
SOMERSET COUNTY

Wastewater Management Plan

Countywide Mapping and Wastewater Service Area Component

**Amending the Northeast, Upper Raritan, and Lower Raritan-Middlesex County
Areawide Water Quality Management Plans**

WMP Agency: Somerset County Planning Board

**Submitted by the Somerset County Board of Commissioners in collaboration with Somerset
County's Municipalities**

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Prepared By:
The Somerset County Planning Division
***In Collaboration with Somerset County Municipalities, Sewer Authorities and Utilities Serving
Somerset County and Maser Consulting***

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I. SUMMARY OF ACTIONS

A. Background

In January 2014, P.L. 2011, c. 203 was amended, supplemented, and enacted as P.L. 2013, c. 188 (hereafter P.L. 2013, c.188), modifying the water quality management planning process. P.L. 2013, c.188 was to expire on January 17, 2016, or upon the reauthorization and adoption of Water Quality Management Planning rules, N.J.A.C. 7:15 et seq.), whichever was to come first. Similar to the P.L. 2011, c. 203, Section 9 of P.L. 2013, P.L. c., 188 provided that upon adoption of the designation of a sewer service area pursuant to the Water Quality Management Planning rules, portions of the wastewater management plan (WMP), now referred to as “WMP components”, may be submitted for review and subsequent adoption, in phases in a sequential or other manner deemed timely or expedient by NJDEP.

This represents the *Wastewater Management Plan (WMP) Mapping and Wastewater Service Area Component* for Somerset County, pursuant to the current Water Quality Management Planning rules adopted October 6, 2016 and published in the New Jersey Register on November 7, 2016. It is comprised of Maps 1 through 5 prepared in accordance with N.J.A.C. 7:15 4.2(c) and N.J.A.C. 7:15-4.3(a)5; an updated GIS Future Wastewater Service Area Dataset and the below narrative describing Wastewater Service Areas and other information contained on the maps. It has been submitted to the NJDEP for adoption so that it may be incorporated into the Northeast, Upper Raritan and Lower Raritan/Middlesex County Water Quality Management Plans (WQMPs) via the areawide WQMP amendment procedure at N.J.A.C. 7:15-3.

The updated Future Wastewater Service Area Map (Map 3.b) identifies the Wastewater Treatment Facilities (WWTF) and associated Assigned Sewer Service Areas, Non-sewer Service Areas, and other characteristics of the Wastewater Management Planning Area countywide in accordance with the terminology specified in the 2016 WQMP Rules. This partial update excludes comprehensive countywide wastewater service area changes based on NJDEP’s most current version of the GIS ESA dataset, in order to enable the completion and adoption of the County’s WMP “Wastewater Capacity Analysis and Strategies for Addressing Capacity Constraints Component”, which is based on the updated Future Wastewater Service Area Map. Once the County’s WMP “Wastewater Capacity Analysis and Strategies for Addressing Capacity Constraints Component” is adopted, the County will begin a comprehensive update of its FWSAs based on the most current future version of the ESA dataset and other FWSA update criteria. All other WMP Maps for Somerset County that are included with this WMP component were prepared using the most current available GIS datasets. The full-scale version of the WMP Maps that are part of this WMP component are posted on the Somerset County Website at the following link: <https://www.co.somerset.nj.us/government/public-works/planning/wastewater-plan/countywide-wmp-and-municipal-chapters>.

The “Somerset County Future Wastewater Services Areas Map” (Map 3.b) that is part of this WMP component updates and supersedes the previously approved “Somerset County Wastewater Future Wastewater Services Area Map” adopted by NJDEP in 2013. This map, which applies to all Somerset County municipalities also supersedes the “Montgomery Twp. and Rocky Hill Borough Map 3.2 – Future Wastewater Service Areas” contained in the Montgomery Township and Rocky Hill Borough Component - Somerset County Wastewater Management Plan adopted by NJDEP on November 4, 2019. The other countywide maps that comprise this WMP component update and supersede the balance of the maps contained in the Montgomery Township and Rocky Hill Borough WMP Component except for “Map 3.3 Sewer Service Area

Contributing Sources”, Revised 12-10-18 and “Map 4 - Zoning Information”, 4-10-2018. The following additional previously adopted WMPs have been replaced (superseded) in whole or in part by this Somerset County WMP Component:

- Somerset County Upper Raritan Wastewater Management Plan, 1999
- Bernards Township Wastewater Management Plan, 2000
- Warren Township Wastewater Management Plan, 2007

B. Status of Local and Regional WMP Components

According to N.J.A.C. 7:15-4.1, “WMP components include wastewater service area mapping, a wastewater treatment capacity analysis, a nitrate dilution analysis and potential strategies to address the potential capacity deficiencies” and “The components of a county-wide WMP may address the entire county or may be divided into chapters, with each chapter addressing an entire municipality within that county”. The following is a list of the previously completed components of the Somerset County Wastewater Management Plan and their adoption status:

- **Future Wastewater Service Areas for Somerset County:** The Somerset County Board of Commissioners approved a Future Wastewater Service Area Map as the first phase in the development of the countywide WMP and authorized submission of that map to NJDEP for consideration as an amendment to the Upper Raritan, Northeast and Lower Raritan/Middlesex County WQMPA WQMPs on February 28, 2012 via Resolution No. R12-105. The FWSA Map was approved by the Middlesex County Planning Board, which represents the County Board of Commissioners and serves as the Designated Planning Agency (DPA) for the Middlesex County-Lower Raritan WQMP Area in 2013. The Countywide FWSA Map was deemed to be in conformance with the Highlands Regional Master Plan by the Highlands Council on August 7, 2012. It was also reviewed by the NJ Office for Planning Advocacy and was consented-to by all adjoining counties. On January 24, 2013, NJDEP adopted the Future Wastewater Service Area Map as an amendment to the Upper Raritan and Northeast WQMPs, and on March 5, 2013, NJDEP adopted the Future Wastewater Service Area Map as an amendment to the Lower Raritan/Middlesex County WQMP. Based on the February 28, 2012 submission date, the 10-year update cycle for a comprehensive update of the FWSA Map comes due in 2022. As noted above, the FWSA Map and GIS dataset included with this component represents a partial update of the 2013 FWSA Map for Somerset County.
- **Montgomery Township-Rocky Hill Borough Component:** This component of the Somerset County Wastewater Management Plan was adopted by NJDEP on November 4, 2019. It builds upon and updates the portion of the 2013 FWSA Map for Somerset County relative to these municipalities and includes a WWTF capacity analysis and solutions to capacity constraints developed by Kleinfelder - Montgomery Township’s environmental engineering consultant. It addresses consolidation efforts involving the transfer of flows from outdated WWTFs to recently upgraded and expanded WWTFs that are operated by the Township.
- **Septic Management Plan for Somerset County:** In Somerset County, municipal Health departments are responsible for septic management programs. Therefore, this document includes municipal-specific chapters developed in collaboration with municipal health officers and wastewater management planning committees. It was initially submitted for adoption to

NJDEP on January 7, 2020. It was revised based on NJDEP informal review comments received by the County Planning Division on June 19, 2020 and resubmitted on September 21, 2020. Approval of the Septic Management Plan as an amendment to the Lower Raritan-Middlesex County WQMP and support for the publication of a preliminary notice in the NJ Register to adopt the plan by NJDEP was granted by the Middlesex County Water Resources Association at its regularly scheduled January 11, 2021 meeting and by the Middlesex County Planning Board at its regularly scheduled January 12, 2021 meeting. The municipal-specific maps contained in the plan were refined and resubmitted to NJDEP on February 9, 2021 based on NJDEP review comments received on January 28, 2021, with the goal of finalizing the plan for NJDEP adoption by March 2021.

- **Somerset County “Wastewater Capacity Analyses and Strategies for Addressing Capacity Constraints Component”:** Somerset County entered into an agreement with NJDEP to participate in a pilot initiative to test and refine the NJDEP’s Model Builder tool for performing this analysis approximately 15 years ago. The County prepared several GIS data sets including municipal zoning, potentially developable vacant land and other “contributing source” datasets required by Model Builder. The completed Model Builder analysis formed the basis of Somerset County’s 2013 Phase II WMP submission, which included individual WMP chapters for each of the County’s Municipalities. The analysis and associated municipal chapters were not adopted due to concerns raised by several stakeholders regarding how existing flows were estimated. These concerns led to changes that were integrated into the WQMP Rules adopted in 2016. Due to the time-sensitive nature of the GIS datasets, they underwent a comprehensive update by the County Planning Division that was completed in 2019. The County hired Maser Consulting in 2019 to utilize these datasets to perform the wastewater capacity analyses, the results of which were verified by the County’s municipalities during the summer of 2020. These results were refined based on municipal feedback in the fall of 2020, and incorporated into the Somerset County “Wastewater Capacity Analyses and Strategies for Addressing Capacity Constraints Component”, which is now being prepared for stakeholder review prior to submission to NJDEP for adoption. Upon its adoption of this component will complete all remaining aspects of the Somerset County WMP.

C. Summary of Wastewater Service Area Updates

The Somerset County Planning Board, in collaboration with its municipalities and the NJDEP completed a partial update of the 2013 FWSA Map based on the 2016 WQMP Rules. Future Wastewater Service Areas Discharging to Surface Water and Ground Water are now referred to as “Assigned Sewer Service Areas” in the WQMP Rule amendment adopted in 2016. This and other terminology changes are reflected on the Existing and Future Wastewater Service Areas Maps (Map 3.a and 3.b respectively) and related maps, which are available at the following link: <https://www.co.somerset.nj.us/government/public-works/planning/wastewater-plan/countywide-wmp>.

