AREA IN NEED OF REHABILITATION

PRELIMINARY INVESTIGATION REPORT

OLD YORK COUNTRY CLUB

Block 701, Lot 2.01
228 Old York Road

CHESTERFIELD TOWNSHIP

BURLINGTON COUNTY, NEW JERSEY

Prepared by:

1 Market Street, Suite 1F
Camden NJ, 08102

Christopher Dochney, AICP, PP #6225

The original of this report was signed and sealed in accordance with N.J.S.A 45:14A-12

ACKNOWLEDGEMENTS

TOWNSHIP COMMITTEE

Jeremy I. Liedtka - Mayor

Lido Panfili – Deputy Mayor

Denise Koetas-Dale

Shreekant Dhopte

Michael Russo

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Aggie Napoleon – Board Secretary

Doug Heinold, Esq – Board Attorney

Joe Hirsh, PE – Board Engineer

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INTRODUCTION

PURPOSE OF STUDY

This Area in Need of Rehabilitation Study has been prepared pursuant to Resolution 2020-2-6 of the Township Committee of the Township of Chesterfield, adopted at a public meeting of the Committee on February 27, 2020. This resolution requested that the Township Planning Board conduct a preliminary investigation and study, pursuant to N.J.S.A. 40A: 12A-1, to determine if the property located within Block 701, Lot 2.01, may be designated as an "Area in Need of Rehabilitation". The property is more commonly known as the Old York Country Club, a private restaurant, events venue, and golf course that has been in operation in the Township since 1996, and was an equestrian facility prior to that.

A copy of the resolution directing the Planning Board to investigate the property can be found in Appendix A.

Block 701, Lot 2.01, located at 228 Old York Road in Chesterfield, shall be referred to in this report as the "Study Area".

The boundaries of the Study Area can be seen in the Study Area Maps in Appendix B.

This investigation and its findings herein serves as the formal assessment of the Study Area in order to identify whether the Area meets the statutory criteria enumerated in N.J.S.A. 40A: 12A-14 of the New Jersey Local Redevelopment and Housing Law (LHRL) for an area to be designated as an *Area in Need Of Rehabilitation*, and to respond to the request of the Township Committee.

As defined by the LHRL: "***Rehabilitation***" means:

> *"An undertaking, by means of extensive repair, reconstruction or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area."*

"***Rehabilitation area***" or "***area in need of rehabilitation***" means:

> *"Any area determined to be in need of rehabilitation pursuant to section 14 of P.L.1992, c.79 (C.40A:12A-14)."*

The purpose of an area in need of rehabilitation designation is to encourage the renovation and/or reconstruction of existing structures such as buildings, roads, and other utility infrastructure so that any sub-standard conditions can be improved, and further deterioration of the existing conditions can be prevented. Once an area is designated, a municipality has the authority to use tools the encourage rehabilitation that are not available otherwise. These include offering a tax abatement of up to 5 years on

improvements to the property, and specific plans for improvements can be made in a redevelopment plan for the area.

STUDY METHODOLOGY

In preparation of this report, the following records have been reviewed:

- Tax and ownership records for the Study Area
- Aerial photos of Study Area
- Township Master Plan
- Township Zoning Ordinance
- Environmental Records for the Study Area

CME staff conducted an on-site investigation of the property on May 10, 2020. This site visit included an inspection and assessment of the existing conditions of the structures and uses on the property, evidence of occupancy or lack thereof, and conditions were documented using photographs. In reviewing the above listed documents and records, along with the conditions documented during field visits, this report has been prepared by comparing the evidence gathered with the statutory requirements listed in the LHRL, and based on that comparison a formal recommendation can be made.

AUTHORITY

The authority for the Township to pursue a rehabilitation designation on the property is found within N.J.S.A. 40A: 12A-4(a), of the LHRL, which delegates the authority to determine redevelopment and rehabilitation areas, and to prepare and implement redevelopment plans for said areas, to the local governing body. The specific authority for the Planning Board to investigate the Study Area is noted within N.J.S.A. 40A: 12A-4(b)(3).

REHABILITATION PROCESS

PROCESS

In order to designate a property as an Area in Need of Redevelopment, the Township must follow the process outlined in the LHRL.

- The Governing Body (Township Committee), by resolution, requests that the Planning Board investigate a particular area, and to prepare a recommendation as to whether or not the particular area named by block and lot in the resolution, meets or does not meet the statutory criteria in the LHRL for designation as an area in need of rehabilitation as per N.J.S.A. 40A: 12A-14;
- The Planning board then investigates the designated Study Area and prepares a report of recommendations to respond to the request from the Governing Body;
- The Governing Body then reviews the recommendations of the Planning Board, and may then adopt a resolution designating all, modified portions of, or none of the Study Area as an Area in Need of Rehabilitation;
- If any portion of the Study Area is determined to be in need of rehabilitation and is designated by resolution as such, the Township Clerk shall then send a copy of the resolution to the Commissioner of the Department of Community Affairs (NJDCA);
- A plan for the effective rehabilitation of the property can then be prepared as a Redevelopment Plan pursuant to N.J.S.A. 40A: 12A-7.

STATUTORY CRITERIA

N.J.S.A. 40A:12A-14 enumerates the specific conditions, at least one of which must be present on a site in order to designate a property or any portion thereof, as an Area in Need of Rehabilitation. An area may be designated if it is determined that a program of rehabilitation may be expected to prevent any further deterioration and promote the overall development of the community. The LHRL lists the following six conditions, any of which would be sufficient for a rehabilitation designation:

1) *A significant portion of structures therein are in a deteriorated or substandard condition;*

2) *More than half of the housing stock in the delineated area is at least 50 years old;*

3) *There is a pattern of vacancy, abandonment or underutilization of properties in the area;*

4) *There is a persistent arrearage of property tax payments on properties in the area;*

5) *Environmental contamination is discouraging improvements and investment in properties in the area; or*

6) *A majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.*

STUDY AREA ANALYSIS

EXISTING CONDITIONS

The Study Area is defined as Block 701, Lot 2.01 of the Township of Chesterfield. The property has a street address of 228 Old York Road, in Chesterfield. The site is just over 159 acres in size, and is developed and as the Old York Country Club and Golf Course with an 18-hole golf course, banquet and catering facility, clubhouse with a bar and restaurant, a pool, and related accessory structures and parking facilities. The property is accessible by a single driveway on Old York Road. The driveway is an asphalt road that is not curbed. Although not a part of this study, there are portions of the golf course that lie outside of Chesterfield Township, to the south within the Township of Mansfield. As that portion of the club lies outside of Chesterfield, and is not subject to the jurisdiction of the Township, it has not been included in this report.

According to environmental records from the NJDEP, the majority of the frontage of the property, as well as the southern and eastern ends are within the 100-year storm flood area, and encumbered by wetlands. The Environmental Constraints Map in Appendix B shows the extent of floodplain and wetlands on the property.

In general, grounds of the property are in good condition. The golf course appears to be well maintained and in active use. The driveway, although not curbed, also appears in adequate condition. There are relatively minor cracks in the pavement, but no significant potholes or other hazards. The parking areas also are in adequate condition, and are paved and curbed.

Entrance driveway and signage on Old York Road

Golf course and cart path

Parking area and driveways

OWNERSHIP AND TAX INFORMATION

The property is currently owned by Three Putt LLC c/o Old York Country Club, and was purchased for $900,000 in January of 2013.

The property currently has an assessed value of $1,900,000 for land, and $1,100,000 for improvements, for a total assessed value of $3,000.000 according to tax records. The property is assessed as 4A – Commercial property.

There were no records of failure to pay property taxes or other tax liens on the property.

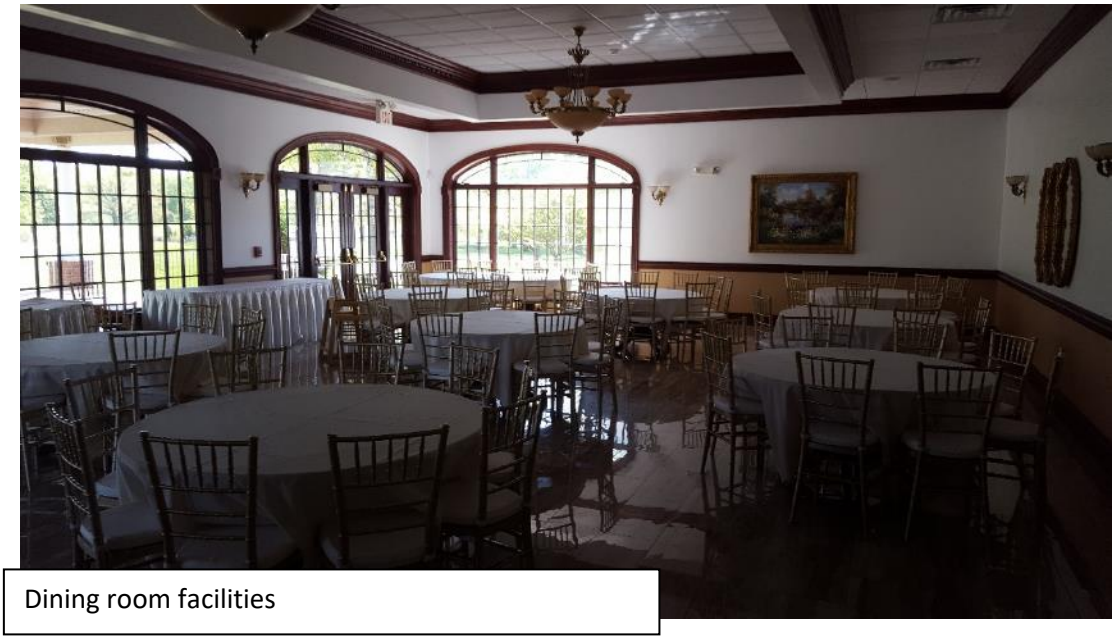
CONDITION OF BUILDINGS

There are seven different buildings on the property. The following section reviews the conditions of each of those structures.

COUNTRY CLUB BUILDING:

The primary building used as the Old York Country club, which includes banquet facilities, offices, a restaurant, and the locker rooms for the golf course, appears to be in good condition throughout and has had recent renovations. The building is a single-story brick and stucco structure. The building does not show any serious defects or signs of a lack of maintenance.

Primary entrance to Country Club



Dining room facilities

CLUBHOUSE AND POOL

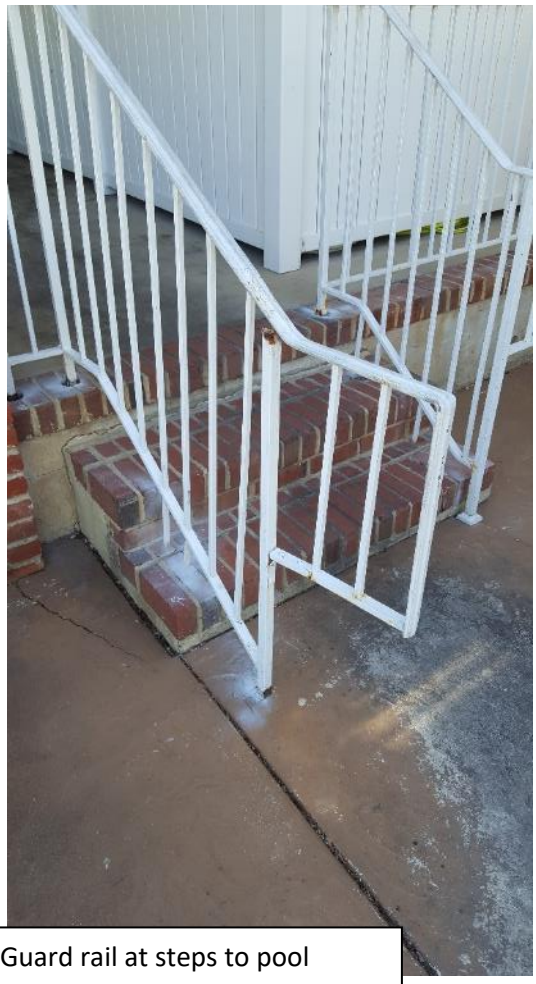
The clubhouse building, which is adjacent to the Country Club main building, is a two story brick and stucco building that includes some of the same functions of the main building, including a large dining room and bar, kitchen, offices, and storage space. Access to the pool is provided through this building.

The building itself does not appear to be in poor condition from the exterior, and the publicly accessible spaces have been maintained and appear in good condition. However, the back of house spaces including the kitchen, storage spaces, and roof are not in good condition. There is evidence of significant water damage from leaks in the flat roof. The photos on the following pages show these damages.

Primary entrance to Clubhouse building

Dining room facilities

Water damage on tiles in kitchen ceiling



Guard rail at steps to pool

Ponding of water on roof at HVAC equipment

Water damage stains on ceiling in storage area

Ponding of water on roof

Behind the scenes, the building is showing signs of disrepair, with the pooling of water on the flat roof leading to problems with leaks that are causing damage to the structure underneath the roof. This is leading to stains on the interior surfaces, and requiring regular replacement of the acoustic ceiling tiles underneath the leaks. The roof surface itself is in poor condition and the building likely requires a new roof.

STORAGE BUILDING

A single story wood structure just outside the clubhouse and country club buildings lies in front of the golf course. The building appears to have been previously used as a clubhouse, but is currently used only for storage due in part to its lack of utility connections. There is currently no electricity, heat, or plumbing connected to the building. The building is currently in poor condition. The wood trim around windows and doors is rotting and falling apart. The building soffit is open on the end, and allows rodents to enter the roof space. The interior of the building shows signs of a lack of maintenance as well. The roof appears to be in need of maintenance, with some of the asphalt shingles having come unsecured from the roof structure.

Staining at base of building

Open soffit at end of building

Rotted wood at door frame

Repairs at ceiling from removal of wires and rodent damages

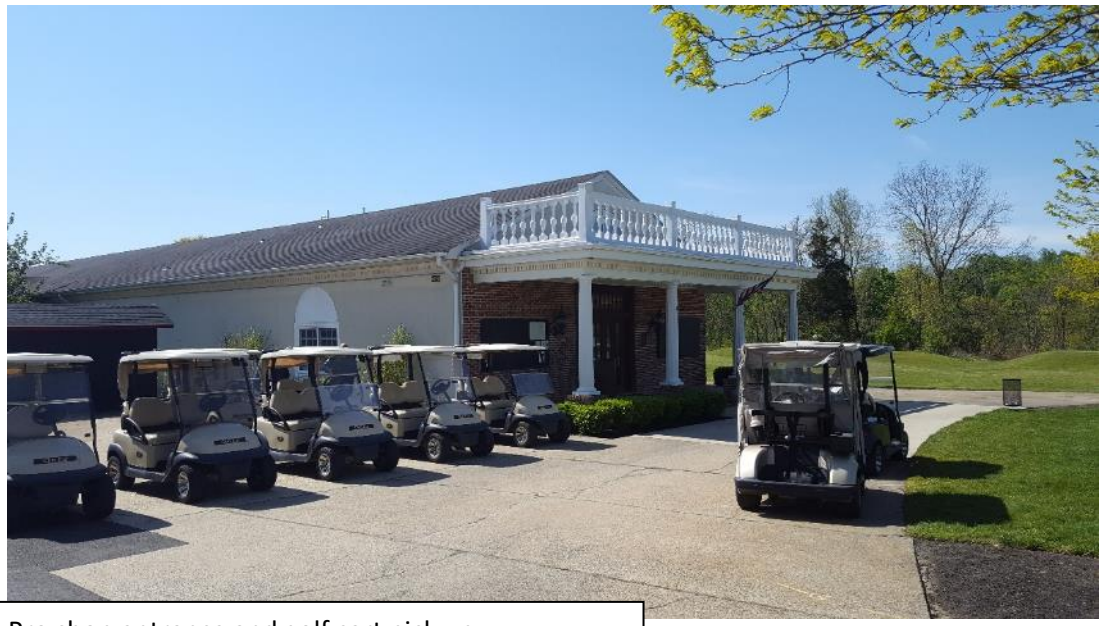
Rotted and deteriorating wood at window jamb and sill

Asphalt shingle roof with disconnected shingles

BARN 1

There are three barn or stable structures on the property. These appear to have been constructed originally as stables for the horses, but are now used for different purposes. The first barn is used as the golf pro shop, and as a storage shed for golf carts. The sheds are all single story wooden structures, of approximately 200 feet in length and 50 feet in width, with a gabled roof.

