

**Engineers**

**Planners**

**Surveyors**

**Landscape  
Architects**

**Environmental  
Scientists**

# **WASTEWATER MANAGEMENT PLAN**

## **TOWNSHIP OF ALLAMUCHY**

### **WASTEWATER PLANNING AGENCY**

**Upper Delaware Water Quality Management Plan  
Watershed Management Area – Upper Delaware  
Township of Allamuchy, Warren County, New Jersey**

**MARCH 2009**

*Prepared For*

**Township of Allamuchy  
P.O. Box A  
Allamuchy, New Jersey 07820-0385**

*Prepared By*

**MASER CONSULTING P.A.**

*Perryville III Corporate Park  
53 Frontage Road  
Suite 120  
P.O. Box 4017  
Clinton, NJ 08809*



**MC Project No. ALT-091**

**DIVISION OF  
WATERSHED MANAGEMENT**

**ADOPTED  
6/17/10**

**Engineering  
For Tomorrow's  
Challenges**



## **WASTEWATER MANAGEMENT PLAN TOWNSHIP OF ALLAMUCHY**

### **TABLE OF CONTENTS**

<b><u>TITLE</u></b>	<b><u>PAGE</u></b>
<b>SECTION I – INTRODUCTION.....</b>	<b>1</b>
<b>SECTION II – EXISTING CONDITIONS.....</b>	<b>7</b>
A.    Location	
B.    Topography and Physiography	
C.    Zoning	
D.    Existing Development	
<b>SECTION III – DESCRIPTION OF TOWNSHIP OF                 ALLAMUCHY WASTEWATER FACILITIES.....</b>	<b>10</b>
<b>SECTION IV – SERVICE AREA DELINEATIONS AND                 FLOW PROJECTIONS.....</b>	<b>15</b>
A.    TOWNSHIP OF ALLAMUCHY SEWER SERVICE AREA	
B.    HMUA SERVICE AREA	
C.    DISCHARGE TO GROUNDWATER WITH CAPACITY > 2,000GPD	
D.    DISPOSAL TO GROUNDWATER	
<b>SECTION V – FUTURE WASTEWATER DISPOSAL FACILITIES.....</b>	<b>21</b>
A.    Collection	
B.    Treatment Systems	
C.    General	
<b>SECTION VI – SUMMARY OF ENVIRONMENTAL ANALYSIS.....</b>	<b>23</b>
 <b><u>APPENDIX A – REFERENCED MATERIAL</u></b>	
Warren County Census Information	
Warren County Population Projection	
Township of Allamuchy Land Development Ordinance	
Township of Allamuchy Sewer and Water Utilities Ordinance	



## **APPENDIX B – MAPPING**

- Map No. 1. WMP Planning Area
- Map No. 2. Existing Wastewater Facilities and Service Areas
- Map No. 3. Future Wastewater Facilities and Service Areas
- Map No. 4. Zoning
- Map No. 5. Environmental Features – Wetlands and Flood Prone Areas
- Map No. 6. Environmental Features – Stream Classification and Riparian Corridors
- Map No. 7. Environmental Features – Critical Habitats
- Map No. 8. Environmental Features – National Heritage Priority Sites
- Map No. 9. Environmental Features – Open Space and Conservation Lands

## **SECTION I – INTRODUCTION**

The purpose of this document is to provide an updated, comprehensive Wastewater Management Plan (WMP) for the Township of Allamuchy. The WMP is being submitted to the New Jersey Department of Environmental Protection (NJDEP) for approval so that it may be incorporated into the Upper Delaware Water Quality Management Plan via the plan amendment procedures (NJAC 7:15). The previously approved WMP was dated July 1988. Amendments to that plan were approved in December 1989 and July 1994. The purpose of the 1994 revision was to include the Allamuchy Elementary School in an area to be serviced by an NJDEP permitted on-site groundwater disposal system. The NJDEP recognizes the latest WMP as “The Allamuchy WMP adopted in 1990.” Since 1989, the Township of Allamuchy has purchased the Pequest Sewer Company service area, including all conveyance and treatment facilities, amended the Township’s Land Development Ordinance and the Master Plan, prepared an Open Space and Recreation Plan, and enacted regulations for the Township’s sanitary sewer service area.

This WMP is in accordance with the Master Plan and represents the presently anticipated wastewater management needs of the Township. The plan is based upon the existing wastewater collection and treatment facilities, proposed developments that have been approved by the Planning Board and those under review by the Planning Board.

This updated WMP results in a large reduction in the future sewer service area. The majority of the area removed from the future sewer service area have either been purchased by the Township as part of the Farmland Preservation Program or through money provided by other State programs. Additionally, land has been acquired by the State or been dedicated to the Township or by others as open space as part of approved subdivisions.

A separate report has also been prepared and submitted to the NJDEP, titled, “Township of Allamuchy E0109 Compliance Document: Environmental Analysis and Assessment” to support the Township’s submission for Wastewater Management Plan approval.

## TABLE 1

### SUMMARY OF PROPOSED SIGNIFICANT ACTIVITIES

1. The existing and proposed sewer service areas are shown on the attached Sewer Service Area Maps. The following revisions are proposed to the sewer service areas:

- a. An area including Block 701, Lot 1002 is dedicated to the Panther Valley Property Owners Association (PVPOA) as part of a subdivision approval and is designated as an area where wastewater facilities are prohibited. Other areas in Panther Valley west of Lot 1002 in Block 701.02 that were depicted within the prohibited area in the Allamuchy WMP adopted in 1990 are now included in the existing and future sewer service area as these areas are already developed with multi-family housing and are currently sewered.
- b. Block 901, Lot 22 is included in the existing sewer service area since wastewater facilities currently exist for the Villa Madonna development on the property. No future development will take place on this site since it is within the Highland Preservation area. The Allamuchy Township Board of Education proposes to convert the existing buildings into a kindergarten through second grade school and office space. There has been a future flow provided for the site to accommodate an expansion to the school use. A Highlands Exemption for various items including connection to the sanitary sewer system has been approved for the site.
- c. The following properties continue to be shown within areas to be sewered in the future in the Panther Valley development since development on those sites is planned or currently on-going:

Lot 1000, Block 701.02 (Bowers Glen development) -- 78 detached single family residential homes. There are a total of 128 units in the Bowers Glenn development. Fifty (50) of the units are currently sewered.

Lots 1001 and 1004 in Block 701 (Mountain Ridge at Panther Valley) – 371 residential units, including 47 detached single-family residential homes and 324 attached townhomes. Site work, including sanitary sewer construction, has commenced on this project.

It should be noted that the N.J.D.E.P. has issued Treatment Works Approvals for each of the above projects to allow for the construction of sanitary sewer collection systems. In addition, the Bowers Glen project is currently under construction.

- d. A portion of Lot 28 in Block 701.02 was included in the future sewer service area in the Allamuchy WMP submitted in 1990. This will remain unchanged and is included within the future sewer service area. The Allamuchy Land Development LLC has proposed a development, which includes thirteen (13) single-family homes within the future sewer service area. This development has a final major subdivision plan approval from the Planning Board. A Treatment Works Approval has been issued by the NJDEP to allow for the thirteen (13) homes to be serviced.
- e. The Allamuchy WMP adopted in 1990 incorrectly shows that a portion of Lot 1 in Block 728 property is already sewered. This lot is not developed. This lot has since been purchased by the Township for open space and as such has been removed from the sanitary sewer service area.
- f. Block 602, Lots 26.01 and 26.02 are presently sewered and are now shown correctly on the map. The Allamuchy WMP adopted in 1990 incorrectly indicates that these lots are to be sewered in the future. The existing Township Wastewater and Water Treatment Plants are located on these lots.
- g. The Village of Mountainside subdivision situated on Mallard Drive is shown to be an area that is currently sewered. The Allamuchy WMP adopted in 1990 shows this area as an area to be sewered in the future. Sanitary sewers were constructed in the late 1980's as part of the development of the subdivision.

- h. The sanitary sewer service area boundaries were amended within Lots 24 and 28 in Block 701.02 to clarify the lots that are being serviced. Lots 24, 24.01 25.01 and 25.02, in Block 701.02 will be outside the future sewer service area. Lot 28 in Block 701.02 will remain partially serviced, but the boundaries can be more closely followed since the service area boundaries will now meet known property corners.
- i. The following lots have been removed from the future sewer service area for the Pequest Wastewater Treatment Plant or NJPDES groundwater discharge systems and are now designated in the area to be served by individual subsurface sewage disposal systems;
- Block 501, Lot 1 and a portion of Lot 3
  - Block 502, Lots 1, 1.01, and 1.02
  - Block 505, Lot 1
  - Block 601, Lot 1
  - Block 602, Lots 31, 31.01, and 100
  - Block 701, Lots 2, 2.01, 3, 4, 4.01, 5, 5.01, 1005 and 1006
  - Block 728, Lots 1 and 2
  - Block 801, Lots 3, 4, and 5
  - Block 802, Lot 13
  - Block 901, Lot 24
  - Block 903, Lots 3, 4, and 5
  - Block 904, Lots 1, 1.01, and 3

A majority of these lots were removed due to open space acquisitions that were consummated by the Township and other governmental entities.

- j. The Village IX at Panther Valley Development on Block 602, Lot 27 which includes 168 condominium units has been completed and is now shown in the existing sewer service area.

2. Areas suitable for individual subsurface sewage disposal systems are designated on the Sewer Area Map.
3. There is one individual discharge to ground water site with flows exceeding 2,000 gpd designated for the elementary school, located on Block 401, Lot 100. The elementary school has an approved theoretical average daily flow of 11,000 gpd, although actual flow is less. The school site is designated as a site for NJPDES approved groundwater disposal as per the 1994 revision to the WMP. The school site has also been added to the future sewer service area so that the school facilities can be connected to the sanitary sewer facilities when the sanitary sewer system is extended to service the Village in the future or handle additional flow that would result from a school expansion.
4. Existing lots in the Village of Allamuchy north of Route 80, including Lots 11.03, 11.04, 12, 13, 14, and 15 in Block 401, Lots 1, 2, 4, and 5 in Block 402, Lots 2, 3, 4, 5, 6, 7, 7.01, 9, 10, 11, 12, 13, and 14 in Block 502, Lots 1, 2.01, 2.02, 3, 4, 5, and 6 in Block 503, and Lots 1, 2, 3, 4, and 8 in Block 504 will remain in the proposed sewer service area. Inclusion of these lots in the future sewer service area will allow connection in the future in the event that there are problems with the existing septic systems in the future. The Village area includes existing development consisting of homes and several commercial buildings.
5. The HMUA sewer service area included in the Allamuchy WMP adopted in 1990 located in the southeasterly corner of the Township within Lot 37 in Block 901, is proposed to be removed from the sewer service area since the area is now included in the Highlands Preservation Area.
6. The easterly section of the Township is State Park land. No development is permitted in this area. This area remains unchanged.
7. Geographical Information System (GIS) mapping was utilized to identify environmentally sensitive areas such as riparian corridor areas, critical habitat for



threatened and endangered species, wetlands and steep slopes. The mapping includes information from the NJDEP included on a USGS topographic map as a base as required by NJDEP. An environmental analysis was performed to evaluate the future sewer service areas. A review of potential environmental constraints included:

- Stream (Riparian Corridors)
- Wild and Scenic Rivers
- Wetlands
- Floodplains
- Carbonate Rocks
- Steep Slopes
- Threatened and Endangered Species Habitat
- Public Open Space and Recreational Areas
- Cultural Resources
- Water Supply

## SECTION II – EXISTING CONDITIONS

### A. LOCATION

The Township of Allamuchy covers approximately 20.30 square miles in northeastern Warren County, New Jersey. The Township is bounded to the southeast by the Musconetcong River, which separates the municipality from the Township of Mount Olive in Morris County; to the south by the Town of Hackettstown in Warren County; to the northeast by the Townships of Byram and Green in Sussex County; to the northwest by the Township of Frelinghuysen in Warren County; and to the southwest by the Township of Independence in Warren County. The Township is traversed east to west by Interstate 80, and north to south by County Route 517.

