State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF WATER QUALITY
Municipal Finance and Construction Element
Bureau of Environmental, Engineering and Permitting
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PHILIP D. MURPHY
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TAHESHA L. WAY
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SHAWN M. LATOURETTE
Commissioner

May 8, 2025

Borough of Buena
Buena Sewer Main Replacement
Borough of Buena, Atlantic County
Project No. S340519-01

To All Interested Government Agencies and Public Groups:

The Borough of Buena (Borough) is pursuing financial assistance from the New Jersey Water Bank for the replacement of the sewer mains and sewer laterals located in the Borough, Atlantic County, New Jersey. The proposed project with be located on designated sections of East Summer Road, West Avenue, and West Atlantic Avenue. The proposed project will replace approximately 4,920 linear feet of sewer mains and approximately 1,225 linear feet of sewer laterals. The existing sewer mains are composed of 8-inch diameter asbestos cement piping (ACP) and are proposed to be replaced with 8-inch diameter polyvinyl chloride (PVC) piping. The existing sewer laterals are 6-inch diameter ACP and are proposed to be replaced with 6-inch diameter PVC piping. Additionally, the proposed improvements include the replacement of 18 4-foot diameter manholes in preexisting locations within the rights-of-way. Sewer service maintenance and cleaning will be performed as required to facilitate the installation of the proposed sewer service main and laterals. The proposed project is a cost-effective alternative that will significantly reduce the amount of infiltration, breaks, and deterioration within the current sewer collection system. There will be no increase in wastewater collection system capacity, or service area and no new customers will be served as a result of the proposed project.

The Department of Environmental Protection (Department) has reviewed the proposed action for potential environmental impacts in accordance with N.J.A.C. 7:22-10. Based on planning information submitted in support of the proposed action, the Department has determined that it qualifies for a Level 1 environmental review. The rules provide that this level applies to certain categories of actions that are expected to have little or no adverse environmental impact.

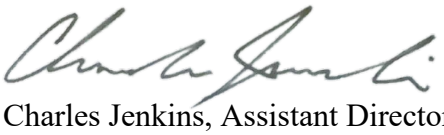
Based on the Level 1 environmental review, the Department has made a decision to approve the planning information for the proposed action. This decision is a part of the financial assistance application process but is not a commitment of federal or state funds. An environmental summary of the proposed action, including the basis for determining that it qualifies for a Level 1 environmental review, is enclosed. Please note that in accordance with N.J.A.C. 7:22-10.4(d)1, the applicant is responsible for advertising this decision within two weeks of the date

of this decision document and for making the planning and decision documentation available for public review.

Proposed Project Cost:	$ 2,900,000
Proposed Loan:	$ 2,900,000

Comments supporting or disagreeing with this determination should be addressed to: Karen Cole, Chief, Bureau of Environmental, Engineering, and Permitting, Municipal Finance and Construction Element, P.O. Box 420, Mail Code 401-03D, 401 East State Street, Trenton, New Jersey, 08625-0420.

Sincerely,



Charles Jenkins, Assistant Director
Municipal Finance and Construction Element

Enclosure

Environmental Summary
Borough of Buena
Buena Sewer Main Replacement
Borough of Buena, Atlantic County
Project Number S340519-01

I. Proposed Action

The Borough of Buena (Borough) is located in the western corner of Atlantic County in the Coastal Plain Physiographic Province. The northern half of the Borough is located in the Great Egg Harbor Watershed Management Area (WMA) 15 and the southern half of the Borough is located in the Maurice, Salem, and Cohansey WMA 17. The Borough is bordered on the north, east, and southeast by the Township of Buena Vista in Atlantic County, the southwest by the City of Vineland in Cumberland County, and the northwest by the Township of Franklin in Gloucester County. The portion of the Borough north and east of U.S. Highway Route 40 is located in the Pinelands National Reserve (Figure 1). According to the 2020 U.S. Census data, the Borough has a population of approximately 4,501. The Borough has an area of approximately 7.6 square miles and is primarily composed of urban and agriculture land use. The Borough contains a mix of residential homes and cropland for the agriculture industry, with little commercial space.

