



State of New Jersey
 Highlands Water Protection and Planning Council
 100 North Road (Route 513)
 Chester, New Jersey 07930-2322
 (908) 879-6737
 (908) 879-4205 (fax)
 www.highlands.state.nj.us



WQMP AMENDMENT
REVIEW CHECKLIST

PROJECT INFORMATION	
WQMP Name: HUNTINGTON KNOLLS	Date: DECEMBER 2, 2007
Sewer Service Area/Facility: MILFORD STP	
WQMP: UPPER DELAWARE	
WMP Agency: MILFORD STP	
Name of Facility: HUNTINGTON KNOLLS	
Name of Applicant: HUNTINGTON KNOLLS, LLC	
Sewer Service Area/Facility: New <input type="checkbox"/> Existing <input checked="" type="checkbox"/> <i>If existing provide the following:</i>	
Proposed Change in Service Area Wastewater Flow: 32,950 GPD	
NJPDES No: NJ0021890	
Permit Discharge (MGD): 0.40	
Type of Discharge: GW <input type="checkbox"/> SW <input checked="" type="checkbox"/>	
Total Proposed Service Area (acres): ~87 ACRES	
Lot and Block, if applicable: Block 24, Lots 3 and 13	
Description of Project: 29 MULTIPLE-UNIT, AGE-RESTRICTED DWELLING UNITS; 1 ASSISTED LIVING UNIT; 1 GROUP HOME; 17,000 SF OF COMMERCIAL SPACE; AND 10,000 SF OF COMMERCIAL SPACE	

LAND USE CAPABILITY MAP ZONES	
Sewer Service Areas Encroach Within Which LUCM Zone? (Check all that apply.):	
Protection Zone <input type="checkbox"/>	Conservation Constrained Zone <input checked="" type="checkbox"/>
Conservation Zone <input checked="" type="checkbox"/>	Existing Community Constrained Zone <input type="checkbox"/>
Existing Community Zone <input type="checkbox"/>	

HIGHLANDS ACT AREAS	
Project located in which Highlands Act Area? (Check all that apply.):	
Preservation Area <input type="checkbox"/>	
Planning Area <input checked="" type="checkbox"/>	

TOPOGRAPHY	
Parcel Underlain by Limestone?	No
Steep Slopes >20% in Any Areas?	Yes
Steep Slopes >15% in Forested Areas?	Yes
Steep Slopes >10% in Riparian in Undeveloped Lands?	Yes
Findings: THE SITE CONTAINS SLOPE CONSTRAINTS OF 20%, 15%, AND 10% WITHIN THE RIPARIAN AREA. WE DO NOT HAVE THE PROPOSED DEVELOPMENT FOOTPRINT TO DETERMINE IF IT WILL DISTURB THESE AREAS.	
Policy Statement: PROHIBIT LAND DISTURBANCE WITHIN AREAS WHICH ARE SEVERELY CONSTRAINED SLOPES AND MODERATELY CONSTRAINED SLOPES.	

Recommendation: LIMIT SEWER SERVICE AREA TO AREAS WITHOUT SEVERELY CONSTRAINED OR MODERATELY CONSTRAINED SLOPES, AS PROPOSED.

HIGHLANDS OPEN WATERS

Parcel includes Highlands Open Waters Protection Area Buffer? <i>If No, disregard remainder of Highlands Open Waters checklist.</i>	Yes
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Highlands Open Waters description:
Drainage HUCs Name and Number: 02040105170020
Name of nearest waterway: SPRING MILLS BROOK

Open Waters Protection Areas within the Service Area:

- Streams
- Lakes & Ponds
- Wetlands

Highlands Open Waters category:

- Highlands Waters
- Special Waters
- Exceptional Waters
- Intermediate Waters

Watershed Value (Check one):

- High
- Medium
- Low

Findings: WETLANDS, CLASSIFIED AS HIGHLANDS SPECIAL WATERS, EXIST ON SITE. SPRING MILLS BROOK, A C-1 TRIBUTARY OF HAKIHOKAKE CREEK AND THE DELAWARE RIVER EXISTS ON NORTHERN PORTION OF SITE. EXTENSIVE COVERAGE OF HIGHLANDS OPEN WATER PROTECTION BUFFERS FOR ONSITE WETLANDS AND STREAM ARE PRESENT ONSITE. THE PROJECT FOOTPRINT APPARENTLY DOES ENCROACH ON THE 300 FOOT BUFFER; THE APPLICANT HAS RECEIVED NJDEP WETLANDS AND STREAM ENCROACHMENT PERMITS.

