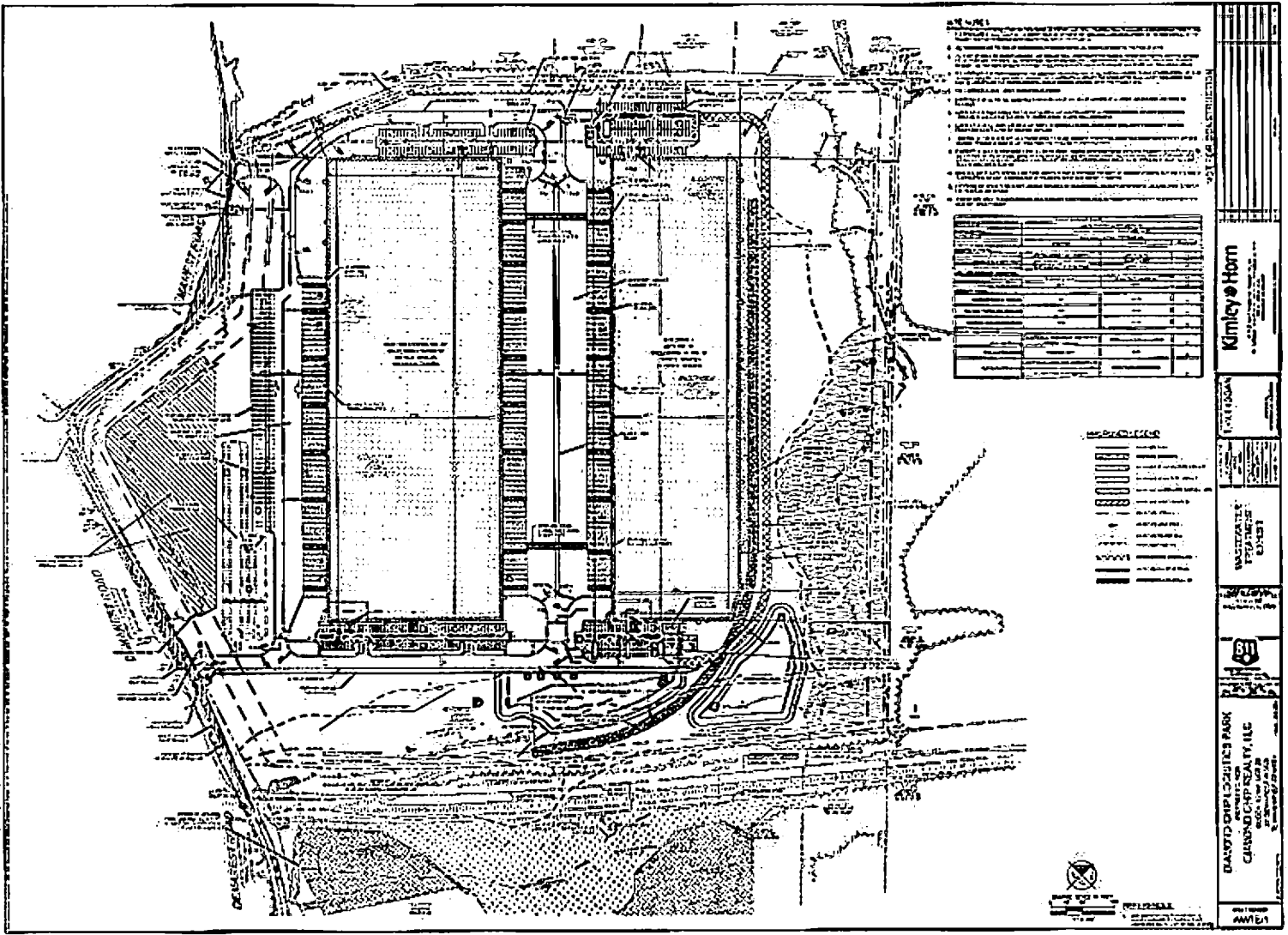
Site Plan
Sparta Warehouse - Diamond Chip Realty
Block: 12008 Lot: 23
Sparta Township, Sussex County, New Jersey

- Legend**
- Sewer Service Area
 - ▭ Property Boundary
 - Proposed Warehouses




NATURAL SYSTEMS UTILITIES
 A COMPANY WAS
 370 TOWNSHIP LINE ROAD BUILDING C
 HILLSDBOROUGH, NJ 08844
 (908) 359-3502 (F)
 (908) 359-0265 (F)

