

Montgomery Township- Rocky Hill Borough Component

SOMERSET COUNTY

Wastewater Management Plan

Amending the Upper Raritan Areawide Water Quality Management Plan

WMP Agency: Somerset County Planning Board

**Submitted by the Board of Chosen Freeholders of the County of Somerset in collaboration
with Montgomery Township and Rocky Hill Borough**

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Prepared By:

The Somerset County Planning Division

In Collaboration with the Township of Montgomery and its Consultant, Kleinfelder, Inc.

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I. Summary of Actions

This document comprises the Montgomery Township and Rocky Hill Borough portion of the Somerset County Wastewater Management Plan (WMP). Once approved by the New Jersey Department of Environmental Protection (NJDEP), it will be incorporated into the Upper Raritan Water Quality Management Plan (WQMP) via the plan amendment procedure at N.J.A.C. 7:15-3.5.

A. Status of Previously Adopted Local and Regional WMPs

On February 28, 2012, by Resolution No. R12-105, the Somerset County Board of Chosen Freeholders approved a Future Wastewater Service Area Map as the first phase of 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 WQMPs. 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. The Township of Montgomery and the Borough of Rocky Hill are located fully within the Upper Raritan WQMP.

The previously approved WMP component still considered current is the Somerset County Wastewater Service Areas Map (previously referred to as the Future Wastewater Services Area Map) adopted by NJDEP in 2013, which applies to all Somerset County municipalities. The previously adopted Wastewater Management Plan for Montgomery Township and Rocky Hill adopted in 2002 and amended in 2008, which is still in effect has been replaced (superseded) by this Somerset County WMP Component.

B. Changes to Wastewater Service Areas

The boundaries of the assigned sewer service areas (SSAs) shown on Map No. 3.2 “Future Wastewater Service Areas” correspond to the boundaries of the “Future Service Areas” as shown on the “Somerset County NJ Wastewater Management Plan – Future Wastewater Service Areas Map” adopted by NJDEP on January 24, 2013, except that the portion of the service area previously assigned to the Oxbridge Wastewater Treatment Plant (WWTP) located east of Route 206 together with the entire service area previously assigned to the Riverside Farms WWTP have been consolidated with the Pike Brook WWTP SSA. The balance of the Oxbridge WWTP SSA located on the west side of Route 206 has been consolidated with the Skillman Village WWTP SSA. A summary of these changes is provided in Table I.1.

The Pike Brook and Skillman Village WWTPs have been upgraded to state-of-the-art membrane bioreactor treatment processes, which will result in a great improvement to effluent quality of the existing flows associated with their expanded service areas.

Table I.1: Assigned Sewer Service Area Consolidation Summary			
WWTP Assigned SSA	Current Area	Area Transferred (Acres)	Total Future

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	(Acres)		Area (Acres)
Pike Brook	1,232	+480 (from Riverside Farms SSA) +172 (from Oxbridge SSA)	1,884
Skillman Village	1,207	+120 (from Oxbridge SSA)	1,327
Oxbridge	292	-120 (to Skillman Village SSA) -172 (to Pike Brook SSA)	0*
Riverside Farms	480	-480 (to Pike Brook SSA)	0*
Stage II	1,161	0	1,161
Cherry Valley	735	0	735

Note: * indicated that WWTP will be closed after consolidation into Pike Brook SSA or Skillman Village SSA.

C. Strategies for Addressing Capacity Deficiencies

Future capacity deficiencies will likely occur at the Pike Brook and Stage II WWTPs. Expansions of the capacity at these two facilities will be necessary in the future, as discussed in detail below in Section II.G.4.

II. Montgomery-Rocky Hill Wastewater Management Plan Component (Narrative)

A. Purpose

The purpose of this initiative is to provide a comprehensive, updated WMP for the municipalities of Montgomery Township and Rocky Hill Borough as a component of the overall WMP for the County of Somerset, pursuant to the Water Quality Management Planning rules, effective November 7, 2016. The updated Countywide Wastewater Management Plan and Montgomery Township-Rocky Hill Borough components are intended to support local and county land use, infrastructure and preservation planning, policy and investment goals and initiatives.

At this time, the Montgomery Township and Rocky Hill Borough WMP does not contain all the required components to have a complete WMP document, but does include all required WMP mapping, a wastewater treatment capacity analysis and potential strategies to address any wastewater treatment facility deficiencies. Placeholders have been included for the future submittal of the following components: nitrate dilution analysis, potential strategies to address any potential septic system capacity deficiencies and a Septic Maintenance Program Plan.

B. Water Quality Management Planning Framework

The Township of Montgomery and the Borough of Rocky Hill are located in the Upper Raritan Areawide Water Quality Management Planning Area. As noted in N.J.A.C. 7:15-2.3, "Areawide WQM Plans 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 WQM plan is the basis by which the Department and the designated planning agencies (DPAs) conduct selected water quality management planning activities for a particular area of the State. There are 12 areawide WQM plans 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. Therefore, the updated Somerset County Wastewater Management Plan, including this component, constitutes modifications of the Upper Raritan WQMP, which are effectuated through the wastewater management planning process described in N.J.A.C. 7:15-4. WMP components include wastewater service area mapping, a wastewater treatment capacity analysis, a build-out analysis, a nitrate dilution analysis, a septic maintenance program plan, and potential strategies to address the potential deficiencies. The components of a countywide WMP may address the entire county, or may be divided into chapters, with each chapter addressing an entire municipality within that county.

1. Designated Planning Agency

NJDEP serves as the Designated Planning Agency for the Upper Raritan WQMP, of which portions of Somerset County, including Montgomery Township and Rocky Hill Borough, are a part.

2. Wastewater Management Planning Agency

The Somerset County Planning Division was appointed by the Somerset County Board of Chosen Freeholders to act as the wastewater management planning agency 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 full County remains with the Somerset County Board of Chosen Freeholders, and no alternative assignments have occurred pursuant to N.J.A.C. 7:15-2.8. All Somerset County municipalities will be addressed in the Countywide WMP. This component applies specifically to the Township of Montgomery and the Borough of Rocky Hill.

Any proposed revisions or amendments to this component of the Somerset County Wastewater Management Plan 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 Township of Montgomery, Municipal Building, 2261 Route 206, Belle Mead, NJ 08502; the Borough of Rocky Hill, Borough Hall, Montgomery Avenue, P.O. Box 188, Rocky Hill, NJ 08553; and NJDEP, in accordance with N.J.A.C. 7:15-3.4 and 3.5.

C. Wastewater Management Planning Process

1. Municipal and Stakeholder Involvement

Municipal Wastewater Management Planning Committees are appointed annually by the mayors of the Township of Montgomery and the Borough of Rocky Hill to work with the County Planning Division and NJDEP in developing the Countywide Wastewater Management Plan. These committees include representatives from municipal elected officials, engineers and planners. Significant portions of the information contained in this WMP component were provided by the Montgomery Township and Rocky Hill Borough WMP committees. Specifically, the Wastewater Treatment Facility Build-Out and Capacity Analysis and associated solutions to capacity constraints were developed and provided by the Montgomery Township WMP Committee.

A public notification process aimed at alerting property owners who will experience a change in their wastewater service area designation is required at N.J.A.C. 7:15-3.5(e) 3 for site-specific amendments proposing to add 100 acres or more to the sewer service area or where the additional sewer service area would generate 20,000 gallons per day or more of wastewater, and has been implemented by the County as part of the Countywide Wastewater Management Planning Process. There are no pending site-specific amendments within Montgomery Township at the time of this WMP submission.

D. Planning Coordination

Enhancing coordination of all components of the Countywide Wastewater Management Plan with regional and local master plans and zoning ordinances is a high priority, and

has been and continues to be a key consideration in the delineation of the Wastewater Service Areas shown on Maps 3.1 and 3.2.

1. County Growth and Preservation Goals

This component of the Countywide Wastewater Management Plan is aimed at supporting implementation of the current overall land use goals and objectives included in the Somerset County Master Plan. Specifically, the Somerset County Investment Framework (CIF) Map 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 serves as 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 preservations 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. The New Jersey State Planning Commission adopted a resolution supporting the CIF and recognizing it as a model for land use statewide in October 2013. For more information about the CIF, please visit the following website: <http://www.co.somerset.nj.us/government/public-works/planning/master-plan>.

GIS datasets were used as the basis of the criteria-based approach used for identifying areas most suitable for growth and preservation in the County. A series of asset maps were created to illustrate each of the criteria that were used in developing the CIF, which helped to identify Priority Growth Investment Areas (PGIAs), where infrastructure and community facilities necessary to support growth are concentrated, and Priority Preservation Investment Areas (PPIAs), where environmentally sensitive features and critical natural resources are concentrated. The Future Service Areas for Facilities Discharging to Surface Water shown on the Future Wastewater Service Areas Map adopted by NJDEP in early 2013 served as “core criteria” for identifying 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 sewer 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, and 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 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 is encouraged. In addition, the CIF identifies Limited Growth Investment Areas (LGIAs), which comprise existing rural and environmentally sensitive low-density residential development and historic community settlement areas that are served by septic systems. Both PPIAs and LGIAs are areas where the expansion of growth-inducing infrastructure, including wastewater treatment plant service areas, is not supported.

According to the CIF Map, the developed portions of Montgomery and Rocky Hill comprise both AGIAs, which include existing attached and detached residential and commercial development that is served by sanitary sewers, and LGIAs, which include existing single-family development served by on-site septic systems. Montgomery Township also contains significant preserved open space and farmland areas, which are shown as PPIAs on the CIF Map, and are excluded from assigned sewer service areas.

2. Montgomery Township Growth and Preservation Goals

This component of the Countywide Wastewater Management Plan is aimed at supporting implementation of the current overall land use goals and objectives of Montgomery Township's Land Use Master Plan, identified in the 2008 Master Plan Re-examination Report for the Township of Montgomery and presented below:

- The Development Plan of Montgomery Township should maintain the continuity of the Township's planning process and build upon and refine the past planning decisions of the municipality, consistent with present local and regional needs, desires and obligations.
- The identity of the Township as a totality and the integrity of individual neighborhood areas should be preserved, enhanced and created to the maximum extent possible.
- The Development Plan should recognize the physical characteristics of the Township and acknowledge the inherent capabilities and limitations of the land to host different types of community development at appropriate densities and intensities:
 - Conservation of existing natural resources should be an integral part of the planning process, with special attention given to the constraints of environmentally critical and sensitive areas including, but not limited to, wetlands, wetlands transition areas, aquatic buffer zones, stream corridors, 100-year flood plains and lands with topographic slopes of fifteen percent (15%) and greater;
 - In order to safeguard against contamination of underground potable water supplies from the septic effluent discharged above or near groundwater levels, the capacity of the soils throughout the Township to absorb and adequately filter septic effluent before the effluent enters the potable water supply should be a basic consideration in establishing residential densities and minimum lot sizes for housing within the Township;

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- The groundwater resources of the various geological formations within the Township should be considered, and care should be taken to permit densities and intensities of development commensurate with the capacities of the underlying aquifers to provide an adequate potable water supply;
 - Applicable stormwater facilities and drainage basin and watershed plans, especially concerning the regional potable water supply, should be implemented in order to prevent adverse environmental impacts upon lands within the Township and upon surface and subsurface water resources; and
 - Based upon the documented information regarding the physical characteristics of the land and its ability to support the development of residential dwelling units which rely upon septic disposal systems, the minimum lot sizes required within the residentially zoned land areas of the Township should be periodically reassessed and changed when deemed prudent in order to protect existing and future homeowners from any environmental degradation which would affect the homeowners' quality of life.
- The Development Plan should strive to prevent the homogeneous spread of suburban development throughout the municipality. Specific areas of the Township should be designated for specific types of residential and non-residential development. The rural and country atmosphere which prevails throughout most of the municipality should be maintained.
 - Recognizing the housing obligations of the municipality, but attempting to prevent sprawl and maintain a development mix and balance between residential and non-residential construction, the Development Plan should guide and contain the principal commercial and higher density residential development within the municipality to specific areas of concentrated land uses. One of these areas, referred to as the Rocky Hill node, currently exists along Route 206 near its intersection with Route 518. A second area, originally proposed in the 1974 "Housing Report," is situated within the Belle Mead area of the Township at the northern terminus of Route 206 near Crusier Brook and Belle Mead-Griggstown Road, and is referred to as the Belle Mead node.
 - Between the two (2) nodes of concentrated development along Route 206, referred to as the Rocky Hill node and the Belle Mead node, the Development Plan should continue to prevent the evolution of strip commercial uses along Route 206.
 - The Development Plan shall provide that the future relatively high-density housing to be permitted in the Belle Mead node be planned as part of relatively large-scale developments in order to ensure that adequate roads, recreational areas, drainage facilities, public water and sewerage facilities and other infrastructural improvements are constructed commensurate with the residential development.
 - The principal retail shopping facilities within the municipality should be provided within proximity to the two (2) nodes of concentrated residential development in order to avoid the proliferation of vehicular shopping trips.
 - Industrial, research and office acreage should be controlled with appropriate regulations, without denying the needs of modern research and manufacturing

activities and without threatening the existing balance between residential and non-residential development within the municipality and the benefits of a balanced tax base.