Policy Statement: REQUIRE A PROTECTION BUFFER OF 300 FEET FROM THE EDGE OF ALL HIGHLANDS OPEN WATER FEATURES. IN THE CONSERVATION ZONE, PROHIBIT MODIFICATIONS TO HIGHLANDS OPEN WATER BUFFER REQUIREMENTS OR RIPARIAN AREAS, EXCEPT AS NECESSARY TO PROTECT PUBLIC HEALTH AND SAFETY, OR TO PROVIDE FOR MINIMUM PRACTICAL USE IN THE ABSENCE OF ANY ALTERNATIVE.

Recommendation: THE APPLICATION SHOULD EXCLUDE HIGHLANDS OPEN WATER BUFFER AREAS FROM THE SEWER SERVICE AREA AND DEVELOPMENT ACTIVITIES SHOULD AVOID THESE AREAS.

RIPARIAN AREA

Parcel includes Riparian Area? <i>If No, disregard remainder of Riparian Area checklist.</i>	Yes
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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

Medium

Low

Findings: EXTENSIVE RIPARIAN AREAS EXISTS ONSITE. THE PROPOSED DEVELOPMENT SITE INCLUDES RIPARIAN AREAS CONSISTING OF RIPARIAN SOILS (HYDRIC, ALLUVIAL, SHALLOW DEPTH TO GW), FLOOD PRONE AREAS, OPEN WATERS, WETLANDS, AND WILDLIFE CORRIDORS.

Policy Statement: IN THE CONSERVATION ZONE, PROHIBIT MODIFICATIONS TO RIPARIAN AREAS, EXCEPT AS NECESSARY TO PROTECT PUBLIC HEALTH AND SAFETY, OR TO PROVIDE FOR MINIMUM PRACTICAL USE IN THE ABSENCE OF ANY ALTERNATIVE.

RESTRICT NEW LAND USES OR THE ALTERATION OF EXISTING LAND USES THAT WOULD ALTER OR BE DETRIMENTAL TO THE WATER QUALITY AND HABITAT VALUE OF A HIGHLANDS OPEN WATER OR A RIPARIAN AREA.

LIMIT ALTERATIONS TO EXISTING NATURAL VEGETATION OR INCREASES IN IMPERVIOUS AREA WITHIN HIGH AND MODERATE INTEGRITY RIPARIAN AREAS TO THE MINIMUM EXTENT FEASIBLE IN AREAS BEYOND THE HIGHLANDS OPEN WATER BUFFER REQUIREMENT; PROTECT THE WATER QUALITY OF ADJACENT HIGHLANDS OPEN WATER; AND MAINTAIN OR RESTORE HABITAT VALUE OF THE RIPARIAN AREA.

Recommendation: THE APPLICATION SHOULD EXCLUDE RIPARIAN AREAS FROM THE SEWER SERVICE AREA AND DEVELOPMENT ACTIVITIES THROUGHOUT THE SITE SHALL LIMIT THE INCREASE OF IMPERVIOUS AREAS TO THE MINIMUM EXTENT NECESSARY. ALTERATION OF NATURAL VEGETATION SHALL ALSO BE MINIMIZED BEYOND THE HIGHLANDS OPEN WATER BUFFERS.

FOREST

Parcel within Forest Resource Area?	No
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If yes to above, is there Encroachment into a Forest within Forest Resource Area? <i>If No, disregard remainder of Forest checklist.</i>	NA
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Forest Indicators (check all that apply):

Total Forest

Core Forest

Forest Patch

Forest Integrity Value (check one):

High

Medium

Low

Findings: THE SITE CONTAINS FORESTED LANDS THAT AREA OUTSIDE THE FOREST RESOURCE AREA.