The Borough of Buena Municipal Utilities Authority (BBMUA) owns and operates the sanitary sewer collection and treatment system which serves the Borough. The collection system consists of approximately 18.39 miles of gravity sewer mains ranging in size from 8-inch diameter to 12-inch diameter and approximately 10,600 linear feet of 4-inch diameter force mains and four sanitary sewer pump stations. The BBMUA serves approximately 1,238 sanitary sewer customers throughout the Borough and a small section of Buena Vista Township within their 7.9 square mile service area. Wastewater is conveyed to and treated at the BBMUA's wastewater treatment plant (WWTP) located in the Borough. The WWTP is permitted to treat approximately 0.6 million gallons per day (MGD) with an average daily flow of approximately 0.44 MGD. Treated wastewater is discharged to Deep Run Creek, located in the Great Egg Harbor River drainage basin.

The Borough has recently performed inspections of sanitary sewer piping to identify the most critical areas in need of rehabilitation. The Borough has identified the deterioration of the sewer main and sewer lateral system located on East Summer Road, West Avenue, and West Atlantic Avenue to be in immediate need of rehabilitation (Figure 2 & 3). The system is primarily composed of asbestos cement piping (ACP) which has deteriorated over time and become prone to leaks, and infiltration and inflow (I&I). The associated manholes are at the end of their useful service life and require replacement to prevent further I&I. Frequent emergency repairs are needed as a result of the aging piping, which can lead to unexpected service interruption for customers. Additionally, the excess deterioration of the sewer system on the selected roads will result in a decrease in water quality and an increased risk for water resource contamination, posing a risk to public health and safety. The current sewer system is at the end of its useful service life and requires replacement to maintain the current sewer system capacities and integrity.

The Borough is proposing replacements and improvements to the sanitary sewer collection systems located on East Summer Road, West Avenue, and West Atlantic Avenue in the Borough of Buena. The proposed sewer improvements are located within the rights-of-way of the designated work site roads. The East Summer Road portion begins at Harding Highway (Route 40) and ends at Sumner Street (Figure 2). The proposed project entails the installation of approximately 1,350 linear feet of 8-inch diameter polyvinyl chloride (PVC) piping sewer main to replace the existing 8-inch diameter sewer main composed of ACP. Additionally, approximately eleven (11) sewer laterals are to be replaced on residential properties on East Summer Road. The sewer laterals are currently 6-inch diameter ACP and are to be replaced with 6-inch diameter PVC piping. Approximately five (5) 4-foot diameter manholes are to be replaced in-kind. The proposed work located on West Avenue and West Atlantic Avenue begins at Wheat Road (Route 619) and ends at Central Avenue (Route 627) (Figure 3). The proposed project entails the installation of approximately 3,570 linear feet of 8-inch diameter PVC piping to replace the existing 8-inch diameter sewer main composed of ACP. Approximately 43 sewer laterals are to be replaced on residential and commercial properties located on West Avenue and West Atlantic Avenue. The sewer laterals are currently 6-inch diameter ACP and are to be replaced with 6-inch diameter PVC piping. Approximately fourteen (14) 4-foot diameter manholes are to be replaced in-kind. Minor water service improvements will also be conducted where necessary to facilitate the installation of the proposed sewer mains and sewer laterals. The replacement of the sewer main system will eliminate the risk of I&I and leaks, and deterioration within the sewer collection system while increasing the useful service lifespan of the collection system.

Construction of the proposed project will ensure the overall integrity, efficiency, and reliability of the Borough's sanitary sewer collection system and continued reliable sewer service in the area. The proposed project will serve existing residential users. No new development will be generated or served by the proposed improvements. There will be no increase in the capacity of the sewer mains, the Borough's sewer collection system, or an increase in the sewer service area as a result of the proposed project.

Portions of the Borough are located within the Pinelands National Reserve, the 938,000 acre natural resource within the state of New Jersey. The work to be conducted on E. Summer Street is located in areas zoned Pinelands residential for medium and low density as well as farm land. The proposed project will not be subject to review by the Pinelands Commission because it involves the repair of an existing sewer utility. There will be no impact to the Pinelands as the project limits are within the rights-of-way of existing roadways.