- The Development Plan should safeguard and promote the preservation of farmland, open space and woodlands areas within Montgomery Township, and such areas should be set aside whenever possible for conservation and/or recreational purposes.
- A policy of encouraging the preservation of historic districts, sites and structures, through the formulation of appropriate mechanisms to identify and protect those districts, sites and structures which are of value to Montgomery Township, should be pursued and implemented.

3. Rocky Hill Borough Growth and Preservation Goals

This component of the Countywide Wastewater Management Plan is aimed at supporting implementation of the current overall land use goals and objectives of Rocky Hill's 2008 Master Plan, which emphasizes that, since "the Borough is essentially a fully developed community, this Master Plan should primarily focus on strategies that will protect and preserve the established character of the Borough and identify areas that should be improved to meet the future needs of the community as a whole." The primary goals and objectives are presented below:

- Retain the traditional residential character of Rocky Hill:
 - The Borough is and should continue to be a predominantly single-family residential community.
 - Infill residential development should be undertaken consistent with zoning and the residential densities of surrounding neighborhoods.
 - The development of remaining vacant or underdeveloped parcels should be undertaken in a manner that will be compatible with surrounding development.
- Preserve and protect the historic character of the village:
 - A defining feature of the Borough is its village historic district and it's surrounding undeveloped area. The perpetuation and protection of this character is of utmost importance to the planning goals of the Borough.
 - Open space adjacent to or near the village core should be preserved to form a "greenbelt" around the village, thereby retaining its historic development pattern and character.
 - Renovation or redevelopment in the historic district should be undertaken consistent with the pedestrian orientation and scale of the village and the character of its existing building stock.

- Traffic-calming road improvements should be undertaken in a manner consistent with the historic character of the village.
- Provide areas for nonresidential development and redevelopment:
 - Commercial uses should be limited to the business districts.
 - New or redeveloped commercial uses in existing commercial zones and bordering or near residential neighborhoods should be developed in a manner that protects adjacent properties from the potential negative impacts associated with nonresidential land uses.
- Expand opportunities for the open space and recreation needs of the community:
 - Additional active and passive recreation should be provided in strategic locations to meet local needs.
 - Open space should be preserved in order to promote a system of “greenways” along the river and to connect larger open space and recreation areas.
 - Pedestrian linkage between the village and open space or recreation areas should be encouraged.
- Encourage beneficial intergovernmental relationships:
 - Establishing and enhancing relationships with the two adjoining municipalities could benefit each community, help in meeting overall community planning goals, and aid in the resolution of land use issues of joint concern.
 - Consideration should be given to continued participation in the state planning process. Seeking cooperation from the State Planning Commission may provide increased priority for funding projects such as traffic calming plans and other transportation improvements and open space preservation.

E. Wastewater Management Plan Area

1. Wastewater Service Areas

The Somerset County Planning Board, in collaboration with the Township of Montgomery, Borough of Rocky Hill and NJDEP, delineated the assigned sewer service areas (SSAs) shown on the Somerset County Future Wastewater Service Area Map, which was adopted by NJDEP in 2013. The SSAs adopted in 2013 serve as the basis for the Existing and Future Wastewater Service Areas shown on Maps 3.1 and 3.2 herein. The SSAs for wastewater treatment facilities (WTFs) that have been identified and/or constructed since 2013 have been added thereto. The previously adopted SSAs have also been modified to reflect WTF closures, expansions and SSA consolidations.

a. Assigned Sewer Service Areas

Areas of the municipalities of Montgomery and Rocky Hill currently served by, or to be served in the future by, wastewater treatment facilities that discharge to surface water [New Jersey Pollutant Discharge Elimination System (NJPDES) Categories A, ASC, and B] and wastewater treatment facilities that discharge to ground water with planning flows of greater than 2,000 gallons per day (GPD) are designated as assigned sewer service areas on the Montgomery Township and Rocky Hill Borough Somerset County Wastewater Service Areas Map (see Map Nos. 3.1, 3.2 and 3.3).

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 Existing Wastewater Service Areas Map (Map No. 3.1) represent all “eligible for sewer service area” within Montgomery Township and Rocky Hill Borough. No unassigned sewer service areas as defined in N.J.A.C. 7:15-1.5 have been delineated in Montgomery or Rocky Hill. The delineation of unassigned sewer service areas in these municipalities is not supported at this time.

Environmentally sensitive areas as previously defined by the WQMP rules were excluded from the assigned sewer service areas located within Somerset County that were adopted by NJDEP in 2013, with the exception of minor infill areas and small 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 N.J.A.C. 7:15-4.4(i)1iii, and small fragments located within Planning Area 1 as defined in the State Plan Policy Map consistent with N.J.A.C. 7:15-4.4(i)1ii. Additions or expansions of the previously delineated assigned sewer service area boundaries to include environmentally sensitive areas are not proposed as part of this WMP component.

The following additional factors were considered in the delineation of the assigned sewer service areas shown on the Somerset County Wastewater Service Areas Map consistent with N.J.A.C. 7:15-4.4(h): the most current adopted municipal master plans and zoning ordinances of the Township of Montgomery and the Borough of Rocky Hill (see Map No. 4), the CIF Map adopted in 2014, the Somerset County Master Plan, existing land uses, preserved lands (see Map No. 5.2), and the New Jersey State Development and Redevelopment Plan – State Plan Policy Map.

b. 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 Montgomery Township and Rocky Hill Borough

portion of the Somerset County Wastewater Service Areas Map that have taken place during the past five years are shown in Table II.1

Table II.1: Changes to Somerset County Wastewater Service Areas Map					
Name	Type	Municipality	Acres	Block & Lot	NJDEP Adoption
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

c. Proposed Modifications

The Somerset County Planning Division, in its capacity as Somerset County WMP Agent, has limited changes to the wastewater service areas adopted by NJDEP in 2013 to those required by court order or other legal mandate as part of the completion of the Somerset County WMP. In the case of the WMP component for Montgomery and Rocky Hill, resolution of an outstanding amendment proposal to the existing Montgomery Township-Rocky Hill Borough Wastewater Management Plan that was submitted to NJDEP in 2015, but did not complete the formal amendment process before the expiration of P.L. 2013 c.188, is being accomplished as part of this WMP proposal.

As noted in Section I, Summary of Actions, a consolidation of the existing assigned sewer service areas associated with the publicly-owned domestic wastewater treatment facilities that discharge to surface water located in Montgomery Township is proposed. This change is consistent with the above referenced amendment and involves the transfer of the Riverside and Oxbridge SSAs to the Pike Brook SSA. The goal was to enable the aging Riverside and Oxbridge WWTPs to be decommissioned and the flow to be treated at the newly-upgraded state-of-the-art Pike Brook wastewater treatment facility. In order to accommodate the build-out flows from the three SSAs, Montgomery is also proposing an increase in build-out flow at the Pike Brook treatment facility to 0.886 MGD. This proposal is based on a Wastewater Treatment Plant Consolidation Master Planning Study (June 2012), performed by Kleinfelder for the Montgomery Township.

As part of this WMP proposal, Montgomery is also identifying that the lots west of Route 206, presently shown within the Oxbridge SSA, be transferred to the Skillman Village SSA so that future flow can be treated at the newly-upgraded, state-of-the-art Skillman Village treatment facility. The amendment also incorporates the future flows associated with the transfer of the Johnson & Johnson SSA to the Skillman Village SSA, which was previously identified on the Future Wastewater Service Areas Map for Somerset County adopted by NJDEP in 2013.

On July 21, 2015, the NJDEP Bureau of Surface Water Permitting approved the Pike Brook Wastewater Treatment Plant Anti-Degradation Study, prepared by Kleinfelder and dated February 2015, which demonstrated that a discharge flow of up to 1.0 MGD from the Pike Brook WWTP could be assimilated by Pike Brook.

Montgomery Township and Somerset County wastewater planning representatives were advised by NJDEP officials after the updated WQMP rules were adopted in November 2016 that the consolidation of SSAs and associated transfer of lands from one previously-adopted SSA to another described above no longer requires either a site-specific or WMP amendment or revision. Nevertheless, memorialization of the SSA changes will take place via the adoption of this Montgomery Township-Rocky Hill Borough Component of the Wastewater Management Plan for Somerset County. However, future expansion of the Pike Brook WWTP to serve the modified SSA consolidation does require a WQMP amendment which is proposed by this WMP.

d. Septic System Development 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 Existing and Future Wastewater Service Areas Maps (Maps No. 3.1 and 3.2) is 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 considered to be available when the following conditions are met:

1. 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
2. The property served is located within the designated sewer service area of the sewage treatment plant to which the sanitary sewer line is connected."

Future flows associated with existing individual septic systems located within assigned sewer service areas are taken into account as part of the Wastewater Capacity Analysis addressed in Section G below.

2. Non-Sewer Service Area

Areas of the municipalities of Montgomery and Rocky Hill not otherwise designated as assigned sewer service areas are designated as non-sewer service areas as shown on the Existing and Future Wastewater Service Areas Maps (Maps No. 3.1 and 3.2). Non-sewer service areas are associated with areas served by ISSDS with planning flows of 2,000 GPD or less (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.

The Montgomery Township Department of Health serves the municipalities of Montgomery and Rocky Hill and oversees ISSDS within these communities. ISSDS are approvable only if located within designated non-sewer service areas as shown on the Existing and Future Wastewater Service Area Maps (Maps No. 3.1 and 3.2). ISSDS that exceed 2,000 GPD must be identified as assigned sewer service area and NJDEP Treatment Works Approvals and NJPDES permits are required.

F. Existing and Future Wastewater Treatment Facilities

This section addresses wastewater treatment facilities that serve the Township of Montgomery and the Borough of Rocky Hill. Each of the treatment plants is located within the Township of Montgomery. Facility tables for each wastewater treatment facility that describe the permit number, receiving water, location, population served, and current and future flows are provided below (Tables II.2 through II.20).

The wastewater treatment facility tables for all sanitary and/or process wastewater discharge to surface water facilities (Category A Permit) and those sanitary and/or process wastewater facilities discharging to groundwater at greater than 2,000 GPD (i.e. those requiring NJPDES Category T-1 and GW permits) for facilities presently in operation are included in this section. There are no existing or proposed industrial treatment facilities (NJPDES Category B) or Consolidated Schools – NJPDES Category ASC located within or serving areas of Montgomery Township and Rocky Hill Borough at this time.

Montgomery Township and Rocky Hill Borough WMP

1. Wastewater Treatment Facility Management and Operation

The Township of Montgomery adopted Ordinance No. 88-582, which established a municipal public sewer utility to operate Montgomery Township’s sewer system, which includes the publicly-owned WWTPs described below. In addition to providing sanitary sewer service to the assigned sewer service areas located within the Township, Montgomery Township also treats domestic sewage from Rocky Hill at its Stage II WWTP. According to the contract between Montgomery and Rocky Hill, last revised August 29, 2012, the Rocky Hill may deliver up to 100,000 GPD based on an annual average, with a peak flow not greater than 2.5 times the allowable average daily flow. Montgomery Township’s district boundaries conform to the jurisdictional boundaries of the Township of Montgomery and the Borough of Rocky Hill as shown on Map No. 1 and Table II.21. Franchise areas do not exist within these municipalities.

Table II.21: Wastewater Districts, Franchise Areas and Municipalities Served		
Wastewater Utility	Municipalities Served	Federal 201 Grant Limitation
Montgomery Township	Montgomery Twp. and Rocky Hill Borough	NA

The publicly-owned WWTPs owned and operated by Montgomery Township serve 24 percent of the total land area and 58 percent of the total population within the municipalities of Montgomery and Rocky Hill.

There are no existing Federal 201 grant limitations (treatment facility or collection system) which prohibit the extension of sewer service to environmentally sensitive areas in these municipalities.