Policy Statement: TO LIMIT HUMAN DEVELOPMENT OF FORESTS TO VERY LOW

IMPACT RESIDENTIAL DEVELOPMENT IN THE PROTECTION ZONE AND THE CONSERVATION ZONE IN THE PLANNING AREA.

TO ENSURE THAT FOREST RESOURCES ARE PROTECTED ON A SITE SPECIFIC BASIS DURING LOCAL DEVELOPMENT REVIEW AND HIGHLANDS PROJECT REVIEW.

APPLICATIONS FOR LOCAL DEVELOPMENT REVIEW AND HIGHLANDS PROJECT REVIEW REQUIRE IDENTIFICATION OF ANY FOREST AREA ON AND ADJACENT TO A SITE IN ACCORDANCE WITH THE HIGHLAND COUNCIL'S ALTERNATE METHOD FOR IDENTIFYING UPLAND FOREST AREAS IN THE HIGHLANDS REGION.

Recommendation: THE APPLICANT SHOULD BE REQUIRED TO IDENTIFY UPLAND FOREST AREAS IN ACCORDANCE WITH THE HIGHLANDS' COUNCIL ALTERNATE METHOD FOR IDENTIFYING UPLAND FOREST AREAS IN THE HIGHLANDS REGION.

DEVELOPMENT ACTIVITIES SHOULD BE REQUIRED TO UTILIZE VERY LOW IMPACT RESIDENTIAL DEVELOPMENT TECHNIQUES WHEN DISTURBING WOODY VEGETATION.

CRITICAL HABITAT

Critical Habitat (Landscape 2-5)?							Yes
Significant Natural Area?							Yes
Vernal Habitat +1,000 ft?							No
Species of Concern:	COOPERS HAWK						
Landscape Rank:	3						

Findings: THE SITE CONTAINS SIGNIFICANT NATURAL AREAS AND WOODED AREAS AS SHOWN AS CRITICAL HABITAT FOR COOPER'S HAWK, A STATE-THREATENED SPECIES, BASED ON LANDSCAPE PROJECT VERSION 3. NJDEP STATES IN THE PUBLIC NOTICE FOR THIS PROJECT THAT NO T&E HABITAT EXISTS ON SITE, BASED ON LANDSCAPE PROJECT VERSION 2.0.

Policy Statement: PROHIBIT ALTERATION OR DISTURBANCE OF CRITICAL WILDLIFE HABITAT, SIGNIFICANT NATURAL AREAS, AND WITHIN 1,000 FEET OF VERNAL POOLS, EXCEPT AS NECESSARY TO PROTECT PUBLIC HEALTH AND SAFETY, OR TO PROVIDE FOR MINIMUM PRACTICAL USE OF IN THE ABSENCE OF ANY ALTERNATIVE. PROHIBIT THE INDIRECT IMPACT OF ANY HUMAN DEVELOPMENT ACTIVITY WHICH WOULD RESULT IN DAMAGE OR DESTRUCTION OF HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES OF ANIMAL OR PLANT.

REQUIRE THAT ANY DISTURBANCE TO A CRITICAL HABITAT FEATURE INCLUDE MITIGATION FOR ALL ADVERSE MODIFICATION AND PROVIDE FOR NO NET LOSS OF HABITAT VALUE.

Recommendation: THE APPLICANT SHOULD BE REQUIRED TO EXCLUDE THE CRITICAL WILDLIFE HABITAT AND SIGNIFICANT NATURAL AREAS FROM THE PROPOSED SEWER SERVICE AREA.

DEVELOPMENT ACTIVITIES SHOULD BE REQUIRED TO AVOID DIRECT ALTERATION OR DISTURBANCE OF CRITICAL WILDLIFE HABITAT AND SIGNIFICANT NATURAL AREAS. THESE AREAS SHOULD ALSO BE PROTECTED FROM DAMAGE OR DESTRUCTION RESULTING FROM INDIRECT IMPACT OF DEVELOPMENT ACTIVITIES.

