



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

DIVISION OF WATER QUALITY

Municipal Finance and Construction Element

Bureau of Environmental, Engineering and Permitting

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July 18, 2024

Karen Kroon, Borough Administrator
Borough of Seaside Park
1701 North Ocean Avenue
Seaside Park, NJ 08752-0001

Re: Borough of Seaside Park
Construction of Well No. 11
Ocean County, New Jersey
Project No. 1527001-005
Environmental Review of Planning Submission

Dear Ms. Kroon:

This office has reviewed the project planning document entitled "Seaside Park Borough Construction of New Well #11," dated April 2024, prepared by Remington & Vernick Engineers, and compared it with its design specifications, dated May 2024. In summary, the proposed project includes the construction of a new well, located at 1505 North Ocean Avenue in Seaside Park. Based on the proposed scope of work, a Level 2 environmental review is required in accordance with N.J.A.C. 7:22-10. The following planning information must be adequately provided, in addition to satisfying any outstanding cultural resource requirements, in order for the project planning to be deemed complete:

1. Be advised that the level of environmental review for this project requires that a public hearing be held. In accordance with N.J.A.C. 7:22-10.10(b)1, a draft of the public hearing must be sent to the Department for approval. Once approved by the Department, the public hearing advertisement must be placed in a retail or display advertisement located in the body of a newspaper of general circulation, and advertised at least 30 days in advance of the public hearing. The advertisement for the public hearing must include a brief description of the proposed project, its location, and the costs of the project indicating that the project will be funded through the New Jersey Environmental Infrastructure Financing Program. The public hearing advertisement must also include the time, date, and place of the public hearing, and must provide the affected public with the opportunity to attend and fully participate. The advertisement must also indicate repositories where the planning

documentation for the proposed project will be available for public review.

2. In accordance with N.J.A.C. 7:22-10.10(b)2, a verbatim transcript, or detailed minutes of the public hearing, including any written comments received on the proposed project, and a summary of significant public comments, along with the response to the comments, must be submitted by the project sponsor to the Department as part of the planning documentation for purposes of issuing the Environmental Appraisal. Please submit this information once it is obtained.
3. Provide the size in square miles of the water service area of the Borough of Seaside Park.
4. Approximately how many linear miles of existing distribution water mains does the Borough of Seaside Park own and operate? Please also indicate the type of material that the existing pipes are made of and the range in diameter of the existing pipe sizes.
5. Please confirm that the proposed project will be located within the Coastal Plain sole-source aquifer system.
6. How will the proposed project impact the Piney Point Aquifer?
7. Are there any existing saltwater intrusion issues in the water service area of the Borough of Seaside Park? How will the proposed project impact saltwater intrusion?
8. What are the existing water quality issues at Well No. 10 and what type of treatment would be necessary? When was Well No. 10 and the existing treatment system constructed?
9. Please provide a description of the existing site where the existing Well No. 10 will be decommissioned and how the proposed project will impact the current resident/business and surrounding area. Please include the Block and Lot numbers of the Well No. 10 site and square acreage of each.
10. Please provide a description of the existing site where the proposed Well No. 11 will be constructed and provide further details about the scope of work for Phases 1 and 2 of the proposed project, including infrastructure to be built such as well house, piping, etc. and how the proposed construction and project will impact the current resident/business and surrounding area. Please include the Block and Lot numbers of the proposed Well No. 11 site and square acreage of each.
11. Discuss what treatment process is expected for the proposed Well No. 11.
12. Describe how the proposed project will impact the existing water quality in the water service area. Discuss the impacts that will occur to the nearby waterways as a result of the proposed project. How much and how often will water be discharged to drill, test, develop, operate, and maintain the proposed Well No. 11 and where will this water be discharged to?