All proposed work for the construction of the proposed project will be performed in the Borough roadway rights-of-way on East Summer Avenue, West Avenue, and West Atlantic Avenue. The new lateral connections will terminate between the curb and residential property lines. The sewer mains and sewer laterals will be accessed through open cut excavation to expose the sewer system. The excavation dimensions for the sewer mains and sewer laterals will vary but will not exceed eight (8) feet in width. The existing roadway is a paved asphalt roadway and will be restored to pre-construction conditions. The sewer main flow will be bypassed to maintain proper flow and prevent disruption for users. Users may experience temporary interruptions, not to exceed two (2) hours, while sewer main and sewer lateral work is being performed. The roadway

will be closed to through traffic for the duration of the proposed project. The total area of disturbance for the proposed sanitary sewer improvements is approximately 18,340 square yards. The area of disturbance is entirely within previously paved locations. A New Jersey Department of Environmental Protection (NJDEP) Short Term Water Use Permit-By-Rule, an Atlantic County Utility Opening Permit, and a Cape-Atlantic Soil Erosion Permit will be required prior to the start of construction.

All disturbances caused by the proposed project will be temporary. The proposed project sites are in developed residential neighborhoods with lawned areas that are regularly maintained. The primary soil types of the proposed sites are Downer loamy sand, Aura loamy sand and Hammonton sandy loam. The impact on the vegetation as a result of construction will be minor, with no anticipated removals. Trees and shrubs will be removed on an as needed basis as the proposed project proceeds. Should any tree removal become necessary, a general timing restriction on trimming or removal of trees from March 15th through September 30th is needed to protect summer roosting and maternity habitat for bats and nesting habitat for birds covered under the New Jersey Endangered & Nongame Species Conservation Act.

The proposed project has been reviewed for its potential to affect significant historic properties. The pipelines that will be replaced are within established, paved roadways that will be restored after construction. One archaeological site, Pinelands Commission site PC-0848, potentially extends into the project area at West Atlantic Avenue. However, construction of the original sewer lines and other utilities would have completely destroyed any archaeological deposits, and no undisturbed remnants are anticipated. Therefore, the proposed project will have no effect on any significant cultural resources. On March 21, 2025, the New Jersey State Historic Preservation Officer was informed of this determination, and they did not provide additional comments.

The State of New Jersey has undertaken an iterative process of developing and implementing strategies to reduce and respond to the impacts of climate change, including through measures that promote the resilience of wastewater infrastructure. Sections of the Borough have been shown to be highly vulnerable to extreme precipitation. As the proposed sewer mains and service laterals will be below grade as part of an enclosed system, the Department's resiliency requirements do not apply to the proposed project. The proposed sewer manholes will be encased in a waterproof membrane and equipped with water-tight polyethylene manhole inserts to negate infiltration from flooding. FEMA does not indicate the 100-year or 500-year flood elevation in the project area.

Based on the information provided, it has been determined that the proposed project will have no significant direct or indirect adverse impact to environmentally critical areas, which consist of, but are not limited to wetlands, wetland transition areas, 100-year or 500- year flood hazard areas, vernal habitats, state open waters, Important Farmlands, Agricultural Development Areas, steep slopes, endangered or threatened species or Species of Concern and their designated habitats, coastal areas, important aquifer recharge areas, parks and preserves or designated wild and scenic rivers. No plant communities of special concern are known to exist within the project area.

Anticipated adverse impacts to the environment as a result of the proposed project are expected to be minimal, temporary, and construction related. Anticipated construction impacts for the proposed project include those associated with soil erosion and sedimentation, dust and construction debris, and noise generation from construction equipment. Soil erosion impacts will be minimized or avoided entirely by requiring the use of proper erosion control measures during construction. These measures will include control of wind and water erosion from stockpile areas, minimizing clearing, and requiring prompt restoration of disturbed areas, as well as other measures as required in accordance with the "Standards of Soil Erosion and Sediment Control in New Jersey" and "Environmental Assessment Requirements for State Assisted Environmental Infrastructure Facilities" (N.J.A.C. 7:22-10.11). All temporarily disturbed areas will be restored after construction. All areas of natural vegetation disturbed by the proposed project, which will not be needed for continuing operations and maintenance, will be restored with like vegetation to the maximum extent practicable. All grassed areas disturbed by the proposed project will be restored with grass following construction.