AGRICULTURE

Parcel within Agricultural Resource Area?	Yes
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Important Farmland Soils?	Yes
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Findings: PORTIONS OF THE SITE ARE IDENTIFIED AS AGRICULTURAL USES WITHIN AN AGRICULTURAL RESOURCE AREA. IMPORTANT FARMLAND SOILS OCCUR ONSITE.

Policy Statement: IMPLEMENT REGULATIONS WHICH ENSURE NON-AGRICULTURAL LAND DEVELOPMENT WITHIN AN AGRICULTURAL RESOURCE AREA PROTECTS AND ENHANCES AGRICULTURAL PRODUCTION, PROTECTS IMPORTANT FARMLAND SOILS, AND MEETS OTHER NATURAL RESOURCE MANAGEMENT AND PROTECTION REQUIREMENTS.

IMPLEMENT REGULATIONS WHICH PROVIDE THAT ALL NON-AGRICULTURAL DEVELOPMENT WHICH IS PROPOSED IN AN AGRICULTURAL RESOURCE AREA COMPLY WITH OPEN SPACE DESIGN REQUIREMENTS TO AVOID CONFLICTS BETWEEN SUCH DEVELOPMENT AND AGRICULTURAL ACTIVITIES AND PROTECT FARMLAND AND SENSITIVE ENVIRONMENTAL RESOURCES.

IMPLEMENT REGULATIONS WHICH REQUIRE MANDATORY CLUSTERING FOR RESIDENTIAL DEVELOPMENT IN AN AGRICULTURAL RESOURCE AREA WITH ADEQUATE PROVISION FOR THE PRESERVATION OF AT LEAST 80 PERCENT OF THE PROJECT AREA IN PERPETUITY FOR ENVIRONMENTAL PROTECTION OR AGRICULTURE PURPOSES PROVIDED THAT THE PROPOSED DEVELOPMENT IS OTHERWISE CONSISTENT WITH THE GOALS AND REQUIREMENTS OF THE PLAN. WHERE AGRICULTURAL PURPOSES ARE INVOLVED, INCREASED IMPERVIOUS SURFACES OF GREATER THAN 3% BUT LESS THAN 9% OF THE AGRICULTURAL LANDS REQUIRES THE APPROVAL OF A FARM CONSERVATION PLAN FROM THE USDA NATURAL RESOURCE CONSERVATION SERVICE AND IMPERVIOUS SURFACES OF 9% OR GREATER REQUIRES THE APPROVAL OF A RESOURCE MANAGEMENT SYSTEM PLAN FROM THE USDA NATURAL RESOURCE CONSERVATION SERVICE.

IMPLEMENTATION OF REGULATIONS WHICH REQUIRE THAT ALL LAND PRESERVED AS FARMLAND OR NATURAL RESOURCE AREA AS A RESULT OF CLUSTERING BE SUBJECT TO A CONSERVATION EASEMENT ENFORCEABLE BY THE APPROPRIATE MUNICIPALITY AND THE HIGHLANDS COUNCIL.

Recommendation: RESIDENTIAL DEVELOPMENT WITHIN THE AGRICULTURAL RESOURCE AREA REQUIRES CLUSTERING WITH A MINIMUM OF 80% OF THE PARCEL PRESERVED AS AGRICULTURE OR NATURAL RESOURCE AREA. FUTURE INCREASES IN IMPERVIOUS COVER ON THE PRESERVED SITE TRIGGER REQUIREMENTS FOR A FARM CONSERVATION PLAN OR RESOURCE MANAGEMENT SYSTEM PLAN AT 3% AND 9%, RESPECTIVELY.

OTHER NON-AGRICULTURAL DEVELOPMENT MUST AVOID CONFLICTS WITH AGRICULTURAL ACTIVITIES, PROTECT AGRICULTURAL PRODUCTION, AND PROTECT FARMLAND AND SENSITIVE ENVIRONMENTAL RESOURCES.

