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## Public Notice

Effective September 15, 2014, the Pinelands Commission has increased the minimum parcel size required when a Bio-Microbics FAST wastewater treatment system is proposed for use in the Pinelands Area. The FAST wastewater treatment technology was originally authorized through the Commission's alternate design wastewater treatment systems pilot program for use on minimum 1.0 acre parcels. Analysis of effluent data collected to date has led to a determination that the FAST system requires a minimum 1.5 acre parcel to meet the Commission's nitrogen-based water quality standard. Accordingly, new FAST systems shall be located on parcels containing at least one and one-half (1.5) acres for each dwelling unit that will be served by the system.

This action does not affect existing FAST systems that were installed on parcels that are smaller than 1.5 acres. N.J.A.C 7:50- 10.22 (b) provides that owners of alternate design systems that fail to meet original nitrogen removal expectations shall not be held liable for the system's nitrogen removal efficiency provided the system is properly operated and maintained.

It is important to note that operating a FAST system on a parcel smaller than a 1.5 acres parcel does not raise a public health concern. The Commission's action relates only to the system's inability to meet the Commission's ecologically-based groundwater quality standard, as determined by the Pinelands Septic Dilution Model, when used on less than 1.5 acres.

The Commission will permit new FAST systems on lots that are smaller than 1.5 acres only in instances in which contracts for the purchase or design of the system were entered into prior to September 15, 2014. All local/county approvals of the FAST technology on lots smaller than 1.5 acres that are submitted to the Commission after September 15, 2014 will be called up for Commission review. The Commission will consider releasing these approvals if the applicant provides the Commission with evidence to support that a financial commitment toward the FAST technology was made prior to September 15, 2014.

Questions pertaining to the Commission's Alternate Design Treatment Systems Pilot Program should be directed to the Commission's Land Use and Technology staff at (609) 894-7300 or to [wastewater@njpines.state.nj.us](mailto:wastewater@njpines.state.nj.us).