Montgomery Township and Rocky Hill Borough WMP

Table II.2: Stage II WWTP (To Remain in Operation)		
1. Existing or proposed facility:	Existing	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0026905	
3. Discharge to surface water (DSW) or ground water (DGW):	Surface Water	
4. Receiving water or aquifer:	Millstone River	
5. Classification of receiving water or aquifer:	FW2-NT(C2)	
6. Owner of facility:	Montgomery Twp.	
7. Operator of facility:	Montgomery Twp.	
8. Co-Permittee of facility (<i>where applicable</i>):	Not applicable	
9. Location of facility:		
a. Municipality & County	Montgomery Twp., Somerset	
b. Street Address	525 County Rt. 605, Princeton, NJ 08540	
c. Block(s) and Lot(s)	Block 38001, Lot 3.01	
10. Location of discharge (in State Plane Coordinates):	(456,130.37, 570,225.70)	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	Plant designed for 0.68 MGD; however, NJPDES permit provides for flows of 0.68 MGD, 0.78 MGD, and 1.20 MGD. Plant expansion would be required for flows greater than 0.68 MGD.	
12. Summary of population served/to be served including major seasonal fluctuations:	Current (Year 2010) Population	Build-out Population***
Montgomery	4,845	5,860
Rocky Hill	682	781
13. Summary of wastewater flow received/to be received as a 30-day average flow for DSW	Current Flow 2016 (MGD)*	Build-out Flow (MGD)**
Montgomery	0.442	0.653
Rocky Hill	0.085	0.093
Facility Total	0.527	0.746
<p>Note: * Total existing average wastewater flow for the Stage II WWTP is based on the maximum 12-month rolling average for the period of January 2012 through December 2016 as reported monthly by Pike Brook in the DMR reports filed with NJDEP.</p> <p>** Build-out flow developed on lot-by-lot basis as detailed in Appendix A.</p> <p>*** Build-out population was calculated by multiplying the number of DUs calculated in the build-out by the 2010 Census average household size for Montgomery and adding the result to the current (Year 2010) population.</p>		

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Table II.3: Skillman Village WWTP (To Remain in Operation)		
1. Existing or proposed facility:	Existing	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0022390	
3. Discharge to surface water (DSW) or ground water (DGW):	Surface Water	
4. Receiving water or aquifer:	Rock Brook to Beden Brook	
5. Classification of receiving water or aquifer:	FW2-NT(C2)	
6. Owner of facility:	Montgomery Twp.	
7. Operator of facility:	Montgomery Twp.	
8. Co-Permittee of facility (<i>where applicable</i>):	Not applicable	
9. Location of facility:		
a. Municipality & County	Montgomery Twp., Somerset	
b. Street Address	155 Burnt Hill Road, Skillman, NJ 08558	
c. Block(s) and Lot(s)	Block 27001, Lot 7.02	
10. Location of discharge (in State Plane Coordinates):	(443,402.18, 574,736.70)	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	NJPDES permit provides for flows of 0.500 MGD and 0.680 MGD. Plant expansion would be required for flows greater than 0.5MGD.	
12. Summary of population served/to be served including major seasonal fluctuations:	Current (Year 2010) Population	Build-out Population***
Montgomery	780 (Residential) 4,765 (Students)	2,339 (Residential) 4,765 (Students)
13. Summary of wastewater flow received/to be received as a 30-day average flow for DSW:	Current Flow 2016 (MGD)*	Build-out Flow (MGD)**
Facility Total	0.096	0.501
<p>Note: * Total existing average wastewater flow for the Skillman Village WWTP is based on the maximum 12-month rolling average for the period of January 2012 through December 2016 as reported monthly by Skillman Village in the DMR reports filed with NJDEP.</p> <p>** Build-out flow developed on lot-by-lot basis as detailed in Appendix A and includes future flow from J&J, Oxbridge service area (lots west of Route 206), JER Herring Orchard Corp and Pavilions at Princeton.</p> <p>*** Build-out population was calculated by multiplying the number of DUs calculated in the build-out by the 2010 Census average household size for Montgomery and adding the result to the current (Year 2010) population.</p>		

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Table II.4: Johnson & Johnson WWTP* (To be Connected to Skillman Village in Future)		
1. Existing or proposed facility:	Existing	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	Consolidated Permit No. NJ0026140	
3. Discharge to surface water (DSW) or ground water (DGW):	Surface Water and Ground Water	
4. Receiving water or aquifer:	After treatment, the discharge goes to a 1.85 MG lined holding basin, before being discharged in batches to Back Brook. The basin is located in the Brunswick Formation aquifer.	
5. Classification of receiving water or aquifer:	FW2-NT and Classification 2A	
6. Owner of facility:	Johnson & Johnson Consumer Products, Inc.	
7. Operator of facility:	Johnson & Johnson Consumer Products, Inc.	
8. Co-Permittee of facility (<i>where applicable</i>):	Not applicable	
9. Location of facility:		
a. Municipality & County	Montgomery Twp., Somerset	
b. Street Address	199 Grandview Road, Skillman, NJ 08558	
c. Block(s) and Lot(s)	Block 14001, Lot 2	
10. Location of discharge (in State Plane Coordinates):	(434,788.83, 580,437.96)	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	0.0625 MGD	
12. Summary of population served/to be served including major seasonal fluctuations:	Current (Year 2018) Population	Build-out Population
Montgomery	1,700 (employees) 810,372 ft ²	3,290 (employees) 2,216,232ft ²
13. Summary of wastewater flow received/to be received as a 30-day average flow for DSW or a daily maximum flow for DGW:	Current Flow 2016 (MGD)*	Build-out Flow (MGD)
Facility Total	0.031	0.180 to Skillman Village WWTP
Note: * Total existing average wastewater flow for the Johnson & Johnson WWTP is based on the maximum 12-month rolling average for the period of January 2012 through December 2016 as reported monthly by Johnson & Johnson in the DMR reports filed with NJDEP.		

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Table II.5: Pike Brook WWTP (To Remain in Operation)		
1. Existing or proposed facility:	Existing	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0060038	
3. Discharge to surface water (DSW) or ground water (DGW):	Surface Water	
4. Receiving water or aquifer:	Pike Run (also known as Pike Brook)	
5. Classification of receiving water or aquifer:	FW2-NT(C2)	
6. Owner of facility:	Montgomery Twp.	
7. Operator of facility:	Montgomery Twp.	
8. Co-Permittee of facility (<i>where applicable</i>):	Not applicable	
9. Location of facility:		
a. Municipality & County	Montgomery Twp., Somerset	
b. Street Address	50 Estates Boulevard, Belle Mead, NJ 08502	
c. Block(s) and Lot(s)	Block 6001, Lot 24	
10. Location of discharge (in State Plane Coordinates):	(450,899.24,588,819.76)	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	0.670 MGD	
12. Summary of population served/to be served including major seasonal fluctuations:	Current (Year 2010) Population	Build-out Population***
Montgomery	4,790	6,333
13. Summary of wastewater flow received/to be received as a 30-day average flow for DSW:	Current Flow 2016 (MGD)*	Build-out Flow (MGD)**
Facility Total	0.517	0.886
<p>Note: * Total existing average wastewater flow for the Pike Brook WWTP is based on the maximum 12-month rolling average for the period of January 2012 through December 2016 as reported monthly by Pike Brook in the DMR reports filed with NJDEP; does not include existing Riverside Farms and Oxbridge flow.</p> <p>** Build-out flow developed on lot-by-lot basis as detailed in Appendix A and includes the consolidation flows from the Riverside and Oxbridge WWTPs.</p> <p>*** Build-out population was calculated by multiplying the number of DUs calculated in the build-out by the 2010 Census average household size for Montgomery and adding the result to the current (Year 2010) population.</p>		

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Table II.6: Riverside Farms WWTP**** (Recently Closed; Flow Consolidated to Pike Brook WWTP)		
1. Existing or proposed facility:	Existing	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0050130	
3. Discharge to surface water (DSW) or ground water (DGW):	Surface Water	
4. Receiving water or aquifer:	Millstone River	
5. Classification of receiving water or aquifer:	FW2-NT(C2)	
6. Owner of facility:	Montgomery Twp.	
7. Operator of facility:	Montgomery Twp.	
8. Co-Permittee of facility (<i>where applicable</i>):	Not applicable	
9. Location of facility:		
a. Municipality & County	Montgomery Twp., Somerset	
b. Street Address	720 River Road, Belle Mead, NJ 08502	
c. Block(s) and Lot(s)	Block 7019, Lot 64	
10. Location of discharge (in State Plane Coordinates):	(462,226.51, 588,729.14)	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	0.145 MGD	
12. Summary of population served/to be served including major seasonal fluctuations:	Current (Year 2010) Population	Build-out Population***
Montgomery	1,005	1,156
13. Summary of wastewater flow received/to be received as a 30-day average flow for DSW	Current Flow 2016 (MGD)*	Build-out Flow (MGD)**
Facility Total	0.076	0.091 to Pike Brook WWTP
<p>Note: * Total existing average wastewater flow for the Riverside Farms WWTP is based on a maximum 12-month rolling average for the period of January 2012 through December 2016 as reported monthly by Riverside Farms in the DMR reports filed with NJDEP.</p> <p>** Build-out flow developed on lot-by-lot basis as detailed in Appendix A.</p> <p>*** Build-out population was calculated by multiplying the number of DUs calculated in the build-out by the 2010 Census average household size for Montgomery and adding the result to the current (Year 2010) population.</p> <p>**** Riverside Farms WWTP has been closed, and flow from service area is now being treated by the Pike Brook WWTP.</p>		

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Table II.7: Oxbridge WWTP**** (Has Been Closed; Flow Consolidated to Pike Brook and Skillman Village WWTPs)		
1. Existing or proposed facility:	Existing	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0067733	
3. Discharge to surface water (DSW) or ground water (DGW):	Surface Water	
4. Receiving water or aquifer:	Pike Brook	
5. Classification of receiving water or aquifer:	FW2-NT(C2)	
6. Owner of facility:	Montgomery Twp.	
7. Operator of facility:	Montgomery Twp.	
8. Co-Permittee of facility (<i>where applicable</i>):	Not applicable	
9. Location of facility:		
a. Municipality & County	Montgomery Twp., Somerset	
b. Street Address	31 Carousel Chase, Belle Mead, NJ 08502	
c. Block(s) and Lot(s)	Block 17001, Lot 6.86	
10. Location of discharge (in State Plane Coordinates):	(451,661.21, 582,740.26)	
11. Present permitted flow or permit condition (DSW):	0.088 MGD	
12. Summary of population served/to be served including major seasonal fluctuations:	Current (Year 2010) Population	Build-out Population***
Montgomery	689	747
13. Summary of wastewater flow received/to be received as a 30-day average flow for DSW:	Current Flow 2016 (MGD)*	Build-out Flow (MGD)**
Facility Total	0.042	0.071 to Pike Brook and Skillman Village WWTPs
<p>Note: * Total existing average wastewater flow for the Oxbridge WWTP is based on the maximum 12-month rolling average for the period of January 2012 through December 2016 as reported monthly by Oxbridge in the DMR reports filed with NJDEP.</p> <p>** Build-out flow developed on lot-by-lot basis as detailed in Appendix A.</p> <p>*** Build-out population was calculated by multiplying the number of DUs calculated in the build-out by the 2010 Census average household size for Montgomery and adding the result to the current (Year 2010) population.</p> <p>**** Oxbridge WWTP has been closed, and flow from service area is now being treated by the Pike Brook WWTP.</p>		

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Table II.8: Carrier Foundation WWTP (To Remain in Operation)		
1. Existing or proposed facility:	Existing	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0023663	
3. Discharge to ground water (DGW) or surface water (DSW):	Surface Water	
4. Receiving water or aquifer:	Cruser Brook	
5. Classification of receiving water or aquifer:	FW2-NT(C2)	
6. Owner of facility:	Carrier Foundation	
7. Operator of facility:	Chapman, Inc.	
8. Co-Permittee of facility (<i>where applicable</i>):	Not Applicable	
9. Location of facility:		
a. Municipality & County	Montgomery Twp., Somerset	
b. Street address	East Mountain Road, Belle Mead, NJ 08502	
c. Block(s) and Lot(s)	Block 1001, Lot 14.02	
10. Location of discharge (in State Plane Coordinates):	(439,779.58, 594,182.75)	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	0.05 MGD	
12. Summary of population served/to be served (including major seasonal fluctuations if applicable):*	Current (Year 2017) Population (patients)	Build-out Population (patients)
Beds	251	361
Total	251	361
13. Summary of wastewater flow received/to be received as a 30-day average flow for DSW:*	Current (Year 2017) Flow (in MGD)**	Build-out (specify as applicable) (in MGD)
Facility Total	0.034	0.05
<p>Notes: * Carrier Foundation is planning to expand their existing facility to maximize their permitted flow potential. In utilizing N.J.A.C. criteria for "Other Institutions" and assuming that the non-residential (employee) flow rate would need to increase at the same rate as the inpatient population, the build-out population was estimated. The expansion is still in the early stages of planning and detailed data for same does not yet exist.</p> <p>** Total existing average wastewater flow for the Carrier Foundation is based on a 12-month average for the period of January 2012 through December 2016 as reported monthly by the Carrier Foundation in the DMR reports filed with NJDEP.</p>		

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Table II.9: Cherry Valley WWTP (To Remain in Operation)		
1. Existing or proposed facility:	Existing	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0069523	
3. Discharge to surface water (DSW) or ground water (DGW):	Surface Water	
4. Receiving water or aquifer:	Bedens Brook	
5. Classification of receiving water or aquifer:	FW2-NT(C2)	
6. Owner of facility:	Montgomery Twp.	
7. Operator of facility:	Montgomery Twp.	
8. Co-Permittee of facility (<i>where applicable</i>):	Not Applicable	
9. Location of facility:		
a. Municipality & County	Montgomery Twp., Somerset	
b. Street Address	192 Inverness Drive, Skillman, NJ 08558	
c. Block(s) and Lot(s)	Block 31001, Lot 191	
10. Location of discharge (in State Plane Coordinates):	(433,349.90, 568,761.96)	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	0.286 MGD	
12. Summary of population served/to be served including major seasonal fluctuations:	Current (Year 2010) Population	Build-out Population***
Montgomery	1,794	2,107
13. Summary of wastewater flow received/to be received as a 30-day average flow for DSW:	Current Flow 2016 (MGD)*	Build-out Flow (MGD)**
Facility Total	0.204	0.238
Note: * Total existing average wastewater flow for the Cherry Valley WWTP is based on the maximum 12-month rolling average for the period of January 2012 through December 2016 as reported monthly by Cherry Valley in the DMR reports filed with NJDEP. ** Build-out flow developed on lot-by-lot basis as detailed in Appendix A. *** Build-out population was calculated by multiplying the number of DUs calculated in the build-out by the 2010 Census average household size for Montgomery and adding the result to the current (Year 2010) population.		

