

## **VIII. Wastewater Facilities by Municipality: Hamburg Borough**

**2010 Population = 3,277**

**Land Area = 1.16 square miles**

**2010 Population Density = 2,825 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**

Hamburg Borough has a wastewater collection system and 6 pump stations that convey wastewater to the Sussex County Municipal Utilities Authority (SCMUA) wastewater treatment facility located in Hardyston Twp. The SCMUA Upper Wallkill facility is a surface water discharger to the Wallkill River.

Wastewater facilities which discharge to groundwater greater than 2,000 gallons per day are regulated by NJ Dept. of Environmental Protection by either a General (T1) or an Individual New Jersey Pollutant Discharge Elimination System (NJPDES) Permit. There are no permitted groundwater individual wastewater facilities with NJPDES Permits in Hamburg Borough.

### **Build-out and Sewer Capacity Analysis**

All of Hamburg Borough is designated as Highlands Planning Area. Using GIS data layers and the DEP Build-out Model, this provided a breakdown of the acreage of land available for development within each general zone of the municipality, based on the build-out analysis. The acreage of developable land was calculated by zoning district in the computer model, and then the number of residential units and commercial square footage at build-out was based on the existing zoning. For projecting industrial flows, there is no specific DEP formula in their Build-out Model, so it would be specified based on local input. The DEP Build-out Model does not account for redevelopment areas, so local input is valuable to identify additional projected wastewater flow in sewer areas.

The Borough Engineer provided a detailed build-out by Block and Lot for the sewer service area and projected growth and projected wastewater flow (see attached table). The summarized results of residential and nonresidential projected growth is shown on Table A. The table shows "Additional Undeveloped Lots" and portions of these lots were removed by DEP map review process due to environmental constraints.

Table A - Future Wastewater Planning Flows Projected for Hamburg Borough										
Domestic Wastewater Treatment Facility and NJPDES Permit Number	*SCMUA Allocation (MGD)	Existing Flows (MGD) 2014 – April 2015		Projected Residential Dwelling Units	Projected Residential Flow (MGD)	Projected Nonresidential Space (sq ft)	Projected Nonresidential Flow (MGD)	Existing Flow + Projected = Planned Build-out	Total Future Planning Flows (MGD)	
Sussex County MUA NJ0053350	0.420	0.207		480	0.144	500,000	0.050		0.401	

*\*The allocation identified is neither determined nor enforced by State DEP. Allocations are based on contractual agreements between SCMUA and its member communities.*

For lots within the sewer area, projections show 480 new residential units (including redevelopment areas) x 300 gallons per day (GPD)/ new unit = 144,000 GPD projected residential flow. Wastewater flow for nonresidential uses has also been estimated in Table A.

Since the County Wastewater Management Plan is meant to reflect future flow at Build-out, it is valuable to realistically whether there is a need for additional sewer capacity and infrastructure for future development. We can compare the SCMUA allocation amount, existing flow and build-out flow to evaluate wastewater capacity that provides for future growth and redevelopment in Hamburg Borough.

