



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

<b>PROJECT INFORMATION</b>	
<b>WMP Name:</b> MINE HILL TOWNSHIP WMP	<b>Date:</b> 9/14/2007
<b>Sewer Service Area/Facility:</b> KUSHNER-MINE HILL	
<b>WQMP:</b> UPPER RARITAN	
<b>WMP Authority:</b> MINE HILL TOWNSHIP	
<b>Name of Facility:</b> KUSHNER-MINE HILL	
<b>Name of Applicant:</b> CANFIELD BUILDERS ASSOCIATES	
<b>Sewer Service Area/Facility:</b> New <input checked="" type="checkbox"/> Existing <input type="checkbox"/> <i>If existing provide the following:</i>	
<b>Proposed Change in Service Area Wastewater Flow:</b> NA	
<b>NJPDES No:</b> N/A	
<b>Permit Discharge (MGD):</b> 160,644 GPD OR 59,747 GPD	
<b>Type of Discharge:</b> GW <input checked="" type="checkbox"/> SW <input type="checkbox"/>	
<b>Total Proposed Service Area (acres):</b> ~114 OR 50 ACRES	
<b>Lot and Block, if applicable:</b> BLOCK 411, FORMER LOT 1; BLOCK 606, FORMER LOT 1; BLOCK 1002, FORMER LOT 1; & BLOCK 1101, FORMER LOT 1	
<b>Description of Project:</b> 736 MULTI-STORY TOWNHOUSE AND APARTMENT UNITS OR 275 AGE-RESTRICTED RESIDENTIAL UNITS IF THE TOWNSHIP AND CANFIELD BUILDERS IMPLEMENT A PURCHASE AGREEMENT THAT WOULD DEDICATE 178 ACRES OF THE PROPERTY TO OPEN SPACE.	

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

<b>TOPOGRAPHY</b>	
<b>Sewer Service Areas Underlain by Limestone?</b>	UNK
<b>Steep Slopes &gt;20% in Any Areas?</b>	Yes
<b>Steep Slopes &gt;15% in Forested Areas?</b>	Yes
<b>Steep Slopes &gt;10% in Riparian in Undeveloped Lands?</b>	Yes
<b>Findings:</b> THE SITE CONTAINS SLOPE CONSTRAINTS OF >20%, >15% WITHIN FOREST, AND >10% WITHIN THE RIPARIAN AREA.	
<b>Policy Statement:</b> 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.

**Recommendation:** LIMIT SEWER SERVICE AREA AND PROPOSED DEVELOPMENT FOOTPRINT TO AREAS NOT CONSTRAINED BY SLOPES.

**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 features 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:** NORTH AND SOUTH BRANCH RARITAN, 02030105050010

**Name of nearest waterway:** UNNAMED HEADWATER TRIBUTARY TO LAMINGTON RIVER

**SWQS Classification:** FW2-NTC1

**Description of Impairments, or TMDL:**

**Watershed Value (Check one):**

- High
- Medium
- Low

**Findings:** WETLANDS, CLASSIFIED AS HIGHLANDS SPECIAL WATERS EXIST ON SITE. A C1 TRIBUTARY OF THE LAMINGTON RIVER (HIGHLANDS SPECIAL WATER) EXISTS ON THE CENTRAL 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. THE PROPOSED DEVELOPMENT IS IMMEDIATELY ADJACENT TO A HEADWATER C1 TRIBUTARY.

**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 AND PROPOSED DEVELOPMENT FOOTPRINT.

<b>RIPARIAN AREA</b>	
<b>Sewer Service Areas includes Riparian Area?</b> <i>If No, disregard remainder of Riparian Area checklist.</i>	Yes
<b>Specific Riparian Area Features</b> (Check all that apply.):	
Flood Prone Areas <input checked="" type="checkbox"/>	Waters <input type="checkbox"/>
Riparian Soils <input checked="" type="checkbox"/>	Wetlands <input checked="" type="checkbox"/>
Wildlife Corridor <input type="checkbox"/>	
<b>Riparian Integrity Value</b> (Check one):	
High <input type="checkbox"/>	
Medium <input type="checkbox"/>	
Low <input checked="" type="checkbox"/>	
<p><b>Findings:</b> RIPARIAN AREAS EXISTS ONSITE. THE PROPOSED DEVELOPMENT FOOTPRINT EXTENDS INTO THE RIPARIAN AREA FOR WETLANDS, FLOODPRONE AREAS, AND HYDRIC SOILS.</p> <p><b>Policy Statement:</b> 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><b>Recommendation:</b> THE APPLICATION SHOULD BE MODIFIED TO EXCLUDE THESE AREAS FROM THE SEWER SERVICE AREA AND PROPOSED DEVELOPMENT FOOTPRINT.</p>	
<b>FOREST</b>	
<b>Sewer Service Areas within Forest Resource Area?</b>	No
<b>If yes to above, is there Encroachment into a Forest within Forest Resource Area?</b> <i>If No, disregard remainder of Forest checklist.</i>	No
<b>Forest Indicators</b> (check all that apply):	
Total Forest <input type="checkbox"/>	
Core Forest <input type="checkbox"/>	
Forest Patch <input type="checkbox"/>	
<b>Forest Integrity Value</b> (check one):	
High <input type="checkbox"/>	
Medium <input checked="" type="checkbox"/>	
Low <input type="checkbox"/>	
<p><b>Findings:</b> THE SITE IS FORESTED AND LOCATED WITHIN A MODERATE INTEGRITY FOREST AREA.</p> <p><b>Policy Statement:</b> LIMIT PERMISSIBLE USES WITHIN A MODERATE INTEGRITY FOREST TO MAINTENANCE OF PRE-EXISTING USES AND PERMIT REMOVAL OF WOODY VEGETATION FROM FORESTED LANDS UPON HIGHLANDS COUNCIL APPROVAL OF A FOREST MITIGATION PLAN AND LOW IMPACT DEVELOPMENT BEST MANAGEMENT PRACTICES.</p> <p><b>Recommendation:</b> THE APPLICATION SHOULD BE MODIFIED TO EXCLUDE THESE AREAS FROM THE SEWER SERVICE AREA AND PROPOSED DEVELOPMENT FOOTPRINT OR TO INCLUDE A FOREST MITIGATION PLAN WITH MITIGATION AND</p>	

