

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
DIVISION OF WATERSHED MANAGEMENT

REVISION TO THE UPPER RARITAN WATER QUALITY MANAGEMENT  
PLAN

TAKE NOTICE that on November 2, 2005, pursuant to the provisions of the Water Quality Planning Act, N.J.S.A.58:11A-1 et seq., and the Statewide Water Quality Management Planning rules, N.J.A.C. 7:15-3.5, a revision to the Upper Raritan Water Quality Management Plan (WQMP), subject to the specified conditions described in this notice, was conditionally adopted by the Department. This revision is only valid once the conditions described below have been met. Until such time, the described redevelopment project is inconsistent with the WQMP. Pursuant to the Statewide Water Quality Management Planning rules at N.J.A.C. 7:15-3.1 et seq, the Department shall not issue permits for any project or activity when the Department has determined the project or activity to be inconsistent with a WQMP.

This revision modifies the Washington Township Municipal Utilities Authority (WTMUA) Wastewater Management Plan (WMP), Future Service Areas, Plate E to identify portions of Block 28, Lot 46 and Block 28, Lot 47, within the Township of Washington, Morris County as sewer service area of the Long Valley Village Sewage Treatment Plant (STP). The proposed project location is approximately a total of 28 acres; however this revision will only include 7 acres of the project property as service area of the Long Valley Village STP. The project location is bounded to the west by Fairview Avenue and to the east by the South Branch of the Raritan River, a designated Category 1 (C1) waterway. The project location is the former site of Welsh Farms, a dairy products manufacturing operation. The WTMUA WMP currently indicates that "non-process" sanitary wastewater generated from this site estimated to be approximately 2,000 gallons per day (gpd) has been included in the proposed future flow to the Long Valley Village STP. The inclusion of the portions of the Block and Lots identified as sewer service area will allow for the construction of Welsh Farms Estates, which will consist of 42 3-bedroom and 3 2-bedroom Age Restricted Townhouses, on the project property. The total projected wastewater flow for the proposed new development, calculated in accordance with N.J.A.C. 7:14A-23.3 is 9,960 gpd. However, due to the previously approved future flow of 2,000 gpd of sanitary wastewater allocated for this site to the Long Valley Village STP, the projected increase to this STP is 7,960 gpd.

As part of this revision, approximately 40.87 acres of Block 28, Lot 18 which has recently been dedicated as conservation/preservation area of the Township of Washington and is currently delineated as sewer service area of the Long Valley Village STP will be removed from the sewer service area. This Block and Lot is not part of the Welsh Farm project property, however approximately 9,000 gpd of wastewater was anticipated from development on this parcel. Therefore, no expansion of the Long Valley Village STP is proposed to accommodate the projected wastewater flow from the proposed Welsh Farm Estates. In addition, the on-site, non-operational STP (NJ0001236) which treated process wastewater for the manufacturing portion of the Welsh Farm complex is to be abandoned.

Pursuant to the Stormwater Management Rules N.J.A.C. 7:8 et seq., measures developed to meet groundwater recharge, stormwater quantity and stormwater quality standards are required to be submitted for review by the Land Use Regulation Program (LURP) as a component of their permitting process. The proposed project design must minimize site runoff from impervious surfaces, maximize infiltration techniques to control offsite water quality and quantity impacts and demonstrate that the acceptable stormwater management performance standard for the area to be developed will be met. This condition extends to all portions of the project property to be developed including upland areas that do not require LURP permitting. Furthermore, all on-site land area within the Special Water Resource Protection Area as established under N.J.A.C. 7:8-5.5(h) for designated C-1 State open waters as identified by the LURP, with the exception of allowable disturbances permitted under the LURP file number 1438-03-0016.1 are to be dedicated as a Stream Buffer Conservation Zone.

As provided under N.J.A.C. 7:15-3.5(b)4, the Department has determined that the proposed project activity qualifies as a revision for the expansion of a future sewer service area to contiguous lots where the expansion involves less than 100 areas and contributes less than 8,000 gpd of additional wastewater and that a significantly new pattern of sewered development or incentive for additional revisions or amendments to open new areas to sewered development will not be created. Additionally, such revisions must demonstrate no individual or cumulative impacts to environmentally sensitive areas. As such, the proposed project must address riparian corridor and stormwater quality and quantity impacts. The Department has concluded that, whereas the proposed project must comply with the Stormwater Management Rule, and a substantial portion of the project property is to be dedicated as Stream Buffer Conservation Zone due to the on-site designated C-1 state open waters, upon meeting all applicable requirements as verified through the LURP, no significant impacts will occur to environmentally sensitive areas as a result of this revision. The adoption of this

revision is only valid once all the specified conditions to address these identified impacts, as described herein, are met.

Lawrence J. Bauer

Lawrence J. Bauer, Director  
Division of Watershed Management  
Department of Environmental Protection

November 2, 2025  
Date