**Borough of Hamburg, Sussex County**  
**Existing Undeveloped Lots**  
**Updated 1/24/2017**

Zone Description	Zone	Acres	Min. Lot Size	Equivalent New Res. Units	Wastewater Flow (GPD)	Density	Block	Lot	Address	Comments
<b>PER SUSSEX COUNTY:</b>										
Planned Development	PD	0.72	8000	4	1200	5.445	17	22	101 QUARRY RD	
Planned Development	PD	2.89	8000	15	4500	5.445	24	12	1 OAK ST	
Planned Development	PD	1.97	8000	10	3000	5.445	24	7	39 OAK ST	
Planned Development	PD	1.55	8000	0	0	5.445	17	18	HERITAGE LAKES	Revised No. of New Res. Units; Property is built-out
Planned Development	PD	0.01	8000	40	12000	5.445	24	1	1 FALCON RIDGE WAY NO	Revised No. of New Res. Units; 40 Units approved, not yet constructed
Planned Development	PD	0.9	8000	0	0	5.445	25	19	VILLAGE DR	Revised No. of New Res. Units; Property is Developed
Planned Development	PD	0.36	8000	0	0	5.445	24	11	61 OAK ST	Property was deed restricted to Block 24, Lot 10
Planned Residential - High Density	PR	1.32	8000	7	2100	5.445	22	28	43 BANK ST	
Planned Residential - High Density	PR	0	8000	2	600	5.445	1	14	55 ORCHARD ST	
Planned Residential - High Density	PR	5.59	8000	30	9000	5.445	21	16	55 BANK ST	
Planned Residential - High Density	PR	2.44	8000	0	0	5.445	22	45	OAK POINT DEVELOPMENT	Revised No. of New Res. Units; Due to steep slopes no development
Planned Residential - High Density	PR	1.11	8000	6	1800	5.445	22	41	121 RT 23 SO	
Planned Residential - High Density	PR	5.41	8000	40	12000	5.445	22	27	161 RT 23 SO	Revised No. of New Res. Units; Bank Street I Project, 40 Units Potentially
Residential - Medium Density	RR	0.64	10000	2	600	4.356	14	33	68 LIME KILN RD	
Residential - Medium Density	RR	0	10000	0	0	4.356	31	23	40 WOODLAND AVE	
Residential - Medium Density	RR	1.85	10000	8	2400	4.356	17	26	42 MULBERRY ST	
Residential - Medium Density	RR	1.9	10000	8	2400	4.356	17	29	53 QUARRY RD	
Residential - Medium Density	RR	1.38	10000	6	1800	4.356	17	23	89 QUARRY RD	
Residential - Medium Density	RR	1.6	10000	7	2100	4.356	11	13	51 LIMEKILN RD	
Residential - Medium Density	RR	0.05	10000	20	6000	4.356	36	2	98 RT 23 NO	Revised No. of New Res. Units; Redevelopment Potential
Residential - Medium Density	RR	1.26	10000	1	300	4.356	14	34	50 LIME KILN RD REAR	Revised No. of New Res. Units
Residential - Medium Density	RR	0.65	10000	1	300	4.356	21	41	75 SUMMIT DR	Revised No. of New Res. Units
Residential - Medium Density	RR	11.09	10000	48	14400	4.356	29	5	na	
Residential - Medium Density	RR	2.08	10000	9	2700	4.356	21	39.02	85 SUMMIT DR	
Residential - Medium Density	RR	2.24	10000	9	2700	4.356	29	19	60 VERNON AVE	
Residential - Medium Density	RR	0	10000	0	0	4.356	31	30	59 VERNON AVE	
Residential - Medium Density	RR	0.75	10000	3	900	4.356	14	6	13 JENNINGS RD	
Residential - Medium Density	RR	0.34	10000	2	600	4.356	24	6	9 HIGHVIEW ST	Revised No. of New Res. Units
Residential - Medium Density	RR	0.25	10000	1	300	4.356	21	39.01	81 SUMMIT DR	
Residential - Medium Density	RR	0.86	10000	3	900	4.356	14	35	40 LIME KILN RD	
Residential - Medium Density	RR	0	10000	1	300	4.356	11	7	35 LIMEKILN RD	Revised No. of New Res. Units

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Residential - Medium Density	RR	0.65	10000	2	600	4.356	25	18	17 RT 23 SO	
Residential - Medium Density	RR	0.78	10000	3	900	4.356	21	68	OAK ST	
Residential - Medium Density	RR	0.56	10000	2	600	4.356	29	25	21 LAWRENCE ST	
Residential - Medium Density	RR	0.58	10000	2	600	4.356	14	39	22 LIME KILN RD	
Residential - Medium Density	RR	1.07	10000	4	1200	4.356	22	16	28 OAK ST	
Restricted Planned Residential	RPR	4.61	8000	15	4500	5.445	11.01	1	na	
Restricted Planned Residential	RPR	4.6	8000	20	6000	5.445	11	30	30 BLUFFS CT	