### B. TOPOGRAPHY AND PHYSIOGRAPHY

Ridges characterize the eastern portion of the Township, located within the Highlands Preservation Area. This mountainous area (i.e., rolling hills) of the Highlands Physiographic Province is underlain largely by granitic bedrock and includes many steep slopes, various isolated wetlands, and forested vegetation. The Musconetcong River floodplain is distributed along the southeastern boundary of the Township. Waters associated with the Musconetcong River, and the Pequest River, Trout Brook, and Bear Creek are classified as having important resource values.

The lands within the Valley and Ridge Physiographic Province are characterized by carbonate rocks, which form the “valley” portion of Allamuchy Township. The valley portion of the Township supports many wetlands, including those determined by NJDEP to be of exceptional resource value.

The valley area also is characterized by farmlands that are located mainly northeast of Interstate 80 and northwest of Alphano Road. A substantial amount of land in the valley has been preserved as farmland or open space through Green Acres funding and the Farmland Preservation Program.

## C. ZONING

The Zone District boundaries are shown on Map 4 – Zoning in Appendix B of this plan. The Township Ordinance does not include a table that summarizes the Zoning Regulations, however a Table has been prepared to indicate minimum lot size required in each zone and a copy of the zoning ordinances is located in the Appendix.

## D. EXISTING DEVELOPMENT

The Township is predominantly rural in nature, with active agricultural uses located in the northern portions of the municipality. The Panther Valley Planned Development accounts for most of the residential development component to the Township's land use. There is some residential development in other areas of the Township and non-residential development is primarily located along County Route 517 and in the Village of Allamuchy near Interstate 80. The Township contains a well balanced mixture of commercial/office, industrial, public and quasi-public uses, including a large portion of the Allamuchy Mountain State Park in the southeasterly sector of the Township. A large majority of the Township's land area remains vacant and undeveloped, characterized by rolling hills and large contiguous tracts of wooded land, which contain environmentally sensitive areas consisting of wetlands and steep slopes that impose restrictions on development.

Panther Valley is a densely developed area of approximately 3,200 residents bordered by County Route 517 to the east, Interstate Route 80 to the north, Alphano Road to the north and west, and properties along Catswamp Road and within the Township of Independence to the south.

Ground elevations in Panther Valley range from about 580 to 1,130 feet above mean sea level. Panther Valley is located on the western edge of Allamuchy Mountain, which separates the Pequest River basin from the Musconetcong River basin.

The Panther Valley development consists of single-family homes, townhouses, condominium flats, a country club, and a small commercial area, all of which are currently served by the Township's Sewer System. The sewer system was purchased by the Township of Allamuchy from the Pequest Sewer Company in 1994 and serves an area of approximately three (3) square miles.

The Village of Allamuchy, a small developed area of approximately 110 residents, is located to the west of County Route 517, approximately five (5) miles north of Hackettstown, near the intersection of Old Hackettstown Road and Johnsonburg Road. Interstate Route 80 skirts the southern edge of the Village with Interchange 19 of I-80 and County Route 517 being located immediately to the south and east of the Village, respectively.

Allamuchy Village is in the Trout Brook watershed of the Pequest River Basin, which drains southerly to the Delaware River. A tributary of Trout Brook passes through the Village. Ground elevations in the Village range from about 560 to 760 feet above mean sea level. The Village is also at the western edge of Allamuchy Mountain, which separates the Pequest River basin from the Musconetcong River basin.

The Village was developed during the 1940's from part of the former Rutherford-Stuyvesant Estate, which was established in the 1920's. The present development area consists of about 30 acres, and includes thirty-six (36) residences, a general store, a gasoline service station, a liquor store, and the Allamuchy Elementary School.

The population of the Township of Allamuchy is 3,877 as per the 2000 Census. The Warren County Planning Department population projection is 4,295 for 2010 and 4,809 for 2020.

### **SECTION III – DESCRIPTION OF TOWNSHIP OF ALLAMUCHY WASTEWATER FACILITIES**

The majority of the sanitary sewer system was constructed in 1968 by the Pequest Sewer Co., and consists of a wastewater treatment plant rated at 0.60 MGD; a main pump station capable of pumping 2.4 MGD; three (3) smaller pump stations; and a collection system consisting of approximately 15 miles of sewer mains. The sanitary sewer system serves approximately 1,500 customers primarily within the Panther Valley Planned Development, with an estimated population of 3,200 customers within the existing 3.0 square mile service area.

The wastewater is domestic sewage from residential and commercial uses. There are no industries located in the sewer service area.

The wastewater treatment plant was originally designed as an expandable facility with an ultimate maximum capacity of 2.4 MGD. The plant as originally constructed in 1968 had a capacity of 0.3 MGD, which was expanded in 1978 to 0.6 MGD. Plant expansion consisted of the doubling in size of the contact and re-aeration tanks to increase capacity from 0.3 MGD to 0.6 MGD. Also, the settling tank was doubled in size to increase its capacity from 0.3 MGD to 0.6 MGD. All other components of the system such as the grit chamber, tertiary sand filter, chlorine contact tank, and sludge holding tank had been previously sized for 0.6 MGD.

#### **Basic System Operation**

The present sewer system operation consists of the following:

- Wastewater in two areas of the easterly portion of the Panther Valley development is conveyed by the gravity collection system in each area to Pump Station Nos. 1 & 3.
- Wastewater from Pump Station Nos. 1 & 3 is then pumped to gravity trunk sewers that convey wastewater to Pump Station No. 2. Pump Station No. 2 pumps the wastewater over a

ridge into the trunk sewer that conveys wastewater to the main pump station at the treatment plant.

- Wastewater is comminuted at Pump Station No. 2 prior to being conveyed to the plant.

### **Treatment Plant**

At the plant, wastewater is pumped by the main pump station through the plant. Initially grit is removed; wastewater is then sent to an aeration and solids settling tank; then through a Zimpro sand filter; and finally through a chlorine contact tank for disinfection before discharge. Disinfection consists of gas chlorine injection and sulphur dioxide chlorine removal.

The treatment plant is comprised of several components as described below:

Main Pump Station: The main pump station currently is sized to handle 2.4 MGD although the current plant capacity is only 0.6 MGD. The station consists of four (4) pumps, two (2) of which are rated at 700 GPM vs. a total dynamic head of 43 feet, and two (2) of which are rated at 2,100 GPM vs. a total dynamic head of 34 feet. Currently, the larger pumps are controlled by variable frequency drives, which keep pumps at minimum speed so they do not inundate the treatment plant.

Grit Chamber: This is a variable speed Vortex grit remover with a capacity of 2.4 MGD.

Aeration: Aeration is achieved in these tanks through fine air diffusers, which are fed from one (1) of two (2) blowers. The blowers are Sutorbilt 824 Series 3,000 rated 1,425 CFM at 850 RPM.

Tertiary Filter: After sewage is digested in the settling tanks, it is sent to the tertiary filter. This filter is a Zimpro sand filter and filters all solids out of the plant effluent. The sand is backwashed on a regular basis and all solids are sent back to the sludge holding tank.

Chlorine Contact Tank: Effluent is disinfected with chlorine and then dechlorinated with sulphur dioxide before final discharge to the Pequest River.

Sludge: Sludge is removed from the sewage treatment plant by a contract hauler for disposal at an approved location.

### **Collection System**

The sanitary sewer collection system consists of approximately 15 miles of sewer mains and three (3) pump stations serving approximately 1,500 connections including the Panther Valley Planned Development, the Panther Valley Commercial Center, and the Villa Madonna site. The majority of the system has been in service since 1968 with approximately 25% of the mains being constructed since 1985. Table II presents the breakdown of the system mains by size.

Table II

<u>Size</u>	<u>Length</u>	<u>Material</u>
8"	61,669 Ft.	ACP
8"	12,198 Ft.	PVC
10"	588 Ft.	ACP
14"	6,220 Ft.	ACP

The system, due to the topography of the site, has four (4) pump stations including three (3) owned by the Township to help convey sewage to the plant. The pump stations are described as follows:

Pump Station No. 1: Pump Station No. 1 is located near the Panther Valley Commercial Center along County Route 517 and serves the commercial area. Pump Station No. 1 also collects flow from the Villa Madonna Pump Station.

This pump station consists of two (2) pumps rated at 100 gallons per minute vs. a total dynamic head of 50'. All flows are conveyed through 950 ± LF of 4" diameter cast iron force main to an 8" diameter trunk sewer on Bald Eagle Drive.

Pump Station No. 2: Pump Station No. 2 is located on the north side of the golf course lake next to Bald Eagle Road and serves most of the Panther Valley Planned Development with the exception of Village IV. This pump station consists of two (2) pumps rated at 800 GPM vs. a total dynamic head of 198 feet. All flows are conveyed through 1,850 LF of 8" diameter cast iron force main to an 8" diameter trunk sewer located just off the pavement of Bald Eagle Road on Sparrow Hawk Drive in Village IV. This pump station is a wet well/dry well configuration with the pumps located within a steel can structure next to the wet well. This station is equipped with an 85 KW natural gas generator, a hydraulic comminutor and an alarm system with telemetry back to the main plant.

Pump Station No. 3: Pump Station No. 3 is located in Village VIII on the southeast corner of the westerly intersection of Everest Drive and Rushmore Lane. This pump station consists of two (2) pumps rated at 180 GPM vs. a total dynamic head of 201 feet. All flows are conveyed through 1,900 ± LF of 6" diameter ductile iron force main to an 8" diameter trunk sewer located off of Mallard Drive in Village VIII. This pump station is a submersible type station with the pumps submerged in the wet well. This station is equipped with a 150 KW diesel generator and an alarm system with telemetry back to the main plant.

Villa Madonna Pump Station: This pump station is privately owned and conveys sewage to Pump Station No. 1 near the Panther Valley Commercial Center.