All three of these sheds are in poor condition. The wooden walls on all three have significant amounts of rot and the siding has become detached from the structure in many locations. Within Barn 1, there are also interior problems with water damage potentially from a leaky roof, and exposed building insulation near the pro shop. Several of the windows on the buildings are broken as well. Like the clubhouse building, the publicly accessible portion of the building – the pro shop itself, is in good condition, but the remainder of the building needs significant maintenance and repairs.



Pro shop entrance and golf cart pick up

Deteriorated wood siding and trim at side entry door

Water damage on ceiling tiles near office area

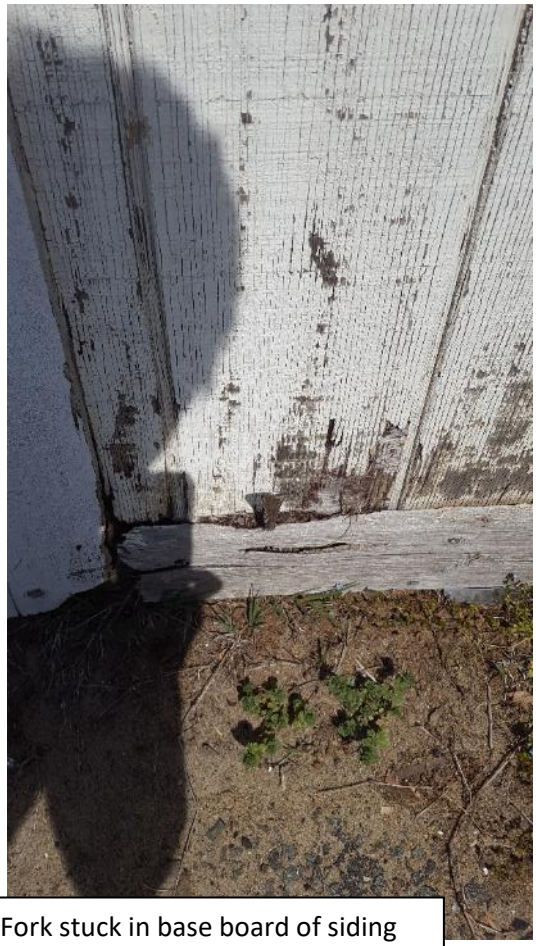
Rear of barn showing deteriorated wood siding and missing panels on barn door

Rotted and deteriorated siding at base of building

Gaps in soffit at eave of building

Side of building showing peeling paint and deteriorated wood

Broken window



Fork stuck in base board of siding

BARN 2

The second barn building is used for storage of materials and golf carts. It is also in poor condition showing many of the same deteriorated and rotting wood as the first barn, although with more significant damage.

Side entrance to building

Growth at base of building

Broken siding leaving gaps in building exterior

Holes in exterior of building patched with mismatched vinyl

Disconnected downspout

South side of building showing lack of maintenance and vegetative growth in eave

Siding missing and broken

Gaps in soffit at eave of east side of building

Rotten and broken wood at rear door

Disconnected downspout and rotted wood

BARN 3

The third barn structure on the east end of the property is also used only for storage, primarily of equipment and materials for grounds keeping, such as fertilizers, tractors, and related equipment. This building much like the previous two shows the same signs of disrepair and lack of maintenance. The structure is in very poor condition and in need of substantial repairs.

West side of barn, rotted wood at base

North side of barn, rotted wood at base

Gaps in soffit at eave of building. Rotted wood at base

South side of barn, gutters and soffit disconnected and falling off

Primary entrance door

Lack of soffit under eave

South side of building, rotted and deteriorated siding holes in wall

East side of building

East side of building, holes in walls

HISTORIC BUILDING

Additionally, there is a historic home on the property that was constructed in the 18th century. The building appears to be in sound condition, with little evidence of material defects or deterioration.

ENVIRONMENTAL CONTAMINATION

The property is actively monitored by NJDEP for issues related to air quality, pesticide use, water quality, and water supply. The property has active monitoring status related to four different categories of environmental programs according to NJDEP records. Violations have been issued both for water supply and water quality issues. The table below outlines the status of environmental contamination activity and reporting on the property.

NJDEP Environmental Monitoring – Old York Country Club		
NJDEP Site ID / Program Interest #	**Program**	**Issues identified**
46019	Air	General monitoring of clubhouse boiler, requires regular permitting.
NL002314	Pesticides	Active monitoring. No violations reported
47557	Water Quality	May 2015 - Problems with disposal field failure and break out, excess vegetation preventing proper inspection and maintenance. Monitoring not in compliance with permit, and failure to conduct monitoring. Sampling not conducted in compliance with permit. March 2020 – Disposal field failure. Monitoring wells in low lying area being influenced by surface water. Failure to achieve ground water quality standards (GWQS) for fecal coliform at multiple monitoring wells.
0307306	Safe Drinking Water	Actively monitoring. No records of violations.
2466P	Water Supply	June 2011 – Exceeding monthly limit for water diversion (January 2010 through December 2010)

NJDEP Environmental reports, violations, and monitoring documents can be found in Appendix C.

WATER & SEWER INFRASTRUCTURE

As a part of the review process for this report, an infrastructure and engineering report on the property was reviewed. The report titled “Olde York Country Club Infrastructure and Engineering Report” prepared by K2 Consulting Engineers, and dated December of 2012. The report evaluated the condition of the wastewater treatment and disposal systems, HVAC, electrical, and plumbing systems on the property. A copy of this report can be found in Appendix D.

The wastewater treatment and disposal system on the property was installed in 1995, and is an underground injection system. The property is not connected to a public sewer, and treats and disposes of wastewater on site. As of the 2012 report, the wastewater treatment plant was operating under stressed conditions, and required significant maintenance and repair. There was damage to the system which resulted in untreated sewage discharge overland. The report also noted that each of the disposal fields appeared to be compromised as a result of age, lack of maintenance, and loss of infiltrative capacity.

The wastewater treatment and disposal system is now 25 years old, and showing many problems that are in need of repair.

APPLICATION OF STATUTORY CRITERIA

As stated previously, N.J.S.A. 40A:12A-14 lists the specific conditions, at least one of which must be present in order for a finding that an area is in need of rehabilitation. This sections addresses each of those listed criteria, and evaluates the conditions of the property under each to determine if an area in need of rehabilitation designation can be found.

Criteria 1: A significant portion of structures therein are in a deteriorated or substandard condition;

Of the seven buildings on the property, five of them are in a deteriorated or substandard condition. All three of the barn structures are in poor condition and in need of significant repairs or perhaps even replacement. The clubhouse building is also in poor condition, with drainage problems on the roof, deteriorated roofing material, and water damage in the kitchen from the roof problems. The storage building having no utility connections, a missing soffit, and rotted and deteriorated wood also is in poor condition. The country club building is in good condition, as is the historic home on the property.

With 5 out of 7 buildings being deteriorated and in a sub-standard condition, the property can be designated under this criteria.

Criteria 2: More than half of the housing stock in the delineated area is at least 50 years old;

With only one house within the Study Area that does not appear to be utilized as a residence at this time, even though the structure is over 200 years old, this criteria does not apply.

Criteria 3: There is a pattern of vacancy, abandonment or underutilization of properties in the area;

The property is currently occupied as a private country club and golf course, and does not show any signs of abandonment or underutilization at this time.

Criteria 4: There is a persistent arrearage of property tax payments on properties in the area;

There are no records of arrearage of property tax payments on the Study Area. Records show that Three Putt LLC has paid their property taxes in full.

Criteria 5: Environmental contamination is discouraging improvements and investment in properties in the area; or

With the failure of the wastewater treatment and disposal system, there is environmental contamination on the property that is discouraging investment. The damages to the system have resulted in fecal coliform bacteria contaminating the water, and requires repairs.

As a result of the environmental issues related to the failures of the wastewater treatment system and the violations of the permitting, the property can be designated under this criteria.

***Criteria 6*: A majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.**

Although the wastewater infrastructure system on the property is in need of substantial repair and maintenance, it is only 25 years old and would not qualify under this criteria.

MASTER PLAN CONSIDERATIONS

The property is located within the AG Agricultural district of the Township. The AG district is intended to reflect and preserve the agricultural history of Chesterfield, and permits primarily only farming and agricultural activities, and single family homes on large lots of at least 10 acres in size.

The Township's Master Plan, last reexamined and amended in 2017, does not make specific reference to this property. In general, the master plan recognizes the importance of the agriculture industry, and recommends that the protections on agriculture remain a priority in the AG district. The master plan makes no specific recommendations for private commercial facilities, although it does express that the Township should consider the potential for alternative energy generation, such as solar facilities. No specific sites are identified though.

CONCLUSION

The Study Area, Block 701 Lot 2.01, can be designated as an Area in Need of Rehabilitation pursuant to N.J.S.A. 40A:12A-14 as it meets the first and the fifth criteria necessary for a rehabilitation finding. The majority of the buildings on the site are in poor or substandard condition, and the environmental contamination caused by the failing wastewater treatment system is leading to a lack of proper investment in the site. The property has buildings and wastewater infrastructure that could greatly benefit from a program of rehabilitation.

APPENDICES

Appendix A: Resolution of the Governing Body

Appendix B: Study Area Maps

Appendix C: Environmental Reporting

Appendix D: Old York Country Club Infrastructure and Engineering Report from K2 Engineering, dated December 22, 2012

Appendix A: Resolution 2020-2-6 of the Township Committee

TOWNSHIP OF CHESTERFIELD

RESOLUTION 2020-2-6

RESOLUTION AUTHORIZING AND DIRECTING THE CHESTERFIELD TOWNSHIP PLANNING BOARD TO CAUSE A PRELIMINARY INVESTIGATION TO BE MADE PURSUANT TO NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW AS TO WHETHER A CERTAIN AREA IS AN "AREA IN NEED OF REHABILITATION"

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*, ("the Act") allows municipalities to identify certain areas within their geographical boundaries as "Areas in Need of Rehabilitation", one of the purposes of which, among others, is to encourage private investment in certain properties through, e.g., the demolition, clearance, or removal of buildings, the construction and rehabilitation of existing buildings, the creation of new job opportunities and ratables within municipalities, etc.; and

WHEREAS, the Act empowers municipalities to authorize and direct their Municipal Planning Boards to cause preliminary investigations to be made to determine whether areas exist within the municipality that are "in need of rehabilitation", N.J.S.A. 40A:12A-6; and

WHEREAS, the Township of Chesterfield has determined that : (1) Block 701, Lot 2.01, comprising approximately 159 acres, and familiarly known as the Old York County Club, is a property that may benefit from the tools available to municipalities under the New Jersey Housing and Redevelopment Law; and (2) that there is a need for increased employment opportunities, tax ratables, and other benefits which communities generally derive from the redevelopment of commercial corridors within these areas; and

WHEREAS, the Township Committee of the Township of Chesterfield has determined that it is in the best interest of the Township of Chesterfield, in order to compete with neighboring municipalities for new commercial and other opportunities which will result in increased employment opportunities, and tax ratables for the municipality, to further study this area of the Township in that general vicinity, to determine if same or portions of same, are "in need of rehabilitation", so that this municipality can undertake various initiatives to incentivize commercial and other developers to locate their businesses with this municipality; and

WHEREAS, the Planning Board shall undertake this investigation and shall determine whether or not the Rehabilitation Area shall authorize the municipality to use all those powers provided by the Legislature for use in a Rehabilitation Area; and

WHEREAS, the New Jersey Redevelopment and Housing Law empowers municipalities to authorize and direct their Municipal Planning Boards to undertake such studies and investigations.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Chesterfield, that the Chesterfield Township Planning Board be and is hereby authorized and directed to cause a preliminary investigation to be made pursuant to the New Jersey Redevelopment and Housing Law as to whether Block 701, Lot 2.01 is an area in need of rehabilitation within the meaning and intendment of the statute.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be filed with the Chairperson and Secretary of the Chesterfield Township Planning Board, and with the Burlington County Office of Land Use Planning, within ten (10) days of

adoption, and that the Planning Board be urged to complete its preliminary investigation and file its written report within the Township Committee upon completion of same.

CHESTERFIELD TOWNSHIP COMMITTEE

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I, Caryn M. Hoyer, Clerk of the Township of Chesterfield in the County of Burlington and State of New Jersey do hereby certify the foregoing Resolution to be a true and accurate copy of the Resolution approved by the Township Committee at a duly advertised meeting held on February 27, 2020, at which a quorum was present.