Per Sussex County Subtotal: 930 99300 GPD

**ADDITIONAL UNDEVELOPED LOTS:**

Public Use	P	1.38	N/A	1	300	-	1	36		Potential for Restroom at park
Borough Center	BC	0.3524	N/A	1	300	-	7	14	12 Main	Vacant
Historic Overlay District	BC/HO	0.1446	N/A	1	300	-	7	18	24 Main	Vacant; Impacted by FHA & FWW/Transition Area
Historic Overlay District	BC/HO	0.0602	N/A	1	300	-	7	19	26 Main	Vacant; Impacted by FHA & FWW/Transition Area
Light Industrial	I	16.28	8000	-	25000	0.5445	1	35		Potential Expanded Industrial Use
Light Industrial	I	16.73	8000	-	25000	0.5445	7	2		Potential Expanded Industrial Use
Light Industrial	I	2.85	80000	1	300	0.5445	7	26	44 Gingerbread	Vacant; Impacted by FHA
Light Industrial	I	0.4163	80000	1	300	0.5445	7	31	82 Gingerbread	Vacant
Light Industrial	I	1.14	8000	30	9000	0.5445	11	33	Gingerbread Castle Rd	Redevelopment Potential (Owner Grey Elephant)
Light Industrial	I	1	8000	1	300	0.5445	11	34	Gingerbread Castle Rd	Redevelopment Potential
Light Industrial	I	1.26	8000	30	9000	0.5445	11	36	Gingerbread Castle Rd	Redevelopment Potential (Owner Grey Elephant)
Residential - Medium Density	RR	0.2984	10000	1	300	4.356	3	14	24 Orchard	Vacant
Residential - Medium Density	RR	0.92	10000	1	300	4.356	11	4	11 Limekiln Road Rear	Vacant; Impacted by FHA & FWW/Transition Area
Residential - Medium Density	RR	2.6	10000	2	600	4.356	11	15	34 Prince	Vacant
Residential - Medium Density	RR	0.65	10000	1	300	4.356	11	21	36 King Cole	Vacant
Residential - Medium Density	RR	1.1	10000	1	300	4.356	11	22	32 Rear King Cole	Vacant; No Street Frontage; Impacted Transition Area
Residential - Medium Density	RR	1.001	10000	1	300	4.356	11	23	30 King Cole	Vacant
Residential - Medium Density	RR	0.5018	10000	1	300	4.356	11	40	17 Limekiln	Vacant; Impacted by FHA & FWW/Transition Area
Residential - Medium Density	RR	4.77	10000	30	9000	4.356	14	15	Rt. 23	Redevelopment Expansion
Residential - Medium Density	RR	0.1722	10000	1	300	4.356	17	8	102 Mulberry	Vacant
Residential - Medium Density	RR	0.1722	10000	1	300	4.356	20	1	46 Hillside	Vacant
Residential - Medium Density	RR	0.1894	10000	1	300	4.356	21	50	37 Circle	Vacant
Residential - Medium Density	RR	0.73	10000	4	1200	4.356	21	17	28 Oak	Planned Development - Residential
Residential - Medium Density	RR	0.3702	10000	1	300	4.356	27	9	8 Lawrence	Vacant
Residential - Medium Density	RR	0.3306	10000	1	300	4.356	27	10	12 Lawrence	Vacant
Residential/Highway Commercial	RR/HC	0.853	15000	3	900	2.904	10	1		Subdivide
Highway Commercial	HC	0.6302	15000	1	300	2.904	8	2	98 Rt. 23 S.	Vacant

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Highway Commercial	HC	0.31	15000	2	600	2.904	14	13		Redevelopment Expansion	
Highway Commercial	HC	1.16	15000	5	1500	2.904	18	6	Quarry Road	Redevelopment Expansion	
Highway Commercial	HC	0.906	15000	2	600	2.904	22	28.01	151 Rt. 23 S.	Vacant	
Highway Commercial	HC	0.331	15000	2	600	2.904	22	29	169 Rt. 23 S.	Vacant	
Highway Commercial	HC	0.1722	15000	2	600	2.904	22	30	171 Rt. 23 S.	Vacant	
Highway Commercial	HC	0.2297	15000	2	600	2.904	22	39	125 Rt. 23 S.	Vacant	
Highway Commercial	HC	0.8035	15000	1	300	2.904	25	20	89 Rt. 23 S.	Vacant	
Residential Office	RO	1.8	15000	2	600	2.904	2	1	56 Orchard	Vacant; Impacted by FHA, Sanitary Sewer Easement	
Residential Office	RO	0.2342	15000	1	300	2.904	29	1	108 Vernon	Vacant	
Residential Office	RO	0.1102	15000	1	300	2.904	29	4	98 Vernon	Vacant	
Residential Office	RO	0.1377	15000	1	300	2.904	29	8	80 Vernon	Vacant	
Residential Office	RO	0.3444	15000	1	300	2.904	31	7	26 Rt. 23	Vacant	
Planned Development	PD	25.7	8000	30	9000	5.445	11	29	75 Gingerbread	Owner: Ballyowen golf Club - Preliminary Planning Stage (Vacant)	
Planned Development	PD	2.77	8000	1	300	5.445	16	1	Quarry Road	Subdivide	
Planned Development	PD	9.74	8000	40	12000	5.445	16	2	150 Quarry Road	Vacant; Impacted by FHA & FWW/Transition Area	
Planned Development	PD	14.11	8000	5	1500	5.445	16	3	Quarry Road	Owner: Imperatore Courier Ser.; Preliminary Planning Stage (Vacant)	
Planned Development	PD	2	8000	1	300	5.445	24	13	Oak St	Potential for Restroom at park	
Additional Undeveloped Lots Subtotal:					114800	GPD					

<b>TOTAL:</b>		<b>0</b>	<b>214100</b>	<b>GPD</b>							
			<b>0.2141</b>	<b>MGD</b>	<b>Projected (Residential &amp; Nonresidential)</b>						