**TABLE III A**  
**TREATMENT PLANT INFORMATION**

**Name of Facility:** Township of Allamuchy Wastewater Treatment Plant

1. Existing or Proposed Facility: Existing
2. NJPDES Permit No.: NJ0020605
3. Groundwater or Surface Water Discharge: Surface Water
4. Name of Receiving Water: Tributary to the Pequest River
5. Classification of Receiving Water: C-1 Waters
6. Owner/Operation of Facility: Township of Allamuchy
7. Operator of Facility: Township of Allamuchy
8. Co- Permittee: Not Applicable
9. Location of Facility (Municipality, County, and Street Address):

Township of Allamuchy  
Warren County  
96 Alphano Road  
Allamuchy, NJ 07820

10. Location of Discharge (Latitude and Longitude):

Latitude: 40° 54' 31" N  
Longitude: 74° 50' 00" W

Approximately 2,000 feet north of Alphano Road

11. Present Permitted Flow: 0.6 MGD

12. Summary of Population Served:

<u>Present</u>	<u>Future</u>
3500	6,680

13. Summary Of Wastewater Flows:

	<u>Present</u>	<u>Total Future</u>
Residential	0.291	0.429
Commercial	0.10	0.10
Industrial I/I	<u>0</u>	<u>0</u>
	0.391	0.529

Flows are annual average (MGD)

**TABLE III B**

**TREATMENT PLANT INFORMATION**

Name of Facility: Allamuchy Elementary School Treatment Plant

1. Existing or Proposed Facility: Existing
2. NJPDES Permit No.: NJ0108481
3. Groundwater or Surface Water Discharge: Groundwater
4. Name of Receiving Water: Branch of Trout Brook
5. Classification of Receiving Water: C-1 Waters
6. Owner/Operation of Facility: Allamuchy Elementary School
7. Operator of Facility: Applied Water
8. Co- Permittee: Not Applicable
9. Location of Facility (Municipality, County, and Street Address):

Allamuchy Elementary School  
20 Johnsonburg Road  
Allamuchy, NJ 07820

10. Location of Discharge (Latitude and Longitude):

Latitude: 40° 59' 54" N  
Longitude: 76° 18' 49" W

11. Present Permitted Flow: 0.011 MGD

12. Summary of Population Served:

<u>Present</u>	<u>Future</u>
450 Students	450 students

13. Summary Of Wastewater Flows:

<u>Present</u>	<u>Total Future</u>
0.011	0.011

## **SECTION IV – SERVICE AREA DELINEATIONS AND FLOW PROJECTIONS**

### **Section IVA-TOWNSHIP OF ALLAMUCHY SEWER SERVICE AREA**

#### **A. GENERAL**

The Township of Allamuchy sewer service area is generally derived from the service area that existed at the time the Township purchased the system from the Pequest Sewer Co. Township Land Development Ordinances and Master Plan are the basis for determining the existing service area delineations. The following reports and dates of completion are current at this time:

- Township of Allamuchy Land Development Ordinance, January 2000 as amended through April 2006;
- Township of Allamuchy Master Plan and Development Regulations Periodic Reexamination and Land Use Update Report, August 2005, prepared by Coppola & Coppola Associates;
- Township of Allamuchy, Master Plan Amendment to Housing Compliance Program and Land Use Plan Element, September 2000;
- Township of Allamuchy Open Space and Recreation Plan, April 2000;
- Township of Allamuchy Master Plan Part I: Background Studies dated August 1991;
- Township of Allamuchy document entitled “Supplemental Modification to the Township of Allamuchy Master Plan and Development Regulations Periodic Reexamination Report” dated December 2003;
- Wastewater Management Plan for the Township of Allamuchy dated July 1988, prepared by Killam Associates;
- Hydraulic Study-Nitrate Based Carrying Capacity Assessment Township of Allamuchy, prepared by Maser Consulting, dated March 2005.

The future flow contribution anticipated is shown on Table IV.

The overall land area associated with the Township of Allamuchy sewer service area is less than that in the 1988 plan which was adopted in 1990. The reduction in the land mass is attributable to the following:

1. Significant open space acquisitions within the service area by the State, County, and Township particularly north of Route 80.
2. The removal of some properties in the Village of Allamuchy generally due to open space acquisitions.

It is noted that the total future estimated wastewater flow projected in the Wastewater Management Plan for the Township of Allamuchy, last revised December 1989 equaled 0.992 MGD. This updated WMP reduces the projected future wastewater flow from 0.992 MGD to 0.529 MGD.

#### B. PLANNING AREAS

The future sewer service area within the Township of Allamuchy is within the Rural/Environmentally Sensitive and Environmentally Sensitive Planning Areas as shown on the Policy map of the New Jersey State Development and Redevelopment Plan.

#### C. ENVIRONMENTALLY CONSTRAINED AREAS

Areas of the Township that are shown by NJDEP mapping to be in areas that contain environmental constraints may be unsuitable for development. All new development in the Township is required to obtain all State and Federal Permits prior to development. Any new development will be restricted by the various agencies having regulatory authority including Highlands, NJDEP wetlands and stormwater management. Development that has taken place in the Township has been affected by environmental constraints such as steep slopes, wetlands, and stream corridors. The Township has taken steps to protect open space and farmlands and to

revise the zoning regulations to increase the minimum required lot sizes in environmentally sensitive areas where there is not significant existing development.

1. **Floodplains**  
The mapped floodways as designated in the NJDEP mapping are shown on Map 5 – Environmental Features – Wetlands and Flood Prone Areas.
2. **Wetlands**  
The wetlands within the Township identified and mapped by NJDEP are shown on Map 5– Environmental Features – Wetlands and Flood Prone Areas.
3. **Stream Corridors**  
All stream corridors are shown on Map 6 – Environmental Features – Stream Classifications and Riparian Corridors.
4. **Wild and Scenic Rivers**  
There are no wild and scenic rivers within the Township.
5. **Water Supply**  
The Township of Allamuchy owns the water treatment and supply facilities within the Township. The Panther Valley and Village sections of the Township are serviced by the water system. The Township has obtained NJDEP approval for an increase in water allocation for the existing water supply wells.
6. **Point Source Pollutant Loading: Surface Water Discharges**  
The Township of Allamuchy Sewerage Treatment Plant (STP) discharges to a tributary of the Pequest River. The STP has a NJDPDES Permit for the discharge.
7. **Point of Source Pollutant Loading: Discharge to Groundwater Areas**  
The school is the only point source that discharges to groundwater within the Township. The school has a NJPDES permit for the discharge.
8. **Non-point Source Pollutant Loading**  
Non-point source pollutants from runoff are difficult to measure and/or regulate.
9. **Endangered and Threatened Species Habitats**  
Map No. 7 – Environmental Features – Critical Habitats shows all critical habitats within the Township.
10. **Public Open Space and Recreation Areas**  
Parks and public lands are shown on Map 9 – Environmental Features – Open Space and Conservation Lands.

#### **Section IVB - HMUA SERVICE AREA**

The Allamuchy WMP adopted in 1990 designated the existing Hackettstown Municipal Utilities Authority (HMUA) service area located in the southeasterly corner of Allamuchy Township within Lot 37 in Block 901. Approximately 100 acres of Allamuchy Township were included within the HMUA service area. The majority of this area is within the limited manufacturing zone. A small portion of the area is zoned for residential development. The HMUA had 138,000 gallons of flow allocated for this service area in its wastewater management plan.

The HMUA system includes the Hackettstown Wastewater Treatment plant located on Esna Drive in Washington Township, Morris County, NJPDES Permit No. NJ 0021369. The facility discharges to the Musconetcong River.

The HMUA service area within the Township of Allamuchy is proposed to be removed under this plan. No extension of the HMUA sanitary sewer system into the Township is anticipated because the area is now within the Highlands Preservation area.

#### **Section IVC - Discharge to Groundwater with Design Capacity > 2,000 gpd**

The Township of Allamuchy Elementary School is the only site with a discharge to groundwater with a design capacity greater than 2,000 gpd. The school has a building capacity of 450 students. The design flow of the on-site groundwater disposal system is 11,250 gpd.

#### **Section IVD - DISPOSAL TO GROUNDWATER**

All existing dwellings outside of the existing Township of Allamuchy service area are serviced by individual subsurface sewage disposal systems.

The estimated volume of wastewater disposal through individual on-site septic systems is 0.051 MGD. This estimate is based on the NJDEP recommended flow of 75 gpd per person. The number of people utilizing individual septic systems was determined by subtracting the estimated number of persons serviced by the Township of Allamuchy sanitary sewerage system (3280) from the total population of 3,877 people.

There are several commercial units and office buildings located outside of the present Allamuchy sanitary sewer service area, which are serviced by individual septic systems.

The Township of Allamuchy Ordinance No. 103, entitled "Sewerage Disposal Systems, Individual", includes requirements for locating, constructing and maintaining individual septic systems.

A Nitrate based carrying capacity assessment for the Township was completed in 2005. The results of the nitrate dilution model and analysis based on a target nitrate concentration of 2 MG/L indicated a carrying capacity from a low of 4.2 acres per septic system to a high of 9.7 acres per septic system depending upon the location. A copy of the report is included in the E0109 Report.

The area weighted average carrying capacity for the Township as a whole (using the aggregate area for each carrying capacity within the Township) is 5.6 acres per septic system. The area weighted average carrying capacity for the RR (Rural Residential) District is 4.9 acres per septic system, while that of the SFR (Single Family Residential) District is 5.3 acres per septic system.

This information was used to re-evaluate the Township's zoning in 2006. The current zoning requires a minimum lot size of 6 acres for detached single family dwellings on septic systems in the SFR zone and a minimum lot size of 10 acres in the RR zone.



**TABLE IV**  
**TOWNSHIP OF ALLAMUCHY**  
**ESTIMATED WASTEWATER FLOW FROM FUTURE**  
**TOWNSHIP SEWER SERVICE AREA**

<u>FUTURE CONNECTIONS</u>	<u>UNIT FLOW</u>	<u>FLOW (gpd)</u>
Mountain Ridge at Panther Valley Block 701, Lots 100, 1002, & 1004		
47 Single-family Units	300 gpd/unit	14,100
324 Townhouse Units (2 bdrm)	225 gpd/unit	72,900
Bowers Glen Major Subdivision Block 701.02, Lot 1000		
78 Single-family Units	300 gpd/unit	23,400
Villa Madonna – Board of Education		3,300
Allamuchy Land Development LLC (Lot 25.02 and part of Lot 28, Block 701.02)		
13 units	300 gpd/unit	3,900
Existing Single Family Homes (Lot 26; Block 701.02)	300 gpd/unit	300
Village of Allamuchy	Existing -based on existing water meter	12,000
School - Increase future population of 300 students	25 gpd per student	7,500
Allamuchy Township Municipal Building (5,000 sf. office space)	0.1 gpd/sf	500
	TOTAL:	137,400 gpd

## SECTION V - FUTURE WASTEWATER DISPOSAL FACILITIES

### 1. COLLECTION SYSTEM

The proposed developments to be serviced by the sanitary sewer system will connect to the system by sewer extensions that will be permitted through the NJDEP TWA approval process. The existing wastewater conveyance system downstream of each proposed development is evaluated during review of the development application to determine if system can convey the additional flow or if system improvements are needed.

### 2. TREATMENT SYSTEM

The existing Allamuchy Sewerage Treatment Plant has a capacity of 0.6MGD. The current NJPDES Permit was issued on December 11, 2003 with an effective date of February 1, 2004 and has final discharge limits that become effective on January 31, 2009. A NJPDES permit renewal was submitted in 2008. The permit renewal has not yet been issued as of March 31, 2009.

The Township submitted a phosphorus study to the NJDEP to support the request that the final phosphorus limit in the NJPDES Permit be removed. The Township and the NJDEP signed a Stipulation of Settlement on October 10, 2008 which modified the phosphorus limit and removed the final limits for copper and zinc. A phosphorous limit of 1.5 mg/l becomes effective on April 21, 2009. A temporary chemical feed system is now in place to feed Alum in order to reduce phosphorus in the effluent. The piping and storage system has been put in place in order to meet the April 21, 2009 deadline. A permanent storage facility will be constructed this year.

Based on flow projections that have been provided within this report for planned development within the sewer service area, the total future flow to the Township of Allamuchy Sewerage Treatment Plant will not exceed the existing treatment capacity of 0.6 MGD.