Anticipated impacts include those associated with short-term, localized noise generation from construction equipment during the construction period. Noise impacts are unavoidable but will be minimized by requiring machinery to be equipped with proper mufflers, limiting the number of machines in operation, and limiting the hours of operation to normal work hours, and limiting construction to avoid weekends and holidays. In order to limit noise impacts in the vicinity of sensitive receptors, construction operations and activities shall be limited as follows: Monday through Friday between the hours of 7:00 a.m. and 6:00 p.m. unless variances to these times are granted in the case of an emergency. No driving, pulling, or other operations entailing the use of vibratory hammers or compactors shall be permitted, other than between the hours of 8:00 a.m. and 5:00 p.m. All construction activity will be conducted in accordance with the applicable regulatory controls, and all necessary permits will be obtained prior to construction. The number of machines in operation at a given time will be limited to the minimum practicable. All engine generators or pumps must have mufflers and be enclosed within a temporary structure. The project will not result in any new long-term noise sources.

If construction dewatering is necessary, those types of activities will be regulated by the Bureau of Water Allocation and Well Permitting, if they have the capability to divert more than 70 gallons per minute (gpm).Diversion of more than 100,000 gallons per day (gpd), associated with temporary dewatering utilizing a coffer dam, or a confined area (all sidewalls close) where the impacts of dewatering are contained, will require the completion and submission of Dewatering Permit-by-Rule (BWA-005). For diversions of more 100,000 gpd, for a period less than 31 days in a consecutive 365-day period, a Short-Term Water Use Permit-by-Rule (BWA-003)/Short Term Water Use Report (BWA-004) will be necessary. A temporary Dewatering Permit (BWA002) is required if there will be a diversion of 100,000 gpd or more for more than 30 days. For a diversion source(s) with a combined pump capacity of 70 gallons per minute or more, for more than 30 days in a consecutive 365-day period, where less than 100,000 gallons of water per day (gpd) will be pumped, a Water Use Registration will be required. The Bureau of Water Allocation and Well Permitting's guidance for dewatering permit applications can be accessed electronically through the Division of Water Supply and Geoscience web page under Construction Related Dewatering Guidance via this link: http://www.nj.gov/dep/watersupply/pdf/dewater-crg.pdf.

A New Jersey Pollutant Discharge Elimination System (NJPDES) Discharge to Surface Water (DSW) permit will be needed for any water from construction dewatering that may be discharged to surface water, regardless of the amount of water. Provided that the discharge is not contaminated, the appropriate discharge permit is the Category B7- Short-term De-Minimis Discharge General Permit. This determination is made by running a pollutant scan, as described in the application checklist (found at the web link below), where the data can be collected up to a year in advance of the discharge. If, however, the analytical results demonstrate levels greater than the Attachment 1 standards as specified in the Category B7-Short-term De Minimis Discharge General Permit, the appropriate NJPDES-DSW permit will be an authorization under either the B4B-General Groundwater Petroleum Product Clean-Up Permit or the BGR – General Groundwater Remediation Cleanup Permit. Either of these permits can generally be processed in less than 30 days. It should be noted, a treatment works approval may be required for any treatment system. Contact information is listed on the checklists. Further information for the B7, BGR, and B4B Master General Permits can be found at the Bureau of Surface Water and Pretreatment Permitting's website at https://dep.nj.gov/dwq/permitting_information/permits_application_forms_and_checklists/#DSW.

Traffic impacts related to construction will be minimized through the use of adequate safety measures (i.e., steel plates on top of open trenches), including marking with lights and signs and appropriate detours. During working hours, when construction equipment is employed next to or crossing active traffic lanes, a traffic director will be present. Private driveways will be accessible wherever possible, and no driveway will be closed overnight.

The State of New Jersey has an ongoing State Implementation Plan (SIP) development process for air quality, which provides measures for the prevention of violation of the Ambient Air Quality Standards. Current control measures focus on transportation strategies and industrial stationary sources. The New Jersey Department of Environmental Protection routinely collects, compiles, analyzes and summarizes Ambient Air Quality Monitoring Data from a number of air quality monitoring locations throughout the State of New Jersey.