Caryn M. Hoyer, RMC
Township Clerk

4852-7125-2404, v. 1
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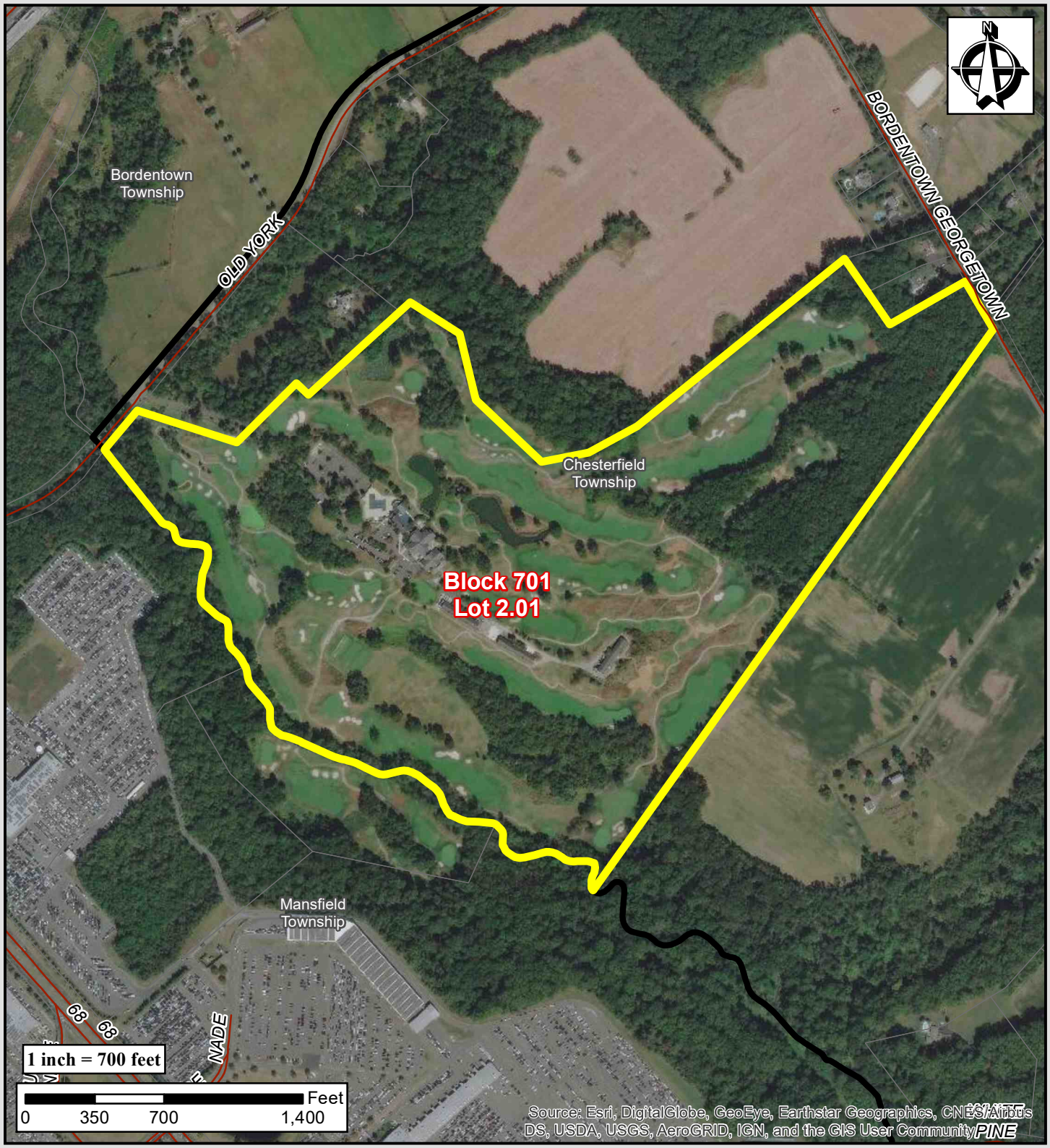
Appendix B: Study Area Maps

Study Area Boundary



Area in Need of Rehabilitation Study

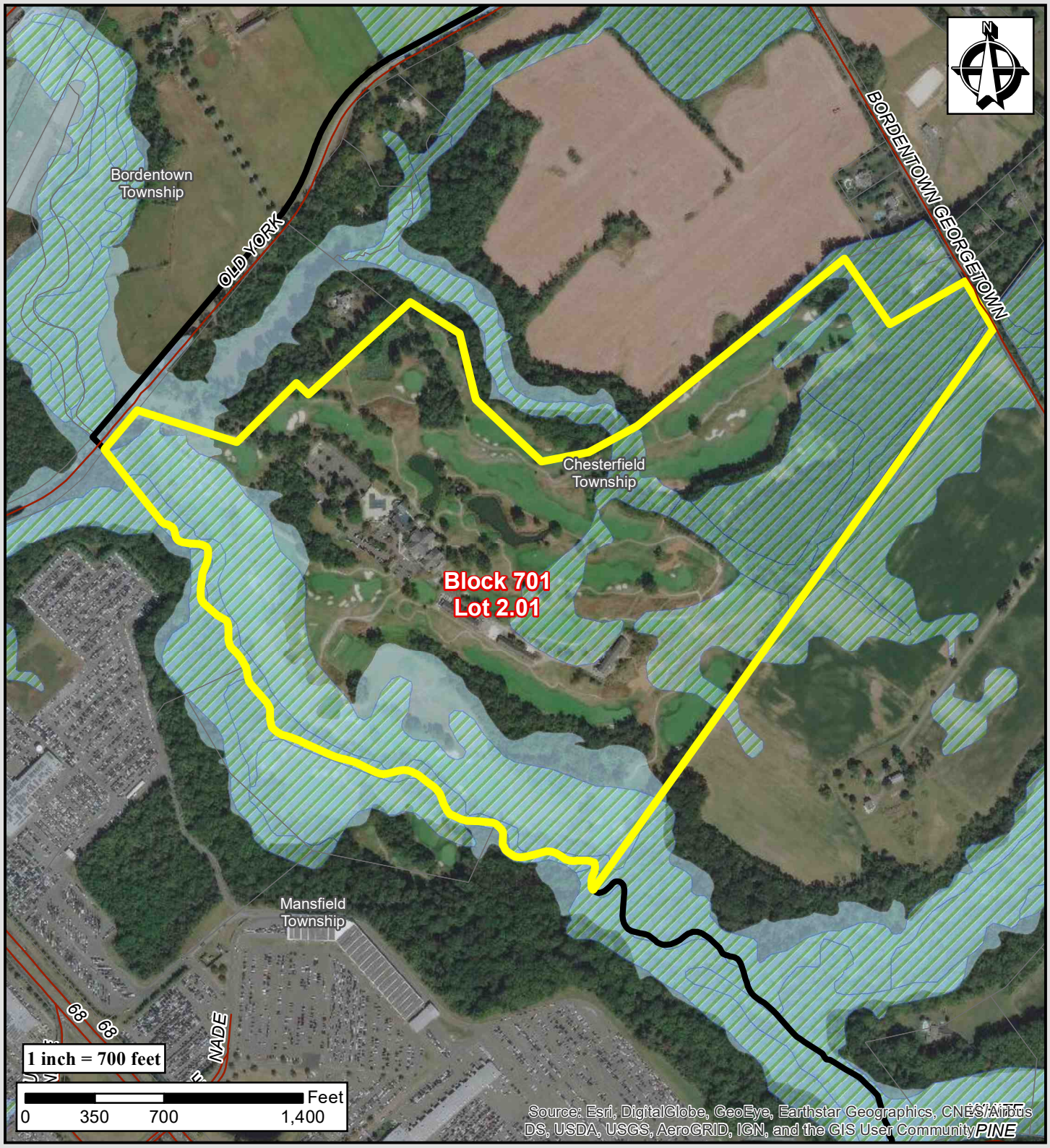
Study Area

DATE: 05/06/20

Source: NJGIN, NJDEP

CME ASSOCIATES
CONSULTING & MUNICIPAL ENGINEERS
3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859
1460 ROUTE 9 SOUTH HOWELL, N.J. 07731
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852
ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102
WWW.CMEUSA1.COM

Environmental Constraints



Area in Need of Rehabilitation Study

DATE: 05/06/20

Source: NJGIN, NJDEP

Study Area

Wetlands

Flood Zone

A

AE

CME ASSOCIATES
CONSULTING & MUNICIPAL ENGINEERS
3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859
1460 ROUTE 9 SOUTH HOWELL, N.J. 07731
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852
ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102
WWW.CMEUSA1.COM

Appendix C: Environmental Records

Subject Item Inventory for Effective Air Permits

Run At: 5/7/2020 PM

Program Interest Number: 46019

Activity Class	Activity Number	Activity Type	Activity Status	Subject Item NJID	Facility Designation	Equipment Description
GEN	120001	(GP-017) Boilers < 5 MMBTU/hr	Renewed	E 000001	Clubhouse TL	1.15 MMBTU/Hr Boiler
GEN	120001	(GP-017) Boilers < 5 MMBTU/hr	Renewed	PT 000001		0
GEN	120001	(GP-017) Boilers < 5 MMBTU/hr	Renewed	U 000001 OS1	Clubhouse TL	1.15 MMBTU/Hr Boiler

Violations For OLD YORK COUNTRY CLUB - Program Interest ID: 47557 and Activity Number: PEA 200001 Discovered by Water Quality Program

May 07, 2020 03:12

NOTE: The information contained in this report will be limited to the date each program began using the Department's integrated database, NJEMS. The programs began using the system for this information as follows: Air - 10/1998; Hazardous Waste - 1/2000; Water - 7/2000; Right To Know - 11/2000; TCPA - 12/2001; Land Use 12/2001; DPCC - 1/2002; Solid Waste - 1/2002 and Pesticides - 4/2002. For complete information prior to these dates, please submit an official OPRA request form to the Department. If printing this report, select landscape orientation.

Disclaimer: All listed violations have been included in Effective enforcement actions. This report lists alleged violations based on facts and information known to the Department at the time the violation information was determined. Errors or omissions in the factual basis for any violation may result in a future change in classification as a violation when such information becomes known. Persons cited for violations may contest the Department's enforcement action or penalty assessment. The resultant final decision may uphold, negate or modify the original violation findings or penalty.

Activity Number: PEA 200001

Program Interest Type: NJPDES

Responsible Organization Name: OLD YORK COUNTRY CLUB

Description of Non-compliance	Discovery Activity Number	Discovery Date	Violation Status	Compliance Due Date	Compliance Achieved Date	Severity	MMR
Failure to comply with the conditions of the NJPDES permit Failure to achieve Ground Water Quality Standards ("GWQS") as required by the permit for Fecal Coliform at Monitoring Wells 5, 6 and 7. Monitoring Well 5 results 2nd Quarter 2019 = 148 #/100 ml Monitoring Well 6 results 2nd Quarter 2019 = >10000 #/100 ml 3rd Quarter 2019 = 196 #/100 ml Monitoring Well 7 results 2nd Quarter 2018 = 392 #/100 ml 3rd Quarter 2018 = 12 #/100 ml	BCI 200001	3/17/20	Pending				

May 07, 2020 03:13

Inspection Summary Report for OLD YORK COUNTRY CLUB - Activity Number BCI 200001

NOTE: The information contained in this report will be limited to the date each program began using the Department's integrated database, NJEMS. The programs began using the system for this information as follows: Air - 10/1998; Hazardous Waste - 1/2000; Water - 7/2000; TCPA - 12/2001; Land Use 12/2001; DPCC - 1/2002; Solid Waste - 1/2002; Right To Know - 3/2002 and Pesticides - 4/2002; Site Remediation - 3/2003 and Radiation (limited information) - 7/2006. For complete information prior to these dates, please submit an official OPRA request form to the Department. If printing this report, select landscape orientation.

Disclaimer: Only final inspection reports are listed in this report. Inspections for which a report has not been finalized by the Department will not appear in this report. Also, inspections which yield violations but where the inspected entity has not yet been notified of the violation are not listed in this report. For inspections indicating Out of Compliance, this means that violations were observed during the inspection, based on facts and information known to the Department at the time of the inspection. Errors or omissions in the factual basis for any violation may result in a future change in classification as a violation when such information becomes known.

Activity Number: BCI 200001 **Inspection Type:** *Brief Compliance Inspection **Program Interest ID:** 47557

Inspection Start Date: 3/17/20 **End Date:** 3/17/20 **Lead Investigator:** Carll, James

Program Interest Name: OLD YORK COUNTRY CLUB

Address: 228 OLD YORK RD Chesterfield NJ 08015 **County:** Burlington - Chesterfield Twp

Block(s) and Lot(s): Block 701 Lot 2.01

Comments:

NJPDES Discharge to Groundwater UIC Permit NJ0105392-

Licensed Operator (via phone) reported having concerns that monitoring wells were in low lying area being influenced by surface water. Licensed Operaor reported this may be influencing fecal coliform sampling results and reported no notable events occurred with the regulated unit.

NJPDES Sludge Permit NJ0235342-

No comment.

Subject Item: **WCU1** **0** **-** **Water - Comply with UIC Permit**

Requirement Description	Compliance Status	Compliance Comments	Grace Days	Non Minor Reason	Requirement Source

Did the permittee comply with the conditions of the NJPDES permit?. [N.J.A.C. 7:14A- 6.2((a))1]	Out of Compliance	Failure to comply with the conditions of the NJPDES permit Failure to achieve Ground Water Quality Standards ("GWQS") as required by the permit for Fecal Coliform at Monitoring Wells 5, 6 and 7. Monitoring Well 5 results 2nd Quarter 2019 = 148 #/100 ml Monitoring Well 6 results 2nd Quarter 2019 = >10000 #/100 ml 3rd Quarter 2019 = 196 #/100 ml Monitoring Well 7 results 2nd Quarter 2018 = 392 #/100 ml 3rd Quarter 2018 = 12 #/100 ml			Rules

Subject Item: **WBGW** **0** **-** **Water - Ground Water BCI**

Requirement Description	Compliance Status	Compliance Comments	Grace Days	Non Minor Reason	Requirement Source

Was all monitoring, including monitoring well sampling, conducted in accordance with Part III of the Permit?. [N.J.A.C. 7:14A- 6.5(b)]	In Compliance	Yes			Rules
Was sampling conducted in accordance with the Field Sampling Procedures Manual or other Department approved method?. [N.J.A.C. 7:14A- 6.5(b)4]	Not Inspected	Not present during sample collection.			Rules
Were all analyses performed by New Jersey Certified Laboratory? Indicate lab name(s). [N.J.A.C. 7:14A- 6.5(a)2]	In Compliance	Henderson Lab Cert. #15083.			Rules
Did the permittee complete monitoring reports in accordance with the current Monitoring Report Form Reference Manual and any updates?. [N.J.A.C. 7:14A- 6.2(a)1]	In Compliance	Yes			Rules
Does the permittee operate and maintain the treatment works as specified in the O&M Manual?. [N.J.A.C. 7:14A- 6.12(a)]	In Compliance	Yes			Rules
Does the facility employ a licensed operator who holds the appropriate classification of license to operate the treatment works?. [N.J.A.C. 7:10A- 1.1]	In Compliance	Yes			Rules

Violations For OLD YORK COUNTRY CLUB - Program Interest ID: 47557 and Activity Number: PEA 150001 Discovered by Water Quality Program

May 07, 2020 02:56

NOTE: The information contained in this report will be limited to the date each program began using the Department's integrated database, NJEMS. The programs began using the system for this information as follows: Air - 10/1998; Hazardous Waste - 1/2000; Water - 7/2000; Right To Know - 11/2000; TCPA - 12/2001; Land Use 12/2001; DPCC - 1/2002; Solid Waste - 1/2002 and Pesticides - 4/2002. For complete information prior to these dates, please submit an official OPRA request form to the Department. If printing this report, select landscape orientation.

Disclaimer: All listed violations have been included in Effective enforcement actions. This report lists alleged violations based on facts and information known to the Department at the time the violation information was determined. Errors or omissions in the factual basis for any violation may result in a future change in classification as a violation when such information becomes known. Persons cited for violations may contest the Department's enforcement action or penalty assessment. The resultant final decision may uphold, negate or modify the original violation findings or penalty.

Activity Number: PEA 150001

Program Interest Type: NJPDES

Responsible Organization Name: THREE PUTT LLC

Description of Non-compliance	Discovery Activity Number	Discovery Date	Violation Status	Compliance Due Date	Compliance Achieved Date	Severity	MMR
Failure to conduct monitoring as specified in Part III of the permit. "Failure to comply with Part III, Table III-C-1 total nitrogen (NO3+NH3) monitoring requirements. Only nitrate analysis was completed; unknown start."	SCI 150001	5/29/15	No Further Action				

Inspection Summary Report for OLD YORK COUNTRY CLUB - Activity Number SCI 150001

May 07, 2020 03:01

NOTE: The information contained in this report will be limited to the date each program began using the Department's integrated database, NJEMS. The programs began using the system for this information as follows: Air - 10/1998; Hazardous Waste - 1/2000; Water - 7/2000; TCPA - 12/2001; Land Use 12/2001; DPCC - 1/2002; Solid Waste - 1/2002; Right To Know - 3/2002 and Pesticides - 4/2002; Site Remediation - 3/2003 and Radiation (limited information) - 7/2006. For complete information prior to these dates, please submit an official OPRA request form to the Department. If printing this report, select landscape orientation.