The Future Wastewater Service Areas (FWSA) Map adopted by NJDEP in 2013 was further updated to reflect the site-specific amendments that were adopted by the NJDEP since that time pursuant to N.J.A.C.7:15-3. These are listed in Table II.E.1. The Amended WQMP Rules adopted by NJDEP in 2016 (see N.J.A.C.7:15-3.2 (b)) allow the transfer of wastewater flows from one Assigned Sewer Service Area to another without the adoption of a site-specific WQMP amendment or revision by the NJDEP. As such, the Updated FWSA Map also incorporates wastewater flow transfers that have taken place and that are proposed as described in Tables II.E.2 and II.E.3.

Some properties that are currently served by existing permitted GW and T1 WWTFs for which SSAs have been assigned are also located within the Assigned SSA of WWTFs that discharge to surface water. Redevelopment and/or expansion of the existing development at these sites is anticipated in the future, at which time the onsite GWD facilities will be closed/decommissioned and the wastewater generating facilities will be connected to the WWTF systems that discharge to surface water. These facilities are identified as “to be decommissioned” in Table II.F.4 and reflected on Map 3.b.

No new NJPDES Permit Category GW or T1 on-site WWTFs that discharge to groundwater have been proposed as part of this plan. Recently available information about two previously existing T1 facilities, Dunwalke Farms (NJG0242900) and Lobell North (NJG020587), which were not included on the 2013 Somerset County FWSA Map has been obtained. Therefore, these facilities and their Assigned SSAs have now been included on the updated FWSA Map (Map 3.b). The County is currently aware of one potential future facility of this type, which has been proposed for an inclusionary development site on Route 202 in Far Hills Borough, which is currently in the planning and design stages and is being addressed through the site-specific WQMP amendment process.

Other than these changes, the updated FWSA dataset and map do not include any expansions of the Assigned Sewer Service Areas adopted in 2013.

II. WASTEWATER SERVICE AREAS

A. Purpose

The purpose of this initiative is to provide a comprehensive WMP for the County of Somerset, pursuant to the Water Quality Management Planning Rules that were adopted on October 6, 2016 and published in the New Jersey Register on November 7, 2016. The Somerset County Wastewater Management Plan and all components thereof are intended to support local and county land use, infrastructure and preservation planning, policy, and investment decisions. Furthermore, the provision of appropriate wastewater management services both now and in the future is fundamental to ensuring sustainable communities, economic prosperity, public health and safety and environmental resource protection, which is why the completion and adoption of the Somerset County WMP is a high priority of the Somerset County Planning Board and Board of Commissioners.

The WMP maps and associated text that comprise this WMP component provide a geographic framework for wastewater planning and represent a valuable tool for coordinating infrastructure and land use planning, policy, and investment decisions. Most important among these maps, the FWSA Map (Map 3,b) provides the geographic framework upon which the County’s WMP “Wastewater Capacity Analysis and Strategies for Addressing Capacity Constraints Component” completed in March 2021 is based.

B. Water Quality Management Planning Framework

Areas within Somerset County are included in the following Water Quality Management Planning (WQMP) Areas: 1) Upper Raritan Areawide WQMP Area, 2) Northeast WQMP Area and 3) the Lower Raritan/Middlesex County WQMP Area. As noted in N.J.S.A. 7:15-2.3, “Areawide Water Quality Management Plans (WQMP) identify and address selected water quality and wastewater

management issues for a particular jurisdictional area, including strategies to address both point and nonpoint source pollution. The areawide WQMP is the basis by which the NJDEP and the designated planning agencies (DPAs) conduct selected water quality management planning activities for a particular area of the State. The aforementioned WQMP areas represent three (3) of the twelve (12) areawide WQMPs which together cover the entire State of New Jersey that were established pursuant to Sections 208 and 303 of the Clean Water Act. Areawide WQMPs include the WMPs, TMDLs, and other water quality improvement and wastewater related plans as determined appropriate by the DPA and the NJDEP". The "*Somerset County WMP Mapping and Wastewater Service Area Component*", together with the other components identified above comprise the Somerset County Wastewater Management Plan (WMP). The Somerset County WMP constitutes a portion of the Upper Raritan Water Quality Management Plan, Northeast Water Quality Management Plan and the Lower Raritan/Middlesex County Water Quality Management Plan, which have been effectuated through the areawide wastewater management planning process described in N.J.A.C. 7:15-4.

1. Designated Planning Agency

The NJDEP serves as the Designated Planning Agency (DPA) for the Upper Raritan and Northeast WQM Planning Areas of which Somerset County is a part. The Middlesex County Board of Commissioners is the DPA for the Lower Raritan/Middlesex County WQM Planning Area of which Somerset County is also a part.

2. Wastewater Management Planning Agency

The Somerset County Planning Division was appointed by the Somerset County Board of Chosen Freeholders (now referred to as Board of Commissioners) to act as the designated wastewater management planning agency (WMPA) for Somerset County in 2008 and is charged with WMP preparation and maintenance. As of the date of submittal, wastewater management planning responsibility for the entire County remains with the Somerset County Board of Commissioners and no alternative assignments have occurred pursuant to N.J.A.C. 7:15-2.8. All Somerset County municipalities are addressed in the Countywide WMP.

Any proposed revisions or amendments to the Somerset County WMP and any component thereof shall be submitted to the Somerset County Planning Board, Somerset County Administration Building, P.O. Box 3000, Somerville, NJ 08876, e-mail: PlanningBd@co.somerset.nj.us; the affected municipalities, affected sewer authorities and the NJDEP in accordance with N.J.A.C. 7:15-3.4 and 3.5 and the Somerset County Planning Board's procedures found at the following link: <https://www.co.somerset.nj.us/government/public-works/planning/wastewater-plan/wqmp-revision-and-amendment-procedures>. If the subject site is located in the Lower Raritan- Middlesex County WQM Plan Area, a copy of the application must also be submitted to the Middlesex County Office of Planning, Middlesex County Administration Building, 75 Bayard St., New Brunswick, NJ 08901, e-mail: Douglas.Greenfeld@co.middlesex.nj.us.

C. Wastewater Management Planning Process

The County has addressed all requirements of the WQMP Rules at N.J.A.C. 7:15-3.5(f) concerning coordination with and solicitation of comments or consent from various stakeholders and agencies to ensure consistency with other plans as described below.

1. Municipal Involvement

All Somerset County municipalities, sewerage utilities and authorities and other identified stakeholders adopted resolutions consenting to the FWSA Map adopted by NJDEP in 2013. This map forms the basis of the partially updated FWSA Map which is a key element of this WMP Component. The information it contains was reviewed by municipal WMP committees, local elected officials, sewerage utilities and authorities serving areas within the County and other stakeholders during 2020. Municipalities have also been given the opportunity to consent to this “*Somerset County WMP Mapping and Wastewater Service Area Component*”.

All maps, the County’s GIS datasets they illustrate, and the associated text and tables that comprise this WMP Component were developed in collaboration with municipal wastewater management planning (WMP) committees from 2016 through 2020. Municipal WMP committees are appointed annually by the mayors of each municipality to work with the Somerset County Planning Division and NJDEP in developing and implementing the countywide wastewater management planning process. These committees include but are not limited to representatives from municipal sewer utilities or authorities, municipal elected officials, engineers, and planners.

Updates on the status of the County’s wastewater management planning process have been provided at all regularly scheduled meetings of the County Planning Board and at the Planning Partners Forums held quarterly for local elected officials, municipal planners and municipal WMP committee representatives by the County Planning Board on an ongoing basis. Information about the WMP process and draft and final components of the plan are posted on the County Planning Board’s Wastewater Management Planning Webpage: <https://www.co.somerset.nj.us/government/public-works/planning/wastewater-plan>. The County Planning Division communicates on a regular basis via direct e-mail and other venues with members of municipal WMP committees regarding WMP development activities.

2. Stakeholder Involvement

Regional WWTF operators/managers from sewer authorities that serve areas within Somerset County also participated in the development of this WMP Component and were provided with the draft maps and text in mid- and late- 2020 for their review and comment. This information was also provided to adjoining counties, the NJ Water Supply Authority and NJDEP before finalization. The NJ Highlands Council also reviewed this WMP Component and determined that it remains consistent with the Highlands Regional Master Plan according to its e-mail correspondence dated 1-20-21 submitted to the County Planning Division. The Middlesex County Planning Board which represents the County Board of Commissioners and serves as the Designated Planning Agency (DPA) for the Middlesex County-Lower Raritan WQMP Area together with the Middlesex County Water Resource played a major role in the review and adoption of this WMP Component.

The NJ Office for Planning Advocacy have also participated in the process and been given the opportunity to review, comment upon and consent to this WMP component as well as all other Somerset County WMP components that have been submitted previously to NJDEP for adoption.

County staff works closely with the WMP Group in NJDEP on an ongoing basis. Somerset County Planning staff communicated regularly via e-mail and telephone with NJDEP WMP Work Group staff to address technical and procedural questions during the development of this WMP component. Quarterly WMP meetings with NJDEP Work Group staff, also took place throughout the course of developing this component of the Somerset County WMP.

Meetings with county staff involved in the WMP process from throughout the state, together with NJDEP WMP supervisory staff have been hosted by the NJ County Planning Association on a periodic basis. The purpose of these ongoing efforts is to improve coordination and collaboration regarding WMP development and implementation. The information and insights obtained through these meetings was used to advance the completion of this WMP component.

