



State of New Jersey
 Highlands Water Protection and Planning Council
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WQMP AMENDMENT
AREA-WIDE PROJECT REVIEW CHECKLIST

PROJECT INFORMATION	
WMP Name: HERITAGE VILLAGES 55	Date: 9/14/07
Sewer Service Area/Facility: HERITAGE VILLAGES 55	
WQMP: UPPER RARITAN AND NORTHEAST	
WMP Authority: ROCKAWAY VALLEY RSA	
Name of Facility: HERITAGE VILLAGES 55	
Name of Applicant: SJC BUILDERS	
Sewer Service Area/Facility: New <input checked="" type="checkbox"/> Existing <input type="checkbox"/> <i>If existing provide the following:</i>	
Proposed Change in Service Area Wastewater Flow: N/A	
NJPDES No: N/A	
Permit Discharge (MGD): 5,270 GPD	
Type of Discharge: GW <input checked="" type="checkbox"/> SW <input type="checkbox"/>	
Total Proposed Service Area (acres): ~8.3 ACRES	
Lot and Block, if applicable: BLOCK 49, FORMER LOTS 4& 6	
Description of Project: 31 2-BEDROOM UNITS OF AGE-RESTRICTED HOUSING	

LAND USE CAPABILITY MAP ZONES	
Sewer Service Areas Encroach Within Which LUCM Zone? (Check all that apply.):	
Protection Zone	<input checked="" type="checkbox"/>
Conservation Zone	<input type="checkbox"/>
Planned Community Zone	<input type="checkbox"/>
HIGHLANDS ACT AREAS	
Encroachment into which Highlands Act Area? (Check all that apply.):	
Preservation Area	<input type="checkbox"/>
Planning Area	<input checked="" type="checkbox"/>

TOPOGRAPHY	
Sewer Service Areas Underlain by Limestone?	UNK
Steep Slopes >20% in Any Areas?	No
Steep Slopes >15% in Forested Areas?	Yes
Steep Slopes >10% in Riparian in Undeveloped Lands?	Yes
<p>Findings: THE SITE CONTAINS SLOPE CONSTRAINTS OF >15% AND >10% WITHIN THE RIPARIAN AREA. HOWEVER, THE PROPOSED DEVELOPMENT FOOTPRINT WILL NOT DISTURB THESE AREAS.</p> <p>Policy Statement: PROHIBIT DISTURBANCE OF SOILS OR VEGETATION WITHIN AN AREA OF SEVERE OR MODERATELY SEVERE SLOPE EXCEPT IN EXCEPTIONAL CIRCUMSTANCES DETERMINED TO BE IN THE PUBLIC GOOD.</p>	

Recommendation: LIMIT SEWER SERVICE AREA TO THE PROPOSED DEVELOPMENT FOOTPRINT.

HIGHLANDS OPEN WATERS

Sewer Service Areas includes Highlands Open Waters Protection Area Buffer? Yes
If No, disregard remainder of Highlands Open Waters checklist.

Open Waters Protection Areas within the Service Area:
 Streams
 Lakes & Ponds
 Wetlands

Highlands Open Waters category:
 Highlands Waters
 Special Waters
 Exceptional Waters
 Intermediate Waters

Highlands Open Waters description:
Drainage HUCs Name and Number: 02030105060010
Name of nearest waterway: INDIA BROOK
SWQS Classification: FW2-TP (C1)
Description of Impairments, or TMDL: ADOPTED TMDL FOR PATHOGENS

Watershed Value (Check one):
 High
 Medium
 Low

Findings: WETLANDS, CLASSIFIED AS HIGHLANDS SPECIAL WATERS EXIST ON SITE. INDIA BROOK, A C1 TRIBUTARY OF THE NORTH BRANCH RARITAN RIVER (HIGHLANDS SPECIAL WATER) EXISTS ON EASTERN PORTION OF SITE. HIGHLANDS OPEN WATER PROTECTION BUFFERS FOR ONSITE WETLANDS AND STREAM EXIST ONSITE. THE PROPOSED DEVELOPMENT FOOTPRINT EXTENDS INTO THE PROTECTION BUFFERS FOR ONSITE WETLANDS AND THE INDIA BROOK. AN LOI HAS BEEN ISSUED FOR THE WETLANDS. HOWEVER NO GIS DELINEATION OF THE WETLANDS WAS PRESENTED.