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Table II.10 JER Herring Orchard Corp Sanitary Subsurface Sewage Disposal System (Within Skillman Village SSA, To Be Discontinued in The Future)		
1. Existing or proposed facility:	JER Herring Orchard Corp.	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0069060	
3. Discharge to ground water (DGW) or surface water (DSW):	Ground Water	
4. Receiving water or aquifer:	Brunswick Formation	
5. Classification of receiving water or aquifer:	2A	
6. Owner of facility:	JER Herring Orchard Corp.	
7. Operator of facility:	JER Herring Orchard Corp.	
8. Co-Permittee of facility (<i>where applicable</i>):		
9. Location of facility:		
a. Municipality & County	Montgomery Twp., Somerset County	
b. Street address	23 Orchard Rd., Skillman, NJ 08558	
c. Block(s) and Lot(s)	Block 28001, Lot 5.02	
10. Location of discharge (in State Plane Coordinates):	(449,176.00, 576,278.00)	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	0.01140 MGD	
*12. Summary of population served/to be served (including major seasonal fluctuations if applicable):	Current (Year 2016) Population	Build-out Population
Facility Total:	<100 employees	Facility has a max of 410 employees
*13. Summary of wastewater flow received/to be received as daily maximum flow for DGW:	Current Flow (in MGD)	Build-out Flow (in MGD)
Facility Total	0.005327 MGD	<0.01140 MGD to Skillman Village WWTP

Table II.11: Pavilions at Princeton Sanitary Subsurface Sewage Disposal System General T-1 Treatment Facility <i>(Within Skillman Village SSA, To Be Discontinued in The Future)</i>	
1. New Jersey Pollutant Discharge Elimination System Permit Number:	NJG0129038 (T1)
2. Discharge to ground water (DGW):	Ground Water
3. Receiving aquifer:	Brunswick
4. Classification of receiving aquifer:	2A
5. Owner of facility:	Pavilions at Princeton
6. Operator of facility:	Pavilions at Princeton
7. Location of facility:	
a. Municipality & County	Montgomery Twp., Somerset County
b. Street address	75 Orchard Rd., Skillman, NJ 08558
c. Block(s) and Lot(s)	Block 28001, Lot 3
8. Location of discharge (in State Plane Coordinates):	(447,919.00, 576,365.00)
9. Summary of current population served identifying all wastewater generating uses:	Facility consists of two 33,700 square foot office building. Each served by a septic system and disposal beds.
Commercial: Square Footage	67,400 sf
Permitted Flow	0.008425 MGD to Skillman Village WWTP

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Table II.12: Princeton Montessori School Sanitary Subsurface Sewage Disposal System (To Remain in Operation)		
1. Existing or proposed facility:	Princeton Montessori School	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0100501	
3. Discharge to ground water (DGW) or surface water (DSW):	Ground Water	
4. Receiving water or aquifer:	Stockton	
5. Classification of receiving water or aquifer:	2A	
6. Owner of facility:	Peggy Thompson	
7. Operator of facility:	Peggy Thompson	
8. Co-Permittee of facility (<i>where applicable</i>):		
9. Location of facility:		
a. Municipality & County	Montgomery Twp., Somerset County	
b. Street address	487 Cherry Valley Rd.	
c. Block(s) and Lot(s)	Block 32001, Lot 24.01	
10. Location of discharge (in State Plane Coordinates):	(437774, 564645)	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	0.00200 MGD	
*12. Summary of population served/to be served (including major seasonal fluctuations if applicable):	Current (Year 2016) Population	Build-out Population
Facility Total:	362 students and staff	362
*13. Summary of wastewater flow received/to be received as a daily maximum flow for DGW:	Current Flow (in MGD)	Build-out Flow (in MGD)
Facility Total	0.00362 MGD*	<0.00200 MGD

- Projected flow is based on 10 gpd/student; flow is higher than the permitted flow since this facility recycles a portion of the flow.

Table II.13: AJA Montgomery LLC/Tusk Fusion Sanitary Subsurface Sewage Disposal System General T-1 Treatment Facility (To Remain in Operation)	
1. New Jersey Pollutant Discharge Elimination System Permit Number:	NJG0160598
2. Discharge to ground water (DGW):	Ground Water
3. Receiving aquifer:	Brunswick
4. Classification of receiving aquifer:	2A
5. Owner of facility:	Jason Lin
6. Operator of facility:	Jason Lin
7. Location of facility:	
a. Municipality & County	Montgomery Twp., Somerset County
b. Street address	1736 Rt. 206
c. Block(s) and Lot(s)	Block 20001, Lot 8
8. Location of discharge (in State Plane Coordinates):	(448637, 578270)
9. Summary of current population served identifying all wastewater generating uses:	
Restaurant: Number of Seats	240-seat capacity
Commercial: Square Footage	19,000 sf
<u>Permitted Flow</u>	0.0084 MGD

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Table II.14: Waldorf School of Princeton Sanitary Subsurface Sewage Disposal System (To Remain in Operation)		
1. Existing or proposed facility:	Waldorf School of Princeton	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0134210	
3. Discharge to ground water (DGW) or surface water (DSW):	Ground Water	
4. Receiving water or aquifer:	Brunswick	
5. Classification of receiving water or aquifer:	2A	
6. Owner of facility:	Yumiko Mishima	
7. Operator of facility:	Yumiko Mishima	
8. Co-Permittee of facility (<i>where applicable</i>):		
9. Location of facility:		
a. Municipality & County	Montgomery Twp., Somerset County	
b. Street address	1062 Cherry Hill Rd.	
c. Block(s) and Lot(s)	Block 33001, Lot 28.02	
10. Location of discharge (in State Plane Coordinates):	(441114, 570985)	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	0.00200 MGD	
*12. Summary of population served/to be served (including major seasonal fluctuations if applicable):	Current (Year 2016) Population	Build-out Population
Facility Total:	237 students and staff	237
*13. Summary of wastewater flow received/to be received as a daily maximum flow for DGW:	Current Flow (in MGD)	Build-out Flow (in MGD)
Facility Total	0.00237 MGD*	<0.00200 MGD

* Projected flow is based on 10 gpd/student; flow is higher than the permitted flow since this facility recycles a portion of the flow.

Table II.15: Crossings at Bedens Brook Sanitary Subsurface Sewage Disposal System General T-1 Treatment Facility (To Remain in Operation)	
1. New Jersey Pollutant Discharge Elimination System Permit Number:	NJG0132811 (T1)
2. Discharge to ground water (DGW):	Ground Water
3. Receiving aquifer:	Brunswick
4. Classification of receiving aquifer:	2A
5. Owner of facility:	Gregg W. Barkley
6. Operator of facility:	Ronald Shevlin
7. Location of facility:	
a. Municipality & County	Montgomery Twp., Somerset County
b. Street address	54 Planters Row, Skillman, NJ
c. Block(s) and Lot(s)	Block 30001; Lot 52, 53, 40, 41, 42, 43, 46
8. Location of discharge (in State Plane Coordinates):	(427322, 569817)
9. Summary of current population served identifying all wastewater generating uses:	The facility consists of seven homes. The facility is served by two septic systems with each system disposing to two disposal beds.
Permitted Flow	0.00385 MGD

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Table II.16: Montgomery Knoll Sanitary Subsurface Sewage Disposal System General T-1 Treatment Facility (To Remain in Operation)	
1. New Jersey Pollutant Discharge Elimination System Permit Number:	NJG0087327 (T1)
2. Discharge to ground water (DGW):	Ground Water
3. Receiving aquifer:	Brunswick
4. Classification of receiving aquifer:	2A
5. Owner of facility:	Philip Sudol, Montgomery Knoll Condominium Assoc.
6. Operator of facility:	Judith Quinn, Montgomery Knoll Condominium Assoc.
7. Location of facility:	
a. Municipality & County	Montgomery Twp., Somerset County
b. Street address	Tamarack Circle/Route 206
c. Block(s) and Lot(s)	Block 29004, Lot 1
8. Location of discharge (in State Plane Coordinates):	(450664, 573582)
9. Summary of current population served identifying all wastewater generating uses:	The facility consists of 48 office units. The offices have a total square footage of 76,800. The system consists of two septic tanks, dosing tank and six disposal beds.
Commercial: Square Footage	76,800 sf
Permitted Flow	0.0058 MGD

Table II.17: Mattawang Golf Club Sanitary Subsurface Sewage Disposal System General T-1 Treatment Facility (To Remain in Operation)	
1. New Jersey Pollutant Discharge Elimination System Permit Number:	NJG0134911 (T1)
2. Discharge to ground water (DGW):	Ground Water
3. Receiving aquifer:	Brunswick
4. Classification of receiving aquifer:	2A
5. Owner of facility:	Jason Ekaireb
6. Operator of facility:	Jason Ekaireb
7. Location of facility:	
a. Municipality & County	Montgomery Twp., Somerset County
b. Street address	293-303 Township Line Rd., Belle Mead, NJ
c. Block(s) and Lot(s)	Block 5001, Lot 3
8. Location of discharge (in State Plane Coordinates):	(453667.09, 593616.5)
9. Summary of current population served identifying all wastewater generating uses:	The Mattawang Golf Club has up to 225 patrons using its facility at any one time and has a restaurant for limited lunch food sales.
Restaurant: Number of seats	20 seats available
Commercial: Square Footage	18,400 sf
Permitted Flow	0.003575 MGD

Montgomery Township and Rocky Hill Borough WMP

Table II.18: St. Charles Borromeo Roman Catholic Church Sanitary Subsurface Sewage Disposal System (To Remain in Operation)		
1. Existing or proposed facility:	St. Charles Borromeo Roman Catholic Church	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0142611	
3. Discharge to ground water (DGW) or surface water (DSW):	Ground Water	
4. Receiving water or aquifer:	Brunswick Formation	
5. Classification of receiving water or aquifer:	2A	
6. Owner of facility:	Archdiocese of Metuchen	
7. Operator of facility:	St. Charles Borromeo Roman Catholic Church	
8. Co-Permittee of facility (<i>where applicable</i>):		
9. Location of facility:		
a. Municipality & County	Montgomery Twp., Somerset County	
b. Street address	47 Skillman Rd., Skillman, NJ	
c. Block(s) and Lot(s)	Block 26001, Lot 1.01	
10. Location of discharge (in State Plane Coordinates):	(442426, 579227)	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	0.00200 MGD	
*12. Summary of population served/to be served (including major seasonal fluctuations if applicable):	Current (Year 2016) Population	Build-out Population
Facility Total:	Church is an existing 18,295 sf church with a 620-seat worship area and a 1,080 sf multipurpose room.	N/A
*13. Summary of wastewater flow received/to be received as a daily maximum flow for DGW:	Current Flow (in MGD)	Build-out Flow (in MGD)
Facility Total	0.000425 MGD	<0.00200 MGD

Table II.19: Gibraltar Rock of Belle Mead Sanitary Subsurface Sewage Disposal System General T-1 Treatment Facility (To Remain in Operation)	
1. New Jersey Pollutant Discharge Elimination System Permit Number:	NJG0136743 (T1)
2. Discharge to ground water (DGW):	Ground Water
3. Receiving aquifer:	Lockatong
4. Classification of receiving aquifer:	2A
5. Owner of facility:	Gibraltar Rock
6. Operator of facility:	Gibraltar Rock
7. Location of facility:	
a. Municipality & County	Montgomery Twp., Somerset County
b. Street address	Route 518 (Great Road)
c. Block(s) and Lot(s)	Block 5001, Lot 3
8. Location of discharge (in State Plane Coordinates):	(439715, 589281)
9. Summary of current population served identifying all wastewater generating uses:	This facility is a quarry with 130 employees. It has an existing subsurface disposal system consisting of a septic tank, dosing tank, and disposal field.
Commercial: Square Footage	46,675 sf
Permitted Flow	0.0033 MGD

Montgomery Township and Rocky Hill Borough WMP

Table II.20: Agricola Barn Sanitary Subsurface Sewage Disposal System (To Remain in Operation)		
1. Existing or proposed facility:	Agricola Barn	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0244562	
3. Discharge to ground water (DGW) or surface water (DSW):	Ground Water	
4. Receiving water or aquifer:	Unconsolidated sediments of the Passaic Formation	
5. Classification of receiving water or aquifer:	2A	
6. Owner of facility:	Fenwick Hospitality Group	
7. Operator of facility:	Fenwick Hospitality Group	
8. Co-Permittee of facility (<i>where applicable</i>):		
9. Location of facility:		
a. Municipality & County	Montgomery Twp., Somerset County	
b. Street address	1459 Great Rd.	
c. Block(s) and Lot(s)	Block 32001, Lot 5	
10. Location of discharge (in State Plane Coordinates):	(437219.75, 567869.71)	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	Design Flow = 0.00349 MGD	
*12. Summary of population served/to be served (including major seasonal fluctuations if applicable):	Current Population	Build-out Population
Facility Total:	Barn with vegetable wash area, storage area, kitchen area, 50-seat gathering/event area	N/A
*13. Summary of wastewater flow received/to be received as a daily maximum flow for DGW:	Current Flow (in MGD)	Build-out Flow (in MGD)
Facility Total	N/A	0.00349 MGD

2. Discharge to Surface Water Facilities

There are presently six (6) discharge to surface water (DSW) WWTPs owned and operated by Montgomery Township. In addition, there are also two privately-owned DSW WWTPs: Carrier Clinic and Johnson & Johnson Consumer Products, Inc. (Johnson & Johnson's WWTP discharges to both surface and ground water). Table II.22 provides key information on each of these DSW facilities, including permitted flows and the future status (whether the facility will remain in operation, will be discontinued, or has already been discontinued). Map No. 3.1 provides the location and SSA for each of these WWTPs.

