

VIII. Municipal Wastewater Management Chapters

Sandyston Township

2010 Population = 1,998
Land Area = 42.6 square miles

2010 Population Density = 47 persons/sq. mile

This municipal chapter is an element of the Sussex County Wastewater Management Plan prepared by Sussex County Planning Division in accordance with N.J.A.C. 7:15.

Existing and Proposed Wastewater Infrastructure

The larger wastewater facilities (discharge greater than 2,000 gallons per day) are regulated by NJ Dept. of Environmental Protection with individual New Jersey Pollutant Discharge Elimination System (NJPDES) Permits. The facilities discharge to surface water or ground water, and are listed in the tables at the end of this chapter.

The following table lists facilities typically constructed in years prior to State regulations, and are governed by a T-1 Permit, which is a “General Permit for Sanitary Subsurface Disposal” for discharges greater than 2,000 gallons per day.

Table A - Existing NJPDES T-1 Facilities:

NJPDES	Facility Name	Project Summary	Block	Lot	Street Address	X Coord.	Y Coord.
NJG0085537	NJDEP Div. of Fish Game & Wildlife	State park and recreation land	Blocks 2201, 2203, 2302		Walpack Rd, Brook Road		
NJG0133302	Stokes State Forest	State Park with campsites, bathroom/showers, cabin	302	5	1 Coursen Rd	410754	856913

Build-out in Septic Areas and DEP Nitrate Dilution Modeal

All undeveloped land was included as available for nitrate dilution for future septic density, including parks and open space. The results are shown by HUC-11 watershed. The undeveloped land acreage was divided by acres per new septic to calculate Total New Septics Allowed within that HUC-11 watershed. To calculate Total New Septics based on zoning, the acreage of land available for development was used within each general zone of the municipality.

Table B - Additional Development at Build-out, Septic Area				
Watershed (HUC-11)	Total Undeveloped Land Available for Dilution (Acres)	DEP Nitrate Dilution Model: Acres/New Septic	DEP Model: Total New Septics Allowed	Total New Septics Based on Zoning
Walpack Bend	4,432	4.5	980	61
Little Flat Brook	3,740	4.8	780	820
Big Flat Brook	9,774	5.2	1,880	370

DEP recognizes that their Build-out Model is approximate, so the results can be adjusted by a range of 10% when comparing Total New Septics Allowed with Total New Zoned Septics. The DEP Nitrate Dilution Model is a regional model. For the purposes of this analysis it is inconsequential if one municipality's zoning exceeds the DEP Model Total Allowed, provided that the regional HUC-11 watershed does not exceed the Total New Allowed Units (see pages 36 – 39 of the County WMP). On a regional scale, the Little Flat Brook HUC-11 watershed meets the DEP nitrate dilution standard, as Total New Septics are under the DEP maximum allowed.

Also, the projected build-out numbers (“Total New Septics based on DEP Model”) could be further refined based on local ordinances that protect environmentally sensitive features. For example, Sandyston Township has Ordinance #05-07 titled “An Ordinance Supplementing and Amending Zoning Ordinance to Require Contiguous Undisturbed Developable Land Area”. This municipal ordinance defines “environmentally sensitive area” to include wetlands, floodways, slopes greater than 25%, and some other features, and reduces allowable density based on that. The DEP Model is run using GIS data at a regional scale and did not include the restrictions placed by the Sandyston Ordinance. The build-out number of Total New Septics would be reduced if the environmental constraints ordinance were taken into account.

The NJDEP Build-out Model should be viewed as a rough indicator. It is a regional planning tool with just one focus: to identify possible areas of future stresses on ground water quality. The Model includes variables with a range of values (such as household size) and assumes that existing zoning would not change. The number of maximum allowable units is a theoretical number, and local municipal plans could provide for much less growth. There are many other considerations for municipalities, and it is not meant to replace or override the local perspective. Given the rural character of Sussex County, its roads and infrastructure, its quality of life, these are some other factors important to planning for future growth. **Appendix J** further describes the NJDEP Build-out Model and some of its limitations as well.