Policy Statement: PROHIBIT NEW LAND USES OR THE ALTERATION OF EXISTING LAND USES IN THE PROTECTION ZONE THAT WOULD ALTER OR BE DETRIMENTAL TO THE WATER QUALITY AND HABITAT VALUE OF A HIGHLANDS OPEN WATER OR A RIPARIAN AREA.

Recommendation: THE APPLICATION SHOULD BE MODIFIED TO EXCLUDE THESE AREAS FROM THE SEWER SERVICE AREA. PROVIDE MITIGATION IF ENCROACHMENT INTO THESE AREAS IS PERMITTED.

RIPARIAN AREA

Sewer Service Areas includes Riparian Area? Yes
If No, disregard remainder of Riparian Area checklist.

Specific Riparian Area Features (Check all that apply.):
 Flood Prone Areas Waters

Riparian Soils	<input checked="" type="checkbox"/>	Wetlands	<input checked="" type="checkbox"/>
Wildlife Corridor	<input checked="" type="checkbox"/>		
Riparian Integrity Value (Check one):			
High	<input type="checkbox"/>		
Medium	<input checked="" type="checkbox"/>		
Low	<input type="checkbox"/>		
<p>Findings: RIPARIAN AREAS EXISTS ONSITE. THE PROPOSED DEVELOPMENT FOOTPRINT EXTENDS INTO THE RIPARIAN AREA FOR HYDRIC SOILS AND WILDLIFE CORRIDORS.</p> <p>Policy Statement: PROHIBIT NEW LAND USES OR THE ALTERATION OF EXISTING LAND USES IN THE PROTECTION ZONE THAT WOULD ALTER OR BE DETRIMENTAL TO THE WATER QUALITY AND HABITAT VALUE OF A HIGHLANDS OPEN WATER OR A RIPARIAN AREA.</p> <p>Recommendation: THE APPLICATION SHOULD BE MODIFIED TO EXCLUDE THESE AREAS FROM THE SEWER SERVICE AREA. PROVIDE MITIGATION IF ENCROACHMENT INTO THESE AREAS IS PERMITTED.</p>			
FOREST			
Sewer Service Areas within Forest Resource Area?			Yes
If yes to above, is there Encroachment into a Forest within Forest Resource Area? <i>If No, disregard remainder of Forest checklist.</i>			No
Forest Indicators (check all that apply):			
Total Forest	<input type="checkbox"/>		
Core Forest	<input type="checkbox"/>		
Forest Patch	<input type="checkbox"/>		
Forest Integrity Value (check one):			
High	<input type="checkbox"/>		
Medium	<input type="checkbox"/>		
Low	<input type="checkbox"/>		
<p>Findings: THE SITE IS LOCATED WITHIN THE FOREST RESOURCE AREA AND CONTAINS FOREST RESOURCE INDICATORS. HOWEVER, THE PROPOSED DEVELOPMENT FOOTPRINT WILL NOT DISTURB THESE AREAS.</p> <p>Policy Statement: PROHIBIT CLEARING OF WOODY VEGETATION RESULTING IN LAND USE CHANGE WITHIN THE FOREST RESOURCE AREA, EXCEPT IN EXCEPTIONAL CIRCUMSTANCES AS DETERMINED BY THE HIGHLANDS COUNCIL.</p> <p>Recommendation: LIMIT SEWER SERVICE AREA TO THE PROPOSED DEVELOPMENT FOOTPRINT.</p>			
CRITICAL HABITAT			
Sewer Service Areas within Critical Habitat Area?			Yes
Critical Habitat (Landscape 2-5)?			Yes
Significant Natural Area?			No
Vernal Habitat +1,000 ft?			No
1,000 ft of stream segment containing mussels species of concern?			No

Species of Concern:	WOOD TURTLE	BARRED OWL	RED SHOULDERED HAWK	GREAT BLUE HERON FORAGING			
Landscape Rank:	3	3	4	2			
Highlands Rank:							

Findings: THE SITE CONTAINS CRITICAL HABITAT RESOURCE AREA AND CRITICAL HABITAT FEATURES. THE PROPOSED DEVELOPMENT FOOTPRINT DOES NOT ENCROACH INTO CRITICAL HABITAT FEATURES.