Disclaimer: Only final inspection reports are listed in this report. Inspections for which a report has not been finalized by the Department will not appear in this report. Also, inspections which yield violations but where the inspected entity has not yet been notified of the violation are not listed in this report. For inspections indicating Out of Compliance, this means that violations were observed during the inspection, based on facts and information known to the Department at the time of the inspection. Errors or omissions in the factual basis for any violation may result in a future change in classification as a violation when such information becomes known.

Activity Number: SCI 150001 **Inspection Type:** *Standard Compliance Inspection **Program Interest ID:** 47557

Inspection Start Date: 5/29/15 **End Date:** 5/29/15 **Lead Investigator:** Delany, John

Program Interest Name: OLD YORK COUNTRY CLUB

Address: 228 OLD YORK RD Chesterfield NJ 08015 **County:** Burlington - Chesterfield Twp

Block(s) and Lot(s): Block 701 Lot 2.01

Comments:

NJPDES: Field NOV issued for T01T pt source monthly monitoring, STP discharge: Failure to conduct monitoring as specified in Part III of the permit. "Failure to comply with Part III, Table III-C-1 total nitrogen (NO3+NH3) monitoring requirements. Only nitrate analysis was completed; unknown start. Corrective action: Comply with permit monitoring requirements."
Failure to properly conduct sampling. The wrong upgradient monitoring well (MW), mis-labeled as MW#1 on hole 11, is being sampled. After reviewing the permit plot plan, MW#1 is next to the overflow parking area and is the required upgradient well. Please advise the lab to collect required samples from this well. In the interim, replace the cover on the 2nd well so it can be properly locked. See pg 2 of the chklist for the rest of the well labelling & equipment issues.

Minor problem with disposal field D break-out. Crew due in that day to repair. Be advised that disposal field failures must be reported to the DEP hotline in accordance with Part II,B8bii &, measures implemented in accordance with your O&M Manual. revise the O&M manual accordingly. Cut back the vegetation on the side slopes of fields B&C so that a proper visual inspection of the fields can be completed. When mounded systems fail, typically they fail on the side slope of the bed.
Feb Flow exceedance due to potable line leak associated with the well. Groundwater MW exceedance of F/C in MW #6, 1st qtr 2015 (result of 28).

In order to comply with the permit requirement of 4' unsaturated soils below each disposal field, at a minimum, the depth to water table in each piezometer (PW) must be measured on a monthly basis. In order to know if you are complying, you need the blueprints of the disposal fields which will show the elevation of each leach field. The PW record forms will have the necessary elevation data that is used to determine if there is a minimum of 4' of unsaturated soils below each disposal field.
There were missing report forms from the previous P/T LO firm that had to be submitted. Received 5/19/15. NEW LO needs the delegation letter from the club, allowing him alone to submit the report forms.

WAP: Properly seal the extra MWs on or before 6/1/16. You must attempt to obtain the well permit forms for these wells as noted herein, prior to hiring a licensed well driller to seal the wells.

Subject Item: **WSWA 74419 - 2466P WA PERMIT - ALL DIVERSION SOURCES**

Requirement Description	Compliance Status	Compliance Comments	Grace Days	Non Minor Reason	Requirement Source
Water Diverted <= 8.0 Million Gallons Per Month. [N.J.A.C. 7:19- 2.14(a)2]	In Compliance	ok			WAP 060001
Water Diverted <= 34.7 Million Gallons Per Year. [N.J.A.C. 7:19- 2.14(a)2]	In Compliance	ok			WAP 060001
Maximum Diversion Rate <= 1560.0 Gallons Per Minute. [N.J.A.C. 7:19- 2.14(a)2]	In Compliance	ok			WAP 060001
Total amount of water incorporated into product(s) during the calendar year shall be calculated at the end of each year. This value shall be recorded in the December block on the fourth Quarterly Report. Annual Total Water Incorporated in Product monitored by Calculated Annually. [DRBC Resolution No. 2001-8], Phases: Final Permit Phase	In Compliance	ok			WAP 060001

Total evaporative loss amount of all water diverted for the calendar year shall be calculated at the end of each year. This value shall be recorded in the December block on the fourth Quarterly Report. Annual Total Evaporative Loss monitored by Calculated Annually. [DRBC Resolution No. 2001-8], Phases: Final Permit Phase	In Compliance	ok			WAP 060001
The permittee shall continue to implement, to the satisfaction of the Department, a water conservation and drought management program. The program shall encourage water conservation in all types of use within the area served by the permittee, including actions taken pursuant to this program and the impact thereof. An update to the water conservation and drought management plan shall be submitted Submit Water Conservation and Drought Management Plan: before starting 5/31/2006 the end of each 2 years before May 31, 2008 and every two years thereafter. [N.J.A.C. 7:19- 2.14(a)10]	Data Collection	Missed the 5/31/14 submittal. Send in form asap.			WAP 060001
Did the registrant divert water only from the approved well at the maximum rate specified in the permit?	In Compliance	y			WAP 060001
Did the permittee provide a totalizing flow meter for all diversion sources?	In Compliance	y			WAP 060001
Did the permittee calibrate each meter at least once every five years?	In Compliance	6/24/11 last calibration.			WAP 060001
Did the permittee calibrate each meter to within five percent accuracy?	In Compliance	y			WAP 060001
Did the permittee receive approval from the Bureau of Water Allocation prior to increasing the pumping equipment capacity?	In Compliance	no changes			WAP 060001
Did the permittee seal all abandoned wells as required by the permit?	Data Collection	As agreed during the visit, this office will allow 3 Putt 1 yr (or by 6/1/16) to close MWs #2 & the second upgradient well on hole 11.			WAP 060001
Did the permittee investigate any valid complaints by users of wells or surface water supplies within the zone of influence of this diversion, submit a report of the investigation to the Department's Bureau of Water Allocation, or repair or replace any well or surface water supply that has been rendered unusable as a result of the permittee's diversions?	In Compliance	no complaints			WAP 060001

Was a log book of month end meter readings for each diversion source maintained on site?	In Compliance	y			WAP 060001
Did the permittee obtain written permission from the Department prior to a change in plans and specifications?	Not Applicable	no changes			WAP 060001
Did the permittee protect each source from vandalism, tampering, and contamination at all times?	In Compliance	y			WAP 060001

Subject Item: **GW 0 - Discharge to Groundwater**

Requirement Description	Compliance Status	Compliance Comments	Grace Days	Non Minor Reason	Requirement Source
MONITORING REQUIREMENTS.	Heading				DGW 090001
Discharge Sample T01T shall be taken prior to the disposal area. [N.J.A.C. 7:14A- 6.2(a)1]	In Compliance	ok.			DGW 090001
Was all monitoring conducted in accordance with Part III of the permit?. [N.J.A.C. 7:14A- 6.5(b)]	Out of Compliance	Failure to conduct monitoring as specified in Part III of the permit. "Failure to comply with Part III, Table III-C-1 total nitrogen (NO3 +NH3) monitoring requirements. Only nitrate analysis was completed; unknown start."			DGW 090001

Was sampling conducted in accordance with the Field Sampling Procedures Manual or other Department approved method?. [N.J.A.C. 7:14A- 6.5(b)4]	Out of Compliance, Non-referred	Failure to properly conduct sampling. The wrong upgradient MW, mis-labeled as MW#1at a tee for hole 11, is being sampled. After reviewing the permit plot plan, MW#1 is next to the overflow parking area and is the required upgradient well. Please advise the lab to collect required samples from this well. In the interim, replace the cover so this well can be properly locked.			DGW 090001
Were all analyses performed by a New Jersey Certified Laboratory? Indicate lab name(s). [N.J.A.C. 7:14A- 6.5(a)2]	In Compliance	JR Henderson, # 15083			DGW 090001
Has a continuously recording in-line flow measuring device to determine daily flow been provided?. [N.J.A.C. 7:14A- 6.5(a)1]	In Compliance	y			DGW 090001
The discharge of nonsanitary waste is a violation of this permit. [N.J.A.C. 7:14A- 6.5(a)1]	In Compliance	Be advised.			DGW 090001
		Four piezometers installed in 2013. All locked;unknown if labeled under the cap. If unlabeled, put the info noted below on a tag. Contact the well driller, William Michaelis of Blue Anchor if you can't find the well forms for each well in your files. Two			

Did the permittee install groundwater monitoring wells, piezometer wells, and/or maintain existing groundwater monitoring wells as required by the permit?. [N.J.A.C. 7:14A-7.6(b)]	In Compliance	your files. Two other MWs were found during the visit that I was unaware of, one labelled MW#2 near disposal field D (area recently cleared) & a second upgradient well as noted above. These extra MWs must be closed properly. Address these issues. The second upgradient MW & MW 7 were unlocked, none of the permit required wells were labelled properly & the flush mount MWs (5&6) inner casing screw caps must be replaced since surface runoff may run into the wells. Lock these new caps as well. MW tags must include well field ID # (ex., MW-4), the well permit #, latitude/ longitude & elevation data for the 4 permit required MWs. As discussed, you must check your files for monitoring well permit forms which would have this information. You may also reach out to the			DGW 090001

		reach out to the company that installed your potable well, William Stothoff Co. Inc of Flemington & ask them to check their records & see if they installed MWs for your site. I unsuccessfully looked for these records in our database. If the above is unsuccessful, follow the well search procedure I provided in the 7/9/15 e-mail.			
Did the permittee sample the upgradient well(s) first? . [N.J.A.C. 7:14A- 6.5(b)4]	In Compliance	Dedicated tubing in each well.			DGW 090001
Ground Water Quality Standards (GWQS) are to be achieved in MW-5, MW-6 and MW-7. [N.J.A.C. 7:14A- 7.6(a)]	Data Collection	1st qtr 2015 MW-6 F Coli exceedance.			DGW 090001
Except for fecal coliform, parameters with a "Report" requirement have no limit established by this permit. The permittee is still required to analyze the ground water for that parameter and report its value. Failure to sample and report the value is a permit violation. [N.J.A.C. 7:14A- 6.2(a)1]	Data Collection	be advised.			DGW 090001
Has the permittee performed monitoring of sludge quality, sample collection, preservation and analysis in a manner consistent with 40 CFR 503.8 and the Sludge Quality Assurance regulations (N.J.A.C. 7:14-4)?. [N.J.A.C. 7:14A- 6.5(a)2]	Not Applicable	None removed recently, as noted above.			DGW 090001
RECORDKEEPING .	Heading				DGW 090001
Does the permittee appropriately retain monitoring records? . [N.J.A.C. 7:14A- 6.6(a)]	In Compliance	y			DGW 090001
Submit a plot plan: within 6 months prior to the expiration date of the permit. The Plot Plan shall be submitted to the BNPC only if site conditions have changed. The plot plan shall include:. [N.J.A.C. 7:14A- 6.3(a)]	Data Collection	By ~10/30/15, correct plan and submit.			DGW 090001

The location of all regulated units. Each regulated unit shall be identified as Unit #1, Unit #2, etc. For example, a stormwater infiltration basin would be labeled Basin #1 and a subsurface disposal field would be labeled Disposal Field #1. The plot plan shall include all pertinent information about the regulated unit such as whether a basin is lined, the exact location of the discharge monitoring point including a description of the sampling device if applicable, its label (I01 for Basin #1 and T01 for Disposal Field #1). [N.J.A.C. 7:14A- 6.3(a)]	Data Collection	Also, include the new piezometer's locations & the 2 extra MWs, if at that time the MWs have not been closed yet, on the revised form. Keep a COPY for your RECORDS.			DGW 090001
OPERATION & MAINTENANCE .	Sub-Heading				DGW 090001
Does the permittee operate and maintain the treatment works as specified in the O&M Manual?. [N.J.A.C. 7:14A- 6.12(a)]	In Compliance	Revise plan as follows: On pg 7, 1st paragraph, add narrative to contact LO if there are disposal field problems asap. Add that MWs are inspected qtrly and that a logbook is being kept. Note: The sand filter & membrane filter at the plant are off-line. UV system is on-line, hasn't been maintained and will be removed.			DGW 090001
Did the permittee restrict access to, and minimize the potential for contact with pollutants from, a regulated unit which poses a potential health risk or hazard . [N.J.A.C. 7:14A- 6.7(b)2]	In Compliance	Yes.			DGW 090001
Did the permittee implement corrective measures after the discharge from a regulated unit caused a contravention of the GWQS as required by the permit? . [N.J.A.C. 7:14A- 7.6(a)]	Data Collection				DGW 090001

For sanitary discharges, a minimum of four (4) feet of unsaturated soil shall be maintained during all periods of discharge between the highest elevation of the mounded ground water table and the infiltrative surface. Piezometers shall be installed outside the disposal area as close to the downgradient edge of each disposal area as possible to determine the maximum ground water elevations encountered by the mounded ground water table underneath the recharge area. In the event that the mounded water table is within four (4) feet of the infiltrative surface, the permittee shall immediately implement corrective measures outlined in the O & M Manual to re-establish the required unsaturated zone. If a portion of the disposal area must be removed from service, the permittee shall follow the facility's O & M Manual for proper notification and remedial procedures, as previously defined in this permit.	Data Collection	In order to comply with this requirement, at a minimum, the depth to water table in each piezometer must be measured on a monthly basis. In order to know if you are complying, you need the blueprints of the disposal fields which will show the elevation of each leach field. The piezometer well record forms will have the necessary elevation data that is used to determine if there is a minimum of 4' of unsaturated soils below each disposal field.			DGW 090001
WELL INSTALLATION & ABANDONMENT REQUIREMENTS .	Sub-Heading				DGW 090001
Has the permittee appropriately located and installed a replacement well and sampled that well by the 30th day after installation?. [N.J.A.C. 7:14A- 9.4]	In Compliance	Except as noted above, no changes. The noted extra wells are not new wells. As agreed during the visit, this office will allow 3 Putt 1 yr (or by 6/1/16) to close these wells.			DGW 090001

Subject Item: **GDR** **0** **-** **General Discharge Requirements**

Requirement Description	Compliance Status	Compliance Comments	Grace Days	Non Minor Reason	Requirement Source
Did the permittee obtain all necessary TWAs for new construction, expansion or major repairs of regulated discharge units, as required by the permit? . [N.J.A.C. 7:14A-22.2(a)]	Not Applicable	No changes. Minor problem with disposal field D break-out. Crew due in that day to repair.			DGW 090001
Has the permittee notified the Department's Examination and Licensing Unit of any changes in licensed operator status?. [N.J.A.C. 7:10A- 1.1]	In Compliance	Yes. New operator, effective in May 2015.			DGW 090001
Are all violations reported to the Department as required in N.J.A.C. 7:14A-6.10?. [N.J.A.C. 7:14A- 6.10]	Out of Compliance, Non-referred	Be advised. This includes disposal field failures, in accordance with Part II, B8bii &, measures implemented in accordance with your O&M Manual. Revise manual to account for this issue. There were missing forms from the previous P/T LO firm that had to be submitted.			DGW 090001
Is the permittee in compliance with land-based sludge management criteria and the requirements for the management of residuals and grit and screenings?. [N.J.A.C. 7:14A- 6.15(a)]	In Compliance	Residuals haven't been removed in yrs.			DGW 090001

