



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: DECEMBER 2, 2007
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 Located Within Which LUCM Zone? (Check all that apply.):	
Protection Zone	<input checked="" type="checkbox"/>
Conservation Zone	<input type="checkbox"/>
Existing Community Zone	<input checked="" type="checkbox"/>
HIGHLANDS ACT AREAS	
Location in 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
Findings: THE SITE CONTAINS SLOPE CONSTRAINTS OF 15% AND 10% WITHIN THE RIPARIAN AREA. HOWEVER, THE PROPOSED DEVELOPMENT FOOTPRINT WILL NOT DISTURB THESE AREAS.	
Recommendation: LIMIT SEWER SERVICE AREA TO THE PROPOSED DEVELOPMENT FOOTPRINT.	

HIGHLANDS OPEN WATERS	
Sewer Service Areas includes Highlands Open Waters Protection Area Buffer? <i>If No, disregard remainder of Highlands Open Waters checklist.</i>	Yes
Open Waters Protection Areas within the Service Area: Streams <input checked="" type="checkbox"/> Lakes & Ponds <input type="checkbox"/> Wetlands <input checked="" type="checkbox"/>	
Highlands Open Waters category: Highlands Waters <input type="checkbox"/> Special Waters <input checked="" type="checkbox"/> Exceptional Waters <input type="checkbox"/> Intermediate Waters <input type="checkbox"/>	
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 <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/>	
<p>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.</p> <p>ONSITE VISIT NOTED THAT AREAS HAVE BEEN PREVIOUSLY DISTURBED AND GRADED.</p> <p>Recommendation: THE APPLICATION SHOULD BE MODIFIED TO EXCLUDE THESE AREAS FROM THE SEWER SERVICE AREA. AREA SHOULD BE RESTORED. PROVIDE MITIGATION IF ENCROACHMENT INTO THESE AREAS IS PERMITTED BY NJDEP.</p>	

RIPARIAN AREA	
Sewer Service Areas includes Riparian Area? <i>If No, disregard remainder of Riparian Area checklist.</i>	Yes
Specific Riparian Area Features (Check all that apply.): Flood Prone Areas <input checked="" type="checkbox"/> Waters <input checked="" type="checkbox"/> 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. ONSITE VISIT NOTED THAT AREAS HAVE BEEN PREVIOUSLY DISTURBED AND GRADED.</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>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:							
<p>Findings: THE SITE CONTAINS CRITICAL HABITAT RESOURCE AREA AND CRITICAL HABITAT FEATURES. THE PROPOSED DEVELOPMENT FOOTPRINT DOES NOT ENCROACH INTO CRITICAL HABITAT FEATURES.</p> <p>Recommendation: NO CHANGE TO SEWER SERVICE AREA RECOMMENDED BECAUSE THE DEVELOPMENT FOOTPRINT WILL NOT DISTURB CRITICAL HABITAT FEATURES</p>							

ON THE SITE.	
AGRICULTURE	
Sewer Service Area within Agricultural Resource Area?	No
Farm Unit >250 acres?	No
Important Farmland Soils?	Yes
<p>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.</p> <p>Recommendation: NO RECOMMENDATION</p>	
WATER QUALITY	
Sewer Service Area Prime Ground Water Recharge Area?	No
Sewer Service Area Wellhead Protection Area?	No
<p>If yes to above, check one box below: Tier 1 <input type="checkbox"/> Tier 2 <input type="checkbox"/> Tier 3 <input type="checkbox"/></p>	
<p>Findings: PRIME RECHARGE AREAS AND WELLHEAD PROTECTION AREAS ARE NOT LOCATED ONSITE.</p> <p>Recommendation: NO RECOMMENDATION</p>	
WATER CAPACITY	
Site: HERITAGE VILLAGES 55	
Potable Water Supply: YES	
Domestic?	No
<i>If Domestic, source HUC:</i>	
Public Community Water System?	Yes
<p>If PCWS, Name of Facility: MUNICIPAL UTILITY -- RANDOLPH TWP. MUA WATER PURVEYOR -- MCMUA</p>	
<p>PCWS ID No.? 1432003--RANDOLPH TWP. MUA 1432001--MCMUA</p>	
Source Water HUC: 02030105010020 & 02030105050020	
Total Projected Water Demand (MGD): NOT GIVEN, BUT AT LEAST 5,270 GPD	
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"/>
<p>Findings: SITE VISIT CONFIRMS WATER MAIN EXTENSION FROM ADJACENT RANDOLPH TWP. MUA, A PUBLIC COMMUNITY WATER SYSTEM. EXPANSION OCCURED PRIOR TO NJ REGISTER NOTICE. RANDOLPH TWP MUA IS SUPPLIED BY MCMUA. MCMUA SOURCE WELLS ARE MCMUA's WELLS ARE LOCATED IN TWO DEFICIT HUCS.</p> <p>Recommendation: STAFF DOES NOT RECOMMEND APPLICATION OF THE DEFICIT MITIGATION REQUIREMENT TO THIS PROJECT DUE TO PRIOR DEVELOPMENT OF THE WATER SUPPLY CONNECTION.</p>	

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: 5,270 GPD	
NJPDES-DSW:	Existing	<input type="checkbox"/>	Proposed	<input type="checkbox"/>	Existing:	Future:	
Findings: SITE VISIT CONFIRMS GRAVITY COLLECTION SYSTEM, PUMP TANKS, FORCE MAIN, SEPTIC TANK, AND DISPOSAL FIELD ALREADY CONSTRUCTED, DESIGNED FOR 9 UNITS. SYSTEM WILL EXPAND DISPOSAL FIELD AND ADD TREATMENT PLANT FOR ADDITIONAL UNITS.							
Recommendation: EXISTING COMMUNITY ZONE WOULD BE THE DOMINANT ZONE GIVEN CONSIDERATION OF THE RECENT EXTENSION OF UTILITIES. THEREFORE, NO OBJECTIVE IN THE RMP WOULD PROHIBIT THAT EXPANSION. HOWEVER, CONNECTION OF DWELLING UNITS WITHIN THE OPEN WATER PROTECTION AREAS AND RIPARIAN AREAS WOULD APPEAR TO BE INCONSISTENT WITH THE RMP. THEREFORE, THESE UNITS SHOULD NOT BE CONNECTED IN UNLESS THEY ARE RELOCATED OUTSIDE OF THOSE AREAS.							
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 AMENDMENT REVEALS SEVERAL INCONSISTENCIES WITH THE FINAL DRAFT RMP, PRIMARILY THE ADDITIONAL

ALTERATION OF HIGHLANDS OPEN WATER PROTECTION AREAS AND RIPARIAN AREAS AND EXPANSION OF WASTEWATER INTO THOSE AREAS. IN ORDER TO ENSURE CONSISTENCY WITH THE FINAL DRAFT RMP, THE APPLICANT SHOULD BE REQUIRED TO RELOCATE THE UNITS WITHIN THE HIGHLANDS OPEN WATER PROTECTION AREAS AND RIPARIAN AREAS AND AVOID FURTHER IMPAIRMENT.