

DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF WATERSHED MANAGEMENT

REVISION TO THE UPPER RARITAN WATER QUALITY MANAGEMENT
PLAN

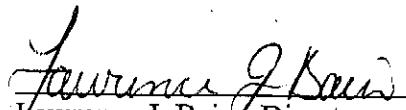
TAKE NOTICE that on **APR 27 2006**, pursuant to the provisions of the Water Quality Planning Act, N.J.S.A.58:11A-1 et seq, and the Statewide Water Quality Management Planning rules, N.J.A.C. 7:15-3.5, a revision to the Upper Raritan Water Quality Management Plan (WQMP) was adopted by the Department. This revision corrects and updates the Montgomery Township/Rocky Hill Somerset County Wastewater Management Plan (WMP) due to new ownership and rezoning of Block 28001, Lots 36, 37 & 45 within Montgomery Township, Somerset County. The WMP Facility Table Number 6 for the North Princeton Developmental Center (NPDC) Sewage Treatment Plant (STP) Capacity Analysis currently identifies the property owner of Block 28001, Lots 36, 37 & 45 as USF&G. The Sharbell Development Corporation has now acquired this property. Facility Table Number 6, Capacity Analysis allocates 43,335 gallons per day (gpd) of wastewater volume of the NPDC STP to these parcels. This projected capacity was calculated in accordance with N.J.A.C. 7:14A-23.3 for proposed commercial use. Recently, Montgomery Township rezoned the identified Block and Lots as Age Restricted Housing (ARH) and Research Engineering and Office (REO-3). As a result, the Sharbell Development Corporation has proposed to develop an age restricted housing community with commercial space known as Tapestry at Montgomery on the 138-acre project site in three phases, 1A, 1B and 2.

Phase 1A of Tapestry at Montgomery created a farm lot on the proposed project site identified as Block 28003, Lot 208. An existing farmhouse and approximately 6 acres have been deed restricted as a single lot for agriculture/pastureland use. The existing farmhouse is to remain on an individual subsurface sewage disposal system until such time that connections to the STP become available.

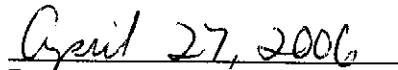
The total project, upon completion of Phase 2, would consist of 218 housing units, a 120 bed assistant living facility, a clubhouse, tennis courts, swimming pool, and 30,000 square feet of office space. Therefore, this revision will revise Facility Table Number 6 to re-allocate the wastewater capacity from these parcels from 43,335 gpd for commercial development to 40,335 gpd for residential ARH development and 3,000 gpd for commercial/office space development.

The adoption of this revision will allow for the construction of Phase 1B of the proposed age-restricted community, which will include 106 single-family housing units, the clubhouse with tennis courts and swimming pool. The total projected wastewater flow associated with Phase 1B, calculated in accordance with N.J.A.C. 7:14A-23.3 is 25,350 gallons per day. Consequently, the remaining wastewater flow allocation from these parcels after the development of Phase 1B would be 17,985 gpd. This remaining wastewater flow allocation can be applied to the projected wastewater flow for the construction of Phase 2 of the Tapestry at Montgomery (112 single-family units, a 120 bed assisted living facility and the construction of 30,000 square feet of office space). However, any additional projected wastewater volume from Phase 2 of this proposed project greater than the remaining 17,985 gpd allocation to the property will require an amendment to the Upper Raritan WQMP.

As provided under N.J.A.C. 7:15-3.5(b)1, the Department has determined that the proposed project activity qualifies as a revision in order to correct, clarify, or update erroneous, unclear or outdated statements in an areawide WQMP due to the new ownership and re-zoning of the existing parcels. The overall flow allocation to the property remains unchanged.


Lawrence J. Baier, Director

Division of Watershed Management
Department of Environmental Protection


Date