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MEMORANDUM

To: Natural Resources Committee
Highlands Water Protection and Planning Council

From: Eileen Swan, Executive Director
Jim Hutzelmann, Water Resource Engineer
Christine Ross, Senior Resource Management Specialist

Date: January 12, 2008

Re: Application Type: *Proposed Revision to Upper Delaware WQMP*
Name: *Asbury Farms/Hawk Pointe Golf Community*
Municipality: *Washington Township*
County: *Warren*
Highlands Act Area: *Planning Area*
LUCM Location: *Conservation Constrained Sub-Zone, Conservation Zone, Existing Community Constrained Sub-Zone, and Protection Zone*
Property: *Block 65, Lots 2, 2.02, 3, and 3.04*
Proposed Use: *Age-restricted housing, Commercial, Restaurant, and Golf Course*
Nearest Waterway (Name): *Musconetcong River*
Wastewater: *Discharge to ground water*

Project Description

This is a proposed revision to the Upper Delaware Water Quality Management Plan (WQMP) and the Washington Township Wastewater Management Plan (WMP) previously adopted by the New Jersey Department of Environmental Protection (NJDEP). This revision concerns the Asbury Farms/Hawk Pointe Golf Community (Block 65 Lots 2, 2.02, 3, and 3.04) located between State Highway 31, Springtown Road, and Asbury Anderson Road in the Township of Washington, Warren County. This revision modifies an earlier amendment to the Washington Township WMP which approved a discharge to ground water of 82,000 gallons per day (gpd) for this project and was adopted on December 14, 1999. This revision does not alter the total flow generated by the proposed project, the boundaries of the approved sewer service area, or the development footprint; however, the individual elements which contribute to the total flow are modified.

The original 1999 amendment consisted of 120 age-restricted housing units, 100 assisted living units, 340,000 square feet of commercial space, a golf course with clubhouse and banquet hall, and a hotel restaurant. The proposed revision modifies the prior amendment to remove the proposed 100 assisted living units, adds 85 age-restricted units (for a total of 205 units), and modifies the commercial space flow allocation. As a result, the project consists of 195 age-restricted three bedroom units (43,875 gpd), 10 age-restricted two bedroom units (1,700 gpd), 140,140 square feet of commercial space (14,014 gpd), a 300 seat restaurant/banquet hall (10,500 gpd), a golf course with clubhouse (2,875 gpd), and an additional area designated as mixed-use for commercial or residential development (up to 9,036 gpd). The proposed project would be constructed entirely within the previously approved project area and therefore, would result in no new areas of disturbance as a result of the proposed modifications.

The NJDEP has determined that this proposal qualifies as a revision pursuant to N.J.A.C 7:15-3.5(b)(1), which allows for revisions to correct, clarify, or update erroneous, unclear, or outdated statements in Statewide and areawide Water Quality Management Plans. Because this is a revision that would not result in an increase of wastewater flow and because there would be no new areas of disturbance as a result of the proposed modifications, staff recommends that the Committee concur with the proposed revision.