For units which rely on infiltration where the probable cause of hydraulic failure is unintentional overloading of the disposal area due to unequal distribution of the discharge or heavy rain, snow melt, etc., the permittee shall continue to implement the measures outlined in the facility's O & M Manual until the failing disposal area drains and returns to operational status. If the failing disposal area is determined to be under-sized for the given flow or physically clogged, Department approved measures must be taken to rectify the situation. [N.J.A.C. 7:14A-6.2(a)1]	In Compliance	As noted above, revise O&M manual to account for this issue.			DGW 090001

Subject Item: **WARG** **78265** **-** **WELLS 1 & 2 (POTABLE)**

Requirement Description	Compliance Status	Compliance Comments	Grace Days	Non Minor Reason	Requirement Source
Maximum Diversion Rate <= 460.0 Gallons. [N.J.A.C. 7:19-2.14(a)2], Phases: Final Permit Phase	In Compliance	ok			WAP 060001
Water Diverted <= 34.7 Million Gallons. [N.J.A.C. 7:19- 2.14 (a)2], Phases: Final Permit Phase	In Compliance	ok			WAP 060001

Subject Item: **WSIN** **74420** **-** **WET WELL- PONDS (CORRECTED)**

Requirement Description	Compliance Status	Compliance Comments	Grace Days	Non Minor Reason	Requirement Source
Rated Pump Capacity <= 1100.0 Gallons Per Minute. [N.J.A.C. 7:19- 2.14(a)2], Phases: Final Permit Phase	In Compliance	ok			WAP 060001
The corrected storage pond diversion shall be monitored and recorded on forms provided by the Department. The metered diversion from the storage pond shall be corrected by subtracting the irrigation well diversion from the storage pond each month. If the supplementing well diversion exceeds or is equal to the storage pond diversion, the pond diversion should be reported as zero. Water Diverted monitored by Meter Each Month.[N.J.A.C. 7:19- 2.14(a)3], Phases: Final Permit Phase	In Compliance	ok			WAP 060001
The completed monitoring report form must be submitted Submit Private Quarterly Monitoring Report: Due within 30 days of the end of each quarter. [N.J.A.C. 7:19- 2.14(a)3], Phases: Final Permit Phase	In Compliance	ok			WAP 060001

Subject Item: **WSWL 66064 - WELL 2 (POTABLE)**

Requirement Description	Compliance Status	Compliance Comments	Grace Days	Non Minor Reason	Requirement Source
Did the permittee divert water only from the approved source at the maximum rate specified in the permit?	In Compliance	Potable well (well #2) pump was replaced in Feb. Part of the problem noted above. New pump is rated at 55 gpm			WAP 060001

Subject Item: **WSWL** **66065** **-** **WELL 1**

Requirement Description	Compliance Status	Compliance Comments	Grace Days	Non Minor Reason	Requirement Source
Did the permittee divert water only from the approved source at the maximum rate specified in the permit?	In Compliance	y			WAP 060001

Violations For OLDE YORK COUNTRY CLUB - Program Interest ID: 2466P and Activity Number: NEA 110001 Discovered by Water Supply Program

May 07, 2020 03:29

NOTE: The information contained in this report will be limited to the date each program began using the Department's integrated database, NJEMS. The programs began using the system for this information as follows: Air - 10/1998; Hazardous Waste - 1/2000; Water - 7/2000; Right To Know - 11/2000; TCPA - 12/2001; Land Use 12/2001; DPCC - 1/2002; Solid Waste - 1/2002 and Pesticides - 4/2002. For complete information prior to these dates, please submit an official OPRA request form to the Department. If printing this report, select landscape orientation.

Disclaimer: All listed violations have been included in Effective enforcement actions. This report lists alleged violations based on facts and information known to the Department at the time the violation information was determined. Errors or omissions in the factual basis for any violation may result in a future change in classification as a violation when such information becomes known. Persons cited for violations may contest the Department's enforcement action or penalty assessment. The resultant final decision may uphold, negate or modify the original violation findings or penalty.

Activity Number: NEA 110001

Program Interest Type: WATER ALLOCATION

Responsible Organization Name: OLDE YORK COUNTRY CLUB

Description of Non-compliance	Discovery Activity Number	Discovery Date	Violation Status	Compliance Due Date	Compliance Achieved Date	Severity	MMR
Exceedance of the Water Diverted Per Month aggregate limitation for the 06/01/2010-06/30/2010 monitoring period.		6/18/11	Satisfied		2/6/13		N
Exceedance of the Water Diverted Per Month aggregate limitation for the 07/01/2010-07/31/2010 monitoring period.		6/8/11	Satisfied		2/6/13		N
Exceedance of the Water Diverted Per Month aggregate limitation for the 08/01/2010-08/31/2010 monitoring period.		6/8/11	Satisfied		2/6/13		N
Exceedance of the Water Diverted Per Year aggregate limitation for the 01/01/2010-12/31/2010 monitoring period.		6/18/11	Satisfied		2/6/13		N

Appendix D: Infrastructure and Engineering Report

OLDE YORK COUNTRY CLUB INFRASTRUCTURE AND ENGINEERING REPORT

DECEMBER 22, 2012

PREPARED FOR: THREE PUTT, LLC
BLOCK 1, LOT 5.02
TOWNSHIP OF MANSFIELD, BURLINGTON COUNTY
BLOCK 701, LOT #'S 2.01, 2.02, 3.01 & 3.02
TOWNSHIP OF CHESTERFIELD, BURLINGTON COUNTY

PREPARED BY: K2 CONSULTING ENGINEERS, INC.
918 KINGS HIGHWAY
HADDON HEIGHTS, NJ 08035
TEL: (856) 310-5205
FAX: (856)310-5207

John W. Kornick, P.E.
NJ License # 24GE04928500

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Appendices

I. Introduction

Three Putt, LLC (TP), a New Jersey Limited Liability Company has retained K2 Consulting Engineers, Inc. (K2CE) to provide a comprehensive engineering report to evaluate Olde York Country Club's infrastructure which includes the wastewater treatment and disposal system, HVAC, Electrical and Plumbing Systems. The site is a ±150 acre parcel located mostly in Chesterfield Township, Burlington County and is a privately owned country club. A summary of remedial actions and costs is provided as Appendix F of this report.

II. Wastewater Treatment and Disposal

A. Wastewater Treatment and Disposal Description

K2CE has inspect the facility on four (4) instances during the months of November and December. The wastewater treatment and disposal system has been designed with a maximum flow rate of 10,500 gallons per day and is classified as an underground injection system. This flow rate is based upon the original NJPDES Permit (Appendix A) issued by the New Jersey Department of Environmental Protection in 1994, NJPDES Permit No. NJ0105392 and has been calculated as:

300 members x 35 gallons per day per member = 10,500 gallons per day

The system was installed in 1995 and file information regarding construction, materials and design is limited. It should be noted that the system is required to be maintained by a licensed wastewater treatment operator. Monthly and quarterly reports are required to be performed and submitted to the NJDEP for permit compliance. The system should be maintained and managed in accordance with the NJPDES Permit and associated Wastewater Treatment Facility Operations and Maintenance Manual as prepared by State Environmental Services, Inc. dated 1996.

B. Wastewater Treatment Summary

The treatment plant utilizes a suspended-growth process to reduce pollutants distributed into the wastewater disposal fields. It should be noted that K2CE did not inspect the entire wastewater treatment process for consistency with the NJPDES Permit. Compliance reports prepared by OYCC's Licensed Operator were reviewed for consistency and it has been determined that the system was compliant per the licensed operator. Further inspections of surface infrastructure and subsurface disposal fields by K2CE are not consistent with the compliance reports and will be discussed further in this report.

Waste is received in a 4,000 gallon baffled septic tank, flow is then directed through parallel Zabel coarse filtration units. These units were not inspected as they appeared to be operable. Flow then enters the anoxic zone consisting of two, 2,000 gallon concrete

tanks in series with a regulated detention time. Flow is then distributed to the first aerobic zone via a 6" PVC pipe under gravity flow. When the treatment process is complete, flow is discharged into the bed dosing tanks. The bed dosing tanks consist of four (4) Goulds 3888DX Pumps which operate based on adjustable float settings and then distribute flow to each wastewater disposal bed on alternating sequencing. K2CE noted that 3 of the 4 pumps were not operable at the time of inspection.

C. Wastewater Treatment Non-Compliance

The treatment plant appears to be operating under stressed conditions and requires significant maintenance and repair. At a minimum, a full evaluation of the overall systems batch sequence and ultra violet light treatment should be performed to insure compliance with the NJPDES Permit. All fifteen fiberglass access risers to various components of the wastewater treatment system are damaged and raw sewage is equalizing and flowing onto the ground surface. In addition, each riser maintains electrical controls for each pump within the system and are near ground level. During rain events or heavy soil saturation, the electrical system creates a shock hazard and each electrical control should be relocated. All fiberglass risers with damage are equalizing to ground surface and untreated sewage has been discharging overland near disposal bed #3, running downhill towards the existing pond between holes numbered 8 and 9. Figures 1 thru 4 are samples of typical damage to each fiberglass riser which appears to be damage from lawn care equipment and neglect. Each riser should be removed and concrete risers with access lids should be installed to eliminate the discharge of untreated sewage and eliminate intrusion of surface runoff or rain water into the system. Estimate costs to repair each riser with access lids, relocate electrical controls, install pump failure alarm system, evaluate wastewater treatment system operation with repairs and replace three (3) Goulds 3888DX Pumps: **$35,000-$40,000**

Figure 1-Pump Tank #9 with electrical controls at ground surface.

Figure 2-Fiberglass Riser Tank #8 with sewage at ground surface.

Figure 3-Fiberglass Riser Tank #8 without cover with sewage at ground surface.

Figure 4-Damaged fiberglass riser Tank #2, typical of all fifteen associated with wastewater treatment system.

D. Wastewater Disposal

There are are four (4), 3,600 square foot subsurface sewage disposal fields. All four have identical footprints, but are positioned in the landscape, all near the treatment system. Each bed has been constructed with an "Infiltrator" chamber manufactured by Infiltrator Systems, Inc. and flow enters the disposal bed in a central 4" PVC manifold which serves twelve 1-1/4" laterals (six on each side of the main symmetrically spaced). The laterals each have eighteen equally spaced ¼" field drilled holes to act as a pressure dosing scenario, equally distributing flow throughout each respective disposal bed. It appears that the Infiltrator chamber has been placed on select fill and/or a washed gravel layer.

Disposal bed #1 is located near the parking area as identified on Figure 6 and has been under construction during K2CE's evaluation of the the facility. As-built information from the site contractor and licensed operator have not been provided for review and this report is subject to change upon receipt of this information.

Disposal bed #2 is located near disposal bed #1 and has been damaged as a result of disposal bed #1 construction (See Figure 5). Only one inspection port has been found and it has been determined that the bed is compromised with a bio-mat that restricts effective infiltration. The bio-mat has been estimated at 4" inches thick within disposal bed #2 and is not draining properly. The compromised infiltration is a result of the bio-mat film at the level of infiltration, settled infiltrator chambers into the level of infiltration and potential slow permeability rate in the installed select fill.

Figure 5-Damaged inspection port and infiltrator chamber.

Disposal bed #3 maintains all inspection ports as per the original design. Each port was observed and appears that a bio-mat has formed towards each end of the system, the bio-mat is not existent near the center of the bed and maybe a result of the dosing condition where most of the sewage is displaced towards the end of each bed. The limit of the bio-mat is unknown. The bio-mat is estimated to be approximately 3.5-4" thick and compromises infiltration at the level of infiltration. This is a result of settled infiltrator chambers into the level of infiltration and potential slow permeability rate within the installed select fill.

Disposal bed #4 only maintained one inspection ports as per the original design. The inspection port was observed and it appears that a bio-mat has to be approximately 8"-9" thick and compromises infiltration at the level of infiltration. This is a result of settled infiltrator chambers into the level of infiltration and potential slow permeability rate within the installed select fill. Disposal bed #4 appears to be failing as a result of the thick bio-mat and loss of capacity within the infiltrator system

The wastewater disposal system that consists of four (4), 3,600 square foot disposal beds appears to be compromised as a result of age, lack of maintenance and loss of infiltrative capacity. At a minimum, disposal bed #'s 2 and 4 should be replaced consistent with the construction methods of disposal bed #1. Disposal bed #3 should be treated with the application of microbes to rejuvenate the bed and digest the bio-mat that has accumulated. Should the bed not be restored as a result of the injection of microbes, disposal bed #3 should be replaced consistent with the construction methods of disposal bed #1. In addition, the wastewater disposal beds are not in compliance with the NJPDES permit, all inspection ports and piezometers should be installed, reference compliance evaluation summary and notice of violation (Appendix B). Estimated cost to repair each disposal field, including engineering design and construction documentation: **$70,000-$75,000 per field**

Figure 6-Wastewater Disposal Schematic and Location Map.

III.Phase I Environmental Site Assessment

K2CE's sub consultant RT Environmental performed a Phase I Environmental Site Assessment in accordance with ASTM Practice E 1527-05 standards. The report is attached as Appendix D of this report. In summary, the site identified as 228 Old York Road, Bordentown, NJ 08505 was studied and revealed no evidence of recognized environmental conditions (RECs) with exception for the following:

- Seven underground storage units (USTs) were removed from the subject property in August 1993 by CAV Environmental Services, Inc. Information related to the size, location and/or contents of the USTs are unknown. An invoice of the remedial operation was provided and indicated that a tank closure plan was prepared for submission to the NJDEP. The tank closure plan and a no further action certification from the NJDEP is not available, therefore the UST closure is an area of concern and further research should be completed to insure the property is clear of any encumbrance associated with USTs. Estimated cost to perform research, test and/or clear property of UST encumbrance: **$2,500-$15,000**

- A 275-gallon above ground heating oil tank (AST) was observed in the basement of the farmhouse structure. The farmhouse was converted from heating oil to natural gas in 2012, therefore the AST is out-of-service and should be removed. Estimated cost to remove AST and document: **$4,000-$6,000**

- Water allocation Permit No. 2466P which permits the facility to divert 100,000 gallons of water or more per day appears to be under violation with a pending status. Notices of violations and associated violation fees should be cleared prior to acquiring of the facility. Estimated costs of violations and documentation to clear violation: **$5,000-$7,000**

- Non-Scope considerations were identified regarding potential asbestos-containing materials (ACMs) and lead-based paint (LBP). Current UCC regulations within the State of New Jersey require, at a minimum, ACM and LBP surveys to be completed to clear a property of any ACM and LBP materials prior to renovations. Estimated costs to perform ACM and LBP surveys and remedial activities: **$10,000-$15,000**

IV.MPE Infrastructure Study

K2CE's sub consultant Walter Spencer, Jr. Consulting Engineer performed a Mechanical, Plumbing and Electrical Infrastructure Study to determine the condition of MPE infrastructure. In summary, the Olde York Country Club has been significantly upgraded since 1995 which is evident not just from the appearance of the grounds, but also in the Mechanical, Plumbing, & Electrical infrastructure used within the new and upgraded buildings located on complex. Careful thought and planning has gone into

both the design and quality of the infrastructure. Equipment selections have been based not only on quality and reliability but also on energy savings, resulting in reduced utility bills. The study identifies areas of concern and associated costs to remediate such infrastructure. A summary of areas of concern and associated costs are provided in Appendix E of this report.