Policy Statement: PROHIBIT NEW LAND USES OR MODIFICATION TO EXISTING LAND USES WITHIN THE CRITICAL HABITAT RESOURCE AREA OR WITHIN ANY CRITICAL HABITAT FEATURE UNLESS APPROVED BY THE HIGHLANDS COUNCIL.

Recommendation: NO CHANGE TO SEWER SERVICE AREA RECOMMENDED BECAUSE THE DEVELOPMENT FOOTPRINT WILL NOT DISTURB CRITICAL HABITAT FEATURES ON THE SITE.

AGRICULTURE

Sewer Service Area within Agricultural Resource Area?	No
Farm Unit >250 acres?	No
Important Farmland Soils?	Yes

Findings: PORTIONS OF THE SITE ARE IDENTIFIED AS AGRICULTURAL USES. HOWEVER, IT IS NOT THE DOMINANT USE OF THE SITE (7.2 OF 19 ACRES). IMPORTANT FARMLAND SOILS OCCUR ONSITE, WITHIN THE PROPOSED DEVELOPMENT FOOTPRINT AND SEWER SERVICE AREA.

Policy Statement: NO POLICY STATEMENT REGARDING AGRICULTURAL FEATURES OUTSIDE OF AN AGRICULTURAL RESOURCE AREA OR OUTSIDE THE CONSERVATION ZONE.

Recommendation: NO RECOMMENDATION

WATER QUALITY

Sewer Service Area Prime Recharge Area?	No
Sewer Service Area Wellhead Protection Area?	No

If yes to above, check one box below:

- Tier 1
- Tier 2
- Tier 3

Findings: PRIME RECHARGE AREAS AND WELLHEAD PROTECTION AREAS ARE NOT LOCATED ONSITE.

Policy Statement: PROHIBIT USES OF LAND WITHIN A PRIME GROUND WATER RECHARGE AREA THAT MAY REDUCE RECHARGE VOLUMES, OR OTHER USES THAT MAY IMPAIR WATER QUALITY WITHIN OR DRAINING TO A PRIME GROUND WATER RECHARGE AREA. NO POLICY STATEMENT EXISTS FOR WELLHEAD PROTECTION

AREAS IN THE PROTECTION ZONE.	
Recommendation: NO RECOMMENDATION	
WATER CAPACITY	
Site: HERITAGE VILLAGES 55	
Potable Water Supply: YES	
Domestic?	No
<i>If Domestic, source HUC:</i>	
Public Community Water System?	Yes
If PCWS, Name of Facility: MUNICIPAL UTILITY -- RANDOLPH TOWNSHIP MUA. BULK PURCHASER FROM WATER PURVEYOR – MORRIS COUNTY MUA (MCMUA)	
PCWS ID No.? 1432003—RANDOLPH TWP. MUA 1432001--MCMUA	
Source Water HUC: 02030105010020 & 02030105050020	
Total Projected Water Demand (MGD): NOT GIVEN, BUT <0.01 MGD BASED ON WASTEWATER FLOW PROJECTIONS	
HUC Net Availability (MGD): -3.43 MGD & -1.8 MGD	
HUC Constraint:	
Current Deficit Area	<input checked="" type="checkbox"/>
Source Water HUC	<input checked="" type="checkbox"/>
Existing Constrained Area	<input checked="" type="checkbox"/>
Findings: PROPOSED WATER MAIN EXTENSION FROM ADJACENT RANDOLPH TWP. MUA, A PUBLIC COMMUNITY WATER SYSTEM. RANDOLPH TWP MUA IS SUPPLIED BY MCMUA. MCMUA SOURCE WATER FROM MCMUA'S WELLS LOCATED IN TWO DEFICIT HUCS.	
Policy Statements: THE RMP PROHIBITS NEW, EXPANDED, OR EXTENDED PUBLIC WATER SYSTEMS UNLESS APPROVED BY THE HIGHLANDS COUNCIL TO ADDRESS A DEMONSTRATED NEED TO PROTECT PUBLIC HEALTH AND SAFETY AS DETERMINED BY THE HIGHLANDS COUNCIL; AND	
THE RMP PROHIBITS INCREASED CONSUMPTIVE AND DEPLETIVE WATER USES IN CURRENT WATER DEFICIT AREAS TO PREVENT EXACERBATION OF AND HELP REDUCE OR ELIMINATE THE DEFICIT TO ENSURE SUSTAINABLE WATER SUPPLY, WATER RESOURCE AND ECOLOGICAL VALUES, EMPHASIZING TECHNIQUES INCLUDING, BUT NOT LIMITED TO WATER REUSE, RECYCLING AND CONSERVATION.	
Recommendation: BASED ON PROPOSAL, NO PUBLIC HEALTH AND SAFETY ISSUE PRESENTED. STAFF RECOMMENDS THAT THE HIGHLANDS COUNCIL DETERMINE THAT THE EXPANSION OF PUBLIC WATER INTO PROTECTION ZONE IS INCONSISTENT WITH THE RMP. IF NJDEP DECIDES TO APPROVE THE PROJECT, THE COUNCIL SHOULD RECOMMEND THAT THE NET WATER AVAILABILITY DEFICIT NOT BE EXACERBATED BY THIS PROJECT. SUCH MEASURES MAY INCLUDE IMPLEMENTATION OF WATER CONSERVATION MEASURES OR IMPLEMENTATION OF A WATER MANAGEMENT PLAN BY MCMUA.	