3) Identify any areas subject to federal 201 grant limitations - NONE

4) Provide a checklist of ordinances adopted and pending to complete the municipal chapter.>

Table C - Summary of Ordinance Adoption			
Ordinance	Date Adopted	Complies with NJAC 7:15	Comments and More Protective Standards
Stormwater Management (Ground Water Recharge Maintenance)	4/4/2006	County Planning Board certification On 6/5/2006	
Riparian Zone Protection (optional)			
Steep Slope Protection (optional)			
Dry Conveyances in Sewer Service Area	n/a		
Septic Connection in Sewer Service Area	n/a		

Municipal Chapter – Sandyston Township Wastewater Facilities Tables

The wastewater facility tables for all sanitary and/or process wastewater discharge to surface water facilities and those sanitary/ and/or process wastewater discharge to groundwater facilities discharging greater than 2000 gallons per day (i.e., requiring NJPDES permits) are listed below, based on whether they are domestic or industrial wastewater treatment facilities, and whether they have service areas that affect more than one municipality.

On-Site Domestic Treatment Facilities– These facilities are listed in the following Tables.

Industrial Wastewater Facilities – There are none in Sandyston Township.

Wastewater discharges on the Facilities Tables are measured in Million Gallons per Day (MGD)

ON-SITE DOMESTIC TREATMENT FACILITIES
FACILITY NAME: NJ SCHOOL OF CONSERVATION

1. Existing or proposed facility:	Existing	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0069116	
3. Discharge to ground water (DGW) or surface water (DSW):	DGW	
4. Receiving water or aquifer:	High Falls Formation	
5. Classification of receiving water or aquifer:	GW-2	
6. Owner of facility:	Montclair State College	
7. Operator of facility:	Montclair State College	
8. Co-Permittee of facility (<i>where applicable</i>):		
9. Location of facility:		
a. Municipality & County	Sandyston, Sussex County	
b. Street address	1 Wapalanne Road	
c. Block(s) and Lot(s)	Block 201 Lot 1	
10. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude _____	
	b. Latitude _____ or	
	c. State Plane Coordinates _____ X – 422750 Y - 872431	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	0.0201 MGD	
*13. Summary of population served/to be served including major seasonal fluctuations:	Current (Year 2013) Population	Build-out Population
Total		300
*14. Summary of wastewater flow received/to be received as a 3-day average flow for DSW or a daily maximum flow for DGW:	Current (Year 2013) Flow (in MGD)	Build-out Flow (in MGD)
Residential flow		0.0201
Commercial flow		
Industrial flow		
Infiltration/Inflow		
Facility Total	0.018	0.0201 MGD

* Infiltration/Inflow (I/I): Existing I/I should be identified. However, additional future I/I may not be projected. (The NJPDES Treatment Works Approval regulations make numerical allowances for I/I.) The existing I/I can be carried-over and accounted for in the total future wastewater flow.

ON-SITE DOMESTIC TREATMENT FACILITIES
FACILITY NAME: LINDLEY COOK 4-H CAMP

1. Existing or proposed facility:	Existing	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0051322	
3. Discharge to ground water (DGW) or surface water (DSW):	DGW	
4. Receiving water or aquifer:	High Falls Formation/ Precambrian Gneiss	
5. Classification of receiving water or aquifer:	GW II-A	
6. Owner of facility:	Lindley Cook 4-H Camp	
7. Operator of facility:	NJ Rutgers University Cooperative	
8. Co-Permittee of facility (<i>where applicable</i>):		
9. Location of facility:		
a. Municipality & County	Sandyston, Sussex County	
b. Street address	100-A Struble Road	
c. Block(s) and Lot(s)	Block 2101 Lot 4	
10. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude _____	
	b. Latitude _____ or	
	c. State Plane Coordinates _____ X – 396770 Y - 851538	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	0.0128 MGD	
*13. Summary of population served/to be served including major seasonal fluctuations:	Current (Year 2013) Population	Build-out Population
Total	800	800
*14. Summary of wastewater flow received/to be received as a 3-day average flow for DSW or a daily maximum flow for DGW:	Current (Year 2013) Flow (in MGD)	Build-out Flow (in MGD)
Residential flow	0.0128	0.0128
Commercial flow		
Industrial flow		
Infiltration/Inflow		
Facility Total	0.0128	0.0128 MGD