Date: 11/11/2020	Designed By: HDR	Scale: 1" = 1,000'
Drawn By: HDR	Checked By: JR	



NOT TO SCALE
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	01/15/11
2	ISSUED FOR PERMITTING	01/15/11
3	ISSUED FOR PERMITTING	01/15/11
4	ISSUED FOR PERMITTING	01/15/11
5	ISSUED FOR PERMITTING	01/15/11
6	ISSUED FOR PERMITTING	01/15/11
7	ISSUED FOR PERMITTING	01/15/11
8	ISSUED FOR PERMITTING	01/15/11
9	ISSUED FOR PERMITTING	01/15/11
10	ISSUED FOR PERMITTING	01/15/11

LEGEND

- EXISTING PAVEMENT
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING DIRT
- EXISTING GRASS
- EXISTING TREES
- EXISTING UTILITIES
- EXISTING STRUCTURES
- EXISTING FENCES
- EXISTING SIGNAGE
- EXISTING LIGHTING
- EXISTING LANDSCAPE
- EXISTING SITEWORK
- EXISTING UTILITIES
- EXISTING STRUCTURES
- EXISTING FENCES
- EXISTING SIGNAGE
- EXISTING LIGHTING
- EXISTING LANDSCAPE
- EXISTING SITEWORK

Kimley-Horn
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Phone: 404.525.8800
 Fax: 404.525.8801
 www.kimley-horn.com

PROJECT INFORMATION

PROJECT NO.	10000000000000000000
DATE	01/15/11
SCALE	AS SHOWN
DRAWN BY	J. H. HORN
CHECKED BY	J. H. HORN
DATE	01/15/11

PROJECT LOCATION

Dairy Diner Logistics Park
 Granddaddy Logistics, LLC
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309

PROJECT NO. 10000000000000000000
DATE 01/15/11
SCALE AS SHOWN
DRAWN BY J. H. HORN
CHECKED BY J. H. HORN
DATE 01/15/11

DIAMOND CHIP REALTY, LLC SITE SPECIFIC WMP AMENDMENT



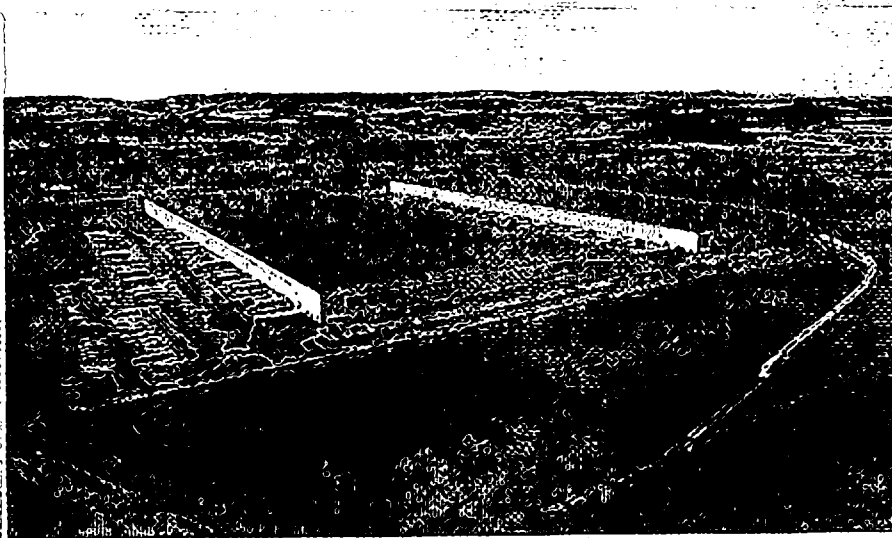
DIVISION OF PLANNING AND ECONOMIC DEVELOPMENT
DISTRIBUTED APRIL 6, 2022

PLANNING SUMMARY

The Diamond Chip Realty LLC Site Specific Amendment proposes a 53-acre expansion of new Sewer Service Area (SSA) to serve an approximate 884,000 SF warehouse development on Block 12008 Lot 23 in Sparta Township.

The proposed development has a proposed wastewater generation of 10,000 gallons per day (GPD). A new dedicated wastewater treatment facility will provide advanced treatment prior to on-site groundwater recharge.