WASTEWATER CAPACITY	
Name of Facility: HERITAGE VILLAGES 55	
NJPDES Permit Number: PROPOSED NEW DGW SYSTEM	
Projected Flow (GPD): 5,270	
HDSF Facility?	No
HDSF Available Capacity (MGD): N/A	
Subject to Allocation Agreement?	No
Allocating Capacity: N/A	
Extent of HDSF Service Area Included in WMP: Full <input type="checkbox"/> Partial <input type="checkbox"/>	
Wastewater Treatment Facility:	
New:	Wastewater Discharge Flow (MGD)
Individual Septic: Existing <input type="checkbox"/> Proposed <input type="checkbox"/>	Existing: Future:
NJPDES-DGW: Existing <input type="checkbox"/> Proposed <input checked="" type="checkbox"/>	Existing: Future: 0.0057
NJPDES-DSW: Existing <input type="checkbox"/> Proposed <input type="checkbox"/>	Existing: Future:
Findings: PROPOSED NEW GRAVITY COLLECTION SYSTEM AND DEDICATED ON-SITE TREATMENT SYSTEM.	
Policy Statement: THE RMP PROHIBIT NEW, EXPANDED, OR EXTENDED WASTEWATER COLLECTION OR TREATMENTS SYSTEMS BEYOND EXISTING AREAS SERVED UNLESS APPROVED BY THE HIGHLANDS COUNCIL TO ADDRESS A DEMONSTRATED NEED TO PROTECT PUBLIC HEALTH AND SAFETY AS DETERMINED BY THE HIGHLANDS COUNCIL;	
Recommendation: BASED ON PROPOSAL, NO PUBLIC HEALTH AND SAFETY ISSUE PRESENTED. THE HIGHLANDS COUNCIL SHOULD DETERMINE THAT THE EXPANSION OF SEWER SERVICE INTO PROTECTION ZONE IS INCONSISTENT WITH THE RMP.	
HISTORIC, ARCHAEOLOGICAL AND SCENIC	
Presence of Absence of Resources:	
Highlands Historic District Polygons	Absence
Highlands Historic Properties Polygons	Absence
Highlands Historic Property Points	Absence
Archaeological Grids	Absence
Highlands Scenic Resource Inventory	Absence
Description of Resources:	
Findings: HISTORIC, ARCHAEOLOGICAL, AND SCENIC RESOURCES ARE NOT LOCATED ONSITE.	
Policy Statement: NO POLICY STATEMENT	
Recommendation: NO RECOMMENDATION	

CONCLUSIONS AND RECOMMENDATIONS
THE REVIEW OF THE PROPOSED WQMP/WMP AMENDMENT REVEALS SEVERAL INCONSISTENCIES WITH THE DRAFT RMP, INCLUDING THE DISTURBANCE OF

HIGHLANDS OPEN WATER PROTECTION AREAS, RIPARIAN AREAS, THE EXTENSION OF UTILITY SERVICE INTO THE PROTECTION ZONE, AND WATER AVAILABILITY DEFICITS. BASED ON THESE CONFLICTS, THE COMMITTEE SHOULD RECOMMEND THAT NJDEP DENY THE WQMP/WMP AMENDMENT UNTIL THE APPLICANT MODIFIES THE PROPOSED DEVELOPMENT TO AVOID THESE CONFLICTS.