To avoid adverse air quality impacts during short-term construction activities, compliance with the regulatory requirements of New Jersey's Air Rules continue to remain in effect. Activities must still meet the State's Air Pollution Control requirement, such as obtaining permits when necessary, adherence to idling limitations, implementation of all reasonable measures to mitigate dust and fugitive emissions from demolition and construction, and complying with all state and federal rules for demolition of structures which may contain asbestos. The long-term and short-term greenhouse gas emissions as a result of the proposed project will be small and are not anticipated to have a significant impact.

The project will not result in any permanent adverse air quality impacts. Construction-related air quality impacts will likely be short-term and include particulate matter in the form of dust (from ground clearing and preparation, grading, stockpiling of materials, onsite movement of equipment and transportation of construction materials), as well as exhaust emissions from material delivery trucks, construction equipment and workers' personal vehicles. Dust emissions

typically occur during dry weather and periods of maximum demolition or construction activity or during high wind conditions. The construction contractor will be responsible for complying with all applicable air quality and vehicle exhaust rules and regulations. No permanent or long-term adverse air quality impacts are expected.

The Department has established specific environmental justice requirements and procedures that applicants must follow when seeking permits for certain pollution generating facilities located, or proposed to be located, in overburdened communities. This environmental review has included the consideration of all impacts of the proposed project, including environmental, public health, social, and economic impacts. Based on this review, the proposed project will not result in negative impacts to the community with regard to environmental justice.

The existing median annual household income (MAHI) in the Borough of Buena is approximately $78,393 (based on the U.S. Census Borough 2023 American Community Survey 5-Year Estimates). The Borough's current annual sewer cost is approximately $545 per year per household. The Borough does not anticipate an increase in sewer rates as a result of the proposed project. The current annual sewer charge is approximately 0.7 percent of the MAHI, which is below the 1.75 percent affordability threshold and is not considered to be excessive.

The proposed project is intended to serve a predominantly developed area. As the Department of Environmental Protection supports the award of financing to facilitate improvement of inadequate infrastructure in areas of the State that have already been developed, funding of the proposed project is consistent with New Jersey's smart growth objectives.

Based on the information provided, it has been determined that the proposed project will have no significant adverse impact on environmental or cultural resources. The Department has not received any adverse public comment concerning this project.

II. Alternatives Considered

A. No Action

Under the no action alternative, the sewer mains and sewer laterals would not be replaced. The deteriorating sewer mains and sewer laterals would continue to form leaks and weak spots, resulting in additional infiltration and inflow issues. This alternative poses a public health and water quality risk; therefore, the no action alternative was not selected.

B. Replacement of the Sanitary Sewer System (Selected Plan)

This alternative, as described in Section I, will entail the full replacement of the sewer mains and sewer laterals using open cut excavation. The sewer mains will be replaced in the roadway and the sewer laterals will be replaced to the curb. The proposed plan was calculated to be the most cost-effective, in addition to providing a long-term solution. This alternative will resolve the inflow and infiltration issues, which will protect public health and safety. The proposed project would enable the Borough to be in compliance

with NJDEP requirements. Therefore, this alternative was selected because the proposed upgrades are the most cost-effective and environmentally beneficial option.

III. Eligibility for Level 1 Environmental Review

A. In accordance with N.J.A.C. 7:22-10.4(a), the proposed project conforms to a category of actions eligible for a Level 1 environmental review because it proposes rehabilitation repair or replacement of existing environmental infrastructure facilities and/or construction of ancillary facilities, or minor improvements to environmental infrastructure facilities, which do not create a new discharge, reduce the level of treatment, result in an increase in quantity of flow of an existing discharge, involve an increase in water allocation, or involve the construction of a new water tower.

B. Available information regarding the proposed project leads to the conclusion that none of the criteria for disqualifying an eligible category for a Level 1 environmental review are present:

1) the project is not expected to have a permanent adverse or a significant temporary adverse effect on the human environment;

2) the project is not expected to have a permanent adverse or a significant temporary adverse direct or indirect impact on cultural resources, endangered or threatened species or designated habitats, wetlands, vernal habitats, floodplains, Important Farmlands, or other environmentally critical areas;

3) the user cost for the project will be below 1.75 percent of the median annual household income; and

4) the project is not expected to result in significant adverse public comments.