Given the recent consolidation of the Oxbridge and Riverside Farms SSAs into the Pike Brook SSA, four (4) publicly-owned DSW treatment facilities that are owned and operated by Montgomery Township will remain in operation: Skillman Village, Cherry Valley, Pike Brook and Stage II WWTPs. Assuming the eventual consolidation of Johnson and Johnson Consumer Products into Skillman Village, one (1) privately-owned and operated DSW WWTP will remain in operation: Carrier Clinic, a 120-bed healthcare facility. Map No. 3.2 provides the location and SSAs for each of the remaining WWTPs.

Table II.22: Wastewater Treatment Facilities that Discharge to Surface Water					
Facility	Municipality Location	NJPDES Permit #	Permitted Flow (MGD)	Discharge Category Code	Future Operation
Cherry Valley County Club	Montgomery	NJ0069523	0.286	A	Remain
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
Oxbridge	Montgomery	NJ0067733	0	A	Closed; SSA consolidated with Pike Brook and Skillman Village WWTPs.
Riverside Farms	Montgomery	NJ0050130	0	A	Closed; SSA consolidated with Pike Brook WWTP.
Carrier Foundation	Montgomery	NJ0023663	0.05	A	Remain

Montgomery Township and Rocky Hill Borough WMP

Table II.22: Wastewater Treatment Facilities that Discharge to Surface Water					
Facility	Municipality Location	NJPDES Permit #	Permitted Flow (MGD)	Discharge Category Code	Future Operation
Johnson & Johnson Consumer Products Co. Inc.	Montgomery	NJ0026140	0.0625	B	May be discontinued in future. Site to be served by Skillman Village.
Burnt Hill Treatment Plant #1	Montgomery	NJ0026891	--	A	Previously closed. Existing school currently served by Skillman Village.
Montgomery High School STP	Montgomery	NJ0023124	--	A	Previously closed. Site currently served by Skillman Village.
Ingersoll Rand	Montgomery	NJ0108944	--	B	Previously closed. Site currently served by Stage II.

Montgomery Township and Rocky Hill Borough WMP

3. Discharge to Ground Water Facilities

The following list of discharge to ground water facilities are shown on Maps 3.1 and 3.2 and are described in Table II.23. There are nine (9) on-site non-industrial DGW wastewater (DGW) facilities shown on the Existing Wastewater Service Area Map (Map No. 3.1) in Montgomery Township that are to remain in operation as shown in the following table as well as on Map No. 3.2.

Table II.23: Wastewater Treatment Facilities that Discharge to Ground Water				
Facility Name	NJPDES Permit	Category	Permitted or Planning Flows	Future Status
Johnson & Johnson Consumer Products Co. Inc.	NJ0026140	B	625,000 gpd	May be discontinued in future. Site to be served by Skillman Village.
JER Herring Orchard LLC	NJ0069060	GW	11,400 gpd	To be discontinued in the future. Site to be served by Skillman Village.
Princeton Montessori School	NJ0100501	GW	2,000 gpd*	Remain
Waldorf School of Princeton	NJ0134210	GW	2,000 gpd	Remain
St. Charles Borromeo Roman Catholic Church	NJ0142611	GW	2,000 gpd	Remain
Gibraltar Rock of Belle Mead	NJG0136743	T1	3,330 gpd	Remain
Montgomery Knolls	NJG0087327	T1	5,800 gpd	Remain
Pavilions at Princeton	NJG0129038	T1	8,425 gpd	To be discontinued in the future. Site to be served by Skillman Village.
Crossings at Bedens Brook	NJG0132811	T1	3,850 gpd	Remain
Mattawang Golf Club	NJG0134911	T1	3,575 gpd	Remain
Agricola Barn	TBD	GW	3,490 gpd	Remain
AJA Montgomery LLC (Tusk Fusion)	NJG0160598	T1	8,400 gpd	Remain

Sources: NJDEP Active NJPDES Permit List and *Facility Tables provided by NJDEP 2013.

4. Jurisdiction of Wastewater Utility

Due to the aforementioned contractual agreements that have been executed between Rocky Hill Borough and Montgomery Township, 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, Township of Montgomery and Borough of Rocky Hill will not support any wastewater service area modifications that involve transfers of lands from one 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 and ensure that any adverse impacts are avoided and/or mitigated by the entities seeking the change

G. Wastewater Capacity Analysis

The existing and future wastewater management needs of each sewer service area of a domestic treatment works, or industrial wastewater facility that receives wastewater from outside the facility boundaries shall be identified and evaluated in a wastewater treatment capacity analysis. This section describes the build-out methodology used to calculate existing wastewater flows for assigned sewer service areas as well as project future wastewater treatment demand for assigned and unassigned sewer service areas within the County.

1. Calculating Existing Wastewater Flows

The existing wastewater flow has been identified for each domestic wastewater treatment facility discharging to surface water using the highest consecutive 12-month rolling average over the most recent five-year period preceding development of this WMP component, as reported in the Discharge Monitoring Reports required pursuant to N.J.A.C. 7:14A-6.8. This information is presented in Table II.24.

Montgomery Township and Rocky Hill Borough WMP

Table II.24: Existing Flows for Domestic DSW Wastewater Treatment Facilities in Montgomery Township			
Facility Name	NJPDES Permit #	Municipality Location	Peak 12-Month Rolling Average (MGD)
Cherry Valley Country Club	NJ0069523	Montgomery	0.204
Pike Brook	NJ0060038	Montgomery	0.517
Skillman Village	NJ0022390	Montgomery	0.096
Stage II	NJ0026905	Montgomery	0.527
Riverside Farms	NJ0050130	Montgomery	0.076
Oxbridge	NJ0067733	Montgomery	0.042
J&J	NJ0026140	Montgomery	0.031
Carrier Foundation	NJ0023663	Montgomery	0.034

Note: Time period utilized for rolling average is January 2012 through December 2016, except for J&J and Carrier. J&J may be discontinued in the future, with the site to be served by Skillman Village.

2. Projecting Future Wastewater Flows

The following method was used for projecting future wastewater flows to domestic treatment facilities discharging to surface water.

a. Wastewater Demand Projections in Non-Urban Municipalities

Montgomery Township and Rocky Hill Borough are considered to be “non-urban municipalities” under the WQMP rules and in accordance with N.J.A.C. 7:15-4.5(b)1ii(2) . The WQMP Rules require that for each assigned sewer service area, the sum of existing flow and projected future flow be compared with the current permitted flow specific to each wastewater treatment facility. Therefore, the Montgomery Township WMP Committee, in collaboration with the Somerset County Planning Board, completed a build-out analysis for Montgomery Township and Rocky Hill Borough by performing a review of all parcels within the Montgomery Township SSA. Existing development conditions, regulated environmental features, zoning information and contracted flows were reviewed for each lot to calculate potential build-out flow in accordance with N.J.A.C. 7:14A-23.3. Through this process, total build-out flow was calculated for each of the six currently operating WWTPs in Montgomery Township. Rocky Hill parcels were also evaluated to estimate build-out flow for the Stage II SSA. These build-out flows were then used to calculate a total future flow for each WWTP SSA.

b. Flows Associated with Existing Septic Systems within Assigned Sewer Service Areas

The wastewater treatment plant capacity analysis takes into account future wastewater flows to be treated by each domestic wastewater treatment facility from existing residential dwellings served by ISSDS as well as office/commercial facilities served by NJPDES-permitted T-1 and GW facilities that are located within assigned sewer service areas. A value of 300 GPD per existing ISSDS and the flow values reported in the GW and T-1 facility tables provided were applied when calculating future flows associated with existing flows for development currently served by T-1 and GW facilities that are to be served by domestic wastewater treatment facilities in the future.

Future wastewater flows in the amount of 0.295 MGD associated with both existing residential and non-residential developments within Montgomery Township and Rocky Hill Borough that are currently served by septic systems within assigned sewer service areas have been factored into the capacity analysis for the treatment plants located in Montgomery Township, as shown in Table II.25. All future flows are detailed in the build-out analysis tables in Appendix A.

c. Flows Associated with Vacant Potentially Developable Land, Under-Developed Land, Approved Undeveloped Projects, and Planned Residential Development Pursuant to the State Fair Housing Act

Similarly, for vacant developable areas within the sewer service area, existing zoning is applied to project a build-out condition for use in estimating the future wastewater management needs of each sewer service area.

For example, single-family residential development is assumed to consist of houses having three or more bedrooms per house, and each projected new house is multiplied by 300 GPD to predict the future wastewater generated. For non-residential land uses, the anticipated floor area is multiplied by 0.1 GPD to predict future wastewater generation.

ArcGIS was used to determine developable acreage within the sewer service areas. First, a digital parcel data layer was created for each sewer service area. The area was then “clipped” to exclude all preserved farmland, open space, and parks. Wetlands, water, and urban lands as identified in the NJDEP Land Use/Land Cover mapping (2012) were also removed. Data for each parcel, including block, lot, municipality, acreage, and zoning, were exported to Microsoft Excel, and zoning density standards were applied to each parcel. Zoning and parcel data were provided by Montgomery Township in July 2017. Where remaining lot size was smaller than required by zoning to construct a building, no future flow was assumed. Table II.25 includes these flows. Municipality-specific build-out results are provided in Appendix A, while a zoning schedule is provided in Appendix C.

3. Assigned Sewer Service Area Capacity Analyses

The next step in the wastewater management planning process is to assess whether there is sufficient wastewater treatment capacity to meet the needs of the County based on the projections described above. For assigned sewer service areas, where a permitted wastewater treatment facility exists, this requires the aggregation of wastewater projections by sewage treatment plant and a comparison of the projected future demand to the existing permitted capacity of the sewage treatment plant. Any deficit between the need and the permitted flow constitutes a potential capacity deficiency. Table II.26 summarizes these results.

Where a sewage treatment plant does not have sufficient remaining capacity to meet the future wastewater needs of the sewer service area, the WMP agency shall identify and evaluate strategies for addressing the potential capacity deficiencies. Facilities which have been determined to have a potential capacity deficiency as well as strategies to address each capacity deficiency are identified in the following section.

Montgomery Township and Rocky Hill Borough WMP

Table II.25: Sewer Service Area Wastewater Treatment Capacity Analysis						
Facility	NJPDES Permit #	Current Flow ^{1,2} (MGD)	Projected New Flow ³ (MGD)	Total Build-out Flow ⁴ (MGD)	NJDDES Permitted Flow (MGD)	Surplus or Deficiency ⁵ (MGD)
Stage II WWTP	NJ0026905	0.442 (Montgomery)	0.211 (Montgomery)	0.746	0.68, 0.78, 1.20 (design capacity = 0.68)	Deficiency of 0.066 (Expansion required in future)
		0.085 (Rocky Hill)	0.008 (Rocky Hill)			
Skillman Village WWTP	NJ0022390	0.096	0.405	0.501	0.5 and 0.68 (design capacity = 0.5)	Deficiency of 0.001 (Re-rating may be required in future)
Pike Brook WWTP	NJ0060038	0.635 (includes Pike Brook, Riverside, & Oxbridge)	0.251	0.886	0.670	Deficiency of 0.216 (Expansion required in future)
Cherry Valley WWTP	NJ0069523	0.204	0.034	0.238	0.286	Surplus
J&J ⁶	NJ0026140	0.031	0.149	0.180	0.0625	Deficiency of 0.118 (Connection to SV prior to flows exceeding capacity)
Carrier Foundation	NJ0023663	0.034	0.016	0.05	0.05	At capacity

¹ Total existing average wastewater flows are based on the maximum 12-month rolling averages for the period of January 2012 through December 2016 as reported monthly by each WWTP in the DMR reports filed with NJDEP.

² There are no unassigned SSAs within Montgomery Township.

³ Combined flows from both existing developments not connected to the WWTP and acreage that can support development within the SSA – See Appendix A – “Municipal Sewer Service Area Build-out Results.”

⁴ Combined Current and Projected Flows.

⁵ A deficiency will constitute a “potential capacity deficiency.”

⁶ J&J may be discontinued in the future, with the site to be served by Skillman Village.