The proposed development also includes parking areas, stormwater detention basins, and constructing 1,750 linear feet of rail line to connect to the existing NYS&W freight rail line. Additionally, the property is located within the Sparta Township ED Economic Development Zone, wherein warehouses are a permitted use.



CONTACT INFORMATION

For more information, please contact Autumn M. Sylvester, P.P., Director, Division of Planning & Economic Development at 973-579-0500 or email to asylvester@sussex.nj.us.

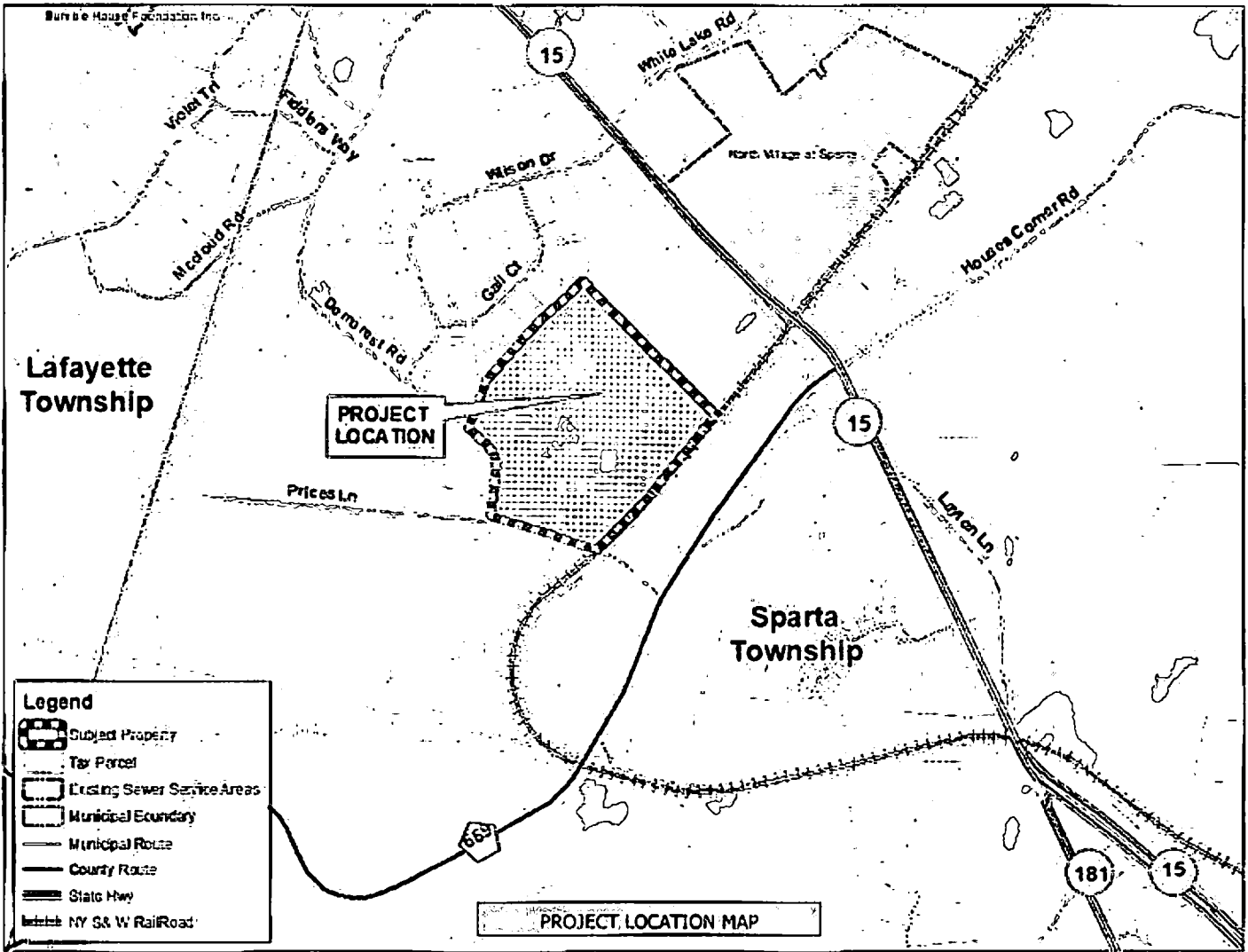
SCHEDULE

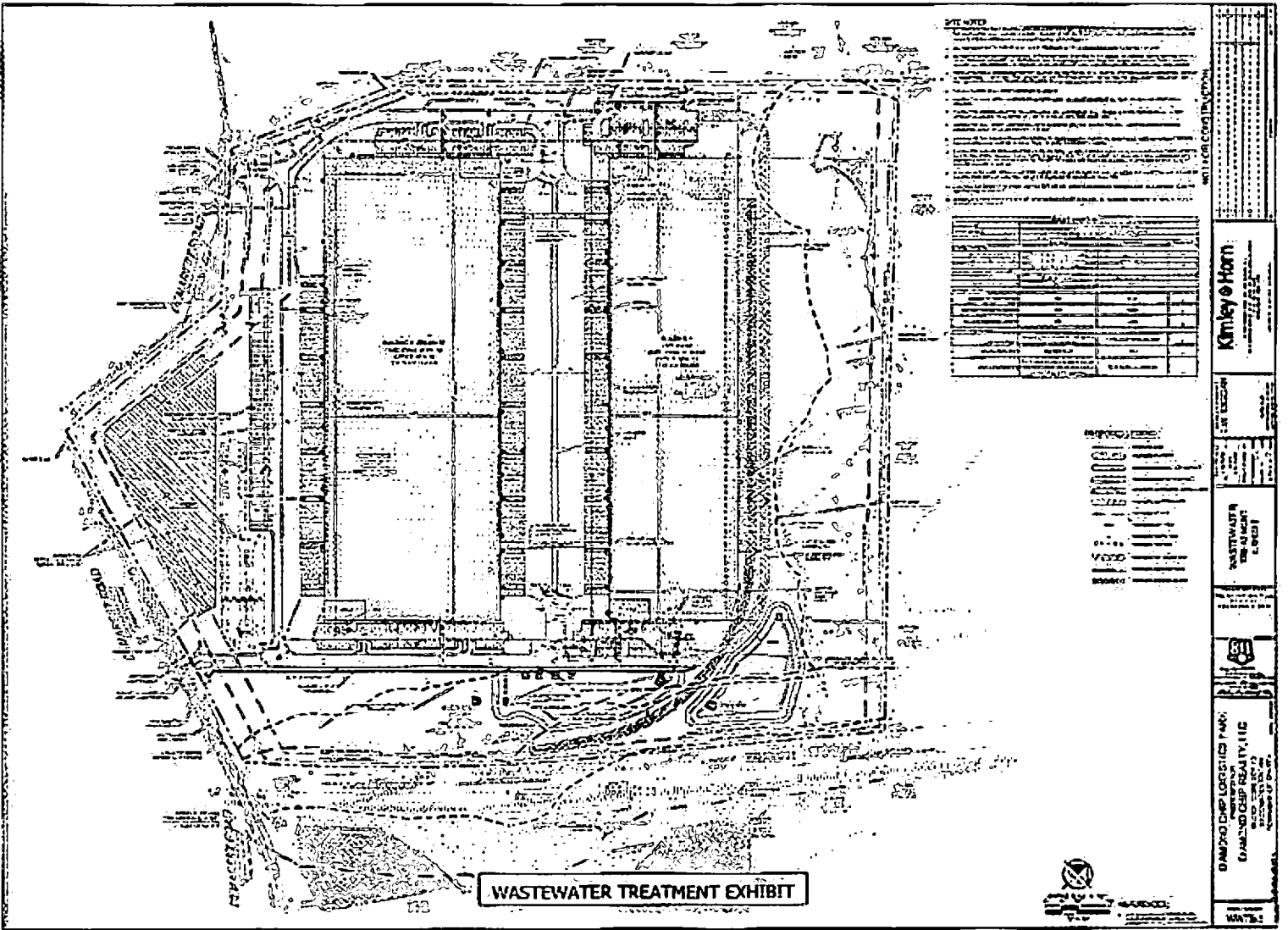
- ✓ October 26, 2021: Resolution endorsing Amendment adopted by Sparta Twp.
- ✓ January 13, 2022: Water Quality PAC Application Review
- ✓ February 3, 2022: Water Quality PAC Application Review
- ✓ February 16, 2022: Conditional Endorsement Resolution adopted by SCMUA
- ✓ March 3, 2022: Recommendation for Preliminary Approval resolution adopted by Water Quality PAC
- April 27, 2022: BCC Consideration