During the rule-making process leading up to the adoption of the 2016 WQMP Rules and for a few years thereafter, the NJDEP hosted information meetings for County staff engaged in the WMP process statewide, all of which were attended by members of the Somerset County Planning Division. Formal written comments were submitted by the County Planning Board concerning the proposed rules during the public comment period associated with the 2016 Rules. This involvement strengthened County Planning staff's knowledge of the WQMP Rules and requirements for completing the County WMP. The County Planning Board and its staff will continue to engage in future related rulemaking processes.

D. Planning Coordination

Enhancing coordination of all components of the Somerset County Wastewater Management Plan with regional and local master plans and zoning ordinances is a high County priority. Land use and infrastructure planning and investment considerations were key factors in the delineation of the Wastewater Service Area boundaries and remain a primary determinant during the review of proposed site-specific WQMP amendments at the County and municipal levels. The provision of appropriate wastewater management services is fundamental to sustainable communities, economic prosperity, public health and safety and environmental resource protection and is the reason Somerset County has taken a leadership role in the WMP process.

1. County Growth and Preservation Goals

The Somerset County Wastewater Management Plan implements the land use goals and objectives included in the Somerset County Master Plan. Specifically, the Somerset County Investment Framework Map (CIF) adopted by the Somerset County Planning Board in 2014 builds upon the Future Wastewater Service Areas Map for Somerset County adopted by NJDEP in early 2013. The CIF provides the geographic basis for all County planning projects and infrastructure investment initiatives. It replaces the County's 1987 Master Plan – Land Use Management Map. It is intended to support ongoing regional and local smart growth, preservation, economic revitalization, sustainability and resilience planning initiatives; achieve tactical alignment of land use, infrastructure and preservation plans, resources, programs, policies and investment decisions; and convey a clear investment message regarding local and regional land use priorities to both public and private sectors. All the County's municipalities and a broad group of diverse stakeholders provided input during the development of the CIF. The CIF builds upon and reinforces local land use planning priorities. The NJ State Planning Commission adopted a resolution supporting the CIF and recognizing it as a model for county land use planning statewide in October 2013. For more information about the CIF, please visit the following website: <https://www.co.somerset.nj.us/government/public-works/planning/master-plan>.

GIS datasets were used as the basis of the criteria-based approach for identifying areas most suitable for growth and preservation in the County. A series of asset maps were created which illustrate each of the criteria that were used in developing the CIF, which facilitated the process of identifying the land use categories shown on the map. “Priority Growth Investment Areas” are areas where infrastructure and community facilities necessary to support growth are concentrated; and “Priority Preservation Investment Areas” where the location of environmentally sensitive features such as floodplains and wetlands, as well as ecological and other natural resources are concentrated. The Future Wastewater Service Areas for Facilities Discharging to Surface Water shown on the Future Wastewater Service Areas Map adopted NJDEP in early 2013 served as a “core criteria” for identifying “Priority Growth Investment Areas” (PGIAs) and Alternative Growth Investment Areas (AGIAs), of which Local Priority Areas are a part, during the process of developing the CIF. In fact, PGIAs and AGIAs substantially align with the adopted Future Wastewater Service Areas. PGIAs are areas where primary economic growth and community development strategies that enhance quality of life and economic competitiveness are preferred; and where appropriate, growth-inducing investments are encouraged. PGIAs are areas where development and infrastructure assets (including sanitary sewer service) are already concentrated. They are prime locations for the vibrant mixed-use, live-work environments within walking distance of transit and green space that many employers, workers and households desire. AGIAs are existing substantially developed areas located within adopted sewer service areas where large-scale, growth-inducing investments are not desired. Most of the County’s AGIAs consist of residential neighborhoods and include community-oriented business and service establishments. These are quiet, safe, well-maintained residential areas and small, often historic town and village centers where investments that enhance livability and neighborhood character are preferred. Job retention and community sustainability are high priorities within AGIAs.

The CIF also identifies Priority Preservation Investment Areas (PPIAs), where agriculture and the preservation and restoration of environmentally sensitive natural resources are preferred. PPIAs are not included in assigned sewer service areas because these areas are targeted for conservation, farmland, and open space preservation. Environmental and agricultural assets are concentrated within the County’s PPIAs, as well as the County’s highly prized scenic, rural, and historic landscapes. These are the areas where voluntary use of environmental and agricultural land stewardship best management practices by both the public and private sectors are encouraged. In addition, the CIF identifies Limited Growth Investment Areas (LGIAs), that are comprised of existing rural and environmentally sensitive low-density residential development and historic community settlement areas that are served by septic systems. Both PPIAs and LGIAs align with the Non-Sewer Service Area where the expansion of growth-inducing infrastructure, including wastewater treatment plant service areas is not supported.

The FWSA Map for Somerset County together with the County Investment Framework Map are major considerations in the State Planning Commission’s ongoing Plan Endorsement Process and will shape any future updates to the State Plan Policy Map (SPPM) component of the State Development and Redevelopment Plan (SDRP). Somerset County is a long-term supporter of the update and implementation of the SDRP, having participated in all previous rounds of the State Plan Cross-Acceptance Process together with all its municipalities. The comprehensive update of the SPPM in the future via the Cross-Acceptance Process can strengthen and enhance the alignment of wastewater management, land use and infrastructure planning and investment decisions at all jurisdictional levels and help to implement the State’s climate resilience and environmental sustainability goals.

Integrating resiliency into all land use, infrastructure and functional plans at the County and local level is a high County Planning Board priority. The County led the update of the Multi-jurisdictional Hazard

Mitigation plan, which was approved by FEMA on June 2, 2020. Targeted outreach to water and wastewater utilities and authorities took place during the public outreach process which commenced in 2018. A local jurisdiction annex has been included in the updated plan for Somerset Raritan Valley Sewer Authority. The updated HMP includes recommendations for protecting critical infrastructure facilities from flood damage, and ensuring they have back-up power systems that will enable them to remain operational during long-term power outages. More information is available at the following link <https://www.co.somerset.nj.us/government/public-health-safety/hazard-mitigation/hazard-mitigation-plan>.

The Future Wastewater Service Areas Map for Somerset County was also a major factor shaping the Somerset County Preservation Plan, a major planning initiative that began in 2018. This plan will comprise an update of the 2000 Parks, Recreation & Open Space Plan Update, the 2008 Comprehensive Farmland Preservation Plan and include a new Historic Preservation Plan. The preservation plan will provide land use, funding sources and partnership strategies for preservation in Somerset County. Adoption is anticipated in early 2021. For more information, see <https://www.co.somerset.nj.us/government/public-works/planning/current-projects>.

2. Municipal Growth and Preservation Goals

The Countywide Wastewater Management Plan also supports implementation of the current land use goals and objectives of each of its municipalities. Areas that are designated for agriculture, low-density rural development patterns and open space preservation in municipal master plans align substantially with non-sewer service areas. Wastewater-generating land uses that are dependent on the availability of public sanitary sewer service include suburban and urban residential, commercial and mixed-use corridors, town and village centers and neighborhoods that substantially align with assigned sewer service areas as intended through municipal master plans and zoning ordinances.

Most of Somerset County's municipalities have been actively engaged in planning for affordable housing pursuant to the Fair Housing act of 1985. Fifteen (15) of the County's 21 municipalities are participating in the Mount Laurel IV Declaratory Judgement Process. As of October 2020, a total of 198 major projects have been proposed, are under construction or have been completed that address municipal affordable housing requirements, yielding a total of 34,321 dwelling units/beds. These figures do not include affordable housing provided through scattered site rehabilitation, accessory units, market-rate buy-downs, the extension of affordability controls and group homes for special needs residents. Of the 198 projects, 94 affordable housing projects totaling 12,195 units and 4 assisted living facilities with beds set-aside for low-income individuals are proposed and/or under constructed at this time. The vast majority of the affordable housing projects that are under construction and proposed at this time are located within existing assigned sewer service areas. It is important to note that several new mixed-use redevelopment areas that include affordable housing components have been identified as a strategy for addressing Mounty Laurel IV requirements in a manner consistent with the countywide Wastewater Management Plan. The Housing Element of the County Master adopted in 2017 promotes adaptive re-use and redevelopment of underutilized, vacant and/or obsolete buildings and sites that are in close proximity to utilities, transportation and community amenities as the most sustainable way to address municipal affordable housing obligations.

Below are links to municipal websites, municipal master plans and associated housing elements and fair share plans whose implementation is dependent on the availability of sanitary sewer capacity. Likewise, most of the County's municipalities have open space; parks & recreation; environmental;

floodplain management; and farmland preservation plan elements that define land uses that are compatible within non-sewer service areas.