V.Conclusion

Overall, the Olde York Country Club facility appears to be well maintained and in operational condition with exception to the areas identified within this report. Items not observed within the infrastructure include, but are not limited to irrigation and potable well pumps, stormwater management, environmental constraints (i.e. flood hazard areas, freshwater wetlands, environmentally sensitive areas, etc...) or ADA access compliance. Overall, the facility appears to be well maintained in operational condition with exception to the areas identified further in this report.

APPENDIX A
NJPDES Permit

New Jersey Pollutant Discharge Elimination System

The New Jersey Department of Environmental Protection hereby restricts and controls the discharge of pollutants to waters of the State from the subject facility/activity in accordance with applicable laws and regulations. The permittee is responsible for complying with all terms and conditions of this authorization and agrees to said terms and conditions as a requirement for the construction, installation, modification or operation of any facility for the collection, treatment or discharge of any pollutant to waters of the State.

PERMIT NUMBER NJ0105392

FINAL

Permittee	Co-Permittee
CORINNE & EDWARD EGET 44 BEECHWOOD DRIVE ROBBINSVILLE NJ 08691	

Property Owner	Location of Activity
CORINNE & EDWARD EGET 44 BEACHWOOD DRIVE ROBBINSVILLE NJ 08691	OLDE YORK COUNTRY CLUB OLDE YORK ROAD CHESTERFIELD TWP NJ 08016

Current Authorization Covered By This Approval And Previous Authorization	Issuance Date	Effective Date	Expiration Date
T :UNDERGROUND INJCTN(UIC)-SANIT	08/31/1994	10/01/1994	09/30/1999

By Authority of:
Commissioner's Office

DEPE AUTHORIZATION
Dennis Hart, Director
Division of Water Quality

(Terms, conditions and duties listed on [illegible])

New Jersey Pollutant Discharge Elimination System

The New Jersey Department of Environmental Protection hereby restricts and controls the discharge of pollutants to waters of the State from the subject facility/activity in accordance with applicable laws and regulations. The permittee is responsible for complying with all terms and conditions of this authorization and agrees to said terms and conditions as a requirement for the construction, installation, modification or operation of any facility for the collection, treatment or discharge of any pollutant to waters of the State.

Permit Number NJ0105392

This permit grants permission to the applicant to discharge pollutants (treated effluent from the wastewater treatment facility) into the Ground Waters of the State, in compliance with the provisions of the Clean Water Act and the New Jersey Water Pollution Control Act subject to the general conditions and the conditions set forth in this permit.

This permit is being issued pursuant to the provisions of the Regulations Concerning the New Jersey Pollutant Discharge Elimination System (N.J.A.C. 7:14A-1 et seq.).

The permittee shall obtain the necessary Treatment Works Approval(s) to design, construct and operate a wastewater facility which is capable of meeting those limits set forth in Part III-DGW.

STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
CN-029
TRENTON, NEW JERSEY 08625

FACT SHEET
FOR NJPDES-DGW PERMIT TO DISCHARGE INTO THE GROUND WATERS OF THE STATE OF NEW JERSEY

NJPDES-DGW PERMIT NUMBER:

NJ0105392

Discharge Activity: T-Underground Injection-Sanitary

NAME AND ADDRESS OF APPLICANT:

Corinne and Edward Eget
44 Beachwood Drive
Robbinsville, New Jersey 08691

NAME AND ADDRESS OF DISCHARGING FACILITY:

Olde York Country
Olde York Road
Chesterfield, New Jersey 08016

RECEIVING WATERS:

The aquifer receiving the wastewater is composed of the Woodbury Formation of Cretaceous age.

GEOGRAPHIC COORDINATES & LOCATION OF DISCHARGING FACILITY:

Latitude: 40° 07′ 03"
Longitude: 74° 41′ 44"

Chesterfield Township, Burlington County

Lots 2.01, 2.02, 3.01 & 3.02
Block 701

DESCRIPTION OF THE SOURCE OF POLLUTANTS:

The Olde York Country Club is a proposed Country Club associated with an 18 hole golf course. The facility will also include a club house with a restaurant, pro-shop, swimming pool, tennis courts and a maintenance facility. Potable water for the site will be supplied by an individual on-site well. Management and treatment of sanitary sewage generated by the facility will be performed via a proposed on-site wastewater treatment facility. Following treatment,

the wastewater will be discharged to the ground waters of the State through four (4) on-site subsurface disposal beds.

DESCRIPTION OF THE TREATMENT AND DISPOSAL SYSTEM:

The proposed treatment system will be designed to meet ground water quality standards for all parameters, except fecal coliform bacteria, prior to discharge to the disposal areas. Although disinfection will be provided, the ground water quality standard for fecal coliform bacteria will be met at downgradient monitor wells. Discharge to the ground waters of the State shall occur via four (4) subsurface disposal beds. The flow limitation for this facility shall be 10,500 gallons per day (gpd).

DESCRIPTION OF THE DISCHARGE MONITORING POINT:

DISCHARGE SAMPLE T01:

Discharge Sample T01 shall be taken prior to the point where the treated (and disinfected) effluent discharges to ground water. T01 is the point where all discharge limitations must be met as outlined in Part III-DGW.

GROUND WATER MONITORING:

There will be four (4) ground water monitor wells, MW-(1-4), installed and monitored to ensure that the ground water quality standard for fecal coliform bacteria is met. In the event that the discharge monitoring shows violations for any parameter, the Department may require the implementation of ground water monitoring for the discharge parameter(s) in question (as further outlined in Part IV of this permit). There will also be four (4) piezometer wells (PW-1-4) located within each disposal bed to monitor the hydraulic performance of the disposal areas.

BASIS FOR PERMIT CONDITIONS:

Effluent and ground water parameters, limitations, monitoring requirements and residuals management sections can be found in Parts I, III and IV of this permit. The attached General Conditions were set forth in consideration of the New Jersey Water Pollution Control Act, N.J.S.A. 58:10A-1 et seq. and its implementing regulations the New Jersey Pollutant Discharge Elimination System (NJPDES) regulations, N.J.A.C. 7:14A-1 et seq. Parameters and limits specified in "Discharge Limitations and Monitoring Requirements" and parameters and limits specified in "Ground Water Monitoring Requirements and Standards" are based on N.J.A.C. 7:14A-5.1 and 6.8, and 7:9-6 et seq.

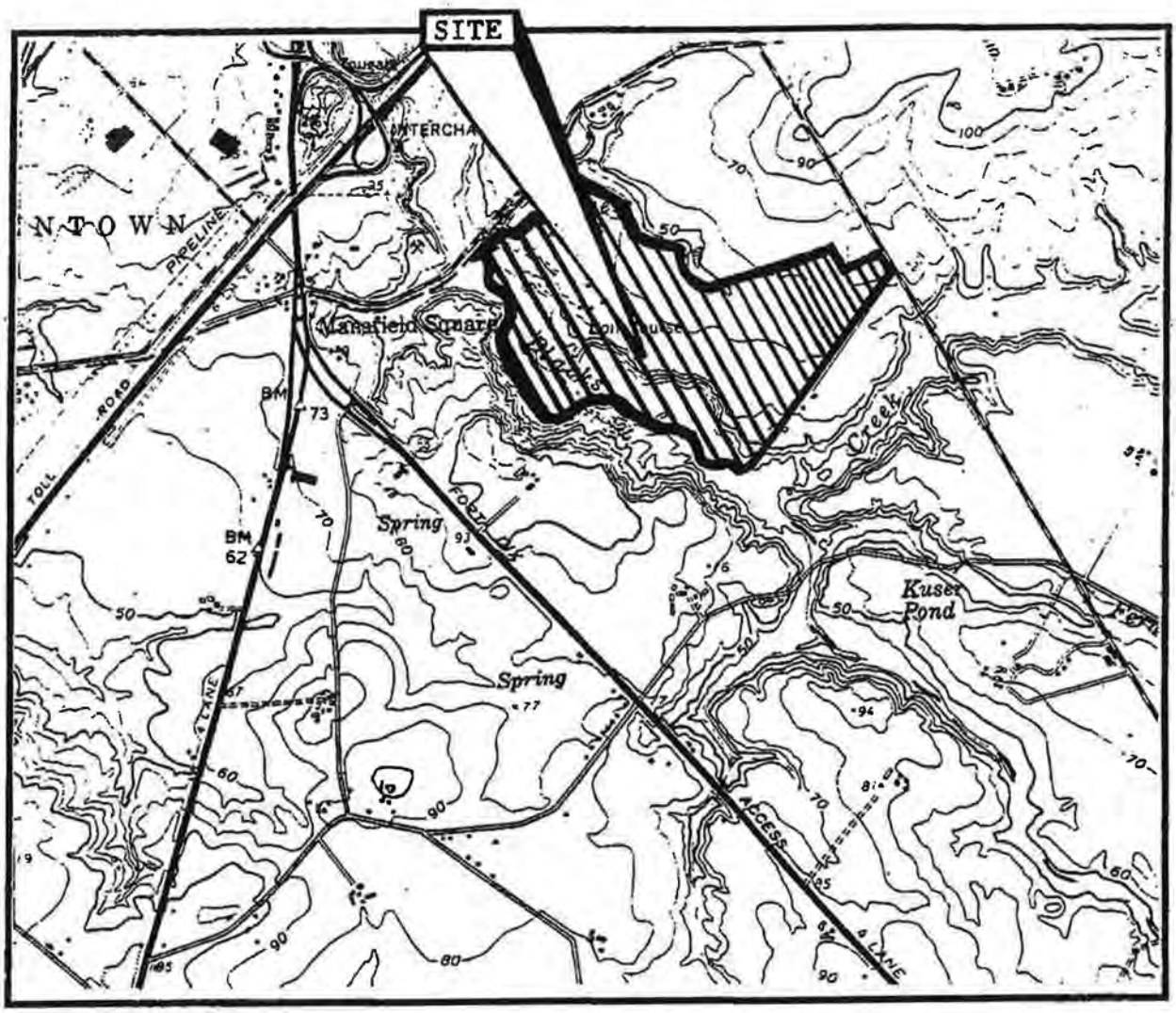
DEP CONTACT:

Additional information concerning the permit may be obtained between the hours of 8:00 A.M. and 4:30 P.M., Monday through Friday from:

Ron Bannister
Senior Geologist
Bureau of Operational Ground Water Permits
NJDEPE
(609) 292-0407

OLDE YORK COUNTRY CLUB

Chesterfield Township, Burlington County
NJPDES-DGW Permit No. NJ0105392
Columbus Quadrangle



SCALE 1:24 000

1 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 5 0 1 KILOMETER

CONTOUR INTERVAL 10 FEET

QUADRANGLE LOCATION

State of New Jersey
Department of Environmental Protection
Division of Water Quality

GENERAL CONDITIONS FOR ALL NJPDES-DGW PERMITS

The New Jersey Pollutant Discharge Elimination System (NJPDES) regulations (N.J.A.C. 7:14A-1 et. seq.), as authorized by the New Jersey Water Pollution Control Act (N.J.S.A. 58:10A et. seq.), identify requirements for all Discharge to Ground Water Permits. Information concerning these general permit requirements may be found in the following sections of the NJPDES regulations.

Permit Requirement	Citation
General Information	Subchapter 1
General Requirements for the NJPDES Permit	Subchapter 2
Additional Requirements for Underground Injection Control Program	Subchapter 5
Additional Requirements for Discharges to Ground Water (DGW)	Subchapter 6
Procedures for Decision Making	Subchapter 7
Public Comment and Public Notice Procedures	Subchapter 8
Filing Requirements for NJPDES Permits	Subchapter 10
Public Access to Information and Requirements for Departmental Determination of Confidentiality	Subchapter 11
Requirements for a Treatment Works Approval	Subchapter 22

PERMIT CONDITIONS RELATING TO DOMESTIC RESIDUALS MANAGEMENT

A. Collected grit and screenings, scums, sand bed sands, slurries, and sludges, and all other solids from the treatment process shall be managed in such a manner as to prevent such materials from entering the ground and/or surface waters of the State except in accordance with a NJPDES permit. If for any reason such materials are placed in the water or on the lands where they may cause pollutants to enter the ground and/or surface waters of the State, the following information shall be reported to the Water and Hazardous Waste Enforcement Element and to the Bureau of Pretreatment and Residuals of the Division of Water Quality:

(1) Dates of occurrence;

(2) A description of the noncomplying discharge (nature and volume);

(3) Cause of noncompliance;

(4) Steps taken to reduce and eliminate the noncomplying discharge; and

(5) Steps taken to prevent recurrence of the condition of noncompliance.

B. If the chosen sludge management method is land application, the permittee must make provisions for storage, or some other approved management strategy, for those periods when land application is prohibited, including but not limited to winter months, or when the ground is frozen or saturated with water. The permittee shall not be permitted to store sludge on-site beyond the capacity of the structural treatment and storage components of the treatment facility, except in accordance with a NJPDES Emergency On-site Storage Permit. Nor shall the permittee be permitted to store sludge on-site in any manner which is not in accordance with Solid Waste Management Rules, N.J.A.C. 7:26.

C. The permittee shall comply with the Sludge Quality Assurance Regulations, N.J.A.C. 7:14-4.1. Where quality information is required by these regulations, analyses must reflect the quality of the final sludge product which the permittee must remove.

D. The permittee shall manage the sludge from this facility in compliance with the New Jersey Solid Waste Management Act, N.J.S.A. 13:1E-1 et seq., and the New Jersey Water Quality Planning Act, N.J.S.A. 58:11A-1 et seq., which require conformance with District Sludge Management Plans, and Water Quality Management Plans. The permittee shall also comply with

all applicable rules and regulations promulgated pursuant to the federal Resource Conservation and Recovery Act.

E. The permittee shall at all times have on file with the Department, proof of proper residuals management at a facility/ operation duly licensed and permitted by the appropriate entity(ies). To satisfy this requirement the permittee shall submit proof of ownership or contractual agreement with a permitted facility/operation for the composting, land application, thermal reduction, or other approved method of ultimate residuals management.

Where such permitted residuals management does not extend for the full term of this permit, the permittee shall submit similar proof of new permitted management arrangements which shall become effective no later than the expiration date of previous arrangements. All such proofs of ultimate management must be submitted in duplicate to:

Chief
Bureau of Pretreatment and Residuals
Division of Water Quality
CN-029
Trenton, New Jersey 08625

The permittee shall assure that sludge produced by this facility is at all times suitable for management at the site identified on such submitted proof of proper management.

F. By issuance of this permit the Department hereby gives the permittee notice that the permittee is bound by the New Jersey Pollutant Discharge Elimination System regulations regarding proper sludge management [N.J.A.C. 7:14A-3.13(a)15].

G. The permittee shall comply with the provisions concerning management of sludge in the Statewide Sludge Management Plan promulgated pursuant to the Water Quality Planning Act, (N.J.S.A. 58:11A-1 et seq.), the Water Pollution Control Act (N.J.S.A. 58:10A-1 et seq.) and the Solid Waste Management Act (N.J.S.A. 13:1E et seq.) and all regulations which address sludge management promulgated under these Acts.