IV. Conclusion

The environmental review of this project indicates that it conforms to a category of projects which, by their nature, generally will have little or no adverse impact on the environment. Project documentation submitted in support of this project and reviewed by the Department indicates that the potential for environmental impacts will be minor. The potential for impacts will be further minimized by incorporating the standard environmental protection measures contained in the "Environmental Assessment Requirements for State Assisted Environmental Infrastructure Facilities" (N.J.A.C. 7:22-10) into the design and construction of the project. In addition, permits will be required to be in place before project construction can proceed. The Department has not received adverse public comments concerning this project.

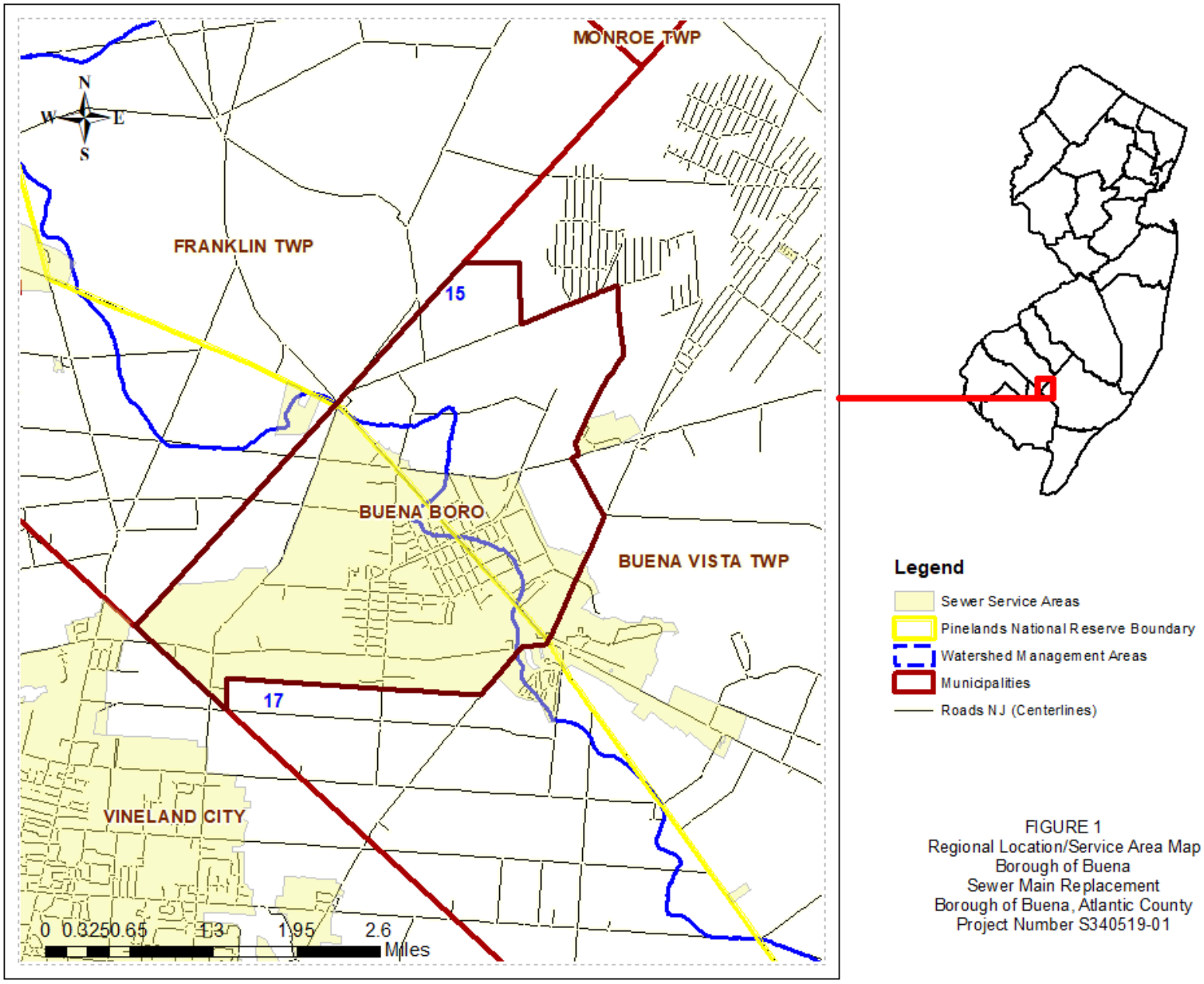


FIGURE 1
Regional Location/Service Area Map
Borough of Buena
Sewer Main Replacement
Borough of Buena, Atlantic County
Project Number S340519-01