### 3. GENERAL

- a. All existing, new, or expanded industrial pretreatment facilities requiring Significant Indirect User (SIU) permits and/or Treatment Works Approvals, and which are located within the specified sewer service area, are deemed to be consistent.
- b. Individual subsurface sewage disposal systems (ISSDS) for individual residences can only be constructed on depicted sewer service areas if legally enforceable guarantees are provided before such construction, that use of such systems will be discontinued when the depicted sewer service becomes available. This applies to ISSDS that require certification from the Department under the Realty Improvement Sewerage and Facilities Act (N.J.S.A. 58:11-23) or individual Treatment Works Approval or New Jersey Pollutant Discharge Elimination System Permits (under N.J.A.C. 7:14A). It also applies to ISSDS which require only local approvals if the WMP acknowledges adequate arrangements for enforcement of the requirement (Such as through a municipal or sewerage authority ordinance).
- c. Development in areas mapped as wetlands, flood prone areas, designated river areas, or other environmentally sensitive areas may be subject to special regulation under Federal or State statutes or rules. Interested person should check with the Department of Environmental Protection for the latest information. Depiction of environmental features is for general information purposes only and shall not be construed to define the legal geographic jurisdiction of such statutes or rules.

## **SECTION VI – SUMMARY OF ENVIRONMENTAL ANALYSIS**

### **A. INTRODUCTION**

This section of the WMP summarizes the Executive Order 109 Compliance Document Environmental Analysis and Assessment for the Township of Allamuchy, dated May 19, 2006, prepared as required for updating the Allamuchy WMP. Map No's 5, 6 and 7 of this WMP show the environmental features within Allamuchy Township which are referenced in the report.

A significant portion of the Township has been removed from the future sewer service area since the preparation of the WMP adopted in 1990 due to open space preservation.

### **B. POINT SOURCE POLLUTANT LOADING ANALYSIS**

Point source discharge from the Township of Allamuchy Wastewater Treatment Plan to receiving surface waters of the Pequest River is the only point source discharge. The WMP as proposed with the future sewer service areas indicated in the plan will produce sewer flows within the permitted capacity of the Township facilities. The proposed future sewer service area would not result in an increase of flow beyond the approved NJPDES permitted flow of 0.6 MGD. The facility currently is operating under NJPDES Permit No. NJ0020605 and has the permitted flow and present design capacity of 600,000 gpd.

### **C. NON-POINT SOURCE POLLUTANT LOADING ANALYSIS**

A non-point source pollutant loading analysis of the existing conditions within the proposed future service area will be conducted by the applicants for development and then compared to the proposed development, once the details of development plans are known. Pollutant loading coefficients from the NJDEP Stormwater BMP Manual for pollutant loads by land cover are available for such an analysis. Existing conditions compared with the proposed conditions would evaluate TP = total phosphorus, TN = total nitrate nitrogen, TSS = total suspended solids).

Any potential increase in nutrient loads from the above analysis would be countered with the implementation of stormwater plans for proposed residential development. Low impact,

nonstructural, and structural BMPs will be employed to reach goals of the stormwater management plans. Tiered stormwater treatment approaches using techniques described above will reduce nutrient loading to the maximum extent feasible.

#### D. RIPARIAN CORRIDOR ANALYSIS

A number of existing State regulatory programs provide protection to stream corridors in the Township. These include the Highlands Water Protection and Planning Act that requires a 300 ft buffer around all open waters within the Highlands Preservation area; the Stormwater Management rules that require a 150 – 300 ft buffer around all Category One Waters; the freshwater Wetland protection Act Rules that require a 50 – 150 ft buffer around wetlands adjacent to streams; and the Flood Hazard Area Control Act rules that require a 50 – 300 ft buffer around stream corridors.

#### E. ALTERNATIVE LAND USE ANALYSIS

Only known proposed development has been included in the future sewer service area. The known development includes approved residential development, connection of the existing Village area in the Township to the sewer collection systems, connection of the existing school to the sewer system and an increase in flow for the proposed Board of Education uses at the Villa Madonna property. No alternative uses of existing areas have been evaluated for future flows since a change in proposed development is not anticipated for any parcel.

#### F. ENVIRONMENTAL BUILD-OUT ANALYSIS

The build-out analysis has been performed based on proposed development as outlined in Table IV of this report.

## G. DEPLETIVE/CONSUMPTIVE WATER USE ANALYSIS

Maser Consulting P.A. performed a hydrogeologic evaluation in 2005 to assess the groundwater supply potential of the Allentown Dolomite Formation, which underlies the well sites.

Two constant-rate aquifer tests were performed and calculations based on the results indicate that more than adequate available drawdown is present in the wells to sustain increases in instantaneous flow rates from 600 gpm to 700 gpm as well as related increases in monthly and yearly allocations.

The report concluded that the proposed yearly diversion would have virtually no long-term impacts to the aquifer and no adverse impacts to existing domestic wells. The NJDEP issued an amended Water Allocation Permit in October 2007 that permitted an increase in the pump capacity from 600 to 700 gpm and increased the monthly and yearly allocation. (See October 12, 2007 permit issued by the State).

Regarding impacts to wetlands from increased allocation from utility wells, the report indicates that there are no measurable impacts resulting from the groundwater withdrawal at Well-2 and Well-3 to shallow groundwater associated with wetlands anticipated. The wetlands in the vicinity of the well site are generally underlain by a considerable amount of low permeability glacial lake-bed sediments, which isolate the shallow groundwater from the deep bedrock aquifer that is the source of potable water for domestic and utility wells.

The report did anticipate a short-term decrease in groundwater elevations in comparison to current permitted uses, which would result from the increase in instantaneous pumping rates from 600 to 700 gpm. A short-term drawdown of approximately 0.7 ft could be expected at a distance of 1,000 ft from the pumping center and of approximately 0.4 ft at a distance of 4,000 ft from the pumping center. The report concluded that the short-term drawdown increase is not anticipated to have any adverse effects to wetlands or to existing domestic users for reasons similar those listed for the lack of any anticipated long-term impacts.

Based on the study for a proposed increase of 100 gpm in utility well produced potable water, it is anticipated that there also would be no impacts to existing domestic wells and to wetlands in the vicinity of utility Well-2 and Well-3 as a result in the increased use of potable water for the future sewer service areas.

TABLE V

**TOWNSHIP OF ALLAMUCHY  
ESTIMATED WATER DEMAND FOR DEVELOPMENT WITHIN  
FUTURE TOWNSHIP SEWER SERVICE AREA**

<b><u>FUTURE CONNECTIONS</u></b>	<b><u>DEMAND PER UNIT</u></b>	<b><u>DEMAND</u></b>
<b><u>FLOW (gpd)</u></b>		
Mountain Ridge at Panther Valley Block 701, Lots 100, 1002, & 1004		
47 Single-family Units	320 gpd/unit	15,040
324 Townhouse Units (2 bdrm)	225 gpd/unit	72,900
Bowers Glen Major Subdivision Block 701.02, Lot 1000, 1000.04, & 1000.05		
128 Single-family Units	320 gpd/unit	40,960
Allamuchy Land Development LLC Major Subdivision Portion in Sanitary Sewer Service Area (Lot 25.02 and part of Lot 28 in Block 701.02 – 13 units)	320 gpd/unit	4,160
Village of Allamuchy	Based on existing water meter	9,000
School estimated future population of 440 students	25 gpd per student	11,000
	<b>TOTAL:</b>	<b>153,060</b>





TABLE VI

Minimum Lot Size Schedule  
Allamuchy Township, Warren County, New Jersey

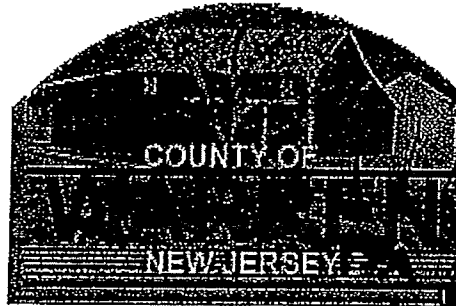
Zone District	Minimum Lot Requirement
<u>RR (Rural Residential)</u>	
Detached Single-Family Dwellings	10 acres
Churches	10 acres
Farms and Veterinarian Offices	10 acres
<u>SFR (Single-Family Residential)</u>	
Detached Single-Family Dwellings (Public Sewers)	1 acre
Detached Single-Family Dwellings (On-site Septic)	6 acres
Churches	6 acres
Farms	10 acres
Small Lot Single-Family Clusters (1)	7,500 s.f. minimum/9000 s.f. average
Large Lot Single Family Clusters (2)	33,000 s.f. minimum/2 acre average
<u>MR (Mixed Residential)</u>	
Detached Single-Family (Non-clustered Dwellings)	17,500 s.f.
Detached Single-Family (Clustered Dwellings)	9,000 s.f.
<u>RS (Residential Settlement)</u>	
Single-Family Dwellings	1.5 acres
<u>PR (Park Residential)</u>	
Detached Single-Family Dwellings	8,000 s.f.
Farms	10 acres
<u>VN (Village Neighborhood)</u>	
Detached Single-Family Dwellings	8,000 s.f.
Detached Two-Family Dwellings	16,000 s.f.
Offices and Retail Uses	10,890 s.f.
<u>PO (Professional Office)</u>	
Office and Other Individual Uses	2 acres
<u>CC (Community Commercial)</u>	
Retail and Other Individual Uses	1 acre
Shopping Centers	6 acres



Motels	7 acres
<b>Zone District</b>	<b>Minimum Lot Requirement</b>
<b>OR (Office Research)</b>	
Individual Lots Not Within An Office Research Park	5 acres
Lots Within An Office Research Park	3 acres
<b>LM (Limited Manufacturing)</b>	
Individual Lots Not Within A Planned Industrial Park	5 acres
Lots Within A Planned Industrial Park	3 acres
<b>PPE (Parks, Public &amp; Education)</b>	
Minimum Lot Size	1 acre

- (1) One site in the Panther Valley development allows for Small Lot Single-Family Clusters in the SFR District. A development named the Village of Bowers Glen is approved and currently under construction. The approvals allow for one hundred twenty-eight (128) detached single-family dwellings.
- (2) One site in the Panther Valley development allows for Large Lot Single-Family Clusters in the SFR District. A development named the Village of Mountain Ridge is approved and construction shall commence in 2008. The approvals allow for three hundred seventy-one (371) units, including forty-seven (47) detached single-family homes and three hundred twenty-four (324) townhouse units.