WATER QUALITY

Parcel Prime Ground Water Recharge Area?	Yes
Parcel Wellhead Protection Area?	Yes

If yes to above, check one box below:

- Tier 1
- Tier 2
- Tier 3

Drainage HUCs Name and Number: 02040105170020

Name of nearest waterway: SPRING MILLS BROOK

SWQS Classification: FW2-TP (C1)

Description of Impairments, or TMDL: ADOPTED TMDL FOR PATHOGENS

Findings: PRIME RECHARGE AREAS AND WELLHEAD PROTECTION AREAS ARE LOCATED ONSITE. TMDL FOR PATHOGENS EXISTS FOR SUBWATERSHED.

Policy Statement: RESTRICT DEVELOPMENT ACTIVITIES AND OTHER ACTIVITIES WHICH RESULT IN A REDUCTION OF GROUND WATER RECHARGE VOLUMES OR WILL CONTRIBUTE TO OR RESULT IN WATER QUALITY DEGRADATION WITHIN PRIME GROUND WATER RECHARGE AREAS.

APPLY STANDARDS WITHIN THE CONSERVATION ZONE TO PROTECT, RESTORE AND ENHANCE THE FUNCTIONALITY AND THE WATER RESOURCE VALUE OF PRIME GROUND WATER RECHARGE AREAS.

NEW LAND USES ARE PROHIBITED THAT HAVE A SIGNIFICANT POTENTIAL TO RESULT IN THE DISCHARGE OF PATHOGENS (INCLUDING BUT NOT LIMITED TO SEPTIC SYSTEMS AND ENGINEERED STORMWATER INFILTRATION FROM SURFACES WITH SIGNIFICANT POTENTIAL FOR CONTACT WITH PATHOGENIC CONTAMINANTS) TO GROUND WATER OR TO THE LAND SURFACE WITHIN A DESIGNATED TIER 1 WELLHEAD PROTECTION AREA, SUCH THAT THEY MAY DEGRADE OR CONTRIBUTE TO THE DEGRADATION OF GROUND WATER QUALITY.

NEW LAND USES ARE PROHIBITED THAT HAVE A SIGNIFICANT POTENTIAL TO RESULT IN THE DISCHARGE OF PERSISTENT ORGANIC CHEMICALS (INCLUDING BUT NOT LIMITED TO DISCHARGES OF INDUSTRIAL OR OTHER NON-SANITARY WASTEWATER EFFLUENT) TO GROUND WATER OR TO THE LAND SURFACE WITHIN A DESIGNATED TIER 2 WELLHEAD PROTECTION AREA, SUCH THAT THEY MAY DEGRADE OR CONTRIBUTE TO THE DEGRADATION OF GROUND WATER QUALITY. NEW LAND USES IN A TIER 3 WELLHEAD PROTECTION AREA MUST ENSURE THAT POLLUTANT DISCHARGES TO GROUND WATER ARE EITHER REGULATED PURSUANT TO A NJPDES PERMIT OR MEET THE LUCM ZONE REQUIREMENT FOR SEPTIC SYSTEM YIELDS WITHOUT CLUSTERING.

WHERE A NEW LAND USE IN TIER 3 INCLUDES THE STORAGE OR USE OF PERSISTENT

ORGANIC CHEMICALS AND OTHER TOXIC SUBSTANCES BUT DOES NOT PROPOSE A DISCHARGE OF SUCH SUBSTANCES, THE LAND USE MUST INCLUDE MEASURES TO MINIMIZE THE POTENTIAL FOR DISCHARGE, AND TO RESPOND TO ANY DISCHARGE THAT DOES OCCUR.

WASTEWATER MANAGEMENT PLANS OR AMENDMENTS SHALL DEMONSTRATE THAT THE PROPOSED SERVICE AREA WILL NOT DIRECTLY OR INDIRECTLY SUPPORT DEVELOPMENT THAT WOULD BE IN VIOLATION OF AN ADOPTED TMDL.