TABLE II D. 1: MUNICIPAL MASTER PLANS		
Municipality	Master Plan	Website Address
Bedminster Township	Master Plan amended 2005 and Housing Element & Fair Share Plan adopted 2018	http://bedminsternj.hosted.civiclive.com/government/master_plan
Bernards Township	Master Plan, adopted 2010/ Amended Housing Plan Element and Fair Share Plan	https://www.bernards.org/departments/planning-zoning-department https://bernards.org/government/documents/department-documents/planning-zoning-department/planning-zoning-department-documents/1100-2010-master-plan-1/file
Bernardsville Borough	Master Plan and associated elements/ 9-2018 adopted Housing Plan Element and Fair Share Plan	https://www.bernardsvilleboro.org/pages/borough-master-plans
Bound Brook Borough	Master Plan, Land Use Element 2019	https://boundbrook-nj.org/wp-content/uploads/sites/37/2020/07/2019-Land-Use-Element.pdf
Branchburg Township	Land Use and Planning information	http://branchburg.nj.us/departments/land_use_and_planning/index.php
Bridgewater Township	Master Plan Amendments and Re-Examination Reports	https://www.bridgewaternj.gov/ammendments-plans-reports/
Far Hills Borough	Master Plan, 2003/ Draft and 2009 Re-examination Report	https://www.farhillsnj.org/master_plan.php
Franklin	2006 Master Plan,	https://www.franklintwpnj.org/government/departments/planning-

Township	2016 Reexamination Report, 2018 Housing Element and Fair Share Plan, etc.	zoning/township-master-plan
Green Brook Township	Master Plan	http://www.greenbrooktp.org/cms.aspx?page_id=100&page_name=Master%20Plan
Hillsborough Township	Master Plan and amendments	https://www.hillsborough-nj.org/planning-zoning/314-master-plan-information
Manville Borough	Redevelopment Planning	https://www.manvillenj.org/521/Development-Projects
Millstone Borough	Master Plan, amended 2017	https://millstoneboro.org/services-resources/zoning/
Montgomery Township	Master Plan, Re-examination Report 2017	https://twp.montgomery.nj.us/departments/planning/planning-reports-studies/
North Plainfield Borough	Master Plan, 2014	https://docs.northplainfield.org/Master%20Plan%20(Adopted%2004-09-2014).pdf
Peapack & Gladstone Borough	Master Plan, amended 2015, Housing Element 2020	http://www.peapackgladstone.org/content/202/342/default.aspx http://www.peapackgladstone.org/filestorage/144/146/PG_Land_use_amendment_2020_03_2014493.pdf
Raritan Borough	Master Plan Update, 2003	http://www.raritanboro.org/wp-content/uploads/2017/05/Master-Plan-Raritan.pdf
Rocky Hill Borough	2019 Master Plan Re-examination Report and Master Plan adopted 12-11-2001 with amendments through 9-20-18	http://www.rockyhill-nj.gov/boards-committees/planning-board
Somerville	Master Plan updated 2019,	http://www.somervillenj.org/content/4064/4072/4205/default.aspx#gsc.tab=0

Borough	Historic Preservation Element, 2008 and Natural Resource Inventory	
South Bound Brook Borough	2017 Master Plan Re-examination, Watershed Restoration and Protection Plan and Stormwater Management Plan	https://sbbnj.com/documents/
Warren Township	2016 Amended and Restated Master Plan, 2019 Housing Element and Fair Share Plan	https://www.warrennj.org/251/Master-Plan
Watchung Borough	April 2011 Master Plan Reexamination, 2006 Open Space and Recreation Plan	https://watchungnj.gov/master-plan/index.html

Notes: The web-links contained herein were accessed during November 2020. Paper and/or electronic copies of these and additional related documents are on file at the County Planning Division Offices and available during normal business hours – call (908) 231-7021 or e-mail PlanningBd@co.somerset.nj.us for an appointment to review these documents. Somerset County’s website provides links to each municipality’s website here: <https://www.co.somerset.nj.us/about/county-info/maps/municipalities>

E. Wastewater Management Plan Areas

1. Wastewater Service Areas

The boundaries of the Assigned Sewer Service Areas (SSAs) shown on Map 3.a - “Existing Wastewater Service Areas” (EWSA) coincide with the boundaries shown on the “Somerset County NJ Wastewater Management Plan – Future Wastewater Service Areas Map” adopted by NJDEP in 2013, which have been updated to reflect the site-specific revisions and amendments that were adopted by the NJDEP since that time as well as the wastewater flow transfers associated with the WWTF consolidations that have taken place in Montgomery Township since the Amended Water Quality Management Planning (WQMP) Rule was adopted in November 2016 and pursuant to the Montgomery Township-Rocky Hill Borough WMP Component adopted November 4, 2019. EWSAs are illustrated on Map 3.a for informational purposes only.

The Future Wastewater Service Area (FWSA) Boundaries that are illustrated on Map 3.b reflect the minor changes described below. The GIS FWSA dataset illustrated on Map No. 3.b is one of the key datasets used in preparing the County’s WMP “Wastewater Capacity Analysis and Strategies for Addressing Capacity Constraints Component”, completed in March 2021. The GIS FWSA dataset and map are used for making Consistency Determinations pursuant to N.J.A.C. 7:15-3.2 and in other WQMP implementation initiatives.

a) Assigned Sewer Service Areas

Areas of Somerset County currently served by, or to be served in the future by wastewater treatment facilities (WWTF) have been assigned to each WWTF that discharges to surface water (New Jersey Pollutant Discharge Elimination System (NJPDES) Categories A, ASC, and B). Similarly, assigned SSAs associated with WWTFs that discharge to groundwater with planning flows of 2,000 gallons per day (GPD) or greater (NJPDES Categories GW and T1) are provided. The boundaries of assigned SSAs comprise the Countywide GIS FWSA dataset and Map (Map 3.b) included herein.

Please note that the term “eligible for sewer service area” used in the WQMP Rules adopted November 7, 2016 (see N.J.A.C. 7:15-1.5), means “areas determined to meet the criteria for designation as sewer service in accordance with N.J.A.C. 7:15-4.4, and are either assigned or unassigned to a specific wastewater treatment facility in the areawide WQM plan(s).” In this case, the assigned sewer service areas shown on the FWSA Map (Map 3.b) represent areas deemed “eligible for sewer service area” within the County. There are no Unassigned Sewer Service Areas as defined in N.J.A.C. 7:15-1.5 within Somerset County. The delineation of Unassigned Sewer Service Areas within Somerset County is not supported at this time.

Environmentally sensitive areas (ESA) (represented by NJDEP’s GIS ESA25 Dataset) developed previously by NJDEP was used in the preparation of the FWSA map adopted in 2013. ESAs are defined as large contiguous environmentally sensitive areas 25 acres or larger consisting of habitat for threatened and endangered species Rank 3, 4 and 5 as identified on the NJDEP’s Landscape Project Maps of Habitat for Endangered, Threatened or other Priority Species, Natural Heritage Priority Sites, riparian zones of Category One waters and wetlands, alone or in combination. ESAs were excluded from the Assigned SSAs located within Somerset with the exception of minor infill areas and small ESA fragments associated with the use of linear boundaries that coincide with road and utility rights-of-way, jurisdictional boundaries, tax parcels, zoning districts and other recognizable geographic, political, or environmental features consistent with the 2008 WQMP Rules (N.J.A.C. 7:15-4.4(i)1.iii), and small fragments located within Planning Area 1 as defined in the State Plan Policy Map pursuant to N.J.A.C. 7:15-4.4(i)1.ii. Additions or expansions of the Assigned SSAs within Somerset County are not proposed as part of this plan.

The following additional factors were considered in the delineation of the Assigned Sewer Service Areas shown on the Somerset County Existing and Future Wastewater Service Areas Maps consistent with N.J.A.C. 7:15-4.4(h):

- the most current adopted municipal master plans and zoning ordinances (See the Map 4 municipal zoning map series);
- the Somerset County Master Plan – County Investment Framework Map drafted in 2012, supported via resolution by the NJ State Planning Commission in October 2013, and adopted by the County in October 2014;
- existing land uses;
- existing and planned infrastructure;

- preserved lands, including but not limited to preserved farms, parks, public open space, and deed-restricted conservation areas (see Map 5.b);
- The New Jersey State Development and Redevelopment Plan – State Plan Policy Map;
- Highlands Regional Master Plan (see Map 3.e); and
- FEMA National Flood Insurance Program’s Flood Hazard Area Maps (see Map 5.a).

b) Future Wastewater Service Area Updates

Areawide amendments to the FWSA boundaries delineated on Map 3.b identified through a comprehensive update process are not supported or encouraged and will not be undertaken by the County Planning Division until this component, previously submitted Septic Management Plan Component and the County’s WMP “Wastewater Capacity Analysis and Strategies for Addressing Capacity Constraints Component”, have been adopted by NJDEP. This is necessary in order to provide a complete, adopted WMP for Somerset County in an expeditious and cost-effective manner.

c) Adopted Amendments and Revisions

As noted in N.J.A.C. 7:15-1.3(a), “all areawide WQM plans, and revisions and amendments thereto, adopted prior to November 7, 2016, shall remain in full force and effect until such time as modified in accordance with this chapter.” The amendments and revisions to the Somerset County Wastewater Service Areas Map that have taken place since the Somerset County FWSA Map was adopted by NJDEP in 2013 in accordance with N.J.A.C. 7:15-3 are shown in Table II. E.1. The most current available GIS data for environmentally sensitive features at the time the amendments were proposed was used in the site-specific amendment review process.

County Planning Division staff collaborate with municipal WMP committees, NJDEP WMP Group staff and other affected stakeholders when reviewing and commenting on proposed site-specific WQMP revisions and amendments pursuant to N.J.A.C. 7:15-3.3, 3.4 & 3.5. The County Planning Division has established County-level procedures associated with this process that are available at the following link: <https://www.co.somerset.nj.us/government/public-works/planning/wastewater-plan/wqmp-revision-and-amendment-procedures>. The County’s procedures are aligned with the WQMP Rule provisions (N.J.A.C. 7:15-3.3 – 3.5). County Planning Division staff maintains an Excel spreadsheet for tracking the status of all known proposed site-specific amendments and revisions in Somerset County, which is updated based on information provided by the applicants, the NJDEP and other stakeholders.

