

Lower Township MUA

2900 Bayshore Road • Villas, New Jersey 08251

Telephone (609) 886-7146 • Fax (609) 886-4487

www.LTMUA.org



The Lower Township Municipal Utilities Authority has undertaken a project to expand its existing sewer system. The sewer expansion area is the depicted on a map that is accessible on the LTMUA's website at www.ltmua.org and at the LTMUA Administrative Office located at 2900 Bayshore Rd., Villas, NJ 08251. In order to proceed with the project, it was necessary to obtain a variety of approvals from the New Jersey Department of Environmental Protection (NJDEP). One such approval was a permit under the Coastal Area Facilities Review Act (CAFRA). The CAFRA permit included a variety of conditions. As a result of those conditions, there are a number of properties that are within the sewer expansion area that are not eligible for sewer service without additional approvals from the NJDEP because those properties currently are undeveloped. There also are properties, developed and undeveloped, that are located within the sewer expansion area, but are not eligible to be connected to the sewer service because they are not located within the confines of the Cape May County approved Water Quality Management Plan (WQMP) area.

The LTMUA has received inquiries and requests for guidance on what owners of those properties which are not currently eligible for sewer service would need to do in order to obtain sewer service. Generally speaking, it will be necessary for the property owner to obtain approvals from other governmental agencies having jurisdiction over the property. The LTMUA is committed to providing sewer service to properties within Lower Township, but it is not responsible for obtaining those other agency approvals on behalf of the property owner. The information contained in this document is intended to provide a general overview and is not intended to be a comprehensive statement regarding all of the relevant and controlling laws and regulations nor is it intended to be a substitute for competent advice from qualified professional environmental consultants, engineers, and attorneys.

Undeveloped Property Within the Sewer Expansion Area

With regard to an undeveloped property that is located within the sewer expansion area, the first step the property owner should take is to contact LTMUA to determine and/or confirm that sewer service is available to the property in question.

The NJDEP, Division of Land Use and Regulation ("LUR"), is charged with making decisions on eligibility of properties that may be connected to the waste water treatment collection system.

Although the process may seem as simple as an email, approval from the NJDEP, LUR Division is subject to regulation by other environmental jurisdictions covering the property in question such as Flood Hazard, Wetlands and Critical Wildlife Habitat. It would be advisable for the interested party to hire an environmental consultant or engineer that has experience in such matters. Prior to contact with NJDEP, LUR Division the consultant should check the NJDEP maps to see if any environmental flags are present.

Currently, Joanne Davis, Supervisor at the LUR Division accepts email on the subject. Her email is Joanne.Davis@dep.nj.gov. It would be advisable to include a map showing the parcel and notations that there are no known conflicts with Flood Hazard, Wetlands or Critical Wildlife Habitat. It is highly

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recommended that this email come from an environmental consultant or engineer. These approvals do not have any required time of approval. They could happen quickly or take years.

If the LUR Division approves the request, they will issue a letter of approval. The prospective customer will need to submit to the LTMUA the letter of approval, a sewer connection application and make arrangements to pay the connection fee prior to final approval of the connection.

Developed and Undeveloped Property Not in the Water Quality Management Plan

The first step is to contact LTMUA to determine if sewer service is available to the property in question.

Properties not in the Water Quality Management Plan that wish to connect to the waste water system are required to have the County Water Quality Management Plan map amended. This is a long and tedious process. It would not be unusual for this process to last two years from the submission of the complete application to NJDEP. Currently, the Township of Lower through the Planning Department is the body politic that must initiate a request to the NJDEP for the WQMP map to be amended. The process would include resolutions and endorsements from Cape May County, LTMUA and the Township of Lower. The completed application includes maps and exhibits to provide assurance the property is not in a Flood Hazard Area, is not comprised of Wetlands and does not contain Critical Wildlife Habitat.

The cost of this process is likely to be responsibility of the property owner requesting the map amendment.

It has been the experience of the LTMUA that the NJDEP does not look favorably on new development being included in the WQMP and requires substantial proof that an existing structure has problems with their current on-site disposal system that cannot be readied on site.