4. Strategies to Mitigate Wastewater Treatment Facility Capacity Deficiencies

Where a sewage treatment plant does not have sufficient remaining capacity to meet the future wastewater needs of the sewer service area, the WMP agency shall identify and evaluate strategies for addressing the potential capacity deficiencies, including management approaches and infrastructure improvements.

Through the build-out and capacity analysis, three public domestic treatment works facilities discharging to surface water were identified as deficient based on the currently constructed facility size. Those identified facilities are listed in Table II.26. Below is a summary of each treatment plant that may require expansion or re-rating.

Stage II WWTP: At build-out, this facility is projected to have a future flow of 0.746 MGD, or 0.066 MGD greater than its present design flow of 0.68 MGD. All NJPDES permitting is in place for flows up to 1.2 MGD, so no new permitting or stream studies will be required to expand this plant. Current flows are at 0.527 MGD, so an expansion is not expected to be necessary until significant new development occurs within this SSA.

Skillman Village (formerly NPDC) WWTP: At build-out, and assuming the future connection of the J&J SSA and the connection of lots west of Route 206 that are now within the Oxbridge SSA, this facility is projected to have a future flow of 0.501 MGD, or 0.001 MGD greater than its present design flow of 0.5 MGD. All NJPDES permitting is in place for flows up to 0.68 MGD, so no new permitting or stream studies will be required to expand this plant. Current flows are less than 0.1 MGD, so additional capacity will likely not be required for many years, if ever. Furthermore, since the deficit is calculated to be only 0.001 MGD, we expect that this facility could easily be re-rated for the minor additional flow that may be required, particularly since it was recently upgraded to a state-of-the-art membrane bioreactor treatment system.

Pike Brook WWTP: At build-out, including the recent connection of the Riverside and Oxbridge SSAs, this facility is projected to have a future flow of 0.886 MGD, or 0.216 MGD greater than its present design flow of 0.67 MGD. An anti-degradation study for a future flow up to 1 MGD was approved by NJDEP on July 21, 2015, in preparation for an ultimate expansion of this facility. Once this WMP is adopted, the Township will request a NJPDES permit modification to increase the permitted flow to 0.886 MGD. Since existing flows within the current Pike Brook, Riverside, and Oxbridge SSAs (0.635 MGD) are below the existing 0.67 MGD capacity of the Pike Brook facility, the consolidation of the SSAs was able proceed without a treatment plant expansion. However, it is recommended that the design of an expansion to the Pike Brook WWTP proceed in the near future so that construction can begin, and the expanded plant can be ready to accommodate future development in the SSA.

Table II.26: Treatment Facilities with Potential Capacity Deficiency					
Facility	Domestic (D) or Industrial (I)	DGW/DSW	Existing Flow (MGD)	Permitted Flow (MGD)	Future Flow Projection (MGD)
Stage II WWTP	D	DSW	0.527	0.68, 0.78, 1.2 (0.68 current design capacity)	0.746
Skillman Village WWTP	D	DSW	0.096	0.5 and 0.68 (0.5 current design capacity)	0.501
Pike Brook WWTP	D	DSW	0.635	0.67	0.886

There are no unassigned sewer service areas within Montgomery Township.

Additionally, to ensure that wastewater capacity planning is conducted early enough to avoid unnecessary stress on the treatment facilities and to allow sufficient time for permitting, financing, design, and construction, when the existing flow of a facility reaches 80 percent or more of existing design capacity, N.J.A.C. 7:15-4.5(b)5 requires the WMP agency to coordinate with NJDEP and the entity responsible for the wastewater treatment facility to determine if the projected growth will result in a capacity deficiency, and to determine effective strategies, at the time of WMP development, to address that need. The Montgomery Township WWTP's have not presently reached 80 percent of their design flow, and therefore, this does not apply during this WMP submission.

5. Assigned Sewer Service Area Capacity Analyses – Discharge to Groundwater

Existing flows were estimated for NJPDES Permit Category GW based on DMR data. Existing flows were calculated for NJPDES Permit Category T1 facilities based on available information about the type, use and scale of the wastewater generator included in individual permits and provided to the County by NJDEP, to which the design criteria specified in N.J.A.C. 7:9A was applied. All GW and T1 facilities located in these communities are privately owned and do not treat wastewater from outside their property boundaries. Information about potential future development at these sites is not available, therefore future flow was considered to be equivalent to permitted flow in most instances. Based on this analysis, no capacity constraints were determined to exist at any of the discharge to groundwater facilities addressed herein. The results of this analysis are included in the Facility Tables in Chapter II.F above.

6. Strategies to Mitigate Septic Capacity Deficiencies in Non-Sewer Service Areas

To be addressed during Septic analysis in a future WMP submission, with the buildout analysis to be provided in Appendix B.

H. Nitrate Dilution and Septic Capacity Analysis

Nitrate Dilution and Septic Capacity Analysis will be provided in a future WMP submission.

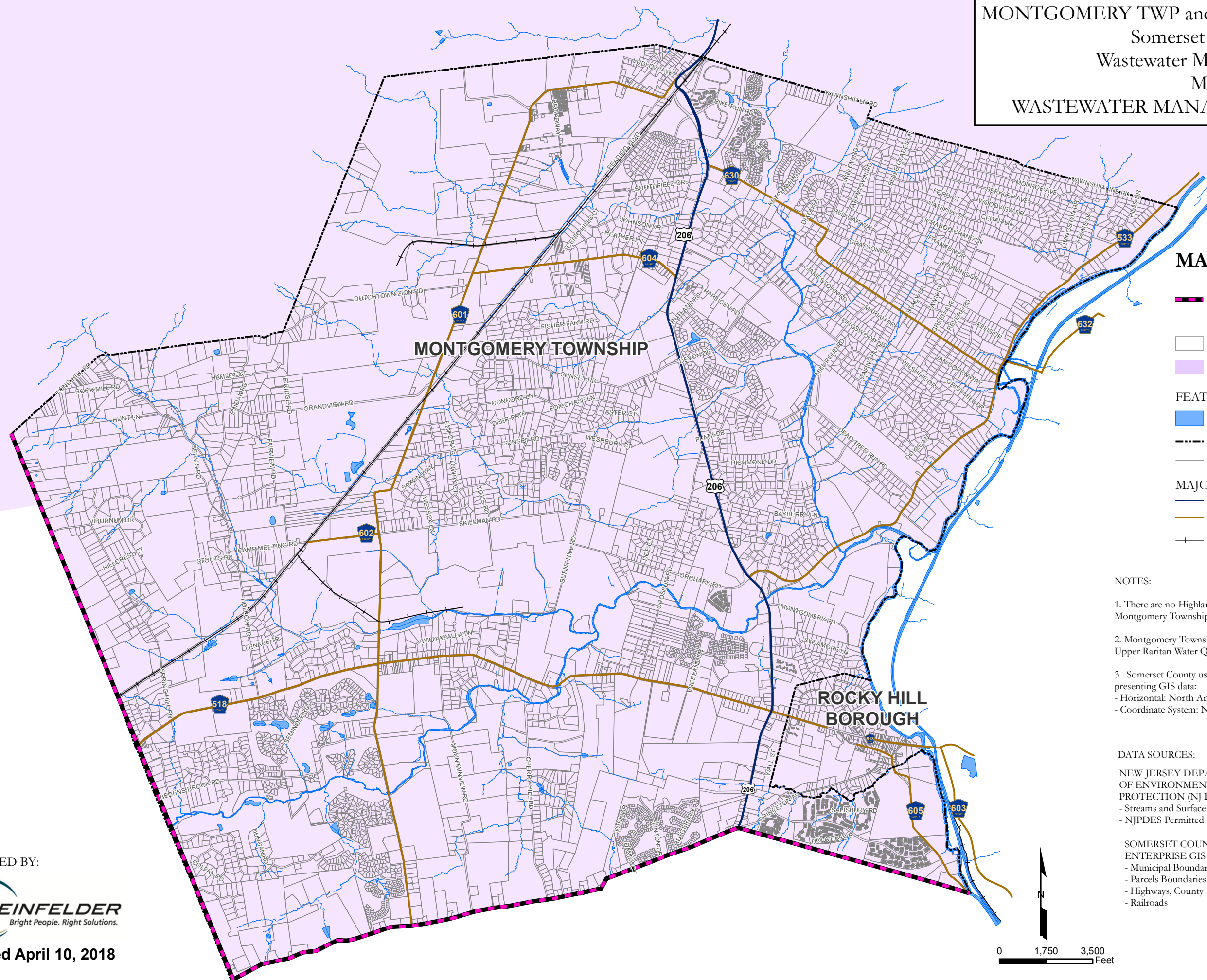
III. Septic Management Plan

A Septic Management Plan will be provided under separate WMP submission.

IV. Mapping

The following maps were prepared to satisfy the minimum mapping requirements set forth in N.J.A.C. 7:15-4.3(c). The Somerset County Planning Board prepared maps 2.1, 2.2, 4, 5.1 and 5.2 using available information from NJDEP, FEMA, and municipalities. Montgomery Township and Kleinfelder were retained to develop maps 1, 3.1, 3.2 and 3.3, utilizing the most current information available from the Montgomery Township build-out analysis.

MONTGOMERY TWP and ROCKY HILL BOROUGH
 Somerset County, NJ
 Wastewater Management Plan
 Map 1
 WASTEWATER MANAGEMENT PLAN AREA



- MAP KEY**
- WASTEWATER MANAGEMENT PLANNING AREA /SOMERSET COUNTY BOUNDARY
 - Parcel Boundaries
 - UPPER RARITAN WQMP
- FEATURES**
- STREAMS AND SURFACE WATER
 - MUNICIPAL BOUNDARIES
 - PARCEL BOUNDARIES
- MAJOR ROADS**
- US Highway 206
 - County Roads
 - RAILROADS

- NOTES:**
1. There are no Highlands Preservation and Planning Area Boundaries within Montgomery Township or Rocky Hill Borough.
 2. Montgomery Township and Rocky Hill Borough are entirely within the Upper Raritan Water Quality Management Planning Area (WQMP)
 3. Somerset County uses the following map projections & coordinate system when presenting GIS data:
 - Horizontal: North American Datum 1983 (NAD83)
 - Coordinate System: New Jersey State Plane Feet

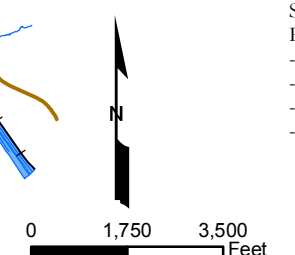
- DATA SOURCES:**
- NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJ DEP)
- Streams and Surface Water (Hydrology)
 - NJPDES Permitted Discharge Locations

- SOMERSET COUNTY ENTERPRISE GIS DATA
- Municipal Boundaries
 - Parcels Boundaries
 - Highways, County and Local Roads
 - Railroads

PREPARED BY:

KLEINFELDER
 Bright People. Right Solutions.

Revised April 10, 2018



NOTES

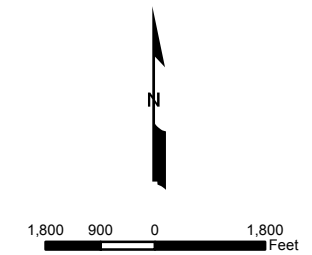
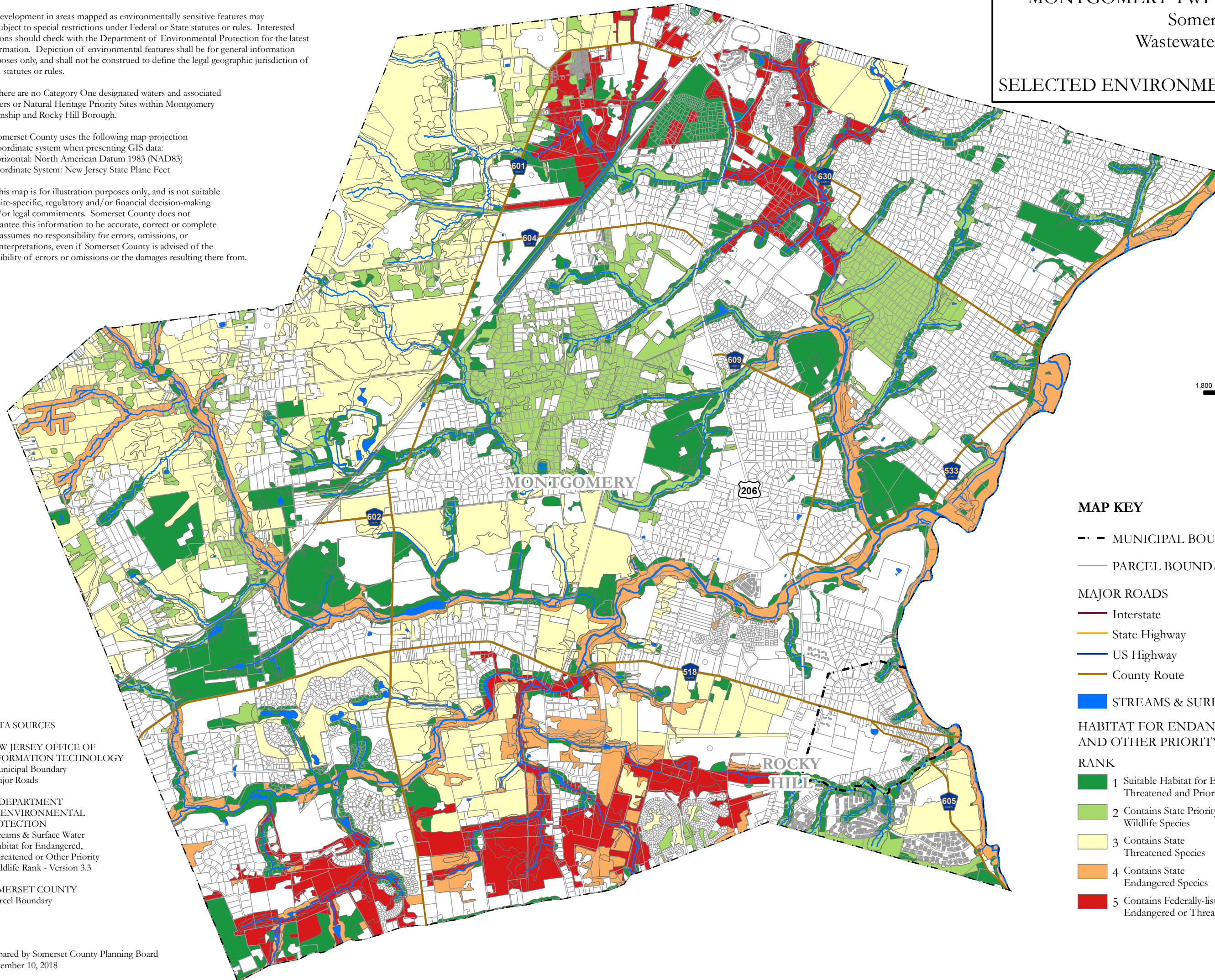
1. Development in areas mapped as environmentally sensitive features may be subject to special restrictions under Federal or State statutes or rules. Interested persons should check with the Department of Environmental Protection for the latest information. Depiction of environmental features shall be for general information purposes only, and shall not be construed to define the legal geographic jurisdiction of such statutes or rules.