TABLE II. E. 1: ADOPTED AMENDMENTS AND REVISIONS TO WASTEWATER SERVICE AREAS					
NAME	TYPE	MUNICIPALITY	ACRES	BLOCK & LOT	NJDEP ADOPTION
Mine Brook Rd.	Amendment	Bernards	41.19	Bk 4701; L 2, 2 & 24	2013
Ciufo	Revision	Warren	2.09	Bk 72; L4	2013

Fiddlers Elbow Country Club	Amendment	Bedminster	6.60	Bk 37.01; L 1	2014
Trump International Golf Club/Paddle Tennis Bldg.	Amendment	Bedminster	0.14	Bk 39; L 10	2015
Royce Brook Center	Amendment	Hillsborough	99.94	Bk 183.01; L 1 and Bk 183; L 38.01	2015
Agricola Barn	Amendment	Montgomery	0.16	Bk 32001; L 5	2015
Pike Run Plaza	Amendment	Montgomery	8.09	Former Hwy. Rt. 206 Bypass ROW	2015
Old Church Road	Amendment	Warren	24.02	Bk 96; L 20	2015
833 Mountain Blvd.	Revision	Warren & Watchung	1.15	Bk 92; L1	2015
Natirar Addition	Amendment	Peapack-Gladstone	6.16	Bk 28; L 24.02	2017
Satchell	Amendment	Franklin	0.40	Bk 11.01; L 1.01	2019
Residences at Mountainview	Amendment	Bernards	2.87	Bk 11301; L1	2020
ISBR	Amendment	Bernards	3.3	Bk 9301; L2	2020

d) Previous Wastewater Flow Transfers

A few changes to Assigned Sewer Service Areas that have taken place as a result of the transfer of wastewater flows to a different WWTF than that which was identified on the Somerset County FWSA Map adopted by NJDEP in 2013 pursuant to N.J.A.C. 3.2(b) are shown in Table II. E. 2 below and are reflected on Maps 3.a and 3b.

Nos. 1 and 2 resulted when DGW and SWD WWTFs were decommissioned and their Assigned Sewer Service Areas were merged with those of existing WWTFs that are intended to remain in operation as described in the Montgomery Township -Rocky Hill Borough Component during the spring of 2019. The Riverside Farm and Oxbridge WWTFs have been converted to pump stations and their service area flows have been re-directed to the Pike Brook and Skillman Village WWTFs. Because these transfers took place subsequent to the submission of the Montgomery Township – Rocky Hill Borough Component to NJDEP in December 2018, they are incorporated into the EWSA and FWSA datasets shown on Maps 3.a and 3.b herein and are summarized in the below table.

No. 3 involves the Johnson and Johnson campus, which is currently served by a private on-site WWTF that is owned and operated by this company. This facility discharges to both surface and groundwater. This onsite WWTF will be decommissioned in the future, at which time the campus will be hooked-up to the Skillman Village WWTF. These transfers are being implemented as part of Montgomery Township’s WWTF consolidation strategy and have been taken into account in the WWTF capacity analyses included in the Montgomery Township – Rocky Hill Borough WMP Component.

Table II. E. 2: PREVIOUS SEWER SERVICE AREA TRANSFERS INVOLVING WWTFs DISCHARGING TO SURFACE WATER				
No.	WWTF Assigned SSA	2013 SSA (Acres)	Area Transferred (Acres)	Updated SSA (Acres)
1	Pike Brook	1,232	+ 480 acres from Riverside Farm	1,712
2	Pike Brook	1,232	+ 172 acres from Oxbridge east of Hwy Route 206	1,884 inclusive of the above
3.	Skillman Village	873.11	+ 220.2 acres from Johnson and Johnson Consumer Products	1,093.31

Source: Montgomery Township-Rocky Hill Borough Component: Somerset County Wastewater Management Plan, 11-4-19

Note: Johnson and Johnson Consumer Products involves both SWD and DGW NJPDES permits

e) Proposed Wastewater Flow Transfers

Proposed changes to Assigned Sewer Service Areas that will result from the transfer of wastewater flows to a different WWTF than that which was identified on the Somerset County Future WSA Map adopted by NJDEP in 2013 pursuant to N.J.A.C. 3.2(b) are shown in Table II. E. 3 and are reflected on Map 3.b: “Future Wastewater Service Areas”. Documentation supporting these transfers is on file with the Somerset County Planning Board and is summarized below and in Table II. E. 3.

No. 1 involves the transfer of future flows associated with 13 existing single-family homes served by ISSDS in the vicinity of Mount Horeb Road and Geiger Lane located within the Warren Township Sewerage Authority’s Stage IV WWTF Assigned SSA to the SRVSA WWTF.

No. 2 involves the transfer of future flows associated with three (3) existing single-family homes served by ISSDS on Old Stirling Road located within the Warren Township Sewerage Authority’s Stage I & II WWTF Assigned SSA to the SRVSA WWTF.

No. 3 involves the transfer of flows associated with a proposed residential inclusionary development project site on Bonnie Burn Road in Watchung Borough, which was split between the assigned SSAs of the MCUA WWTF and the Berkeley Heights WWTF. Currently the site is predominantly undeveloped. The proposed development calls for a total of 230 attached dwelling units. Future flows associated with the development of Block 7403, lots 5 and 10 located within the MCUA Assigned SSA will then be redirected to the Berkeley Heights WWTF.

No. 4 involves the transfer of flows from the Cherry Valley Country Club Sewage Treatment Plant (NJ0069523) to the Skillman Village Wastewater Treatment Plant. A consolidation study was undertaken by the Township of Montgomery in 2020. This proposal involves pumping wastewater from Cherry Valley WWTF's Assigned SSA to the Skillman Village WWTF. The old Cherry Valley WWTF will be abandoned in the future, and the new membrane bioreactor at Skillman Village WWTF will treat flows from both service areas. No expansion is necessary in the foreseeable future due to significant available capacity at the Skillman Village WWTF.

Table II. E. 3: PROPOSED SEWER SERVICE AREA TRANSFERS INVOLVING WWTFs DISCHARGING TO SURFACE WATER				
No.	WWTF Assigned SSA	SSA (Acres)	Area Transferred (Acres)	Updated SSA (Acres)
1	SRVSA (NJ0024864)	43,577.47	+ 30.78 acres from Warren Stage IV in the Geiger Lane/Mt. Horeb Rd. vicinity	43,608.25
2	SRVSA (NJ0024864)	43,577.47	+ 4.56 acres from Warren Stage I & II in the Old Stirling Rd. vicinity	43,612.81 (inclusive of the above)
3	Berkeley Heights (NJ002796)	870.39	+ 28.59 acres from MCUA on Bonnie Burn Rd. in Watchung	898.98
4	Skillman Village (NJ0022390)	1,327.02	+ 735.12 acres comprised of the Cherry Valley Assigned SSA	2,062.14

Notes: The number of acres was derived from NJDEP's GIS Wastewater Service Area Dataset available on-line accessed November 2019 and Somerset County's GIS Tax Parcel Dataset.

f) Future Discharge to Groundwater Facility Closures

The following table identifies Permit Category T1 and GW WWTF facilities that are anticipated to close sometime in the future. These are viewed as a form of SSA transfer, and therefore are exempt from the site-specific amendment and revision process specified in the WQMP Rules. They are reflected on the Future WSA Map (Map No. 3.b) herein and in the WWTF capacity analyses included in this WMP Component and the Montgomery Township - Rocky Hill Borough WMP Component.

Table II. E. 4: FUTURE DISCHARGE TO GROUNDWATER FACILITY CLOSURES		
No.	WWTF Assigned SSA	Area to be transferred (Acres)

1	SRVSA (NJ0024864)	26.7 Acres from: Royce Brook (NJ0103322)
2.	Skillman Village (NJ0022390)	220.2 acres from Johnson & Johnson (NJ0026140)
3.	Skillman Village (NJ0022390)	44.0 acres from JER Herring Orchard Corp (NJ0069060).
4.	Skillman Village (NJ0022390)	14.3 acres from Pavilions at Princeton (NJG0129038)

Note: Johnson & Johnson includes both SWD and DGW NJPDES Permits as noted in Table II.E. 2. above.

g) Proposed Site-specific WQMP Amendments

A few WQMP Amendments have been submitted to NJDEP during the Countywide WMP development process, which are in various stages of the review and adoption process in accordance with in N.J.A.C. 7:15-3.4 and 3.5 as described below. These were not adopted by NJDEP at the time the Countywide WMP was submitted to NJDEP for adoption, therefore they are not reflected on the Future WSA Map (Map 3.b) herein.

Glen Gery (Block 182, Lots 9, 10 & 11, and Block 183; Lots 38 & 46, Sunnymeade Rd. and Hamilton Street, Hillsborough): This site-specific WQMP amendment proposal was submitted to the NJDEP in July 2019. The development proposal for this site calls for 380 single-family homes in 3 separate neighborhoods on a tract of land approximately 208 acres in size. The tract is traversed by the Royce Brook, a utility R.O.W. and the West Trenton Line Railroad Track. Approximately 1/3 of the tract is currently within the SRVSA WWTF Assigned SSA upon which a total of 228 residential units have been proposed. This project is part of the Township’s Settlement Agreement with the Fair Share Housing Center dated March 27, 2020.

Melillo Equities (Block 5; Lot 4 – Route 202, approximately .75 miles north and east of the Far Hills railroad station, Far Hills): An incomplete site-specific amendment application was submitted to NJDEP in May 2020, which was followed by a completed amendment application in October 2020. The entirety of this site is currently located in a non-sewered area. The total site is comprised of 42.29 acres, of which 21 acres has been proposed for inclusion in an assigned sewer service area associated with a proposed on-site discharge to groundwater WWTF. A 134-unit inclusionary development project is planned for this site. Of this total, 105 units will be market-rate for-purchase units and 29 units will be affordable to very-low, low- and moderate-income households in accordance with the requirements of the October 15, 2019 Settlement Agreement with the Fair Share Housing Center. According to the Borough, this site was selected due to its capability to support increased traffic volumes. A portion of this site contains regulated environmentally sensitive features. The executed development agreement between the Applicant and the Borough indicates that either an expansion of the Assigned SSA associated with the NJ American/EDC WWTF or an on-site WWTF system can be pursued to accommodate wastewater flows generated from the development of this site.

h) Potential Site-specific WQMP Amendments

The Somerset County Planning Division, in its capacity as Somerset County WMP Agent, is precluding changes to the Somerset County WSA Map as part of the areawide WMP process

other than the transfers from one assigned SSA to another as described in c) and d) above. Any changes involving the addition of non-sewered area to assigned SSAs must take place through the site-specific amendment process specified in N.J.A.C. 7:15-3.5.