APPLICATION OF LOW IMPACT DEVELOPMENT BEST MANAGEMENT PRACTICES.							
CRITICAL HABITAT							
Sewer Service Areas within Critical Habitat Area?							No
Critical Habitat (Landscape 2-5)?							Yes
Significant Natural Area?							No
Vernal Habitat +1,000 ft?							Yes
1,000 ft of stream segment containing mussels species of concern?							No
Species of Concern:	GREAT BLUE HERON FORAGING HABITAT	WOOD TURTLE					
Landscape Rank:	2	3					
Highlands Rank:							
Species of Concern:							
Landscape Rank:							
Highlands Rank:							
<p><b>Findings:</b> THE SITE CONTAINS CRITICAL HABITAT FEATURES (VERNAL POOL + 1,000FT BUFFER, AND CRITICAL HABITAT). THE PROPOSED DEVELOPMENT FOOTPRINT ENCROACHES INTO CRITICAL HABITAT FEATURES.</p> <p><b>Policy Statement:</b> 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.</p> <p><b>Recommendation:</b> THE APPLICATION SHOULD BE MODIFIED TO EXCLUDE THESE AREAS FROM THE SEWER SERVICE AREA AND PROPOSED DEVELOPMENT FOOTPRINT.</p>							
AGRICULTURE							
Sewer Service Area within Agricultural Resource Area?							No
Farm Unit >250 acres?							No
Important Farmland Soils?							Yes
<p><b>Findings:</b> IMPORTANT FARMLAND SOILS OCCUR ONSITE, WITHIN THE PROPOSED DEVELOPMENT FOOTPRINT AND SEWER SERVICE AREA.</p> <p><b>Policy Statement:</b> NO POLICY STATEMENT REGARDING AGRICULTURAL FEATURES OUTSIDE OF AN AGRICULTURAL RESOURCE AREA OR OUTSIDE THE CONSERVATION ZONE.</p> <p><b>Recommendation:</b> NO RECOMMENDATION</p>							
WATER QUALITY							
Sewer Service Area Prime Recharge Area?							Yes
Sewer Service Area Wellhead Protection Area?							Yes
If yes to above, check one box below:							
Tier 1 <input type="checkbox"/>							