2. There are no Category One designated waters and associated buffers or Natural Heritage Priority Sites within Montgomery Township and Rocky Hill Borough.

3. Somerset County uses the following map projection & coordinate system when presenting GIS data:
 - Horizontal: North American Datum 1983 (NAD83)
 - Coordinate System: New Jersey State Plane Feet

4. This map is for illustration purposes only, and is not suitable for site-specific, regulatory and/or financial decision-making and/or legal commitments. Somerset County does not guarantee this information to be accurate, correct or complete and assumes no responsibility for errors, omissions, or misinterpretations, even if Somerset County is advised of the possibility of errors or omissions or the damages resulting there from.

MONTGOMERY TWP and ROCKY HILL BOROUGH
 Somerset County, NJ
 Wastewater Management Plan
 Map 2.1
 SELECTED ENVIRONMENTALLY SENSITIVE FEATURES



MAP KEY

- - - MUNICIPAL BOUNDARY

— PARCEL BOUNDARY

MAJOR ROADS

— Interstate

— State Highway

— US Highway

— County Route

— STREAMS & SURFACE WATER

HABITAT FOR ENDANGERED, THREATENED AND OTHER PRIORITY WILDLIFE

RANK

1 Suitable Habitat for Endangered, Threatened and Priority Species

2 Contains State Priority Wildlife Species

3 Contains State Threatened Species

4 Contains State Endangered Species

5 Contains Federally-listed Endangered or Threatened Species

DATA SOURCES

NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY
 - Municipal Boundary
 - Major Roads

NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION
 - Streams & Surface Water
 - Habitat for Endangered, Threatened or Other Priority Wildlife Rank - Version 3.3

SOMERSET COUNTY
 - Parcel Boundary

NOTES

1. Development in areas mapped as environmentally sensitive features may be subject to special restrictions under Federal or State statutes or rules. Interested persons should check with the Department of Environmental Protection for the latest information. Depiction of environmental features shall be for general information purposes only, and shall not be construed to define the legal geographic jurisdiction of such statutes or rules.

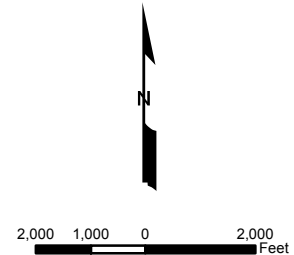
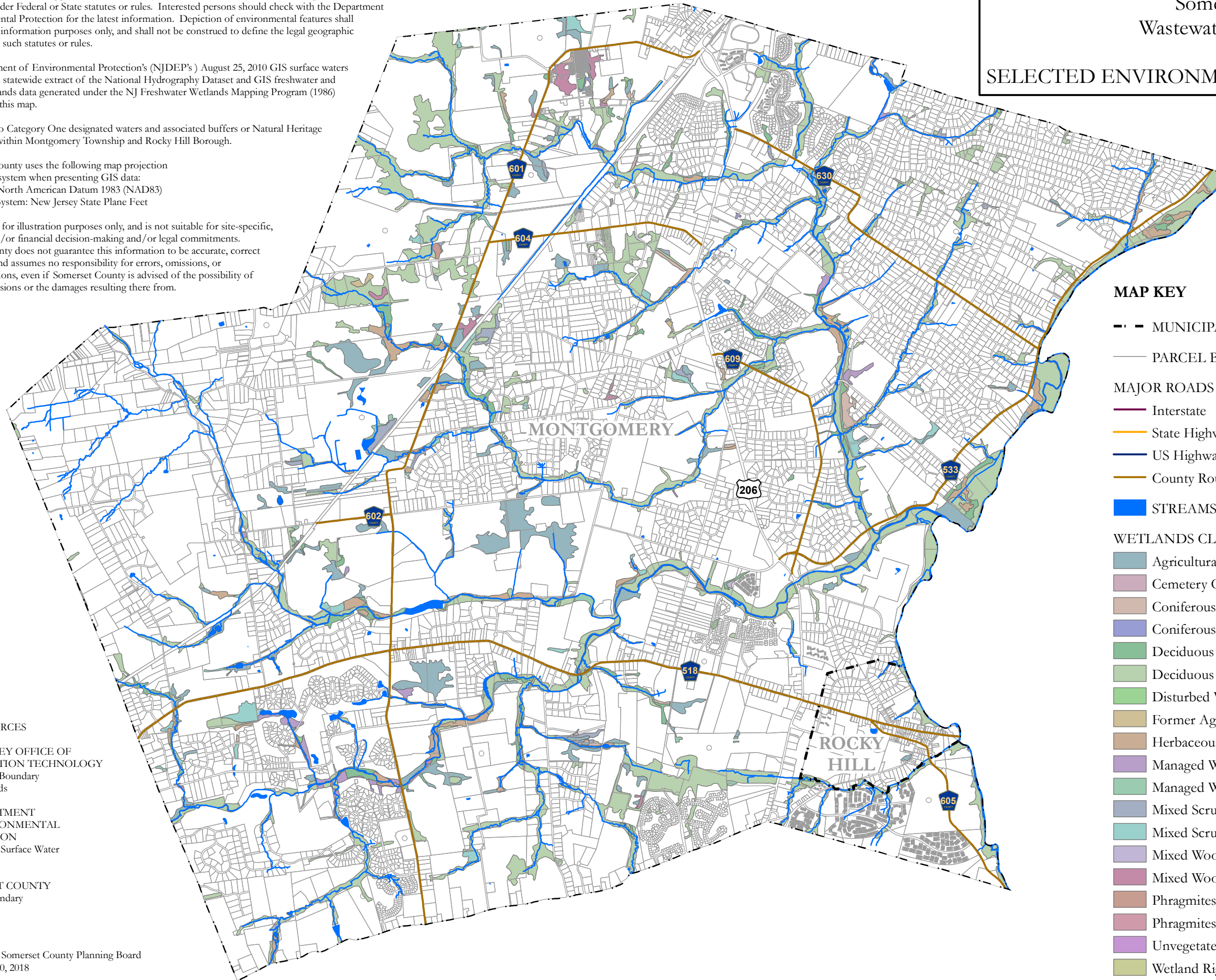
2. NJ Department of Environmental Protection's (NJDEP's) August 25, 2010 GIS surface waters provided in its statewide extract of the National Hydrography Dataset and GIS freshwater and estuarine wetlands data generated under the NJ Freshwater Wetlands Mapping Program (1986) are shown on this map.

3. There are no Category One designated waters and associated buffers or Natural Heritage Priority Sites within Montgomery Township and Rocky Hill Borough.

4. Somerset County uses the following map projection & coordinate system when presenting GIS data:
 - Horizontal: North American Datum 1983 (NAD83)
 - Coordinate System: New Jersey State Plane Feet

5. This map is for illustration purposes only, and is not suitable for site-specific, regulatory and/or financial decision-making and/or legal commitments. Somerset County does not guarantee this information to be accurate, correct or complete and assumes no responsibility for errors, omissions, or misinterpretations, even if Somerset County is advised of the possibility of errors or omissions or the damages resulting there from.

MONTGOMERY TWP and ROCKY HILL BOROUGH
 Somerset County, NJ
 Wastewater Management Plan
 Map 2.2
 SELECTED ENVIRONMENTALLY SENSITIVE FEATURES



MAP KEY

--- MUNICIPAL BOUNDARY

— PARCEL BOUNDARY

MAJOR ROADS

— Interstate

— State Highway

— US Highway

— County Route

— STREAMS & SURFACE WATER

WETLANDS CLASSIFICATION

- Agricultural Wetlands (modified)
- Cemetery On Wetland
- Coniferous Scrub/shrub Wetlands
- Coniferous Wooded Wetlands
- Deciduous Scrub/shrub Wetlands
- Deciduous Wooded Wetlands
- Disturbed Wetlands (modified)
- Former Agricultural Wetland (becoming Shrubby, Not Built-up)
- Herbaceous Wetlands
- Managed Wetland In Built-up Maintained Rec Area
- Managed Wetland In Maintained Lawn Greenspace
- Mixed Scrub/shrub Wetlands (coniferous Dominant)
- Mixed Scrub/shrub Wetlands (deciduous Dominant)
- Mixed Wooded Wetlands (coniferous Dominant)
- Mixed Wooded Wetlands (deciduous Dominant)
- Phragmites Dominate Interior Wetlands
- Phragmites Dominate Urban Area
- Unvegetated Flats
- Wetland Rights-of-way

DATA SOURCES

NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY
 - Municipal Boundary
 - Major Roads

NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION
 - Streams & Surface Water
 - Wetlands

SOMERSET COUNTY
 - Parcel Boundary

NOTES:

1. This Map is based on the Future Wastewater Service Areas Map for Somerset County adopted by the NJDEP on January 24, 2013 and March 5, 2013, which has been updated in accordance with N.J.A.C. 7:15-1.3. Updates to the assigned sewer service areas and associated boundaries initiated by the Township of Montgomery, Borough of Rocky Hill, and the County of Somerset and adopted by the NJ Department of Environmental Protection (NJDEP) that are consistent with N.J.A.C. 7:15-4.4 is also reflected on this map".

2. All sewer service areas associated with a NJPDES-regulated DSW or DGW wastewater treatment facility are designated as "Assigned Sewer Service Area". All general wastewater service area for wastewater facilities with planning flows of 2,000 gpd or less that discharge to ground water are designated as "Non-Sewer Service Area". There are no "Unassigned Sewer Service Areas" as defined at N.J.A.C. 7:15-1.5 located in Somerset County".