As a result of the various other roles and responsibilities of the Somerset County Planning Board, staff is aware of potential site-specific amendments that could eventually result in the expansion of Assigned Sewer Service Areas associated with existing WWTFs in the future. A summary of currently known potential changes is provided below for general information and ongoing planning purposes in recognition of the continuous nature of the wastewater planning process. Modifications to the below-described potential changes as well as new proposed changes to Assigned Sewer Service Areas may arise in the future that are not reflected herein.

Bernardsville Quarry Site (Block 145; Lots 1 & 2, Block 100, Lots 2, 2.02, 2.24, 2.27, 2.28, 2.29, 2.30, 2.32, 2.33, 2.34, 2.35, 2.36, 2.37, 2.38, 2.39, 2.40, 2.41, 2.42, 2.43, 2.44, 2.45, 2.46, 2.47, 2.48, Old Quarry Rd., Bernardsville): Redevelopment of this tract with an inclusionary residential development project comprised of 340 units, of which 51 will be affordable to low- and moderate-income households is identified in the Borough's Housing Element and Fair Share Plan amended 8-23-2018. A Durational Adjustment applies to this site according to the Plan, which means "the municipality has flexibility regarding how the requirements with regard to the durational sites are satisfied and that the municipality may alter its approach providing certain conditions are met. Ordinance # 18-1772 adopted 6-21-2018 establishes an "AHO-4" overlay for this site in addition to its Industrial District designation. The Plan and Ordinance were adopted pursuant to the Settlement Agreement with the Fair Share Housing Center executed 11-22-17. The Compliance Hearing concerning Court approval was held on 7-2-18. The entirety of this redevelopment area is located within a non-sewer service area. Either an expansion of the Assigned SSA associated with the Bernardsville Municipal WWTF or an on-site WWTF system would be needed to accommodate wastewater flows generated from any future redevelopment of this site.

Fox Hollow III (Route 202, Readington Township, Hunterdon County): A 240-unit inclusionary residential development project has been proposed for a portion of the Fox Hollow Golf Club site in Readington Township, Hunterdon County. This site traverses the border of Branchburg Township and extends into Somerset County. It adjoins the Phase I and Phase II Fox Hollow multifamily development projects that are under construction in Branchburg Township by the same developer. The developer proposes to acquire sanitary sewer service for this project via Branchburg Township and SRVSA. The site is not currently within an assigned sewer service area.

i) Septic Systems within Assigned Sewer Service Areas

The construction of new septic systems, and the alteration of existing septic systems, within the assigned sewer service areas shown on the Future Wastewater Service Areas Map (Map 3.b) is generally prohibited pursuant to N.J.A.C. 7:9A-1.6 (e), which states: "The administrative authority shall not approve the construction or alteration of individual subsurface sewage disposal systems or other means of private sewage disposal where a sanitary sewer line is available within 100 feet of the property to be served".

For the purpose of this subsection, an existing sanitary sewer line shall be available when the following conditions are met:

- Connection of the facility to the sanitary sewer line may be accomplished without installing a pump station, blasting bedrock, acquiring an easement or right-of-way to cross an adjoining property, or crossing a watercourse, railway, major highway or other significant obstacle; and

- The property served is located within the designated sewer service area of the sewage treatment plant to which the sanitary sewer line is connected.

Furthermore, individual subsurface sewage disposal systems (ISSDS) for residences can only be constructed in 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.

Future flows associated with existing individual septic systems located within assigned sewer service areas are taken into account as part of the Wastewater Treatment Plant Capacity Analysis component of the Somerset County WMP.

2. Non-Sewer Service Areas

Areas of the County not otherwise designated as assigned sewer service areas are designated as Non-sewer Service Areas as shown on the Future Wastewater Service Areas Map (Map 3.b). Non-sewer Service Areas are associated with areas served by ISSDS with planning flows less than 2,000 GPD (also referred to as septic systems). Non-sewer Service Areas also contain environmentally sensitive areas as defined in N.J.A.C. 7:15-4.4(e), preserved open space and farmland, forests, and rural landscapes targeted for conservation and preservation in municipal master plans and zoning ordinances and the Somerset County Master Plan: County Investment Framework Map. Non-sewer Service Areas also include Planning Areas 4, 4B and 5 on the New Jersey State Development and Redevelopment Plan: State Plan Policy Map.

Health Officers that serve Somerset County's Municipalities oversee ISSDS within these communities. ISSDS are approvable only if located within designated Non-sewer Service Areas as shown on the Future Wastewater Service Area Map (Map 3.b). NJDEP Treatment Works Approvals (TWAs), NJPDES permits and the delineation of Assigned Sewer Service Areas are required for all proposed ISSDS that exceed 2,000 GPD.

A Septic Management Plan for Somerset County has been developed. This document includes municipal-specific chapters developed in collaboration with municipal health officers and wastewater management planning committees. It was initially submitted for adoption to NJDEP on January 7, 2020 in accordance with the requirements of N.J.A.C. 7:15 and N.J.A.C. 7:9A. It was revised based on NJDEP informal review comments received by the County Planning Division on June 19, 2020 and resubmitted on September 21, 2020. It is currently under review by NJDEP staff.

F. Existing and Future Wastewater Treatment Facilities

This section describes the existing and proposed wastewater treatment facilities (WWTFs) serving development within Somerset County.

1. Wastewater Facility Management and Operation

An overview of the sewerage agencies that own, operate, and maintain sewer infrastructure in Somerset County is provided in Table II F.1 below. Map 3.d entitled, "Existing Sewerage Authority & Utility Service Boundaries by Jurisdiction Type" illustrates the jurisdictional areas of

the sewerage agencies that operate within Somerset County. This map is based on a current GIS dataset developed by the Somerset County Planning Division which includes detailed attribute information for all sewerage agencies that serve Somerset County. It contains a greater level of detail than can be illustrated on this map. Wastewater agencies include public, semi-public, and private sewer utilities and authorities. The three applicable laws under which sewerage agencies can be established and operated are: 1) Sewerage Authorities Law-N.J.A.C. 40:14A, 2) Municipality-owned Utilities: N.J.S.A. 40A-4, and 3) Municipal and County Utilities Authorities: N.J.S.A. 40:14B. Depending on their type, sewerage agencies may have franchise, district and/or contract customer areas which are established primarily by ordinance or resolution. New Jersey American Water/Environmental Disposal Corporation (NJAW/EDC) is a publicly traded U.S. Water and Wastewater Utility Company which is regulated by the NJ Board of Public Utilities (BPU). Franchise areas are established for sewerage agencies such as this, which are granted by the BPU. District areas represent the territorial limits of municipal authorities according to N.J.S.A. 40:14B-11. The term “Districts” has been applied to the jurisdictional area of municipal utilities, utility authorities and participating members of semi-public sewerage authorities. In some cases, customers that are not participating members receive service from a utility or authority although they are located outside of the applicable District or Franchise Area. Under these circumstances, the sewerage agency areas are denoted as Contract Customer areas. Wastewater Agencies are responsible for the conveyance system and/or wastewater treatment facility(s). Most of the County’s municipalities own and operate portions of the sanitary sewerage conveyance system (also referred to as collection system). The primary exception is Millstone Borough, all of which is currently served by individual subsurface sewage disposal systems (ISSDS). Millstone Borough has entered into an agreement with the Hillsborough Municipal Utility Authority to access its conveyance system for the purpose of providing sanitary sewer service from SRVSA to its residents and businesses in the future.

In addition to the many municipal utilities and authorities that own, operate, and maintain sewer and WWTFs that serve their communities, there are also several regional wastewater agencies that serve multiple municipalities or portions thereof. These include Berkeley Heights Sewerage Authority, Middlesex County Utility Authority and Stoney Brook Reginal Sewer Authority, which operate WWTFs that are located outside of Somerset County; and NJ American Water (formerly EDC) and Somerset Raritan Valley Sewage Authority whose WWTFs are located within Somerset County. In addition to operating regional WWTFs, some of these wastewater agencies are also responsible for certain portions of the conveyance system. The municipalities, utilities and authorities engaged in managing and operating WWTFs and conveyance systems that serve the public and are located within Somerset County are summarized in the following table.