Recommendation: DEVELOPMENT ACTIVITIES SHALL NOT REDUCE GROUND WATER RECHARGE VOLUMES, OR CONTRIBUTE WATER QUALITY DEGRADATION. WASTEWATER DISCHARGE TO MILFORD STP AND ON-SITE STORMWATER BMPs SHALL NOT VIOLATE LOADS ASSOCIATED WITH ADOPTED TMDLs FOR PATHOGENS.

WATER CAPACITY

Site: HUNTINGTON KNOLLS

Potable Water Supply: YES

Domestic?	No
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If Domestic, source HUC:

Public Community Water System?	Yes
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If PCWS, Name of Facility: AQUA AMERICA (CONSUMERS NJ)

PCWS ID No.? 1015003; 1015002

Source Water HUC: 02040105170020

Total Projected Water Demand (MGD): NOT GIVEN, BUT AT LEAST 32,950 GPD

HUC Net Availability (MGD): -0.116553 MGD

HUC Conditional Availability (MGD): 0.0289 MGD

HUC Constraint:

Current Deficit Area

Existing Constrained Area

Findings: PROPOSED WATER MAIN EXTENSION FROM ADJACENT AQUA NJ SYSTEMS. SOURCE WELLS ARE LOCATED WITHIN PROJECT SITE HUC14. DISCHARGE TO POTW WILL RESULT ONLY IN CONSUMPTIVE USES, NOT DEPLETIVE USES. SUBWATERSHED IS CURRENTLY IN DEFICIT. THE WITHDRAWAL FROM AQUA NJ WELLS TO OF APPROXIMATELY 28,900 GPD IS CONDITIONALLY AVAILABLE FOR CONSUMPTIVE AND DEPLETIVE USES, WHICH IS LESS THAN THE PROPOSED WASTEWATER DISCHARGE BUT GREATER THAN THE LIKELY CONSUMPTIVE USE. NO INFORMATION WAS PROVIDED ON POTENTIAL MITIGATION. IT IS NOT CLEAR BASED ON WATER EXISTING AREA SERVED WHETHER THE SITE IS ADJACENT TO A PCWS.

Policy Statements: PREVENT THE EXTENSION OR CREATION OF WATER AND WASTEWATER UTILITY SERVICES IN ENVIRONMENTALLY CONSTRAINED SUB-ZONES UNLESS THEY ARE SHOWN TO BE NECESSARY FOR AND ARE APPROVED BY THE HIGHLANDS COUNCIL TO ADDRESS DOCUMENTED THREAT TO PUBLIC HEALTH AND SAFETY WHERE NO ALTERNATIVE IS FEASIBLE, TO SERVE A HIGHLANDS REDEVELOPMENT AREA OR CLUSTER DEVELOPMENT, OR TO PROVIDE FOR MINIMUM PRACTICAL USE IN THE ABSENCE OF ANY ALTERNATIVE THROUGH ISSUANCE OF A WAIVER BY NJDEP OR THE HIGHLANDS COUNCIL, AND WILL MAXIMIZE THE PROTECTION OF SENSITIVE ENVIRONMENTAL RESOURCES.

REQUIRE THAT NEW RESIDENTIAL DEVELOPMENT SERVED BY PUBLIC COMMUNITY WATER SYSTEMS BE AT A MINIMUM DENSITY OF 1/2-ACRE PER DWELLING UNIT FOR THE DEVELOPED PART OF THE SITE (I.E., NOT INCLUDING WETLANDS, OPEN WATER BUFFERS, RECREATIONAL SPACE), TO ENSURE COST-EFFECTIVE UTILITY SERVICE.

PREVENT NET INCREASES IN 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.

ALL WATER USERS WITHIN A CURRENT DEFICIT AREA OR EXISTING CONSTRAINED AREA SHALL SEEK FUNDING AND OPPORTUNITIES TO PREVENT EXACERBATION OF AND HELP REDUCE OR ELIMINATE EXISTING DEFICITS TO ENSURE SUSTAINABLE WATER SUPPLY, WATER RESOURCE AND ECOLOGICAL VALUES, EMPHASIZING TECHNIQUES INCLUDING, BUT NOT LIMITED TO WATER REUSE, RECYCLING AND CONSERVATION.