APPENDIX A

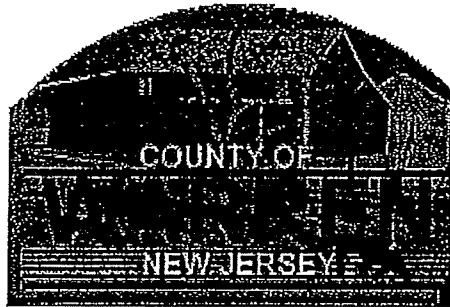


~Please Select Your Destination~

**CENSUS INFORMATION ON WARREN COUNTY COMMUNITIES**

MUNICIPALITY	SQ. MILES	2000 CENSUS	1990 CENSUS	# CHANGE	% CHANGE	1980 CENSUS	1980-90 # CHANGE	1990-2000 % CHANGE
Allamuchy Twp.	20.30	3,877	3,484	393	11.3%	2,560	924	36.1%
Alpha Borough	1.80	2,482	2,530	-48	-1.9%	2,644	-114	-4.3%
Belyidere	1.35	2,771	2,669	102	3.8%	2,475	194	7.8%
Blairstown Twp.	30.90	5,747	5,331	416	7.8%	4,360	971	22.3%
Franklin Twp.	24.25	2,768	2,404	364	15.1%	2,341	63	2.7%
Frelinghuysen Twp.	23.60	2,083	1,779	304	17.1%	1,435	344	24.0%
Greenwich Twp.	11.15	4,365	1,899	2,466	129.9%	1,738	161	9.3%
Hackettstown	3.50	*10,403	8,120	2,283	28.1%	8,850	-730	-8.3%
Hardwick Twp.	37.80	1,464	1,255	209	16.7%	947	288	30.4%
Harmony Twp.	24.10	2,729	2,653	76	2.9%	2,592	61	2.4%
Hope Twp.	19.20	1,891	1,719	172	10.0%	1,468	251	17.1%
Independence Twp.	20.40	5,603	3,940	1,663	42.2%	2,829	1,111	39.3%
Knowlton Twp.	25.40	2,977	2,543	434	17.1%	2,074	469	22.6%
Liberty Twp.	12.00	2,765	2,493	272	10.9%	1,730	763	44.1%
Lopatcong Twp.	7.45	5,765	5,052	713	14.1%	4,998	54	1.1%
Mansfield Twp.	30.50	*6,653	7,154	-501	-7.0%	5,780	1,374	23.8%
Oxford Twp.	6.20	2,307	1,790	517	28.9%	1,659	131	7.9%
Pahaquarry Twp.	**	0	20	-20	-100%	26	-6	-23%
Phillipsburg	3.20	15,166	15,757	-591	-3.8%	16,647	-890	-5.4%
Pohatcong Twp.	13.00	3,416	3,591	-175	-4.9%	3,856	-265	-6.9%
Washington Boro.	1.95	6,712	6,474	238	3.7%	6,429	45	0.7%
Washington Twp.	17.90	6,248	5,367	881	16.4%	4,243	1,124	26.5%
White Twp.	28.60	4,245	3,603	642	17.8%	2,748	855	31.1%
County Total	364.55	102,437	91,607	10,830	11.8%	84,429	7,178	8.5%

(\*Population figures are under review) (\*\*As of July 2, 1997 Pahaquarry Twp. was merged with H Twp.)



~Please Select Your Destination~

### Population Projections

Municipality	2000	2005	2010	2015	2020	2025
Allamuchy	3,941	4,149	4,295	4,587	4,809	5,086
Alpha	2,615	2,629	2,667	2,679	2,705	2,717
Belvidere	2,783	2,809	2,862	2,880	2,916	2,934
Blairstown	5,960	6,228	6,757	7,009	7,513	7,793
Franklin	2,759	2,811	2,914	2,988	3,137	3,217
Frelinghuysen	2,094	2,192	2,388	2,492	2,699	2,816
Greenwich	3,760	4,075	4,705	5,044	5,722	6,135
Hackettstown	8,882	8,806	8,653	8,686	8,753	8,786
Hardwick	1,509	1,595	1,766	1,856	2,035	2,139
Harmony	2,747	2,775	2,831	2,859	2,915	2,943
Hope	1,880	1,950	2,091	2,157	2,288	2,360
Independence	6,106	6,762	7,090	7,984	8,424	9,243
Knowlton	2,902	3,044	3,329	3,431	3,735	3,849
Liberty	2,819	3,002	3,367	3,531	3,858	4,047
Lopatcong	6,005	7,032	9,185	9,652	10,585	11,122
Mansfield	7,709	8,309	9,508	9,992	10,960	11,518
Oxford	1,956	2,028	2,171	2,251	2,410	2,499
Phillipsburg	15,730	15,600	15,339	15,232	15,017	14,912
Pohatcong	3,639	3,737	3,934	4,022	4,199	4,293
Washington Boro.	6,524	6,542	6,577	6,594	6,627	6,634
Washington Twp.	6,137	6,624	7,599	7,991	8,776	9,229
White	4,309	5,009	6,409	6,842	7,709	8,230
<b>Warren County</b>	<b>102,766</b>	<b>107,708</b>	<b>116,437</b>	<b>120,759</b>	<b>127,792</b>	<b>132,502</b>

☒ [Link to Warren County, NJ Homepage](#)
[Click here to return to our homepage.](#)

questions or comments?

**Barry Smith, Director of Information Systems**

**TOWNSHIP OF ALLAMUCHY  
WARREN COUNTY, NEW JERSEY**

**ORDINANCE NO. - 05**

**AN ORDINANCE AMENDING AND SUPPLEMENTING  
THE LAND DEVELOPMENT ORDINANCE  
OF THE TOWNSHIP OF ALLAMUCHY  
COUNTY OF WARREN, STATE OF NEW JERSEY  
AND SPECIFICALLY SECTIONS 302 AND 304  
REGARDING THE ZONING DISTRICTS AND ZONING MAP,  
SECTIONS 405 D. AND 406 D. REGARDING THE AREA AND YARD  
REQUIREMENTS FOR THE "RR" RURAL RESIDENTIAL  
AND "SFR" SINGLE-FAMILY RESIDENTIAL DISTRICTS,  
SUBSECTIONS 405 E.7. AND 406 E.6. REGARDING OFF-STREET PARKING IN THE  
"RR" AND "SFR" DISTRICTS, EXISTING SECTION 408 REGARDING THE "APT"  
APARTMENT RESIDENTIAL DISTRICT AND A NEW SECTION 408 REGARDING  
THE "RS" RESIDENTIAL SETTLEMENT DISTRICT,  
SUBSECTION 602 D.7. REGARDING  
THE "RESIDENTIAL DENSITY TRANSFER ZONING",  
SUBSECTION 602 E.9. REGARDING "SINGLE-FAMILY CONSERVATION  
CLUSTERS", SUBSECTION 602 G.3. REGARDING "LOT AVERAGING", AND  
SUBSECTION 603 A.2. REGARDING "HOME OCCUPATIONS"**

**BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP  
OF ALLAMUCHY**, in the County of Warren and the State of New Jersey, that the "Land  
Development Ordinance", of the Township of Allamuchy is hereby amended and supplemented  
as follows:

**SECTION 1.** Amend Section 302, entitled "Zoning Districts", of the "Land  
Development Ordinance" of the Township of Allamuchy in its entirety to read as follows:

**“302 ZONING DISTRICTS**

For the purpose of this Ordinance, the Township of Allamuchy is hereby divided into eleven (11) districts as follows:

RR	Rural Residential
SFR	Single-Family Residential
MR	Mixed Residential
RS	Residential Settlement
PR	Park Residential
VN	Village Neighborhood
PO	Professional Office
CC	Community Commercial
OR	Office Research
LM	Limited Manufacturing
PPE	Parks, Public and Education”

**SECTION 2.** Amend Section 304, entitled “Zoning Map”, of the “Land Development Ordinance” of the Township of Allamuchy in its entirety to read as follows:

**“304 ZONING MAP**

The boundaries of the zoning districts and, as appropriate, the areas designated for the optional development alternatives are established on the map entitled “Zoning Map of the Township of Allamuchy”, dated September 2005, which accompanies and is hereby made part of this Ordinance.”

**SECTION 3.** Amend Section 405 D., entitled “Area And Yard Requirements For The ‘RR’ District”, of the “Land Development Ordinance” of the Township of Allamuchy in its entirety to read as follows:

"D. Area And Yard Requirements For The "RR" District

	<u>Single-Family Detached Dwellings</u>	<u>Churches</u>	<u>Farms And Veterinarian Offices</u>
<u>Principal Building Minimum</u>			
Lot Area	10 ac.(1)(2)	10 ac.	10 ac.(4)
Lot Frontage	350'	350'	N.A.
Lot Width	350'	350'	N.A.
Lot Depth	700'	700'	N.A.
Side Yard (each)	100'	100'	100'
Front Yard	100'(3)	100'	100'
Rear Yard	100'	100'	100'
<u>Accessory Structure Minimum</u>			
Distance To Side Line	50'	50'	100'
Distance To Rear Line	50'	50'	100'
Distance To Principal Or Accessory Building	20'	40'	40'
<u>Maximum</u>			
Building Coverage Of Principal Building	4%	6%	8%
Aggregate Coverage Of Accessory Buildings	2%	2%	8%
Lot Coverage	10%	15%	20%

Footnotes To Section 405 D.:

- (1) An area equivalent to at least one (1) acre shall be contiguous "non-critical" acreage, shall not include surface stormwater management facilities, and must be appropriately situated for the location and construction of the single-family detached dwelling and its appurtenances, including the septic system serving the lot. Additionally, the one (1) acre of contiguous "non-critical" acreage shall be shaped to permit the inscription of a circle with a diameter of at least two hundred five feet (205') within its bounds. No critical lands shall be developed except in accordance with Section 606 of this Ordinance.



- (2) Where the area designated for a detention basin and similar stormwater management facilities are part of a residential lot, the areas devoted to these stormwater management purposes shall not be counted as part of the minimum lot area required for residential lots.
- (3) New residential development along collector or arterial roadways shall have a twenty-five foot (25') wide buffer area between the collector or arterial road and any development to reduce the negative impact of the roadway on the adjacent development. Where the buffer area is to be within an individual residential lot rather than in common open space, the twenty-five foot (25') buffer width shall be in addition to the required minimum yard area (See Section 509 for design requirements).
- (4) The minimum required lot area for farms with shipping, receiving, processing or packaging operations shall be fifty (50) acres."

**SECTION 4.** Amend Subsection 405 E.7. under Section 405 E., entitled "Off-Street Parking and Private Garages" for the "RR" District, of the "Land Development Ordinance" of the Township of Allamuchy in its entirety to read as follows:

- "7. All side entry garages shall be provided with a paved or stoned area a minimum of thirty-three feet (33') in length in front of the garage door(s) in order to allow for adequate ingress and egress to the garage."

**SECTION 5.** Amend Section 406 D., entitled "Area And Yard Requirements For The 'SFR' District", of the "Land Development Ordinance" of the Township of Allamuchy in its entirety to read as follows:

"D. Area And Yard Requirements For The "SFR" District

	Single-Family Dwellings On <u>Public Sewer</u>	Single-Family Dwellings With <u>On-Site Septic</u>	<u>Churches</u>	<u>Farms</u>
<u>Principal Building Minimum</u>				
Lot Area	1 ac.(1)(2)(3)	6 ac.(1)(2)	6 ac.	10 ac.(4)
Lot Frontage	150'(3)	300'	300'	N.A.
Lot Width	150'(3)	300'	300'	N.A.
Lot Depth	200'(3)	500'	600'	N.A.
Side Yard (each)	25'	75'	100'	100'
Front Yard	50'(3)	75'	100'	100'
Rear Yard	50'	100'	100'	100'
<u>Accessory Structure Minimum</u>				
Distance To Side Line	15'	50'	50'	100'
Distance To Rear Line	15'	50'	50'	100'
Distance To Principal Or Accessory Building	20'	20'	40'	40'
<u>Maximum</u>				
Building Coverage Of Principal Building	10%	6%	8%	8%
Aggregate Coverage Of Accessory Buildings	3%	2%	N.A.	8%
Lot Coverage	15%	10%	20%	20%

Footnotes To Section 406 D.:

- (1) For lots with single-family detached dwellings on public sewer, an area equivalent to at least three-fourths (3/4) of one (1) acre, and for lots with single-family detached dwellings with on-site septic systems, an area equivalent to at least one (1) acre shall be contiguous "non-critical" acreage, shall not include surface stormwater management facilities, and must be appropriately situated for the location and construction of the single-family detached dwelling and its appurtenances, including the septic system serving the lot. Additionally, the required contiguous "non-critical" acreage shall be shaped to

permit the inscription of a circle with a diameter of at least two hundred five feet (205') within its bounds for lots with single-family detached dwellings with on-site septic systems. No critical lands shall be developed except in accordance with Section 606 of this Ordinance.