Figure 2
Project Area Site Map
Borough of Buena
Buena Sewer Main Replacement
Borough of Buena, Atlantic County
Project No. S340519-01

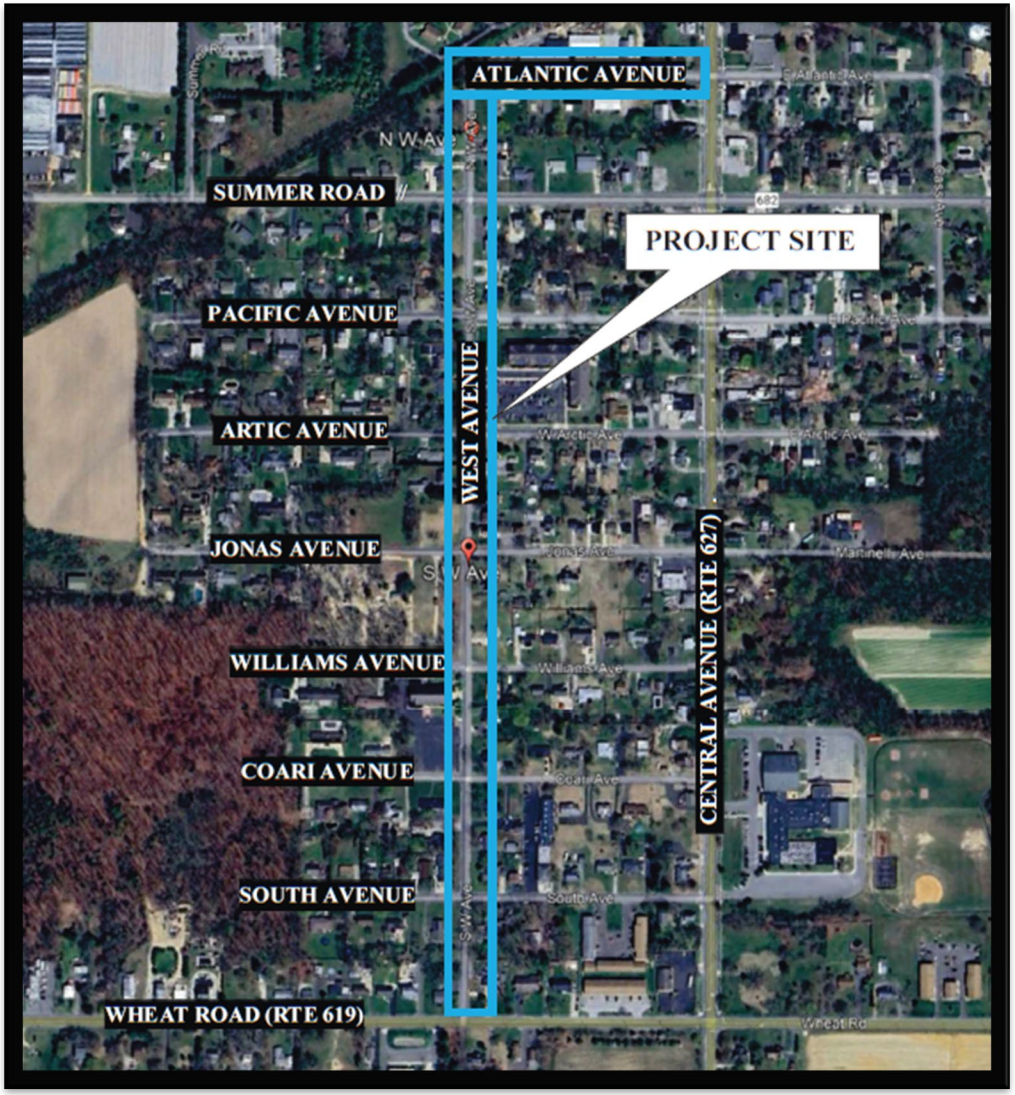


Figure 3
Project Area Site Map
Borough of Buena
Buena Sewer Main Replacement
Borough of Buena, Atlantic County
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