Table II. F.1: WASTEWATER AGENCIES OPERATING IN SOMERSET COUNTY			
Agency Name	Agency Type	Area Type(s)	Responsibilities
Bedminster Township Sewer Utility	Municipal Utility (40A)	District	Conveyance
Berkeley Heights Sewer Utility	Municipal Utility (40A)	Contract Customer	Conveyance, WWTF

Bernards Township Sewerage Authority	Sewerage Authority (40:14A)	District, Contract Customer	Conveyance, WWTF
Bernardsville Borough Sewer Department	Municipal Utility (40A)	District	Conveyance, WWTF
Bound Brook Borough Sanitary Sewer System	Municipal Utility (40A)	Contract Customer	Conveyance
Branchburg Township Sewer Utility	Municipal Utility (40A)	District	Conveyance
Bridgewater Township Sewer Utility Division	Sewerage Authority (40:14A)	District	Conveyance
Borough of Far Hills Sewer Utility System	Municipal Utility (40A)	District	Conveyance
Franklin Township Sewerage Authority	Sewerage Authority (40:14A)	District	Conveyance
Green Brook Township Sewer Utility	Municipal Utility (40A)	District	Conveyance
Hillsborough Municipal Utilities Authority	Municipal Utility Authority (40:14B)	District, Contract Customer	Conveyance
Manville Borough Sewer Utility	Municipal Utility (40A)	District, Contract Customer	Conveyance
Middlesex County Utilities Authority	County Utility Authority (40:14B)	District	Conveyance, WWTF
Montgomery Township Sewer Utility	Municipal Utility (40A)	District, Contract Customer	Conveyance, WWTF
*NJ American Water Co. (NJAWC/EDC)	Utility Company	Franchise Area Contract Customer	Conveyance, WWTF
North Plainfield Borough Sewer Utility	Municipal Utility (40A)	District	Conveyance
Plainfield Area Regional Sewer Authority (PARSA)	Sewerage Authority (40:14A)	District	Conveyance
Peapack & Gladstone Borough Sewer Utility	Municipal Utility (40A)	District	Conveyance
Raritan Borough Sewer Utility	Municipal Utility (40A)	District	Conveyance
Rocky Hill Borough Water & Sewer Dept.	Municipal Utility (40A)	District	Conveyance
Somerset Raritan Valley Sewer Authority	Sewerage Authority (40:14A)	District, Contract Customer	Conveyance, WWTF
Somerville Borough Sewer Utility	Municipal Utility (40A)	District	Conveyance
South Bound Brook Borough Sewer Utility	Municipal Utility (40A)	District	Conveyance
South Brunswick Township Utilities	Municipal Utility (40A)	Contract	Conveyance
Stony Brook Regional Sewer Authority	Sewerage Authority (40:14A)	District	Conveyance, WWTF
Warren Township Sewerage Authority (WTSA)	Sewerage Authority (40:14A)	District	Conveyance, WWTF
Watchung Borough Sewer Utility	Municipal Utility (40A)	District	Conveyance

Notes: *The former EDC WWTF was acquired by NJ American Water Co. in 2016 and is the only facility in Somerset County regulated by the NJBPU. The treatment plant is in Bedminster and serves individual and commercial users

within its Franchise Area comprised of “The Hills” Development located in the Townships of Bernards and Bedminster. NJ American Water Co. owns and operates the conveyance system within its Franchise Area. It also serves users under three (3) Bulk User Contracts for the downtown portions of the Boroughs of Far Hills and Peapack-Gladstone as well as Bedminster Village and Pluckemin Village in Bedminster Township. Conveyance systems in the Bulk User Areas are owned and operated by the affected municipalities.

The following nine (9) entities are included on the list of [Local Authorities and Commissions](#) maintained by the State of New Jersey Comptroller: Berkeley Township Sewerage Authority, Bernards Township Sewerage Authority, Franklin Township Sewerage Authority, Hillsborough Township Municipal Utilities Authority, Middlesex County Utilities Authority, Plainfield Area Regional Sewerage Authority, Somerset-Raritan Valley Regional Sewerage Authority, Stoney Brook Regional Sewerage Authority and Warren Township Sewerage Authority.

Due to the contractual agreements that have been executed between various municipalities, sewerage authorities and utilities; and regulations concerning the establishment of sewerage authorities (please see <http://law.justia.com/codes/new-jersey/2013/title-40a/section-40a-26a-21/>), the County of Somerset and its municipalities generally do not support any wastewater service area modifications that involve transfers of lands from one assigned sewer service area to another without having the opportunity to review the changes, ensure their consistency with county and municipal master plans and zoning ordinances, verify the availability of adequate capacity both in the conveyance system and at the WWTF, and ensure that any adverse impacts are avoided and/or mitigated by the entities seeking the change. Furthermore, it is hereby requested that NJDEP actions concerning any such transfers not be taken without expressed written consent from Somerset County, the affected municipalities, sewerage authorities and utilities.

2. Federal 201 Grant Limitations

Federal 201 Grant Limitations apply to wastewater systems in the following municipalities:

- Bernards Township
- Branchburg Township (Branchburg Park Section)
- Bridgewater Township (Mac’s Brook Area)
- Hillsborough Township (Flagtown Area)
- Warren Township (Portion of Township within the Upper Middlebrook Drainage Basin)

These limitations are associated with grant-funded improvements to wastewater system components in these municipalities, which were sized to exclude capacity for environmentally sensitive areas. The grant conditions preclude new sewer hookups in undeveloped wetland and 100-year floodplain areas as defined by the U.S. Dept. of Housing and Urban Development (HUD), or within wetlands as defined by the U.S. Fish and Wildlife Service for a period of 50 years from the date of the grant. Copies of the Grant Limitation Documents are included in the Appendix.

3. Wastewater Treatment Facilities Overview

Map 3.a provides the facility location and/or Assigned SSA for all existing WWTFs serving Somerset County. Some of the WWTFs serving areas of Somerset County are not located within Somerset County. Map 3.b provides the location and Assigned SSA for all WWTFs that will remain in operation in Somerset County in the future. Further clarification is provided in the “Future Operation” field in the following countywide summary tables.

4. Discharge to Surface Water Facilities

There are presently 17 NJPDES-permitted WWTFs that discharge to surface water (DSW) located within Somerset County, of which all but one is expected to remain in operation. Of this total, two (2) are Permit Category B industrial WWTFs and fifteen (15) are Permit Category A domestic WWTFs. Table II.F.2 provides a countywide summary of all WWTFs that discharge to surface water currently located in the county and their future operation status. Detailed WWTF-specific information is provided in the facility tables that follow, excluding those located in Montgomery Township, which are included in the Montgomery Township – Rocky Hill WMP Component.

Table II. F. 2: Wastewater Treatment Facilities Discharging to Surface Water Countywide					
Facility	Municipality Location	NJPDES Permit #	Permitted Flow	Discharge Category Code	Future Operation
Fiddler’s Elbow Country Club	Bedminster	NJ0021865	0.03 MGD	A	Remain
NJ American Water (Formerly Environmental Disposal Corp.)	Bedminster	NJ0033995	2.1 MGD	A	Remain
Harrison Brook	Bernards	NJ0022845	2.5 MGD	A	Remain
Veterans Affairs NJ Health Care System - Lyons	Bernards	NJ0021083	0.4 MGD	A	Remain
Bernardsville STP	Bernardsville	NJ0026387	0.8 MGD	A	Remain
Somerset Raritan Valley Sewerage Authority (SRVSA)	Bridgewater	NJ0024864	24.31 MGD	A	Remain
*SRVSA Storm Control Treatment Facility	Bridgewater	NJ0247561	9 MGD	A	Under Construction
Industrial Tube	Hillsborough	NJ0023019	0.025 MGD	B	Remain

Corp.					
Carrier Foundation	Montgomery	NJ0023663	0.05 MGD	A	Remain
Cherry Valley	Montgomery	NJ0069523	0.286	A	To be discontinued
Johnson & Johnson	Montgomery	NJ0026140	0.0626	B	May be discontinued in the future
Pike Brook	Montgomery	NJ0060038	0.670	A	Remain
Skillman Village	Montgomery	NJ0022390	0.5 and 0.68 (Expansion required for flows > 0.5; permit allows for future expansion up to 0.68)	A	Remain
Stage II	Montgomery	NJ0026905	Staged flows of 0.68, 0.78, and 1.2 (Expansion required for flows > 0.680; permit allows for future expansion up to 1.2)	A	Remain
Warren Stage I-II	Warren	NJ0022489	0.47	A	Remain
Warren Stage IV	Warren	NJ0022497	0.8	A	Remain
Warren Stage V	Warren	NJ0050369	0.38	A	Remain

Notes: This table includes all WWTF facilities that discharge to surface water that are in Somerset County according to the NJPDES Active Domestic Wastewater Treatment Plant Permits List current as of 10-25-19. It also includes the currently operating WWTFs that are in Montgomery for which detailed information is provided in the Montgomery Township - Rocky Hill Borough WMP Component adopted by NJDEP on November 4, 2019.

Source: <https://www13.state.nj.us/DataMiner>

The following table identifies the Domestic WWTFs that discharge to surface water that were abandoned/discontinued in recent years.

Table II. F. 3: Discontinued Surface Water Discharge Facilities				
WWTF	Municipality Location	NJPDES Permit #	Permitted Flow (MGD)	Discharge Category Code
Oxbridge**	Montgomery	NJ0067733	0.088	A
Riverside Farm**	Montgomery	NJ0050130	0.145	A
Colorado Café*	Watchung	NJ0026727	0.0175	A

AGFA Corp***	Hillsborough	NJ0003158	0.03	B
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Notes: *Former restaurant site acquired by Fanwood Crushed Sone Quarry and discontinued in 2018. **Former WWTFs discontinued in 2019 and converted to pump stations as specified in the Montgomery Township-Rocky Hill Borough WMP Component adopted November 4, 2019. *** The Category B permit for this site expired in 2015. Only a basic Industrial Stormwater Permit remains in place for this site according to the NJDEP NJPDES Active Permits List accessed 12-2019.

5. Discharge to Ground Water Facilities

The WWTF location and associated Assigned SSAs for the following list of discharge to ground water (DGW) facilities are shown on the Existing WSA Map (Map 3.a). Of these, only the WWTFs and associated Assigned SSAs whose Future Status is shown as “Remain” are included on the Future WSA Map (Map 3.b).