- (2) Where the area designated for a detention basin and similar stormwater management facilities are part of a residential lot, the areas devoted to these stormwater management purposes shall not be counted as part of the minimum lot area required for residential lots.
- (3) Where a lot abuts Interstate 80, a "rural minor arterial" road, a "rural major collector" road, or a "rural minor collector" road, with or without driveway access to said road, the following minimum provisions shall apply:

Lot Area	2 ac.
Lot Frontage*	200'
Lot Width	200'
Lot Depth*	300'
Front Yard Setback*	100'

\*Along or from said road.

These provisions are not applicable to existing lots with existing single-family detached dwellings situated thereon, nor are these provisions applicable to any existing vacant lot which is undersized compared to the above specified requirements, provided said lot existed or had been approved by the Allamuchy Township Planning Board or Zoning Board of Adjustment at the time of adoption of this Ordinance.

- (4) The minimum required lot area for farms with shipping, receiving, processing or packaging operations shall be fifty (50) acres."

**SECTION 6.** Amend Subsection 406 E.6 under Section 406 E., entitled “Off-Street Parking and Private Garages” for the “SFR” District, of the “Land Development Ordinance” of the Township of Allamuchy in its entirety to read as follows:

- “6. All side entry garages shall be provided with a paved or stoned area a minimum of thirty-three feet (33’) in length in front of the garage door(s) in order to allow for adequate ingress and egress to the garage.”

**SECTION 7.** Delete existing Section 408, entitled “APT” Apartment Residential”, in its entirety and replace with a new Section 408, entitled “RS” Residential Settlement, of the “Land Development Ordinance” of the Township of Allamuchy to read as follows:

**“408      “RS” RESIDENTIAL SETTLEMENT”**

**A.      Principal Permitted Uses On The Land And In Buildings**

1. Detached Single-Family Dwelling Units.
2. Public Playgrounds, Conservation Areas, Parks and Public Purpose Uses.
3. Community Residences For The Developmentally Disabled, Community Residences For The Terminally Ill, Community Residences For Persons With Head Injuries, Community Shelters For Victims Of Domestic Violence, and/or Adult Family Care Homes for Elderly Persons and Physically Disabled Adults, as required by N.J.S.A. 40:55D-66.1, in accordance with the standards and requirements for single-family detached dwelling units within the “RS” zoning district.

**B.      Accessory Uses Permitted**

1. Private residential swimming pools, provided the pool is located in the rear yard and/or side yard only, is no closer than fifteen feet (15’) to any lot line and occupies no more than seventy percent (70%) of the yard area (see Section 516).
2. One (1) private residential tool shed not to exceed two hundred (200) square feet in area and fifteen feet (15’) in height. The residential tool shed shall have a type of dual pitched roof.

3. Recreational facilities, including tennis courts, and landscaping features such as trellises and gazebos, customarily associated with detached single-family dwelling units.
4. Off-street parking and private garages (see Section 203, Section 408 E. hereinbelow and Section 510).
5. Fences and walls (see Section 505).
6. Signs (see Section 408 F. hereinbelow and Section 514).
7. Home occupations accessory to residential dwellings (see Section 603 for requirements).
8. Retaining walls not exceeding six feet (6') in height (see Section 518).
9. Satellite dish antennas as Conditional Uses under N.J.S.A. 40:55D-67 (see Section 601 for conditions).

C. Maximum Heights

1. Principal Buildings

No principal building shall exceed thirty-five feet (35') in height and two and one-half (2.5) stories in height.

2. Accessory Buildings And Structures

No accessory building or structure shall exceed twenty-five feet (25') in height, unless a lesser height is specified in this Ordinance for a particular accessory building or structure.

D. Area And Yard Requirements For The "RS" District

Single-Family Dwellings

Principal Building  
Minimum

Lot Area	1.5 ac.(1)(2)
Lot Frontage	100'
Lot Width	100'
Lot Depth	200'
Side Yard (each)	25'
Front Yard	50'
Rear Yard	50'

Accessory Structure  
Minimum

Distance To Side Line	15'
Distance To Rear Line	15'
Distance To Principal Or Accessory Building	20'

Maximum

Building Coverage Of Principal Building	10%
Aggregate Coverage Of Accessory Buildings	3%
Lot Coverage	15%

Footnotes To Section 408 D.:

- (1) For lots with single-family detached dwellings with on-site septic systems, an area equivalent to at least one (1) acre shall be contiguous "non-critical" acreage, shall not include any surface stormwater management facility, and must be appropriately situated for the location and construction of the single-family detached dwelling and its appurtenances, including the septic system serving the lot; otherwise, the minimum required lot area shall be five (5) acres. No critical lands shall be developed except in accordance with Section 606 of this Ordinance.
- (2) Where the area designated for a detention basin and similar stormwater management facilities are part of a residential lot, the areas devoted to these stormwater management purposes shall not be counted as part of the minimum lot area required for residential lots.

E. Off-Street Parking And Private Garages

1. Detached single-family dwelling units shall provide one and one-half (1.5) spaces per 2-bedroom unit; two (2) spaces per 3-bedroom unit; two and one-half (2.5) spaces per 4-bedroom unit; and three (3) spaces per five (5) or more bedroom unit. Where the bedroom count per unit is not specified, two and one-half (2.5) spaces per dwelling unit shall be provided.

2. All other uses shall provide adequate on-site parking to accommodate the permitted activities and shall be subject to approval by the Board during site plan review.
3. No parking area or driveway shall be located within ten feet (10') of any lot line.
4. Driveway access shall be provided from a "local" roadway, where feasible. Any use not having access from a type of "local" roadway as shown on the currently adopted Traffic Circulation Plan Element portion of the Township Master Plan shall provide an on-site paved or stoned turnaround area.
5. All side entry garages shall be provided with a paved or stoned area a minimum of thirty-three feet (33') in length in front of the garage door(s) in order to allow for adequate ingress and egress to the garage.
6. Parking Of Commercial Vehicles

One (1) registered commercial vehicle of a rated capacity not exceeding one (1) ton on four (4) wheels, owned or used by a resident of the premises, shall be permitted to be regularly parked or garaged on any residential lot, provided that said vehicle is parked in a side or rear yard area of the premises at least ten feet (10') from the property line, which area is relatively unexposed to neighboring properties and is screened from neighboring properties by plantings at least five feet (5') in height. For purposes of this Ordinance, a commercial vehicle is a bus and/or vehicle containing advertising matter intending to promote the interest of any business, whether or not said vehicle is registered as a "commercial" vehicle with the New Jersey or other State Division of Motor Vehicles, except that this provision shall not be deemed to limit the number of commercial trucks or cars used on a farm, or construction equipment which is used on the site for construction purposes.

7. Parking Of Recreational Vehicles

Travel trailers, campers, motor homes, horse trailers, boat trailers, ATV and motorcycle trailers may be parked or stored on any residential lot only in a rear or side yard area which is ten feet (10') or more from the property line which area is relatively unexposed to neighboring properties and is screened from neighboring properties by plantings at least five feet (5') in height. The dimensions of such vehicles and trailers shall not be counted in determining building coverage. Such vehicles and trailers shall not be used for temporary or permanent living quarters while situated on the lot. Such vehicles and trailers shall be annually licensed with a valid

registration and shall be capable of use on a public road; no junked vehicles shall be permitted under this Subsection.

8. For the required design and construction details for “Off-Street Parking Areas, Loading Areas And Driveways”, see Section 510 of this Ordinance.

F. Signs

1. Detached dwelling units are permitted an informational or directional sign not exceeding two (2) square feet in area and a name plate sign not exceeding three hundred (300) square inches in area, all in accordance with Section 514 A. of this Ordinance.
2. See Section 514 of this Ordinance for the design requirements for “Signs” and for the regulations for “Political Signs” and “Real Estate Signs”.

G. Development Fees

In order to provide for the Township’s ‘low’ and ‘moderate’ income housing obligation, all new development of principal and accessory buildings within the Township of Allamuchy, not exempt from the collection of development fees, shall pay a development fee to Allamuchy Township in accordance with the provisions specified in Section 15-115 of the “Affordable Housing Ordinance” of the Township of Allamuchy. See the “Affordable Housing Ordinance”, Chapter XV, of the Code of the Township of Allamuchy for additional requirements as applicable.”

**SECTION 8.** Amend the “Lot Averaging” provisions in Subsection 602 D.7. under Section 602 D., entitled “Residential Density Transfer Zoning”, of the “Land Development Ordinance” of the Township of Allamuchy in its entirety to read as follows:

“7. Lot Averaging

The residential development permitted by the “Residential Density Transfer Zoning” option shall be designed and constructed as a single entity utilizing the following “Lot Averaging” provisions.

- a. A minimum residential lot size of four (4) acres and an average lot size of at least five (5) acres are required.



- b. An area equivalent to at least one (1) acre of every residential lot shall be contiguous "non-critical" acreage, shall not include any surface stormwater management facilities and must be appropriately situated for the location and construction of the detached single-family dwelling and its appurtenances, including any septic system and potable water well serving the lot. Additionally, the one (1) acre of contiguous "non-critical" acreage shall be shaped to permit the inscription of a circle with a diameter of at least two hundred five feet (205') within its bounds. No critical lands shall be developed except in accordance with Section 606 of this Ordinance.
- c. Any lot, or area of a residential lot, specifically designated for a detention/retention basin or other similar stormwater management facility shall be included in the computation of the overall tract size but shall not be counted as part of the minimum lot area required for the residential lot and shall not be included in the lot averaging calculation.
- d. Other than the minimum required lot area, all other "Area And Yard Requirements" specified in Section 406 D. of the Ordinance for "Single-Family Detached Dwellings With Septic" in the "SFR" District shall apply to all residential lots.
- e. No residential lot shall have direct driveway access to any street designated as a type of "non-local" street in the "Traffic Circulation Plan Element" portion of the Allamuchy Township Master Plan.
- f. No residential lot less than five (5) acres in size shall abut or front upon any existing public street; all such lots shall be located within the residential development in a manner to minimize the visual appearance of the smaller lot sizes and the increased density on the tract.
- g. Any residential lot abutting a type of "non-local" street shall meet the appropriate lot size and dimensional requirements specified in Footnote 3 to Section 406 D. of the Ordinance.
- h. All other requirements and provisions of the Ordinance governing detached single-family residential development within the "SFR" District shall apply to the residential development under the "Residential Density Transfer Zoning" option.

- i. The development under the “Residential Density Transfer Zoning” option shall not include any “hardship” variances under N.J.S.A. 40:55D-70 c.(1).”