A CURRENT DEFICIT AREA SUBWATERSHED THAT IS PRIMARILY WITHIN THE PROTECTION ZONE OR CONSERVATION ZONE SHALL BE ASSIGNED A CONDITIONAL NET WATER AVAILABILITY OF 1 PERCENT OF GROUND WATER CAPACITY, BASED ON THE LOW FLOW MARGIN METHOD, CONDITIONED UPON PRIOR IMPLEMENTATION OR COMMITMENT FOR IMPLEMENTATION OF THE 125% MITIGATION REQUIREMENT IN OBJECTIVE 2B4B.

Recommendation: THE DEVELOPMENT SHOULD BE REQUIRED TO SATISFY THE SMART GROWTH CLUSTERING PROVISIONS WHILE MAXIMIZING THE PROTECTION OF SENSITIVE ENVIRONMENTAL RESOURCES.

THE ADDITIONAL CONSUMPTIVE WATER USE IS ONLY PERMITTED USING WATER CONSERVATION TECHNIQUES AND UPON A 125% MITIGATION OF THE PROPOSED ADDITIONAL CONSUMPTIVE WATER USE (NOT YET DETERMINED).

WASTEWATER CAPACITY

Name of Facility: HUNTINGTON KNOLLS

NJPDES Permit Number: NJ0021890

Projected Flow (GPD): 32,950

HDSF Facility? MILFORD STP Yes

HDSF Available Capacity (MGD): 0.1 MGD

Subject to Allocation Agreement? UNK

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:

NJPDES-DSW: Existing Proposed Existing: 0.3 Future:

Findings: CONNECTION INTO MILFORD STP COLLECTION SYSTEM.

Policy Statement: PREVENT THE EXTENSION OR CREATION OF WATER AND WASTEWATER UTILITY SERVICES IN ENVIRONMENTALLY CONSTRAINED SUB-ZONES UNLESS THEY ARE SHOWN TO BE NECESSARY FOR AND ARE APPROVED BY THE HIGHLANDS COUNCIL TO ADDRESS DOCUMENTED THREAT TO PUBLIC HEALTH AND SAFETY WHERE NO ALTERNATIVE IS FEASIBLE, TO SERVED A HIGHLANDS REDEVELOPMENT AREA OR CLUSTER DEVELOPMENT, OR TO PROVIDE FOR MINIMUM PRACTICAL USE IN THE ABSENCE OF ANY ALTERNATIVE THROUGH ISSUANCE OF A WAIVER BY NJDEP OR THE HIGHLANDS COUNCIL, AND WILL MAXIMIZE THE PROTECTION OF SENSITIVE ENVIRONMENTAL RESOURCES.

PROHIBIT NEW, EXPANDED, OR EXTENDED WASTEWATER COLLECTION OR TREATMENT OUTSIDE OF EXISTING AREAS SERVED UNLESS THEY ARE SHOWN TO BE NECESSARY FOR AND ARE APPROVED BY THE HIGHLANDS COUNCIL TO ADDRESS DOCUMENTED THREAT TO PUBLIC HEALTH AND SAFETY WHERE NO ALTERNATIVE IS FEASIBLE, TO SERVE A HIGHLANDS REDEVELOPMENT AREA, OR CLUSTER DEVELOPMENT, OR TO PROVIDE FOR MINIMUM PRACTICAL USE IN THE ABSENCE OF ANY ALTERNATIVE THROUGH ISSUANCE OF A WAIVER BY NJDEP OR THE HIGHLANDS COUNCIL, AND WILL MAXIMIZE THE PROTECTION OF SENSITIVE ENVIRONMENTAL RESOURCES.

