

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
DIVISION OF WATERSHED MANAGEMENT

PROPOSED AMENDMENT TO THE UPPER RARITAN WATER QUALITY  
MANAGEMENT PLAN

Public Notice:

**Take notice** that on **MAR 28 2007**, pursuant to the provisions of the New Jersey 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. 7:15-3.4), an amendment to the Upper Raritan Water Quality Management Plan was adopted by the Department of Environmental Protection (Department). This amendment modifies the Somerset County/Upper Raritan Watershed Wastewater Management Plan to expand the Somerset Raritan Valley Sewerage Authority (SRVSA) sewer service area to include Reeves Estates, a proposed residential development consisting of 50 single-family homes to be located on property currently identified as Block 2, Lot 8 and Block 4, Lot 1, within Branchburg Township, Somerset County. The proposed project site is bounded to the west by Burnt Mills Road at the intersection of Burnt Mills Road and Village Road and to the east by the North Branch of the Raritan River. The total area of the project property is approximately 225.5 acres. The proposed 50 new lots are to be a minimum of 1.3 acres each. The area to be included in the SRVSA sewer service area will only encompass approximately 65 acres of the total project site. The projected wastewater flow from the proposed residential development, calculated in accordance with N.J.A.C. 7:14A-23.3, is 15,000 gallons per day (gpd). No expansion to the SRVSA sewage treatment plant (STP) is proposed to accommodate the flow from the proposed residential development.

Remaining portions of the project site will have restricted use limiting potential future flow to the SRVSA STP. An existing farmhouse currently located on the 225 acre project property and served by an individual subsurface sewage disposal system is to remain on a newly created 20.8 acre parcel. The farmhouse will continue to be served by the existing individual subsurface sewage disposal system. Additionally, approximately 35 acres of the proposed project property is to be farmland restricted and 105 acres of the proposed project property is to be deed restricted to the Township of Branchburg as Open Space/Conservation Recreation use.

Furthermore, the Kanack Farm, a 188 acre property identified as Block 68, Lots 5, 5.02, 5.04 and 47 currently included in the SRVSA sewer service area has been dedicated to Branchburg Township for farmland preservation and/or open space and recreation use. These parcels, previously zoned as "low density" (LD) which allowed for development on one acre lots, had a projected allocated wastewater flow of approximately 56,100 gpd. The Kanack Farm property is now designated as "community facility" (CF). A restriction, placed on these parcels in the form of Township Resolution No. 2005-274 adopted July 11, 2005, reduces the sanitary wastewater generated from recreational activities from this location to a maximum of 41,100 gpd, thus leaving a capacity of 15,000 gpd of allocated wastewater flow available for use by the Reeves Estates residential development. Consequently, the proposed inclusion of the 65 acres into the SRVSA sewer service area will not constitute any proposed flow increase.

This amendment was evaluated in accordance with Executive Order 109 (2000) (EO109) and N.J.A.C. 7:15-5.18. This evaluation determined that the threshold for Executive Order 109 (2000) (EO109) was not triggered, therefore alternative and environmental impact analyses were not required. However, a 75 foot

Riparian Buffer Conservation Zone adjacent to both sides of all on-site tributaries to the North Branch of the Raritan River, defined in a metes and bounds delineation, has been deed restricted and recorded with the Somerset County Clerk's office on March 05, 2007 in Deed Book 6000, pages 3236 through 3262 (Instrument No. #2007012957).

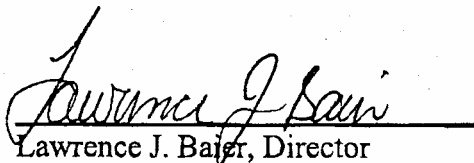
This amendment proposal was noticed in the New Jersey Register on March 6, 2006 at 38 N.J.R. 1349(a). One comment was received on this amendment from Florham Park Resident, Barbara Sachau during the comment period and is summarized below with the Department's response.

**Comment:** The commenter is opposed to adoption of the amendment to allow this development to occur. The commenter expresses the opinion that the use of tax revenue for the purchase of lands that are in close proximity to proposed development for open space preservation, is now being used as an excuse for more development.

**Response:** The applicant has requested a Water Quality Management Plan amendment pursuant to legally established procedures. The WQM planning process focuses on determining the extent of sewer service in relation to treatment facility location, capacity and the protection of water and water related resources. The project, as planned, satisfies the requirements of the WQMP amendment process. Accordingly, the Department has determined that adoption of the proposed amendment is appropriate.

This proposed amendment represents only one part of the permit process and other issues may need to be addressed prior to final permit issuance. Additional issues which may need to be addressed may include, but are not limited to, the

following: antidegradation; effluent limitations; water quality analysis; stormwater management; exact locations and designs of future treatment works (pump stations, interceptors, sewers, outfalls, wastewater treatment plants); and development in wetlands, flood prone areas, designated Wild and Scenic River areas, or other environmentally sensitive areas which are subject to regulation under Federal or State statutes or rules.



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

March 28, 2007  
Date