Tier 2 <input type="checkbox"/>	
Tier 3 <input checked="" type="checkbox"/>	
<b>Findings:</b> PRIME RECHARGE AREAS AND WELLHEAD PROTECTION AREAS ARE LOCATED ONSITE.	
<b>Policy Statement:</b> 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. PROHIBIT NEW DISCHARGES OR EXPANSION OF EXISTING DISCHARGES OF SANITARY OR NON-SANITARY WASTEWATER EFFLUENT WITH A TIER 1 OR TIER 2 WELLHEAD PROTECTION AREA.	
<b>Recommendation:</b> THE APPLICATION SHOULD DEMONSTRATE COMPLIANCE WITH NJDEP STORMWATER RULES FOR RECHARGE VOLUMES AND PROTECTION OF GROUND WATER QUALITY THROUGH CLEAN RECHARGE AND TREATED RECHARGE TO BE CONSISTENT WITH THE DRAFT RMP. DISCHARGE WITHIN TIER 3 WHPA DOES NOT CONFLICT WITH POLICY.	
WATER CAPACITY	
<b>Site:</b> KUSHNER-MINE HILL	
<b>Potable Water Supply:</b>	
<b>Domestic?</b>	No
<i>If Domestic, source HUC:</i>	
<b>Public Community Water System?</b>	Yes
<b>If PCWS, Name of Facility</b> MUNICIPAL UTILITY -- MINE HILL TOWNSHIP WATER DEPARTMENT. BULK PURCHASER FROM WATER PURVEYOR -- MCMUA	
<b>PCWS ID No.?</b> 1420001 -- MINE HILL TOWNSHIP WATER DEPARTMENT 1432001 -- MCMUA	Yes
<b>Source Water HUC:</b> 02030105010020 & 02030105050020	
<b>Total Projected Water Demand (MGD):</b> 127,850 gallons per day (0.127MGD) maximum	
<b>HUC Net Availability (MGD):</b> -3.43 MGD & -1.8 MGD	
<b>HUC Constraint:</b>	
<b>Current Deficit Area</b>	<input checked="" type="checkbox"/>
<b>Source Water HUC</b>	<input checked="" type="checkbox"/>
<b>Existing Constrained Area</b>	<input checked="" type="checkbox"/>
<b>Findings:</b> PROPOSED WATER MAIN EXTENSION FROM ADJACENT MINE HILL TWP. MUA. MINE HILL TWP MUA IS SUPPLIED BY MCMUA. MCMUA SOURCE WELLS ARE LOCATED IN TWO DEFICIT HUCS.	
<b>Policy Statement:</b> 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 TO 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:** THE APPLICATION IS INCONSISTENT WITH WATER AVAILABILITY AND WATER USE POLICIES IN THE PROTECTION ZONE. THE HIGHLANDS COUNCIL SHOULD RECOMMEND THAT NJDEP DENY APPROVAL OF THE APPLICATION DUE TO A RMP PROHIBITION ON EXTENDING WATER SYSTEMS IN THE PROTECTION ZONE AND DUE TO A PROHIBITION ON INCREASED CONSUMPTION/DEPLETIVE USES IN CURRENT DEFICIT AREAS. RECOGNIZING EXISTING PERMITTED CAPACITY BASED ON LOCAL STUDIES, IN THE ABSENCE OF NJDEP DENIAL, HIGHLANDS COUNCIL RECOMMENDS NJDEP REQUIRE THE APPLICANT DEMONSTRATE THAT NET WATER AVAILABILITY DEFICIT WILL NOT BE EXACERBATED BY THIS PROJECT. SUCH MEASURES MAY INCLUDE IMPLEMENTATION OF WATER CONSERVATION MEASURES OR IMPLEMENTATION OF A WATER MANAGEMENT PLAN BY MINE HILL TWP. OR MCMUA.

**WASTEWATER CAPACITY**

**Name of Facility:** KUSHNER-MINE HILL

**NJPDES Permit Number:** PROPOSED NEW DGW SYSTEM

**Projected Flow (MGD):** 160,644 gpd or 59,747 gpd

**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  Partial

**Wastewater Treatment Facility:**

**New:** Wastewater Discharge Flow (MGD)

**Individual Septic:** Existing  Proposed  Existing: Future:

**NJPDES-DGW:** Existing  Proposed  Existing: Future: 0.16 or 0.060 MGD (depending on final development size)

**NJPDES-DSW:** Existing  Proposed  Existing: Future:

**Findings:** PROPOSED NEW GRAVITY COLLECTION SYSTEM AND DEDICATED ON-SITE TREATMENT SYSTEM.

**Policy Statement:** THE RMP PROHIBITS NEW, EXPANDED, OR EXTENDED WASTEWATER COLLECTION OR TREATMENTS SYSTEMS IN PROTECTION ZONE 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:** THE APPLICATION IS INCONSISTENT WITH WASTEWATER CAPACITY POLICIES IN THE PROTECTION ZONE. THE HIGHLANDS COUNCIL SHOULD RECOMMEND THAT NJDEP DENY APPROVAL OF THE APPLICATION DUE TO A RMP PROHIBITION ON NEW WASTEWATER COLLECTION OR TREATMENT SYSTEMS BEYOND EXISTING AREAS SERVED IN PROTECTION ZONE.

<b>HISTORIC, ARCHAEOLOGICAL AND SCENIC</b>	
<b>Presence of Absence of Resources:</b>	
<b>Highlands Historic District Polygons</b>	Absence
<b>Highlands Historic Properties Polygons</b>	Absence
<b>Highlands Historic Property Points</b>	Absence
<b>Archaeological Grids</b>	Absence
<b>Highlands Scenic Resource Inventory</b>	Absence
<b>Description of Resources:</b>	
<b>Findings:</b> HISTORIC, ARCHAEOLOGICAL, AND SCENIC RESOURCES ARE NOT LOCATED ONSITE.	
<b>Policy Statement:</b> NO POLICY STATEMENT	
<b>Recommendation:</b> NO RECOMMENDATION	

<b>CONCLUSIONS AND RECOMMENDATIONS</b>
THE REVIEW OF THE PROPOSED WQMP/WMP AMENDMENT REVEALS SEVERAL MAJOR INCONSISTENCIES WITH THE DRAFT RMP, INCLUDING THE DISTURBANCE OF STEEP SLOPES, HIGHLANDS OPEN WATER PROTECTION AREAS, RIPARIAN AREAS, MODERATE INTEGRITY FOREST AREAS, VERNAL POOL PROTECTION AREAS, THE EXTENSION OF UTILITY SERVICE INTO PRIME GROUND WATER RECHARGE 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.