Table II.F.4: Groundwater Discharge Facilities Countywide					
Facility Name	Municipality Location	NJPDES Permit #	Permitted or Planned Flow (MGD)	Discharge Category Code	Future Status
Purnell School	Bedminster	NJG0136328	0.00489	T1	Remain
Hamilton Farm Golf Club and Equestrian Center	Bedminster	NJ0087343	0.006696	GW	Remain
Lamington Farm Club/Trump National Golf Club	Bedminster	NJ0142883	0.029631	GW	Remain
Lobell North LLC	Bedminster	NJG0205877	NA	T1	Remain
Albrook School	Bernards	NJG0132969	0.005225	T1	Remain
US Golf Association	Bernards	NJ0087378	0.0055	GW	Remain
Meadow Brook Farm	Bernardsville	NJG0234036		T1	Remain
Somerset Hills Country Club	Bernardsville	NJG0141488	0.026	T1	Remain
Neshanic Valley Golf Course	Branchburg	NJ0141208	0.00591	GW	Remain

Dunwalke Farms	Far Hills	NJG0242900	NA	T1	Remain
Far Hills Country Day School	Far Hills	NJ0127876	NA	GW	Remain
Walgreens Eastern Co. Inc.	Franklin	NJG0184659	NA	T1	Remain
Trap Rock Industries	Franklin	NJ0081205	0.00625	GW	Remain
Camp Agnes Dewitt Girl Scout Camp	Hillsborough	NJG0259772	NA	T1	Remain
Amwell Valley Country Club	Hillsborough	NJG0141607	0.0044	T1	Remain
Duke Farms	Hillsborough	NJ0145831	0.012	GW	Remain
Hillsborough Chase	Hillsborough	NJ0146102	0.0381	GW	Remain
Royce Brook Golf Club LLC	Hillsborough	NJ0105562	0.00591	GW	To be discontinued
Agricola Barn	Montgomery	NJ0244562	0.00349	GW	Remain
HMH Carrier Clinic*	Montgomery	NJ0023663	0.034	GW	Remain
Johnson & Johnson Consumer Product co. Inc.*	Montgomery	NJ0026140	0.625	GW	May be discontinued
JER/Herring Orchard LLC	Montgomery	NJ0069060	0.0114	GW	To be discontinued
Princeton Montessori School	Montgomery	NJ0100501	0.002	GW	Remain
Waldorf School of Princeton	Montgomery	NJ0134210	0.002	GW	Remain
St. Charles Borromeo	Montgomery	NJ0142611	0.002	GW	Remain
Montgomery Knoll	Montgomery	NJG0087327	0.0058	T1	Remain
Pavilions at Princeton	Montgomery	NJG0129038	0.008425	T1	To be discontinued
Crossings at	Montgomery	NJG0132811	0.00385	T1	Remain

Bedens Brook					
Mattawang Golf Club	Montgomery	NJG0134911	0.003575	T1	Remain
Gibraltar Rock	Montgomery	NJG0136743	0.00333	T1	Remain
AJA Montgomery	Montgomery	NJG0160598	0.00840	T1	Remain
Essex Hunt Club	Peapack & Gladstone	NJG0176532	NA	T1	Remain
Willow School	Peapack & Gladstone/ Bedminster	NJ0141801	0.00467	GW	Remain
Warren Stage IV*	Warren	NJ0101818	NA	GW	Remain
Warren Stage V*	Warren	NJ0102474	NA	GW	Remain

Notes: This table includes all WWTF facilities that discharge to groundwater that are in Somerset County according to the NJPDES Active Domestic Wastewater Treatment Plant Permits List. It also includes the currently operating WWTFs that are in Montgomery for which detailed information is provided in the Montgomery Township - Rocky Hill Borough WMP Component adopted by NJDEP on November 4, 2019. *These facilities also have DSW NJPDES Permits.

The following table identifies the WWTFs that discharge to groundwater that have been abandoned/discontinued in recent years.

Table II. F. 5: Previously Abandoned/Discontinued Groundwater Discharge Facilities				
Facility	Municipality Location	NJPDES Permit #	Permitted Flow	Discharge Category Code
Stavola Construction Materials	Bound Brook	NJ0111201 (Expired)	NA	GW
Bridgewater Resources, Inc.	Bridgewater	NJ0066117 (Expired)	NA	GW
Trap Rock Industries LLC	Franklin	NJ0102008 (Expired)	NA	GW
Mine Brook Road	Bernards	NJ0206881 (Expired)	NA	GW
3M Quarry	Montgomery	NJ01300281 (Expired)	NA	GW

Notes: Discontinued facilities were determined through a review of the NJDEP NJPDES Active Permits List accessed 10-25-19 and confirmed by NJDEP staff and other sources. The following sites and associated GW or T1 WWTFs have mailing addresses in Somerset County but their physical locations are outside of Somerset County: Vianni Pipe, Inc. (NJ0032328), Century Tube (NJG0169382), Mt. St. John (NJG0140040), and Gill St. Bernard School (NJG0292231). Fanwood Crushed Stone (NJ010322) pertains to stormwater facilities and therefore not addressed in this plan.

III. MAPS

The following list of maps address the requirements set forth in N.J.A.C. 7:15-4.3(c) and were prepared by the Somerset County Planning Division using the most current available GIS information. They are consistent with the mapping standards specified in N.J.A.C. 7:15-1.7(b) and have been submitted to the NJ Department of Environmental Protection in electronic format. High-resolution electronic copies of these maps have also been made available to Somerset County's municipalities, sewerage utilities and authorities serving Somerset County, and other stakeholders. Appointments can be made to view printed copies of the maps that are on display at the Somerset County Planning Division Office located in the Somerset County Administration Building, 20 Grove Street, Somerville, NJ 08876 by calling (908) 231-7021. The maps are also available for viewing on the Somerset County Website at the following link: <https://www.co.somerset.nj.us/government/public-works/planning/wastewater-plan/countywide-wmp>.

Map 1: Wastewater Management Plan Area

This map illustrates the following required features: 1) WMP Area Boundary/Somerset County Boundary; 2) Water Quality Management Planning (WQMPA) Area Boundaries and 3) Municipal Boundaries.

Map 2.a: Environmentally Sensitive Features: Habitat

This map illustrates the following required features: 1) Suitable Habitat for Endangered or Threatened Species and Other Priority Wildlife as Rank 3, 4, and 5 and 2) Natural Heritage Priority Sites.

Map 2.b: Environmentally Sensitive Features: Water & Wetlands

This map illustrates the following required features: 1) Surface Waters based on NJDEP's hydrography coverage, 2) Category One Waters, associated tributaries and their corresponding 300-foot riparian zones, and 3) Freshwater Wetlands as defined by N.J.S.A. 13:9B-25.c.

Map 3.a: Existing Wastewater Service Areas

This map illustrates the following required features: 1) Location of Existing and Proposed Domestic and Industrial WWTFs. 2) Location of Discharge Outfalls associated with WWTFs, 3) Existing Wastewater Service Area Boundaries (Assigned to each WWTF); 4) Non-sewer Service Areas, 5) Highlands Planning and Preservation Area Boundaries, and 6) WQMPA Boundaries.

Map 3.b: Future Wastewater Service Areas

This map illustrates the following required features: 1) Location of Existing and Proposed Domestic and Industrial WWTFs "to remain in service", 2) Location of Discharge Outfalls Associated with WWTFs "to remain in service", 3) FWSA Boundaries

(Assigned to each WWTF), 4) Non-sewer Service Areas, 5) Highlands Planning and Preservation Area Boundaries, and 6) WQMPA Boundaries

Map 3.c: Areas Contributing to Future Wastewater Flows within FWSA

This map illustrates Land Use/Land Cover, Urban Land Category data to illustrate “Existing Areas Served within FWSAs”. It also illustrates areas that will generate future wastewater flows represented the following GIS datasets that were also used in the WMP Buildout and capacity analyses: 1) Parcels Served by ISSDS within FWSAs, 2) Potentially Developable Vacant Land (PDVL), 3) Proposed Affordable Housing Projects pursuant to the State Fair Housing Act, 4) Areas in Need of Redevelopment/Revitalization adopted pursuant to the Redevelopment and Housing Act, and 5) Undeveloped Projects with Treatment Works Approvals, 6) Undeveloped Projects with Local Approvals.

Map 3.d: Existing Sewerage Authority & Utility Service Boundaries by Jurisdiction Type

This map illustrates the Somerset County Planning Division’s GIS dataset of the existing sewerage authority and utility service boundaries for general information purposes. The sewerage agencies represented on this map are responsible for the operation and maintenance of existing conveyance systems and/or wastewater treatment facilities located on whole or in part within the County.

Map 3.e: FWSAs and the Highlands Regional Master Plan

This map illustrates the FWSAs and Highlands Regional Master Plan – Land Use Capability Zones and is provided to illustrate their consistency.

Map 4: Municipal-Specific Zoning Maps

These maps illustrate GIS-based municipal base zoning district information updated through 2016. This dataset and the associated attribute table include zoning density and use type factors that were used in the WMP buildout and capacity analyses.

Map 5.a: FEMA Flood Hazard Areas

This map illustrates the Federal Emergency Management Agency’s Flood Insurance Rate Map information on flood hazard areas for Somerset County.

Map 5.b: Preserved Lands & Common Areas

This map illustrates the Somerset County Planning Division’s GIS Preserved Lands Dataset. It includes preserved lands owned and maintained by various governmental entities and non-profit preservation organizations, as well as privately-owned common areas that are restricted from future development.

IV. APPENDIX

Federal 201 Grant Limitation Documents:

**Bernards Township
Branchburg Township
Bridgewater Township
Hillsborough Township
Warren Township**