NEXT STEPS

- Applicant submits to NJDEP for Preliminary Approval
- NJDEP Review
- Public Notice
- 30 day Public Comment Period
- Public Hearing*
- BCC Final Approval of Amendment
- NJDEP Final Approval of Amendment

* if requested during public comment period





DATE: 10/10/00
 PROJECT: WASTEWATER TREATMENT PLANT
 SHEET: 10 OF 10
 DRAWN BY: J. H. HORN
 CHECKED BY: J. H. HORN
 APPROVED BY: J. H. HORN

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	10/10/00	J. H. HORN
2	ISSUED FOR CONSTRUCTION	10/10/00	J. H. HORN
3	ISSUED FOR AS-BUILT	10/10/00	J. H. HORN

WASTEWATER TREATMENT PLANT
 10/10/00

Kimley-Horn
 CONSULTING ENGINEERS
 1000 WEST 10TH AVENUE
 DENVER, CO 80202
 TEL: 303.733.1100
 FAX: 303.733.1101
 WWW.KIMLEY-HORN.COM

WASTEWATER TREATMENT PLANT
 10/10/00

DANFORD DEVELOPMENT PARK
 WASTEWATER TREATMENT PLANT
 EXHIBIT 10 OF 10
 10/10/00

Digital Signatures

Reviewer

Reviewer Date

Division Head
AUTUMN SYLVESTER

Division Head Date
03/18/2022

Department Head
BILL KOPPENAAAL

Department Head Date
04/08/2022

Grant Reviewer

Grant Reviewer Date

Purchasing

Purchasing Date

Treasurer

Treasurer Date

Counsel
FLORIO PERUCCI STEINHARDT CAPPELLI

Counsel Date
04/08/2022

County Administrator
GREGORY POFF

County Administrator Date
04/08/2022

Clerk of the Board

Clerk of the Board Date

**RESOLUTION RE: PRELIMINARY ADOPTION OF THE SITE-SPECIFIC
AMENDMENT TO THE SUSSEX COUNTY
WASTEWATER MANAGEMENT PLAN TO INCLUDE
BLOCK 12008, LOT 23 (33 DEMAREST ROAD)
LOCATED IN SPARTA TOWNSHIP, SUSSEX COUNTY,
AS PROPOSED BY DIAMOND CHIP REALTY, LLC**

SUMMARY

The Diamond Chip Realty LLC Site Specific Wastewater Plan Amendment proposes to expand the sewer service area by approximately 53 acres to serve two (2) proposed buildings having a combined total building area of approximately 880,480 square feet for warehouse and office space. The approximate 10,000 gpd of wastewater generated by the proposal will be treated by a new dedicated wastewater treatment facility providing advanced treatment prior to on-site groundwater recharge.

COUNTY OF SUSSEX



*Clerk to the Board of County Commissioners
Sussex County Administrative Center
One Spring Street
Newton, NJ 07860
Tel: 973.579.0240
Fax: 973.383.1124*

*Teri Lyons, Clerk of the Board
Email: tlyons@sussex.nj.us*

*Suzannah Givone, Clerk Pro Tem
Email: sgivone@sussex.nj.us*

May 12, 2022

Natural Systems Utilities
170 Township Line Road
Building C
Hillsborough NJ 08844

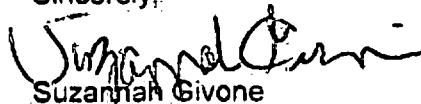
RESOLUTION RE: PRELIMINARY ADOPTION OF THE SITE-SPECIFIC AMENDMENT TO THE SUSSEX COUNTY WASTEWATER MANAGEMENT PLAN TO INCLUDE BLOCK 12008, LOT 23 (33 DEMAREST ROAD) LOCATED IN SPARTA TOWNSHIP, SUSSEX COUNTY, AS PROPOSED BY DIAMOND CHIP REALTY, LLC

Dear Sir/Madam:

The above-captioned Resolution was adopted by the Board of County Commissioners at its meeting held on May 11, 2022.

Enclosed please find a certified copy of the Resolution for your files. If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,


Suzannah Givone
Clerk Pro Tem
Sussex County Board of
County Commissioner Board

Encl.

Cc: Township of Sparta
SCMUA
NJ Highlands Council
NJDEP office of WRM Coordination