

VIII. Municipal Wastewater Management Chapters

Wantage Township

2010 Population = 11,358
Land Area = 66.75 square miles

2010 Population Density = 170 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.

In Wantage Township, there are existing and proposed sewer service areas along Route 23 to be included in the SCMUA sewer service area. The A & P shopping center (Block 20 Lot 3) is currently served by SCMUA in their existing sewer service area. The following properties have received Preliminary Approval in Plan Amendment process and are shown on Future Sewer Service Area map as part of County Wastewater Plan submittal to DEP: Hampshire Companies (Block 2 Lots 36.01 and 36.02); "Wantage Plaza" owned by Main Land Sussex (Block 7 Lots 12 and 13.02); and Bicsak Brothers Realty LLC (Block 11 Lot 5, Block 10 Lot 10.01).

There is a force main owned by Sussex Borough that conveys wastewater flow to the Upper Wallkill SCMUA facility, so there is an Interlocal Service Agreement established between the municipalities.

The following table lists sites that are governed by a State T-1 Permit, which is a "General Permit for Sanitary Subsurface Disposal" for discharges greater than 2,000 gallons per day. These facilities typically were constructed in years prior to State regulations and are grandfathered in as they currently exist.

Table A - Existing NJPDES T-1 Facilities:

NJPDES T-1 Permits	Facility Name	Project Summary	Block	Lot	Street Address	X Coord.	Y Coord.
NJG0164194	Bella Vita Restaurant	124- seat restaurant and a 2-bedroom apartment	45	13.02	1 Libertyville Road	460757	869181
NJG0072222	Clifton Lawrence Elementary	School with capacity of 800 students	43	12.01	Ryan Road	462988	873058
NJG0132896	High Point Country Inn	15 unit motel with a 2-bedroom apartment	165	29	1328 Rt. 23 North	449778	895641
NJG0190365	Sussex Motel	25- room motel	7	13.01	187 Rt. 23	467716	856430
NJG0159212	Sussex Queen Diner	149 seat restaurant	7	7.05	Rt. 23	468189	859481
NJG0131661	Tri State Management	19,990 sq. ft. commercial building with office space, retail, warehouse	44	17	775 Rt. 23	460776	871383
NJG0107531	Wantage Elementary School	Elementary School	43	8	Rt. 23 and Wantage School Road	460109	873564

Build-out in Septic Areas and DEP Nitrate Dilution Model

In running the DEP Build-out Model, all undeveloped land was included as available for nitrate dilution since the rain can infiltrate into the ground. The results are shown by HUC-11 watershed in **Table B**. Based on existing zoning, the projected number of new septic systems does exceed the DEP maximum units allowable for Wallkill River Watershed portion within Wantage Township. However, for DEP analysis, the regional HUC-11 total is the critical number (on pages 36 – 39 of the County Wastewater Plan). Even though Wantage Township theoretically exceeds the DEP maximum new septs allowed for Wallkill, the entire HUC-11 watershed meets the nitrate dilution standards using the DEP Build-out Model.

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
Rutgers Creek tributaries	689	5.1	135	116
Wallkill River (above road to Martins)	809	4.8	170	255
Papakating Creek	12,294	4.9	2,510	2,547
Wallkill River (below Road to Martins)	4,943	5.0	985	1,087

The NJDEP Build-out Model should be viewed as a rough indicator. The Model includes variables with a range of values (such as household size) and assumes that existing zoning would not change. It is a regional planning tool with just one focus: to identify possible areas of future stresses on ground water quality. 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. The rural character of Sussex County, its roads and infrastructure and its quality of life are some other factors important to planning for future growth. **Appendix K** 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 In Highlands Planning Area			
Ordinance	Date Adopted	Complies with NJAC 7:15	Comments and More Protective Standards
Stormwater Management (Ground Water Recharge Maintenance)	3/30/2006	County Planning Board certification On 5/1/2006	
Riparian Zone Protection (optional)			
Steep Slope Protection (optional)			
Dry Conveyances in Sewer Service Area			
Septic Connection in Sewer Service Area			