H. The permittee shall conform with the requirements under Section 405 of the federal Clean Water Act (33 U.S.C. 1251 et seq.) governing the management of sewage sludge from publicly owned treatment works and with Sections 4 and 6 of the New Jersey Water Pollution Control Act (N.J.S.A. 58:10A-1 et seq.)

I. For domestic treatment works with a permitted flow equal to or greater than 1.0 MGD, pursuant to Part 6 of the Statewide Sludge Management Plan, should the permittee expand and/or upgrade wastewater treatment facilities, the permittee shall develop a plan for management of residuals projected to be produced by the upgraded and/or expanded facilities at design (maximum permitted) flow or projected flow in ten (10) years, whichever is greater.

Sludge plans for upgraded and/or expanded treatment facilities shall be submitted to the Bureau of Pretreatment and Residuals at the address referenced under Paragraph E., on applicable Appendix K planning forms of the Statewide Sludge Management Plan. Failure to have an implemented sludge management plan on or before the date of operation of upgraded and/or expanded treatment facilities shall be considered a violation of the permit.

Discharge Monitoring Point T01

Discharge Limitations and Monitoring Requirements

Upon commencement of the operation of the wastewater treatment plant, discharge sample T01 shall be taken at a point prior to discharge to the disposal area. Discharge limits will become effective and enforceable within 60 days of the commencement of discharge, although the first two months of sampling must also be performed and the results reported as indicated in TABLE I below. TABLE I lists the parameters to be monitored, limits for certain parameters that must be met at the discharge point, sampling period, sample type, and the reporting month. All sampling shall be performed according to the methodology specified in the Department's Field Sampling Procedures Manual.

TABLE I

PARAMETER	DISCHARGE LIMIT *(1)	SAMPLING FREQUENCY *(2)	SAMPLE TYPE *(2)	REPORTING FREQUENCY
Flow, GPD	10,500	Daily	Continuous	Monthly
pH, S.U.	5 - 9	Monthly	Grab	Monthly
Fecal Coliform (# col/100 ml)	200	Monthly	Grab	Monthly
Total Nitrogen (NO_3+NH_3) mg/l	10	Monthly	Composite	Monthly
Total VO's by GC/MS Scan, ug/l *(3)	Report	Annually	Grab	Annually

NOTE: Chlorination is not an acceptable means of disinfection for this discharge.

The permittee shall submit discharge monitoring data on Discharge Monitoring Report (DMR) forms. Failure to submit sampling data on DMRs shall be considered by the Department to be a violation of the permit sampling requirements and may place the permittee subject to civil and administrative penalties pursuant to N.J.S.A. 58:10A-10.

Discharge Monitoring Reports (DMRs) should be postmarked no later than the 25th day of the month following the completed monitoring period and should be received by the Department no later than the 1st day of the following month. The monitoring period begins the first day of the first sampling month through the last day of the last month. For example, samples required to be taken on a monthly basis must be postmarked by the 25th day of the month following the sample month.

All completed forms shall be submitted to:

Division of Water Quality
Bureau of Permit Management
Monitoring Reports Unit
CN-029
Trenton, New Jersey 08625

NOTES:

*(1) Unless otherwise noted all discharge limitations are instantaneous maximum limitations, except for flow and composite samples which are daily maximums. Any parameter with an established discharge limitation with a monthly monitoring requirement must report the sample maximum as well as the monthly average, even if only one monthly sample is required.

All bio/chemical parameters are to be analyzed by a New Jersey Certified Laboratory.

A continuously recording in-line flow measuring device shall be used to determine the daily flow to the disposal areas.

*(2) "Aliquot" means a sample of specified volume used to make up a total composite sample.

"Annually" means monitoring conducted at a minimum of once every twelve calendar months, with the first sample taken in the month of the Effective Date of the Permit (EDP).

"Composite" means a combination of individual (or continuously taken) samples (aliquots) of at least 100 milliliters, collected at periodic intervals over the entire discharge day. The composite should be flow proportional; either the time interval between each aliquot or the volume of each aliquot should be proportional to either the flow at the time of sampling or the total flow since the collection of the previous aliquot. Aliquots may collected manually or automatically.

"Daily" means monitoring conducted every calendar day, including weekends and holidays.

"Grab" means an individual sample of at least 100 milliliters collected over a period not exceeding 15 minutes.

"Monthly" means monitoring conducted at a minimum of once every calendar month, beginning with the month in which start up of the Wastewater Treatment Plant begins.

*(3) This permit only allows for the discharge of treated sanitary sewage (as defined in N.J.A.C. 7:14A-1.9). However, individuals often dispose of non-sanitary

pollutants into their sanitary systems, therefore the Department requires monitoring for these pollutants.

A. 40 CFR Part 136-Method 624 shall be used to identify and monitor for the volatile organic compounds identified in Appendix B of the NJPDES Regulations (N.J.A.C. 7:14A-1 et seq.). The analyses shall include the identification of 15 unknown peaks, with peak areas greater than 10% of the nearest internal standard. For non-target compounds, a forward library search using the EPA/NBS/NIH Mass Spectral Library (Library) must be performed. If the spectra do not meet the criteria of identification of the Library, the compound shall be reported as "unknown". If possible, an additional classification of the unknown compound shall be presented (e.g. unknown aromatic, unknown hydrocarbon, etc.). For estimating concentration, the laboratory shall assume a response factor of one and estimate the concentration by comparison to the peak height of the nearest internal standard of the reconstructed chromatogram.

B. The method detection limits (MDL) specified in 40 CFR Part 136-Method 624 shall be achieved, and the quality assurance and quality control methodologies specified in 40 CFR Part 136-Method 624 shall be utilized. Documentation of these quality assurance and quality control measures, including the results of field and trip blanks, must be submitted within 30 days of written request from the Department.

C. After the first year of sampling, the permittee may propose for Departmental approval another analytical methodology. Such a proposal shall be accompanied by a statement explaining how the methodology adequately monitors all the compounds of concern.

D. The Department reserves the right to direct the permittee to use other analytical methodologies by giving the permittee thirty (30) days written notice to do so.

E. If a hazardous substance, as defined in N.J.A.C. 7:14A-1.9, is detected above the MDL, the permittee must notify the Director of the Division of Water Quality, in writing by certified mail, within seven (7) days of receiving the analytical results. The notification shall be sent to the following address:

Director
Division of Water Quality
CN-029
Trenton, New Jersey 08625

After reviewing the results, the Department may require the permittee to: increase the effluent monitoring frequency for the parameter; impose ground water quality monitoring for the parameter; locate and remove the

source of the hazardous substance from the sanitary waste stream; develop and implement measures to ensure that no further contamination of the sanitary system will occur. The permittee shall comply with any deadline or requirements imposed by the Department regarding additional monitoring or the removal of hazardous substances from the sanitary system.

GROUND WATER MONITORING REQUIREMENTS AND STANDARDS

Well Installation & Abandonment

1. The permittee shall install three (3) additional ground water monitoring wells and four (4) piezometer wells a minimum of 60 days prior to operation of the disposal system and maintain one of the existing monitor wells (MW-3, formerly MW #1) presently on site. The locations of the proposed ground water monitor wells and the existing well are indicated on Attachment 2. The piezometer wells should be located as close to the center of each disposal bed as possible. The permittee shall sample all of the monitor wells twice prior to commencement of the discharge in accordance with Tables I, and II of this permit (analysis for Total VO's need only be performed once). All wells required to be sampled or monitored by the Department are shown on Attachment 2.

2. The permittee shall provide the Bureau of Operational Ground Water Permits a minimum of two weeks notification prior to the installation of any wells required by this permit. At the permittee's option, a representative of the Department will assist in field locating the wells on the day the wells are to be drilled.

3. Satisfactory ground water monitor wells are defined in N.J.A.C. 7:14A-6.13 of the NJPDES regulations and shall be subject to Departmental approval. If the wells do not meet these standards, they must be replaced with satisfactory wells.

4. Any wells required by this permit, including replacement wells if needed, must be installed by a licensed New Jersey well driller pursuant to N.J.S.A. 58:4A-6 and constructed according to the attached Department specifications (attached to the final permit only). At the time of construction, the well driller must possess a valid well permit number for each well.

5. Any replacement well must be installed within a 10 foot radius of the existing well unless notified by the Department in writing that an alternative location is suitable or the well is no longer needed. Replacement wells must be sampled between the fourteenth day and the thirtieth day after their installation.

6. Inadequate or damaged wells must be properly sealed and abandoned pursuant to N.J.S.A. 58:4A-4.1 et seq. All sealing work must be performed by a New Jersey licensed well driller who is certified to seal wells. Instructions regarding sealing, a list of certified drillers to seal wells, and well abandonment forms may be obtained by contacting the

Bureau of Water Allocation at (609) 292-2957.

Well Certifications

7. Well Certifications (Forms A and B) must be completed for each ground water monitoring well within 30 days of installation. Also submit the Well Certifications for existing monitor well MW-3 at this time. Information for each well must be reported on a separate form.

Maintenance & Record Keeping

8. The owner or operator shall inspect each well on a monthly basis for structural integrity and/or damage. The permittee shall maintain a complete inspection record indicating dates of inspection, inspector's name, and conditions observed. These records shall be made available to the Department upon request. Failure to maintain or submit records upon request shall be a violation of the conditions of this permit.

9. If the wells are damaged or are otherwise rendered inadequate for their intended purpose, the Director, Division of Water Quality, shall be notified within five (5) days in writing indicating:

   (a) Which wells were damaged or rendered inadequate for their intended use;

   (b) The cause and extent of damage or the reason for the inadequacy;

   (c) If the sampling schedule as required in this permit will be violated or if the results of the sampling may reasonably become misleading;

   (d) The date that the well will again be operational. Damaged wells must be replaced or repaired within thirty (30) days after the damage has occurred. The wells must be sampled between the fourteenth day and the thirtieth day after they have been installed. A replacement well must meet the construction requirements established by the Department. A valid New Jersey well permit number is required prior to the installation of the replacement well;

   (e) The next date that the well will be sampled.

   Failure to follow these procedures is a violation of this permit and may subject the permittee to the provisions of N.J.S.A. 58:10A-10.

10. The wells must be permanently labeled in the field with the following information: 1) "Well Permit Number" as issued by the Bureau of Water Allocation, 2) the NJPDES permit well

identification number, such as MW-1, PW-1, etc., as shown on Attachment 2, 3) the elevation of the top of the casing (with the cap off), and 4) the latitude and longitude of the well.

Ground Water Monitoring & Sampling

11. Ground water sampling is required to determine direction of ground water flow, hydraulic performance of disposal areas, and to monitor ground water quality. Data from Table II shall be used to determine the direction of ground water flow and the hydraulic performance of disposal areas. Table III data shall be used to assess the impact the discharge has had on ground water quality.

12. The piezometer wells PW-1 through 4 shall be sampled according to Table II and monitor wells MW-1 through 4 shall be sampled according to TABLES II and III. The ground water quality standard for fecal coliform bacteria is to be achieved in monitor wells MW-2 through 4. NOTE: The upgradient well MW-1 must sampled first and then the downgradient wells may be sampled in any order.

13. The ground water quality samples must be analyzed by a New Jersey Certified Laboratory. All ground water elevations must be determined prior to evacuation and sampling of the wells. The permittee must develop a sampling plan, which includes trip blanks and field blanks, in accordance with the methodology specified in N.J.A.C. 7:14A-6.12 of the NJPDES regulations and the latest edition of the Department's Field Sampling Procedures Manual and sample wells according to this plan. This sampling plan must be submitted within 30 days of a written request from the Department.

14. The permittee shall complete the forms required on the "Monitoring Report - Transmittal Sheet" (Form T-VWX-014) which are included as a part of this permit. The permittee must also sign and submit Form T-VWX-014. The signature on Form T-VWX-014 must be an original each time it is submitted. Failure to submit sampling data on the forms required on the "Monitoring Report - Transmittal Sheet" shall be considered by the Department to be a violation of the permit sampling requirements and may place the permittee subject to civil and administrative penalties pursuant to N.J.S.A. 58:10A-10. It shall be the permittee's sole responsibility to maintain an adequate supply of the required report forms. All monitoring reports shall be sent to:

NJDEPE
Division of Water Quality
Bureau of Permit Management
Monitoring Report Unit
CN-029
Trenton, New Jersey 08625

TABLE II

PARAMETER	SAMPLING FREQUENCY	REPORTING FREQUENCY
Elevation of top of monitoring well casing (to be determined once but reported as indicated)	Quarterly	Quarterly
Depth to Water Table from top of casing prior to sampling	Quarterly	Quarterly
Depth to Water Table from original ground level prior to sampling	Quarterly	Quarterly

TABLE III

PARAMETER	STANDARD	SAMPLING FREQUENCY (1)*	REPORTING FREQUENCY (1)*
Fecal Coliform	(2)*	Quarterly	Quarterly

NOTES:

(1)* "Quarterly" means monitoring conducted at a minimum frequency of once every three calendar months, with the first sample taken during the month in which start up of the Wastewater Treatment Plant begins.

(2)* Pursuant to the prevailing Safe Drinking Water Act (PL 93-523) Regulations, any positive result for fecal coliform is in violation of the Maximum Contaminant Level (MCL) and is therefore an exceedance of the ground water quality standards.

A. By Membrane Filtration, no colonies to be present in any standard portion, or

B. By Multiple-Tube Fermentation Technique, with a standard 10 ml portion, no positive reaction in any portion of any sample.

SPECIAL CONDITIONS FOR NJPDES PERMITS FOR MUNICIPAL (SANITARY) DISCHARGES

1. Compliance with Water Quality and Facilities Planning

   A. The permittee shall comply with the provisions of the Tri-County Water Quality Management Plan, developed in accordance with Section 208 of the Federal Act.

2. Additional Discharge and Operating Requirements

   A. The permittee shall discharge so as to be consistent with and in compliance with the Additional Requirements for Discharges to Ground Water (N.J.A.C. 7:14A-6.1 et seq.).

   B. The operation of the permittee's sewage treatment plant and disposal systems shall be under the supervision of a licensed operator who meets the NJDEPE's requirements for the appropriate classification as contained in the changes to N.J.A.C. 7:10-13.1 et seq. which became effective July 2, 1984.

   C. The permittee shall comply with N.J.A.C. 7:14A-2.5.

   D. The permittee must install grease traps in areas of the facility which may generate significant amounts of grease.

   E. A continuously recording in-line flow measuring device shall be used to determine daily flow to the disposal areas.

   F. If, at any time during a discharge sampling period, the permittee believes an un-representative analytical discharge result was obtained, or if the limits for any parameter have been exceeded (as specified in Table I, Part III-DGW), the permittee may take and analyze more discharge samples than required. However, the permittee is required to submit the results of all analyses to the Department. The permittee must document and submit to the Department in writing the cause of the un-representative sample. For parameters with maximum discharge limits, the maximum value of any sample taken during the sampling period must be reported on the DMR.

   G. If at any time a discharge parameter is reported in violation (as specified in Table I, Part III-DGW), for three (3) consecutive months the permittee shall:

      1. Within one (1) week of receiving the lab results, take two separate ground water samples from each of the ground water monitor wells, (MW-(1-4), see Attachment 2) and analyze them for the parameter(s) in violation.