**SECTION 9.** Amend the “Area And Yard Requirements For Individual Residential Lots In A ‘Single-Family Conservation Cluster’ Development” in Subsection 602 E.9. under Section 602 E., entitled “Single-Family Conservation Clusters”, of the “Land Development Ordinance” of the Township of Allamuchy in its entirety to read as follows:

“9. Area And Yard Requirements For Individual Residential Lots In A “Single-Family Conservation Cluster” Development

	<u>“SFR” District Lots Served By Public Sewers</u>	<u>“RR” District Lots Served By Septic Systems</u>
<u>Principal Building Minimum</u>		
Lot Area	9,000 sf (1)	2 ac(1)
Lot Frontage	40’	90’
Side Yard	(2)	20’
Front Yard	20’	25’
Rear Yard	25’(3)	50’
<u>Accessory Structure Minimum</u>		
Distance To Side Line	10’	15’
Distance To Rear Line	10’	15’
Distance To Other Bldg.	20’	20’
<u>Maximum</u>		
Building Coverage Of		
Principal Building	18%	8%
Lot Coverage	28%	12%

Footnotes To Subsection 602 E.9.:

- (1) The minimum lot area shall not include any freshwater wetlands, wetlands transition areas, 100-year flood plains and/or topographic slopes 15% or greater. Moreover, the resulting acreage must be contiguous acreage and appropriately situated for the location and construction of the detached single-family dwelling and its appurtenances, including the septic systems and the potable water well serving the lot, if applicable.
- (2) The minimum distance between any dwellings shall be twenty feet (20'), provided that the front yard setbacks for the dwellings are staggered; otherwise, the minimum distance between any dwellings shall be twenty-five feet (25'). Where a side property line does not abut another residential lot, the minimum side yard shall be fifteen feet (15').
- (3) Decks off the first floor only may extend into the minimum required rear yard area, subject to specific approval by the Board, provided that the extensions will only be allowed where the subject area abuts open space or farmland areas at least one hundred feet (100') in width along the entire length of the subject lot line and such decks are set back a minimum of ten feet (10') from all property lines and occupy less than twenty-five percent (25%) of any particular rear yard area within which the deck is located."

**SECTION 10.** Amend the "Design Criteria" provisions in Subsection 602 G.3. under Section 603 A., entitled "Lot Averaging", of the "Land Development Ordinance" of the Township of Allamuchy in its entirety to read as follows:

"3. Design Criteria

Any development utilizing the "Lot Averaging" provisions of this Ordinance shall be designed and constructed as a single entity. Since the "Lot Averaging" provisions allow a transfer of density from one area of the tract to another area of the tract, any application for preliminary and

final subdivision approval shall include the entirety of the lands to be developed under the “Lot Averaging” provisions, and no phased or staged development is permitted.

The “Lot Averaging” option permits a minimum residential lot size of three (3) acres and an average lot size of six (6) acres in accordance with and subject to the following requirements and standards.

- a. An area equivalent to at least one (1) acre of every residential lot shall be contiguous “non-critical” acreage, shall not include any surface stormwater management facilities and must be appropriately situated for the location and construction of the detached single-family dwelling and its appurtenances, including any septic system and potable water well serving the lot. Additionally, the one (1) acre of contiguous “non-critical” acreage shall be shaped to permit the inscription of a circle with a diameter of at least two hundred five feet (205’) within its bounds. No critical lands shall be developed except in accordance with Section 606 of this Ordinance.
- b. Any lot, or area of a residential lot, specifically designated for a detention/retention basin or other similar stormwater management facilities shall be included in the computation of the overall tract size but shall not be counted as part of the minimum lot area required for the residential lot and shall not be included in the lot averaging calculation.
- c. The calculation of the average size of all residential lots within a “Lot Averaging” development may be greater than six (6) acres.
- d. The “Area And Yard Requirements” specified in Section 406 D. of the Ordinance for “Single-Family Detached Dwellings With Septic” in the “SFR” District shall apply to all residential lots within a “Lot Averaging” development, except that for lots less than four (4) acres in size, the following reduced provisions shall apply:

Minimum Lot Depth	350’
Minimum Lot Frontage	250’
Minimum Lot Width	250’
- e. No lots within a “Lot Averaging” development shall have direct driveway access to any street designated as a type of “non-local” street in the “Traffic Circulation Plan Element” portion of the Allamuchy Township Master Plan.

- f. Since the "Lot Averaging" option is not a "residential cluster" or other type of "planned development", there is no set aside of open space and no requirement for public water or public sewerage treatment facilities.
- g. All other requirements and provisions of the Ordinance governing detached single-family residential development within the "SFR" District shall apply to a "Lot Averaging" development."

**SECTION 11.** Amend the introductory paragraph under the "Requirements" provisions in Subsection 603 A.2. of Section 602 G., entitled "Home Occupations", of the "Land Development Ordinance" of the Township of Allamuchy in its entirety to read as follows:

"Home Occupations", including "Family Day Care Homes" and "Child Care Residences", shall be permitted accessory use to a dwelling in the "RR", "SFR", "RS", "MR", "PR", "VN" and "PO" Districts only, provided that:"

**SECTION 12.** If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the Courts to be invalid, such adjudication shall apply only to this subsection, clause or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

**SECTION 13.** This Ordinance shall take effect upon final adoption, publication and the filing of a copy of said Ordinance with the Warren County Planning Board, all in accordance with the law.

Chapter 105

SEWER AND WATER UTILITIES

ARTICLE I

Department of Sewer and Water Utilities

§ 105-1. Establishment; Director.

§ 105-2. Duties.

§ 105-3. Scope.

[HISTORY: Adopted by the Township Council of the Township of Allamuchy 7-18-1994 by Ord. No. 7-94; amended in its entirety 4-17-1995 by Ord. No. 6-95 and 11-17-1997 by Ord. No. 13-97. Amendments noted where applicable.]

GENERAL REFERENCES

Fire Department — See Ch. 23.

Water districts — See Ch. 50.

Individual sewage disposal systems — See Ch. 103.

Water and sewers — See Ch. 133.

Water supply systems — See Ch. 134.

Sewer franchise — See Ch. A142.

Water franchise — See Ch. A144.

ARTICLE I

Department of Sewer and Water Utilities

§ 105-1. Establishment; Director.

A. A Department of Sewer and Water Utilities ("Department") is hereby created in and for the Township of Allamuchy, which Department shall be under the control and supervision of the township.

B. Director of Sewer and Water Utilities.

- (1) The Mayor shall, upon the advice and consent of the Township Council, appoint a Director of Sewer and Water Utilities ("Director"). The Director shall serve at the pleasure of the Mayor or for such term as shall hereafter be established by resolution of the Township Council. The Mayor may, with or without cause, remove or replace such Director.
- (2) In the event that the position of Director of the Department becomes or remains vacant through removal, resignation, retirement or otherwise, then in that event the Township Clerk of the Township of Allamuchy shall assume all duties and obligations of the office of Director.
- (3) The Director shall perform all duties and functions and shall be accountable to the Mayor and Council as set forth in the General Ordinances of Allamuchy Township which pertain generally to the administrative procedures of the township.

#### § 105-2. Duties.

- A. The Department of Sewer and Water Utilities shall perform all services in connection with the operation of the sanitary sewer and water systems in the township.
- B. The Department shall take all actions with regard to the operation of the sewer and water utilities which are in accordance with the provisions of law and which are necessary to promote the health, safety and general welfare of the township and the users of the system.

#### § 105-3. Scope.

It is the purpose of this chapter to empower the Township of Allamuchy, through the Department of Sewer and Water Utilities, to perform all such reasonable and necessary functions in connection with the providing of sewage disposal, treatment and collection of fees therefor as afforded to the

township by the provisions of N.J.S.A. 40:63-1 et seq.,<sup>1</sup> as supplemented and amended, and the provisions of N.J.S.A. 40A:26A-1 et seq., without limitation; and, in connection with the providing of potable water and the collection of fees therefor as afforded to the Township of Allamuchy by the provisions of N.J.S.A. 40:62-47 et seq.,<sup>2</sup> as supplemented and amended and N.J.S.A. 40A:31-1 et seq., without limitation. The provisions of this chapter are subject to the ability of the Township of Allamuchy to provide sewage service and water service to the extent permitted by law, and in accordance with the terms and conditions of any existing contracts which are legally binding upon the Township of Allamuchy.

---

<sup>1</sup> Editor's Note: N.J.S.A. 40:63-1 et seq. was repealed by L. 1991, c. 53. See now N.J.S.A. 40A:26A-1 et seq.

<sup>2</sup> Editor's Note: N.J.S.A. 40:62-47 et seq. was repealed by L. 1989, c. 109. See now N.J.S.A. 40A:31-1 et seq.



pertaining to the treatment of sewage and the provision of potable water.

**DIRECTOR** — The duly appointed Director of the Department of Sewer and Water Utilities, or, in the absence of such Director, the Township Clerk of the Township of Allamuchy.

**UTILITIES COLLECTOR** — The duly appointed employee of the township authorized to collect fees and charges and to process applications for sewer service and/or water service.

**LICENSED OPERATOR** — The duly appointed operational administrator of the sewer and water utilities, and in particular shall be understood to be the township agent, servant or employee in charge of the day-to-day operation, installation and maintenance of the sanitary sewer facilities and/or the water facilities. Such operator shall be properly licensed and qualified by the State of New Jersey to perform the necessary functions attendant to this position.

**CUSTOMER** — The party contracting for sewer service and/or water service to a property as hereinafter classified.

A. Residential classes.

- (1) Single-family residential dwellings, comprised of a building under one (1) roof owned by (1) one or more parties, and occupied by a single-family residential unit.
- (2) Multifamily residential dwellings, being:
  - (a) A duplex or double-house having a solid vertical partition wall, making it capable of divided ownership (including connected townhouses).
  - (b) A building owned by one (1) party or more than one (1) party consisting of more than

one (1) apartment and using in common one (1) hall and one (1) entrance.

- (c) A building owned by one (1) party or more than one (1) party having a number of apartments and one (1) or more means of entrance.

- B. Commercial, industrial and institutional uses.  
C. Combination residential and commercial, industrial, and institutional uses.

**PHYSICAL CONNECTION** — Any connection, cross-connection, bypass, valve, pipeline or any like device which permits or may permit any flow of wastes from any source into the sewage system operated by the Department.

**SEWAGE SYSTEM** — The plants, structures and other real and personal property acquired, constructed or operated or to be acquired, constructed or operated by the Department, including sewers, conduits, pipelines, mains, pumping and ventilating stations, sewage treatment or disposal systems, plants and works, connections, outfalls, compensating reservoirs and other plants, structures, boats, conveyances and other real and personal property, and rights therein, and appurtenance necessary or useful and convenient for the collection, treatment, purification or disposal in a sanitary manner of any sewage, liquid or solid wastes, night soil or industrial wastes.

**SEWAGE** — The water-carried wastes created in and carried or to be carried away from residences, hotels, apartments, schools, hospitals, industrial establishments or any other public or private building, together with such surface or ground water and industrial wastes as may be present.

**SERVICE HOUSE CONNECTION or SERVICE PIPE** — A pipeline connecting a curb stop valve with the building

or buildings upon the premises where the valve is located.

**CURB STOP VALVE** — A valve installed at the curb end of a water service connection.

**CURB BOX** — A vertical pipe at a curb to permit the operation of a curb stop valve.

**CORPORATION COCK** — A valve installed at a water main to control the flow of water in a water service connection.

**WATER METER** — A device for measuring the quantity of water passing through a pipe at a given location.

**WATER SERVICE CONNECTION** — A connecting pipe between a street main and the adjacent curb, together with a curb stop valve and a curb box.