PERMIT CLUSTER DEVELOPMENT SERVED BY EXISTING OR EXPANDED WASTEWATER COLLECTION AND TREATMENT SYSTEMS IN AN AGRICULTURAL RESOURCE AREA ONLY WHERE SUCH DEVELOPMENT IS WITHIN OR IMMEDIATELY ADJACENT TO AN EXISTING AREAS SERVED AND ADEQUATE PROVISION IS MADE FOR THE PRESRVATION OF AT LEAST 80 PERCENT OF THE PROJECT AREA IN PERPETUITY FOR ENVIRONMENTAL PROECTION OR AGRICULTURAL PURPOSES AND PROVIDED THAT THE PROPOSED DEVELOPMENT IS OTHERWISE CONSISTENT WITH THE GOALS AND REQUIREMENTS OF THE PLAN.

REQUIRE THAT NEW RESIDENTIAL DEVELOPMENT SERVED BY PUBLIC WASTEWATER COLLECTION AND TREATMENT SYSTEMS BE AT A MINIMUM DENSITY OF 1/2-ACRE PER DWELLING UNIT FOR THE DEVELOPED PART OF THE SITE (I.E., NOT INCLUDING WETLANDS, OPEN WATER BUFFERS, AND RECREATIONAL SPACE) TO ENSURE COST-EFFECTIVE UTILITY SERVICE.

REQUIRE THAT NEW NON-RESIDENTIAL DEVELOPMENT SERVED BY PUBLIC WASTEWATER COLLECTION AND TREATMENT SYSTEMS BE DESIGNED TO TARGET A FLOOR AREA RATIO (FAR) OF 0.84 FOR THE DEVELOPED PART OF THE SITE (I.E., NOT INCLUDING WETLANDS, OPEN WATER BUFFERS, RECREATIONAL SPACE) TO THE MAXIMUM EXTENT FEASIBLE, AS A MEANS TO MAXIMIZE PARKING AND EMPLOYMENT EFFICIENCY AND COMPACT DEVELOPMENT.

Recommendation: THE DEVELOPMENT SHOULD BE REQUIRED TO SATISFY THE SMART GROWTH CLUSTERING PROVISIONS WHILE MAXIMIZING THE PROTECTION OF

SENSITIVE ENVIRONMENTAL RESOURCES.

DENSITY OF THE DEVELOPED PORTIONS OF THE SITE MUST BE AT A MINIMUM OF 1/2-ACRE PER LOT FOR RESIDENTIAL DEVELOPMENT, AND A F.A.R. OF 0.84 FOR NON-RESIDENTIAL DEVELOPMENT.

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: N/A

Recommendation: NO RECOMMENDATION

CONCLUSIONS AND RECOMMENDATIONS

THE SITE CONTAINS NUMEROUS SENSITIVE ENVIRONMENTAL RESOURCES, INCLUDING STEEP SLOPES, HIGHLANDS OPEN WATER PROTECTION AREAS, RIPARIAN AREAS, CRITICAL HABITATS, FORESTS, PRIME GROUND WATER RECHARGE AREAS, WELLHEAD PROTECTION AREAS, AND AGRICULTURAL RESOURCES. THESE AREAS SHOULD BE EXCLUDED FROM THE SEWER SERVICE AREA AND DEVELOPMENT ACTIVITIES SHOULD AVOID THESE AREAS.

THE SITE IS PROPOSED TO BE SERVED BY PUBLIC WATER AND WASTEWATER AND APPEARS ADJACENT TO THOSE UTILITIES. EXTENSION OF UTILITIES TO THE SITE REQUIRES A CLUSTER DEVELOPMENT AT THE APPROPRIATE DENSITIES AND 80% PRESERVATION OF AGRICULTURE OR NATURAL RESOURCE FEATURES. MITIGATION OF THE ADDITIONAL CONSUMPTIVE WATER USE AT 125% SHOULD BE REQUIRED AS A CONDITION OF APPROVAL, AND INCORPORATED ON-SITE TO THE MAXIMUM EXTENT FEASIBLE TO ENSURE THAT THE MITIGATION OCCURS AT THE SAME TIME AS THE DEVELOPMENT.