2. Notify the Director of the Division of Water Quality in writing, by certified mail, within seven (7) days of receipt of the analytical results. Included in the notice shall be an estimate of why the violation occurred and measures taken to prevent its reoccurrence. The notification shall be sent to:

Director
Division of Water Quality
CN-029
Trenton, New Jersey 08625

3. Submit the analytical results of the ground water samples on Forms VWX-015 A & B attached to the DMR.

If the monitor well samples indicate that the ground water quality downgradient of the disposal area is contaminated, and the upgradient ground water quality is found to be less contaminated then the downgradient, the Department may require the permittee to increase monitor well sampling and/or install additional ground water monitor wells further downgradient in order to assess the impact the discharge violations on ground water quality.

If additional monitoring wells are required, they shall be sampled for the parameter(s) in violation between the thirteenth and twentieth day following their installation and then on a quarterly basis in accordance with the established ground water monitoring well sampling schedule.

The Department will notify the permittee in writing when ground water quality monitoring is no longer required. Significant violations of ground water standards may require the Department to impose compliance monitoring requirements on the facility in accordance with N.J.A.C. 7:14A-6.15.

The permittee shall provide the Bureau of Operational Ground Water Permits a minimum of two weeks notification prior to the installation of any required ground water monitor wells. Attachment I shall be used as the location guideline for positioning the wells.

NOTE: If Total Nitrogen is the parameter in violation at the discharge point, ground water monitoring shall be performed for both Nitrate - Nitrogen and Ammonia - Nitrogen. Ground water monitoring reports (use attached Forms VWX-15 A & B) shall be submitted to the Department. All discharge limits specified in Part III-DGW remain in full effect and are enforceable.

H. Long-term discharge violations may require the

Department to prohibit future sewer connections to the existing treatment works until the treatment works is operated in compliance with the discharge limits.

I. The permittee shall obtain a Stage II and Stage III Treatment Works Approval from the Bureau of Construction and Connection Permits prior to construction and operation of the wastewater treatment and disposal system. Upon issuance of the Treatment Works Approval for the construction of the wastewater treatment and disposal systems, the Department will not review requests by the permittee to relax any of the effluent discharge limitations established in Part III-DGW without adequate information to justify the modifications.

J. The permittee must notify the Central Bureau of Water and Hazardous Waste Enforcement and the Bureau of Permit Management, prior to initiating discharges from newly constructed discharge facilities.

K. Chlorination is not an acceptable means of disinfection for this discharge.

L. Prior to any change in ownership the current permittee shall comply with the requirements of N.J.A.C. 7:14A-2.11.

3. Additional Documents to be Submitted

A. Within sixty (60) days of the installation of the wells, the permittee shall submit to the Department a plot plan of the facility. The plot plan shall include:

1. Legal site boundaries surveyed by a New Jersey licensed land surveyor within the last twelve (12) months. If the permittee has a survey of the property which is older than 1 year, the survey may be submitted to fulfill this requirement if the survey is signed and sealed by a New Jersey licensed land surveyor certifying that the survey reflects the current site boundaries as measured by the latest standards.

2. All areas designated for wastewater disposal.

3. The location of all existing and proposed ground water monitoring wells, piezometers, and supply wells. Include a table on the plan listing a) the latitude and longitude of each well to the nearest one-tenth of a second, b) the vertical elevation of each well to the nearest one-hundredth of a foot based on New Jersey Control Survey datum, based on the top of the casing, c) the "Well Permit Number" issued by the Bureau of Water

Allocation, d) the monitor well number as identified in this permit, e) the total depth of the well to the nearest 1/2 foot, f) depth to the top of screen or open hole length to the nearest foot, g) the screen or open hole length to the nearest foot h) the internal diameter of the well in inches, and i) the depth to static water level from the top of the casing at the time of installation.

4. The location of discharge monitoring point T01.

B. Within sixty (60) days of the EDP, the permittee must submit an emergency plan to the Bureau of Operational Ground Water Permits. The emergency plan shall identify common emergency situations, assess their potential impact on public health and the environment, and insure effective operation of the facility during those emergencies. Both emergencies that deal with the treatment system and the disposal area shall be addressed. After reviewing the plan, the Department will either approve it or return it for corrections.

The permittee is required to prepare an emergency operating manual as part of the plan. The manual must include procedures for correcting the emergency conditions and notifying wastewater haulers, relevant regulatory agencies, affected water supply purveyors, and any other municipal authorities or agencies.

An up-to-date approved copy of the emergency plan must be kept on-site for use at any time. In addition, it is the permittee's responsibility to educate their operators of the contents of the emergency plan and, if needed, to provide training in its implementation. The following guidelines shall be used in preparing the plan.

TREATMENT SYSTEM EMERGENCIES

Perform a vulnerability analysis which estimates the degree to which the treatment system would be adversely affected by each of the following emergency situations, including but not limited to those emergencies caused by natural disaster (e.g. floods), civil disorder, strike, sabotage, faulty maintenance, negligent operation or accident. The analysis shall include, but is not limited to, an estimate of the effects of the emergency upon the following:

a. Power supply
b. Equipment
c. Personnel
d. Emergency procedures
e. Communication
f. Supplies
g. Security

NOTE: For facilities which use only gravity fed primary treatment units, such as septic tanks, the emergency plan only needs to address items (c) and (g) above.

DISPOSAL AREA EMERGENCIES

Should the disposal area fail hydraulically (e.g. the ground becomes saturated and/or clogged and can no longer absorb effluent), the emergency plan shall include provisions for hauling wastewater to an approved facility until the disposal area is returned to operational status. The permittee may investigate contractual agreements with a company that is to haul the wastewater as well as a written agreement with a wastewater treatment plant that is to receive the wastewater. Any facility that receives wastewater must be in full compliance with any required permit, including its NJPDES Discharge Permit.

For facilities with existing Department approved reserve disposal areas, the emergency plan shall address their use and adequacy to dispose of (and treat, if needed) the given volume of wastewater, and their ability to be monitored if the permit requires ground water monitoring. NOTE: Availability of a reserve disposal area does not waive the requirement to plan for wastewater hauling.

C. A ground water table contour map shall be constructed each quarter using the data from TABLE II. The map should be submitted attached to the ground water reports (VWX-015 A & B). Attachment 2 should be used as the base map and contour intervals should be appropriate for the scale of Attachment 2. Arrows should be drawn indicating the direction(s) of ground water flow.

All the above referenced materials in this section shall be submitted to the following address:

NJDEP
Division of Water Quality
Bureau of Operational Ground Water Permits
CN-029
Trenton, New Jersey 08625

4. Additional Ground Water & Disposal Area Requirements

A. The permittee shall comply with all provisions of Section 5.9, Additional Conditions Applicable to all UIC Permits, of the NJPDES regulations, N.J.A.C. 7:14A-1 et seq.

B. The immediate and surrounding area of the disposal areas shall be inspected on at least a weekly basis for

evidence of malfunctioning. Said evidence shall include, but not be limited to breakout, ponding, wet areas, odors and an overabundance or loss of vegetative cover. The permittee shall keep detailed records of these inspections and shall be made available to the Department upon request.

C. The operation of a ground water disposal system shall at no time create an un-permitted discharge to any surface water body. If the disposal area fails hydraulically (e.g. the ground becomes saturated and/or clogged and can no longer absorb effluent), and the failure creates a persistent standing, ponding, or flowing fluid condition, the permittee must:

1. Immediately cease discharge to the disposal area and, if no previously approved and constructed reserve disposal areas are available, haul the wastewater off-site. The facility's emergency plan shall be consulted to coordinate the diversion of the wastewater to the reserve area, or hauling to an approved receiving facility.

2. Immediately notify the Central Bureau of Water and Hazardous Waste Enforcement at (609) 584-4200 to explain the situation, probable cause of failure, and immediate remedial action to be taken.

3. Notify the Director of the Division of Water Quality in writing to report the situation and remedial action taken. The notification shall be sent to:

Director
Division of Water Quality
CN-029
Trenton, New Jersey 08625

4. Notify the Bureau of Construction & Connection Permits and determine if a Treatment Works Approval is required prior to repairing the failing disposal area.

5. If a new or altered disposal system is to be constructed, the permittee must first apply for a NJPDES permit modification, demonstrate that the alteration or new system shall reasonably improve the existing situation, and obtain a letter approving the technical information before applying for a Treatment Works Approval. The NJPDES permit may be modified at a later date to reflect the change in the disposal systems if the improvement significantly changes the conditions of the permit.

In situations where the probable cause of hydraulic failure was unintentional overloading of the disposal

area due to unequal distribution of effluent, or heavy rain, snow melt, etc., the permittee shall continue to haul, or divert the wastewater to the reserve disposal area until the failing disposal area drains and returns to operational status. If the failing disposal area is determined to be under-sized for the given flow or physically clogged, and no reserve disposal area exists, then the wastewater must be hauled until a Department approved measure has been taken to rectify the situation.

D. Within sixty (60) days of written notification from the Division of Water Quality that the ground water quality standard for fecal coliform bacteria has been violated (see Part III-DGW of this permit), as indicated by ground water monitoring data, the permittee shall submit to the Department for review and approval provisions for at a minimum, one of the following:

1. Installation of additional wells at locations further downgradient to determine the extent the ground water contamination has spread.

2. Additional pretreatment of the effluent to improve the quality of the discharge by decreasing the number of colonies of fecal coliform bacteria present in the effluent prior to discharge; or

Implementation of any Department approved plan to remedy any violation of ground water quality standards shall be required within three (3) months of the approved remediation plan.

E. A minimum of four (4) feet of unsaturated soil shall remain between the bottom of the gravel envelope (which contains the laterals) and the mounded water table. Piezometers shall be installed as close to the center of each disposal bed as possible to determine the ground water elevations (see Attachment 2). In the event that the mounded water table is within four (4) feet of the bottom of the gravel envelope, the permittee shall immediately cease discharge to that subsurface disposal field until such time as the required unsaturated zone is achieved. Further use of the beds shall be such that the required unsaturated zone be achieved. If a portion of the subsurface disposal area must be removed from service, the permittee shall follow the facility's emergency plan which shall include notification procedures to the Director of the Division of Water Quality to report the situation and remedial action taken.

F. Monitor wells should be constructed according to specifications in this NJPDES permit. Note that specifications for monitor wells in unconsolidated

material have been included (included in the final permit only). It will be the responsibility of the permittee to identify the physical characteristics of each well site and construct the appropriate well.

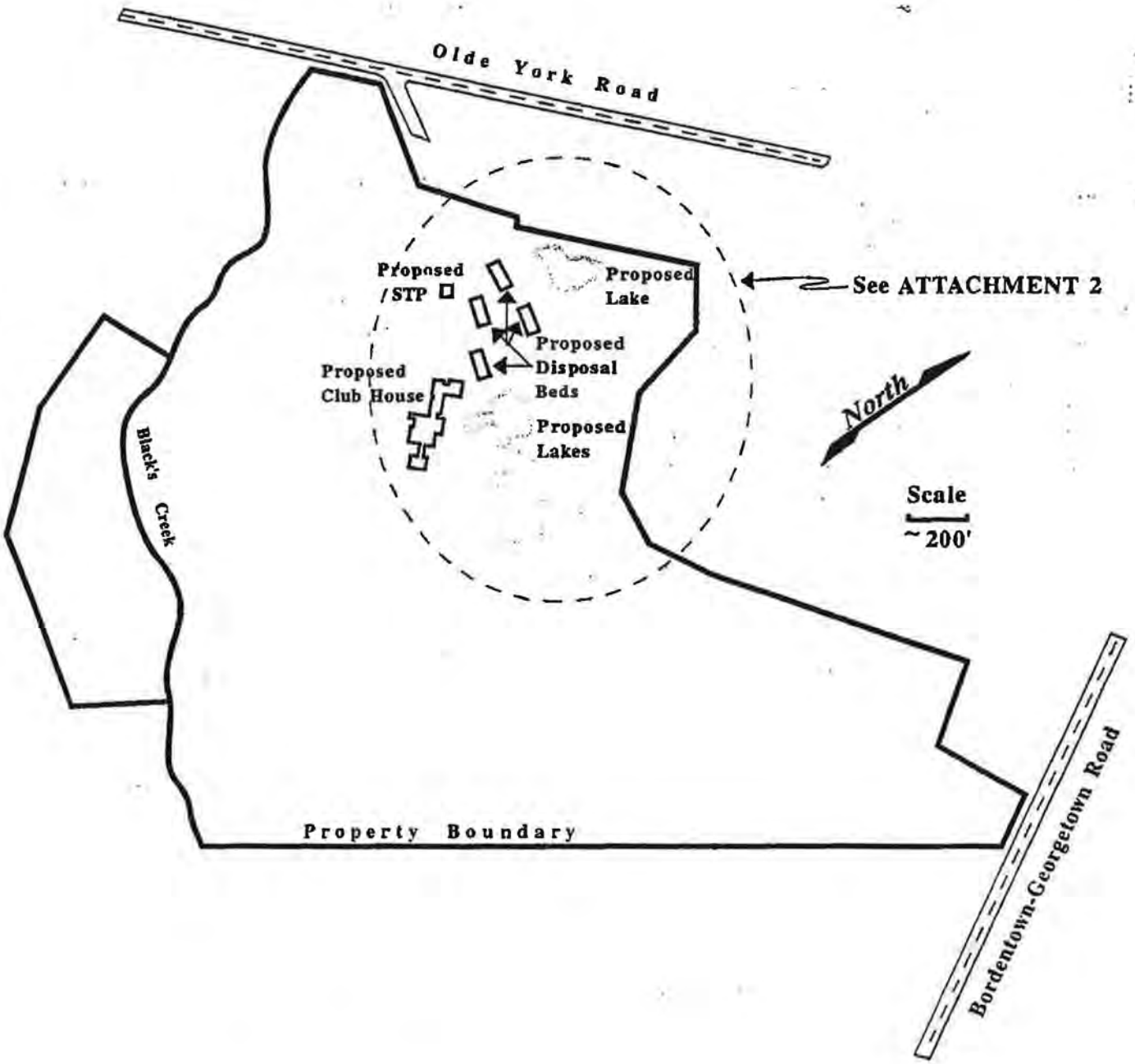
G. The permittee shall construct the four disposal beds utilizing a minimum of four (4) feet of select fill beneath the gravel envelope containing the disposal laterals as indicated in Appendix 2 of the Engineer's Report entitled, NJPDES-DGW for Old York Country Club, dated 12/13/93. The fill material must meet the requirements as indicated in N.J.A.C. 7:9A-10.1(f).

H. Disposal beds 1 through 4 shall be mounded a minimum of 7.1, 7.6, 8.0, and 7.6 feet respectively as indicated in the amendment to the above referenced engineer's report, dated May 5, 1994.

I. The permittee shall supply a minimum of 14,400 square feet of disposal area (4 BEDS @ 3,600 ft^2) and shall not load the disposal areas at a rate greater than .73 gpd/ft^2 with the total discharge not exceeding 10,500 gpd.

ATTACHMENT 1

OLDE YORK COUNTRY CLUB
Chesterfield Township, Burlington County
NJPDES-DGW Permit No. NJ0105392
Site Map



ATTACHMENT 2

OLDE YORK COUNTRY CLUB
Chesterfield Township, Burlington County
NJPDES-DGW Permit No. NJ0105392
Sampling and Well Location Map