**§ 105-5. Authorization to adopt rules and procedures.**

The governing body of the Township of Allamuchy is hereby empowered to adopt, by resolution, such rules as it deems proper and necessary in order to enable the Department to perform the purposes enumerated herein. In addition, the township is hereby empowered to retain the professional services of such sanitarian, engineer or other expert as the township shall determine to be necessary for the purpose of establishing appropriate rules and regulations affecting the installation, maintenance, repair and control of plumbing and drainage of buildings and the connection thereof to facilities and the installation, maintenance, repair and control of water facilities, pumps and other appurtenances and the connection thereof. These rules and regulations may be adopted by the township by resolution and by reference, if appropriate.

**§ 105-6. Reservation of powers.**

To the extent not specifically set forth herein, the governing body of the Township of Allamuchy specifically reserves unto

itself all those certain powers, rights and responsibilities as set forth at length at N.J.S.A. 40:63-1 et seq.,<sup>3</sup> N.J.S.A. 40:62-47 et seq.,<sup>4</sup> N.J.S.A. 40A:26A-1 et seq.; and N.J.S.A. 40A:31-1 et seq., which provisions may be deemed by the township necessary for the operation of the Department created hereby.

#### § 105-7. Right of access.

The township, through the Department, shall have a right of access to any customer's premises and to all equipment and property of the township at reasonable times for the purpose of reading meters or inspecting repairing or replacing equipment used in connection with the supplying of sewer or water services, or for the removal of equipment or property. The customer shall obtain for the Department all necessary permission from tenants or others needed for access to equipment or property. Customers shall not permit access to other Department property except by authorized employees of the Department or other authorized state or local inspectors.

#### § 105-8. Violations and penalties.

Any person, firm or corporation violating the provisions of this chapter or any succeeding ordinances or resolutions pertaining to the subject matter of this chapter which might be enacted or adopted shall be punished by a fine not exceeding one thousand dollars (\$1,000.) or by imprisonment for a period not to exceed ninety (90) days, or both. Each and every day that any violation continues shall be deemed to be and shall be a separate offense, separately punishable as aforesaid.

<sup>3</sup> Editor's Note: N.J.S.A. 40:63-1 et seq. was repealed by L. 1991, c. 53. See now N.J.S.A. 40A:26A-1 et seq.

<sup>4</sup> Editor's Note: N.J.S.A. 40:62-47 et seq. was repealed by L. 1989, c. 109. See now N.J.S.A. 40A:31-1 et seq.

**§ 105-9. Collection of all charges.**

All connection, user and other fees and charges set forth in this chapter shall draw the same interest from the time that they become due as taxes upon real estate in the township and shall be a lien upon the premises connected until paid. The township shall have the same remedies for the collection thereof, with interest, cost and penalties, as it has for all collection of taxes upon real estate.

**§ 105-10. Bond and guarding required; restoration of disturbed public property.**

Each contractor or other person performing work on township public property for the purpose of installing sanitary sewer or water connections shall post a bond acceptable to the township. All work shall be adequately guarded with barricades, lights and other measures for protection to the public from hazard. Streets, sidewalks, curbs and other public property disturbed in the course of the work shall be restored in a manner satisfactory to the township.

**§ 105-11. Permit required.**

No person shall uncover, make any connection with or opening into, use, alter or disturb any public sewer or public water or appurtenance thereto without first obtaining a written permit from the Director.

**§ 105-12. Application for service.**

- A. Sewer service connections shall be made upon written application to the Director on forms furnished by the Director and signed by the owner of the property or by a duly authorized agent.
- B. No application for service will be accepted for installation between December 15 and April 15, unless the property owner agrees to pay the additional cost that

may be incurred because of adverse weather conditions during this period.

- C. A supply of water for construction or any other special purpose, excepting premises already supplied with water by meter, shall be made only by special written application to the Department.

#### **§ 105-13. Approval of application.**

Approval of an application for a water connection or sewer connection can only be made if it has been determined that a water main, or sewer main approved by the Department, exists in front of the applicant's property or in the public right-of-way. The main shall extend the length of the applicant's property and if it does not so extend it shall be extended at the applicant's expense in accordance with Department specifications.

#### **§ 105-14. Tampering with utility property.**

No person or persons shall in any manner, without permission, connect or disconnect or tamper or interfere with any Department property, such as pipes or conduits, meters, hydrants, valves, instruments or other accessories or property.

#### **§ 105-15. Refusal to connect; inadequate sewer or water service.**

- A. The Department may refuse to connect to any customer's piping system or to supply water or sewer services to a system if said system has not been designed or installed in accordance with the applicable regulations or if any parts of the piping system have not been installed at sufficient depth to prevent freezing.
- B. The township shall not be responsible for any inadequacy of sewer or water service should the customer make alterations, changes or additions to an

existing system without notifying the Department Director in advance of any proposed alterations, changes or additions. In case of defective service or inadequate water supply, the customer shall not interfere with meters or other property of the Department, but shall immediately notify the office of the Director.

**§ 105-16. Complaints.**

Complaints concerning the character of the service furnished or the reading of meters or bills rendered shall be made at the Department office to the Collector or the Director of the Department, in writing. A record of such complaints will be maintained by the Department to show the names and addresses of the complainants, dates and nature of the complaints and the action taken thereon.

**ARTICLE III**

**Sewer and Water Utility**

**§ 105-17. Sewer and Water Utility established.**

The existing publicly owned and operated sanitary sewer system and existing publicly owned and operated potable water supply system of the township, or such system or parts thereof that may hereinafter be acquired, are hereby declared to be utilities of the Township of Allamuchy, within the Department of Sewer and Water Utilities ("Department"), under the control of the Mayor through the Director of such Department.

**§ 105-18. Sewer and Water Utility Fund.**

All future revenue and accounting therefor from said sewer and water utilities shall be on a dedicated utility basis in conformance with the provisions of N.J.S.A. 40A:4-35. All moneys derived from the operation of said utilities and any other moneys applicable to their support shall be segregated and kept in a separate fund which shall be known as the "Sewer

and Water Utility Fund," and all disbursements for the operation and maintenance of said sewer and water utilities shall be taken from said Sewer and Water Utility Fund.

**§ 105-19. Budget.**

The dedicated budget of this Sewer and Water Utility shall include appropriations for operating expenses, capital improvements, debt service and for the payment of all other deferred charges and statutory expenses as may be required.

**§ 105-20. Connection to public sewer required.**

The owners of all houses, buildings and properties constructed after the enactment of this chapter, situated within the Township of Allamuchy and abutting on any street, alley or right-of-way in which there is now located or may in the future be located a public sanitary sewer of the township, are hereby required at their expense to connect all sanitary and other plumbing facilities directly with the proper public sewer, in accordance with all of the pertinent ordinances of the township, prior to the issuance of a certificate of occupancy.

**§ 105-21. Connection of existing facilities to public sewer required; time limit.**

The owners of all houses, buildings and properties existing at the time of the enactment of this chapter and having approved private sanitary sewer facilities will be required at their expense to connect all sanitary and other plumbing facilities directly with the proper public sewer when such connections are considered necessary in accordance with the rules, regulations and ordinances of the township and of the County Board of Health. Such connections shall be made in accordance with all of the pertinent ordinances of the township within ninety (90) days of the date of official notice to do so, provided that said public sewer is within one hundred (100) feet of the property line.



**§ 105-22. Unlawful connections and uses.**

A. Sump pumps. It is a violation for any person or user of this system to connect or discharge, by any means, into the system, any materials, chemicals or drainage other than sanitary sewage. The Director shall serve notice to such person or user to remove such discharge immediately.

B. Broken lines. The Director shall also serve notice to a user of the utility having broken service lines that cause infiltration into the system to repair the same no later than fourteen (14) days from the said service of notice pertaining to such violation.

**§ 105-23. Temporary service.**

Temporary connections to the water system for special purposes or prior to the installation of a permanent service will be granted in proper cases upon written application to the Department and payment of the required fees. A deposit for meters in such cases shall be made to the Department Collector. A supply of water for construction purposes, except on a plot of ground or on premises already supplied with metered water, shall be applied for, and such fee as may be prescribed shall be paid, or payment provided for, prior to the use of any water. Water for construction purposes shall not be taken directly from the curb cock, but at a point at least ten (10) feet inside the curbline. The customer shall protect or be responsible for protecting the curb cock and the curb box from damage at all times.

**§ 105-24. Service connections.**

A. A service line shall be used to supply a single building or a single group of buildings, such as a group of factory buildings, hospital buildings or a single institution having a number of separate buildings. Not more than one (1) service line shall service a building unless by

special agreement between the township and the applicant for such service line. The applicant shall consult with the Director regarding the size of a new water service connection, but no water service connection over six (6) inches will be allowed except by special agreement with the Township of Allamuchy.

- B. Only one (1) service connection shall be supplied to a single building or to a group of buildings occupied as a unit as set forth herein; provided, however, that any business establishment occupying street-level premises and having a separate entrance thereto may be supplied with a separate service connection. For the purposes of this section, a double-house or duplex having a solid vertical partition wall shall be considered as two (2) separate buildings.

#### § 105-25. Cross-connection.

No connection which permits or may permit any flow of water into the township water supply system from an unapproved water supply shall be made unless written application is first made to and approval received from the following: the Department, County Board of Health and State of New Jersey Department of Health.

#### § 105-26. Sewer and water user charges and other fees.

- A. The Mayor and Council are hereby authorized to establish, from time to time, the charges and fees for sewer and incidental services to be provided by the Sewer Utility. The following schedule of charges annexed hereto as Exhibit A<sup>5</sup> shall be, and the same are hereby fixed and established for the collection, disposal and treatment of sanitary sewage material collected in public sanitary sewers located within the Township of

---

<sup>5</sup> Editor's Note: Exhibits A and B are on file in the township offices.

Allamuchy to be charged to all customers of the Sewer Utility and properties served by the public sewage collection system located within the Township of Allamuchy.

B. The Mayor and Council are hereby authorized to establish, from time to time, the charges and fees for water and incidental services to be provided by the Department. The following schedule of charges annexed hereto as Exhibit B<sup>6</sup> shall be and the same are hereby fixed and established by the township to be charged to all customers of the Water Utility and properties served by the public water system located within the Township of Allamuchy.

**§ 105-27. Special provisions.**

A. Water meter damage. In any case where a water meter has been adjusted, damaged or tampered with, the customer on whose premises said meter is located shall be charged the following:

- (1) A water use charge for the quarter in which the event occurred being the average of the previous four (4) quarters.
- (2) The cost for work and materials involved in repairing, replacing and/or adjusting said meter. The above charge shall be billed as part of the regular billing on the next regular billing date after said adjusting, tampering or damage shall have been discovered or determined and due in full within fifteen (15) days from invoice date.

B. Temporary meters. The township reserves the right to install temporary meters during construction of any residential, commercial or industrial structure. Fees for

---

<sup>6</sup> Editor's Note: Exhibits A and B are on file in the township offices.

installation of temporary meters shall be promulgated by the township and will be available upon request.

C. Tapping fee. Where tapping is required in order to connect into the township's system, the user shall be responsible for obtaining outside services and paying the cost thereof. The township may provide a list of contractors if requested by the customer. Tapping shall only be performed under the township's supervision and in accordance with their rules and regulations.

#### **§ 105-28. Reservation of rights.**

The township reserves the right to examine plans for all connections and to specify the connection size required. The gallonage used to determine the size of the connection shall be based on estimated annual consumption as calculated by the Township Engineer.

#### **§ 105-29. Fire service.**

No person shall take water from any public fire hydrant, hose, plug, street washer or fountain pipe except for fire-fighting purposes or use by the Fire Department. It shall be unlawful to cover, hide or obstruct any fire hydrant with shrubs, fences or other objects.

APPENDIX B