

VIII. Municipal Wastewater Management Chapters

Stanhope Borough

2010 Population = 3,610 Land Area = 1.84 square miles
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2010 Population Density = 1,960 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

Stanhope Borough has a wastewater collection system that conveys wastewater to the regional Musconetcong Sewerage Authority (MSA) wastewater treatment facility located in Mount Olive Township in Morris County. The MSA facility has a surface water discharge to the Musconetcong River, and also serves Byram Township, Hopatcong Borough and some towns in Morris County. The Existing Sewer Service Area map shows the existing pump stations in Stanhope Borough.

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. There are no individual wastewater facilities with NJPDES Permits in Stanhope.

Build-out and Sewer Capacity Analysis

All of Stanhope Borough is designated as Highlands Planning Area. During the State DEP review of the Future Sewer Service Area maps, some lots in Stanhope were removed by DEP due to their criteria of environmental constraints, such as potential habitat for threatened and endangered species. With the use of aerial photos, DEP reduced the sewer service area mostly to existing development. By removing large areas of vacant land, the build-out potential was reduced. The DEP Build-out Model does not account for redevelopment areas, those need to be calculated with local input to project future growth.

Since the County Wastewater Management Plan is meant to be a 20-year plan, using that time period is valuable to realistically assess the possible need for additional sewer capacity and infrastructure for future development. It is useful to compare the allocation amount from MSA, existing flow and build-out flow to evaluate whether additional wastewater capacity would be needed in the future.

Build-out in Septic Areas and DEP Nitrate Dilution Model

In areas to be served by new septic systems, the DEP Model uses all undeveloped land as available for nitrate dilution. The results are shown by HUC-11 watershed. Based on existing zoning, the projected number of new septic units would exceed the DEP maximum units allowable based on nitrate dilution. Some lots were removed from sewer area by DEP due to potential habitat of Threatened and Endangered Species, and this increased the number of new septic systems that are projected.

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).

Table A - 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
Musconetcong River (above Trout Brook)	212	4.7	45	87

Areas subject to Federal 201 grant limitations

Musconetcong Sewerage Authority (MSA) wastewater treatment plant had received Federal funding, and all Treatment Works Approvals for sewer extensions on parcels containing wetlands and wetlands buffers are subject to Federal review by U.S. Environmental Protection Agency (EPA). This is in accordance with special grant conditions placed upon MSA restricting sewer connections from new development in environmentally sensitive areas.

Checklist of ordinances adopted and pending to complete the municipal chapter.>

Table B - Summary of Ordinance Adoption			
Ordinance	Date Adopted	Complies with NJAC 7:15	Comments and More Protective Standards
Stormwater Management (Ground Water Recharge Maintenance)	2/28/2006	County Planning Board Certification 5/1/2006	
Riparian Zone Protection (optional)			
Steep Slope Protection (optional)			
Dry Conveyances in Sewer Service Area			
Septic Connection in Sewer Service Area			