13. Provide the anticipated size/capacity of the pump to be installed in Well No. 11.
14. Please indicate how many square feet of each area (e.g., grassy, landscaped, stone/gravel, paved, predisturbed soils) will be disturbed by construction.
15. Please be advised that if dewatering occurs in excess of 100,000 gallons per day, a temporary dewatering permit may be required, and the quantity of water diverted must be reported to the Bureau of Water Allocation and Well Permitting, which can be reached at 609-984-6831.
16. Please confirm that the proposed project will not adversely impact any trees, vegetation, or environmental critical areas, which includes, but is not limited to, wetlands/wetlands transition areas, Important Farmlands, vernal habitats, floodplains (i.e., 100-year and 500-year floodplains), steep slopes, stream corridors, endangered/threatened species or Species of Concern and their designated habitats, Agricultural Development Areas, parks and preserves, tidal areas, or important aquifer recharge areas, Pinelands, wetlands, streams, floodplains, parks, preserves, Important Farmlands, steep slopes and endangered or threatened species and their designated habitats.
17. Please describe the location of the stockpiling and staging areas for the proposed project, and include the number of square feet of grassy and predisturbed areas that will be impacted, the number of trees that will be removed for stockpiling/staging, and/or each environmentally critical area, mentioned above, that could be impacted, if applicable. Please note that the sizes of the stockpiling and staging areas must also be provided.
18. Please provide a map(s) of the project site location for both Phases 1 and 2 with legible callouts that identify major features. Please be advised that aerial photo views are not recommended. Please ensure that the site plan depicts the existing conditions (i.e., structures and trees/environmental features to be impacted) and proposed work for this project. Clearly identify and label features and provide dimensions (sizes/lengths) of the existing and proposed infrastructure, including areas of disturbance, stockpiling areas, staging areas, environmentally critical areas (mentioned above), and nearby historical resources.
19. Identify what municipalities are included in the water service area. Please also provide a map of the present water service area boundary for the Borough of Seaside Park and identify the locations of the proposed and existing wells, treatment/pump station building(s), water storage tanks, or other major water system features on this water service area map. Please be advised that aerial photo views are not recommended.
20. What is the most up-to-date average annual user charge for water service for a household?
21. Will the proposed project result in an increase in the annual user charge for water service? If so, what will be the proposed average annual user charge for water service per household?

22. In accordance with N.J.A.C. 7:22-10.4(b)3 and N.J.A.C. 7:22-10.5(b)11, provide the current year's median annual household income(s) (MAHI) for the water service area. (Use the latest US Census data and update this information to the present, using the current Consumer Price Index. Please note that only the most recent 12 full months of data may be used in the calculation of the most current MAHI.) What percentage of the 2023 MAHI is the proposed new annual water user charge for the water service area?
23. A Resilience Assessment must be provided using the following guidance documents:

Resilience Guidance:

<https://www.nj.gov/dep/wiip/docs/building-resilient-water-infrastructure-climate-change-resilience-guidance.pdf>

Resilience Guide Supplement and Checklist:

[resilience_requirements_supplemental_guide_and_checklist.pdf\(nj.gov\)](#)

24. With regard to air quality, please discuss whether the Ambient Air Quality Standards for sulfur dioxide, lead, total suspended particulates, carbon monoxide, nitrogen dioxide and ozone are currently being met in the project area. If not, please state what air quality standards are currently not being met and confirm that no new point sources of air pollution will be created as a result of this project.
25. In accordance with N.J.A.C. 7:22-10.5(b)10, as specifically outlined below, provide a summary of the cumulative environmental impacts of the proposed project, taking into account incremental impacts on environmentally critical areas and other recent developments in the area.

Provide a description of the environmental impacts for each alternative including beneficial and adverse direct, indirect (or secondary impacts) and cumulative effects with other projects. Include an assessment of such impacts associated with each alternative on the following:

- i. Surface water and groundwater quality and quantity and hydrology (including new or increased depletive uses of water resources and, where new development is projected, increased nonpoint source pollution);
- ii. Environmentally critical areas, as identified in N.J.A.C. 7:22-10.5(b)3.viii. Quantify by type the extent of such resources anticipated to be disturbed as a result of project construction;
- iii. Air quality, especially with respect to consistency with the New Jersey State Implementation Plan prepared pursuant to the Federal Clean Air Act, 42 U.S.C. §§ 7401 et seq., and the New Jersey Air Pollution Control Act, N.J.S.A. 26:2C-1 et seq.;

- iv. Social and economic factors including, but not limited to, dust, noise, odors, nuisances, traffic or hazards; and
- v. Where significant increases in wastewater treatment or water supply capacity will be provided, effects of induced growth on the environment and social infrastructure.

26. Provide the status of all permits and approvals needed for the proposed project.

In order to expedite the planning approval, please provide adequate responses to these comments within 30 days of the date of this letter. Note that the responses to the above comments may generate additional comments.

Should you have any questions with regard to the environmental review, please contact me at Dwight.Roskos@dep.nj.gov. If you are unable to reach me via electronic mail, please call the main office phone number at 609-633-1170 or send written letters to the address cited above.

Sincerely,

Dwight Roskos

Dwight Roskos, Supervisor
Environmental Review Section
Bureau of Environmental, Engineering, and Permitting
Municipal Finance and Construction Element
Division of Water Quality

C: Joyce Tinnes, Seaside Park Borough
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