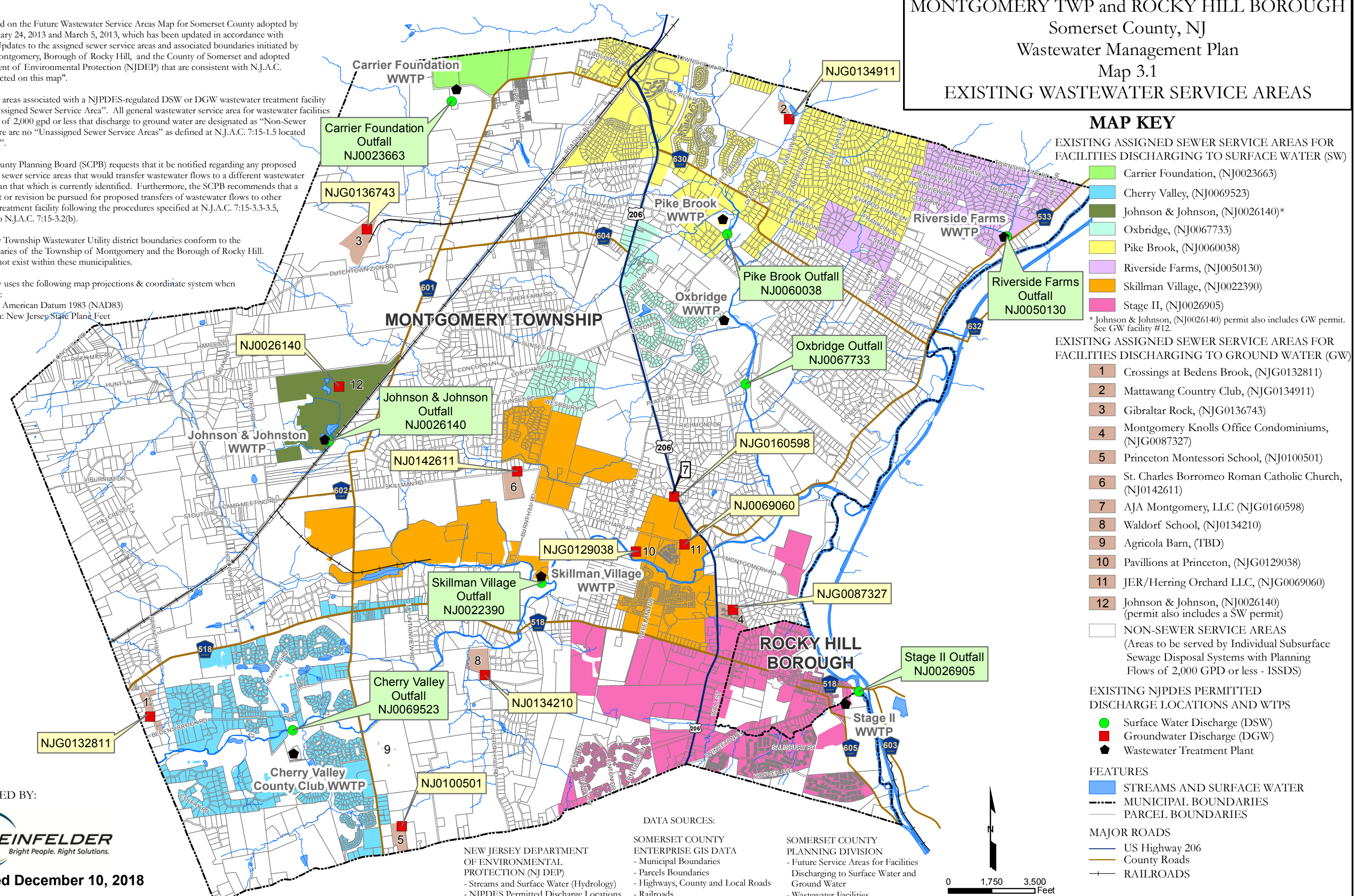
3. The Somerset County Planning Board (SCPB) requests that it be notified regarding any proposed changes to assigned sewer service areas that would transfer wastewater flows to a different wastewater treatment facility than that which is currently identified. Furthermore, the SCPB recommends that a WQMP amendment or revision be pursued for proposed transfers of wastewater flows to other than the identified treatment facility following the procedures specified at N.J.A.C. 7:15-3.3-3.5, although contrary to N.J.A.C. 7:15-3.2(b).

4. The Montgomery Township Wastewater Utility district boundaries conform to the jurisdictional boundaries of the Township of Montgomery and the Borough of Rocky Hill. Franchise areas do not exist within these municipalities.

5. Somerset County uses the following map projections & coordinate system when presenting GIS data:

- Horizontal: North American Datum 1983 (NAD83)
- Coordinate System: New Jersey State Plane Feet

MONTGOMERY TWP and ROCKY HILL BOROUGH
Somerset County, NJ
Wastewater Management Plan
Map 3.1
EXISTING WASTEWATER SERVICE AREAS



MAP KEY

EXISTING ASSIGNED SEWER SERVICE AREAS FOR FACILITIES DISCHARGING TO SURFACE WATER (SW)

- Carrier Foundation, (NJ0023663)
- Cherry Valley, (NJ0069523)
- Johnson & Johnson, (NJ0026140)*
- Oxbridge, (NJ0067733)
- Pike Brook, (NJ0060038)
- Riverside Farms, (NJ0050130)
- Skillman Village, (NJ0022390)
- Stage II, (NJ0026905)

* Johnson & Johnson, (NJ0026140) permit also includes GW permit. See GW facility #12.

EXISTING ASSIGNED SEWER SERVICE AREAS FOR FACILITIES DISCHARGING TO GROUND WATER (GW)

- 1 Crossings at Bedens Brook, (NJG0132811)
- 2 Mattawang Country Club, (NJG0134911)
- 3 Gibraltar Rock, (NJG0136743)
- 4 Montgomery Knolls Office Condominiums, (NJG0087327)
- 5 Princeton Montessori School, (NJ0100501)
- 6 St. Charles Borromeo Roman Catholic Church, (NJ0142611)
- 7 AJA Montgomery, LLC (NJG0160598)
- 8 Waldorf School, (NJ0134210)
- 9 Agricola Barn, (TBD)
- 10 Pavillions at Princeton, (NJG0129038)
- 11 JER/Herring Orchard LLC, (NJG0069060)
- 12 Johnson & Johnson, (NJ0026140) (permit also includes a SW permit)

NON-SEWER SERVICE AREAS
(Areas to be served by Individual Subsurface Sewage Disposal Systems with Planning Flows of 2,000 GPD or less - ISSDS)

EXISTING NJPDES PERMITTED DISCHARGE LOCATIONS AND WTPS

- Surface Water Discharge (DSW)
- Groundwater Discharge (DGW)
- Wastewater Treatment Plant

FEATURES

- STREAMS AND SURFACE WATER
- MUNICIPAL BOUNDARIES
- PARCEL BOUNDARIES

MAJOR ROADS

- US Highway 206
- County Roads
- RAILROADS

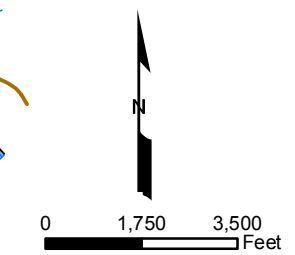
DATA SOURCES:

- NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJ DEP)
 - Streams and Surface Water (Hydrology)
 - NJPDES Permitted Discharge Locations
- SOMERSET COUNTY ENTERPRISE GIS DATA
 - Municipal Boundaries
 - Parcels Boundaries
 - Highways, County and Local Roads
 - Railroads
- SOMERSET COUNTY PLANNING DIVISION
 - Future Service Areas for Facilities Discharging to Surface Water and Ground Water
 - Wastewater Facilities

PREPARED BY:



Revised December 10, 2018



NOTES:

1. This Map is based on the Future Wastewater Service Areas Map for Somerset County adopted by the NJDEP on January 24, 2013 and March 5, 2013, which has been updated in accordance with N.J.A.C. 7:15-1.3. Updates to the assigned sewer service areas and associated boundaries initiated by the Township of Montgomery, Borough of Rocky Hill, and the County of Somerset and adopted by the NJ Department of Environmental Protection (NJDEP) that are consistent with N.J.A.C. 7:15-4.4 is also reflected on this map.

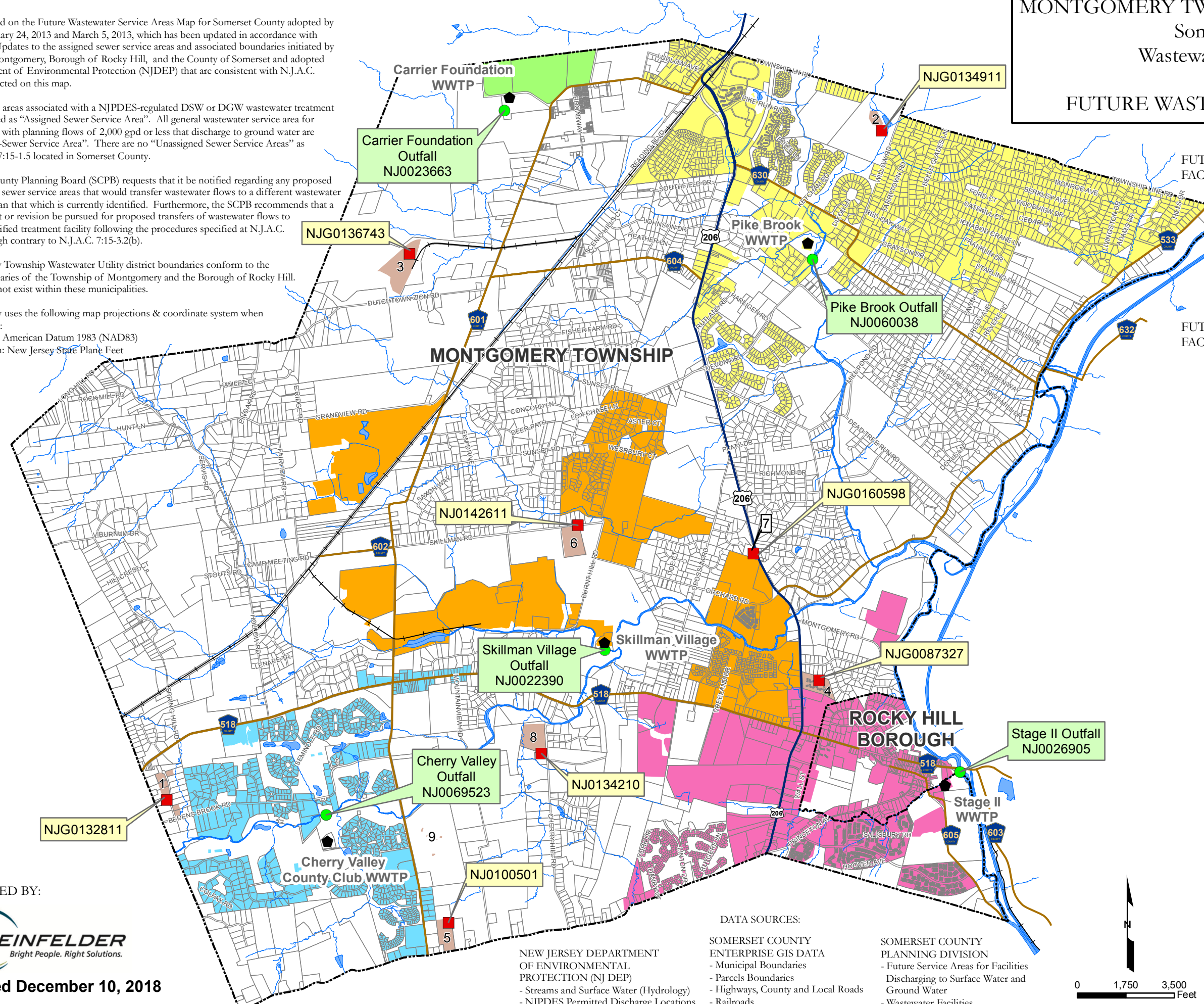
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MONTGOMERY TWP and ROCKY HILL BOROUGH
 Somerset County, NJ
 Wastewater Management Plan
 Map 3.2
 FUTURE WASTEWATER SERVICE AREAS



MAP KEY
 FUTURE ASSIGNED SEWER SERVICE AREAS FOR FACILITIES DISCHARGING TO SURFACE WATER (SW)

- Carrier Foundation, (NJ0023663)
- Cherry Valley, (NJ0069523)
- Pike Brook, (NJ0060038)
- Skillman Village, (NJ0022390)
- Stage II, (NJ0026905)

FUTURE ASSIGNED SEWER SERVICE AREAS FOR FACILITIES DISCHARGING TO GROUND WATER (GW)

- 1 Crossings at Bedens Brook, (NJG0132811)
- 2 Mattawang Country Club, (NJG0134911)
- 3 Gibraltar Rock, (NJG0136743)
- 4 Montgomery Knolls Office Condominiums, (NJG0087327)
- 5 Princeton Montessori School, (NJ0100501)
- 6 St. Charles Borromeo Roman Catholic Church, (NJ0142611)
- 7 AJA Montgomery, LLC (NJG0160598)
- 8 Waldorf School, (NJ0134210)
- 9 Agricola Barn, (TBD)
- NON-SEWER SERVICE AREAS
 (Areas to be served by Individual Subsurface Sewage Disposal Systems with Planning Flows of 2,000 GPD or less - ISSDS)

PROPOSED NJPDES PERMITTED DISCHARGE LOCATIONS

- Surface Water Discharge (DSW)
- Groundwater Discharge (DGW)
- Wastewater Treatment Plant

FEATURES

- STREAMS AND SURFACE WATER
- MUNICIPAL BOUNDARIES
- PARCEL BOUNDARIES

MAJOR ROADS

- US Highway 206
- County Roads
- RAILROADS

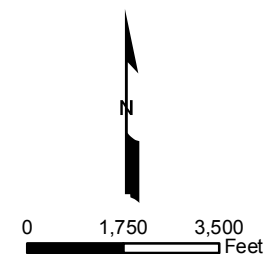
PREPARED BY:

 Revised December 10, 2018

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJ DEP)
 - Streams and Surface Water (Hydrology)
 - NJPDES Permitted Discharge Locations

SOMERSET COUNTY ENTERPRISE GIS DATA
 - Municipal Boundaries
 - Parcels Boundaries
 - Highways, County and Local Roads
 - Railroads

SOMERSET COUNTY PLANNING DIVISION
 - Future Service Areas for Facilities Discharging to Surface Water and Ground Water
 - Wastewater Facilities



NOTES:

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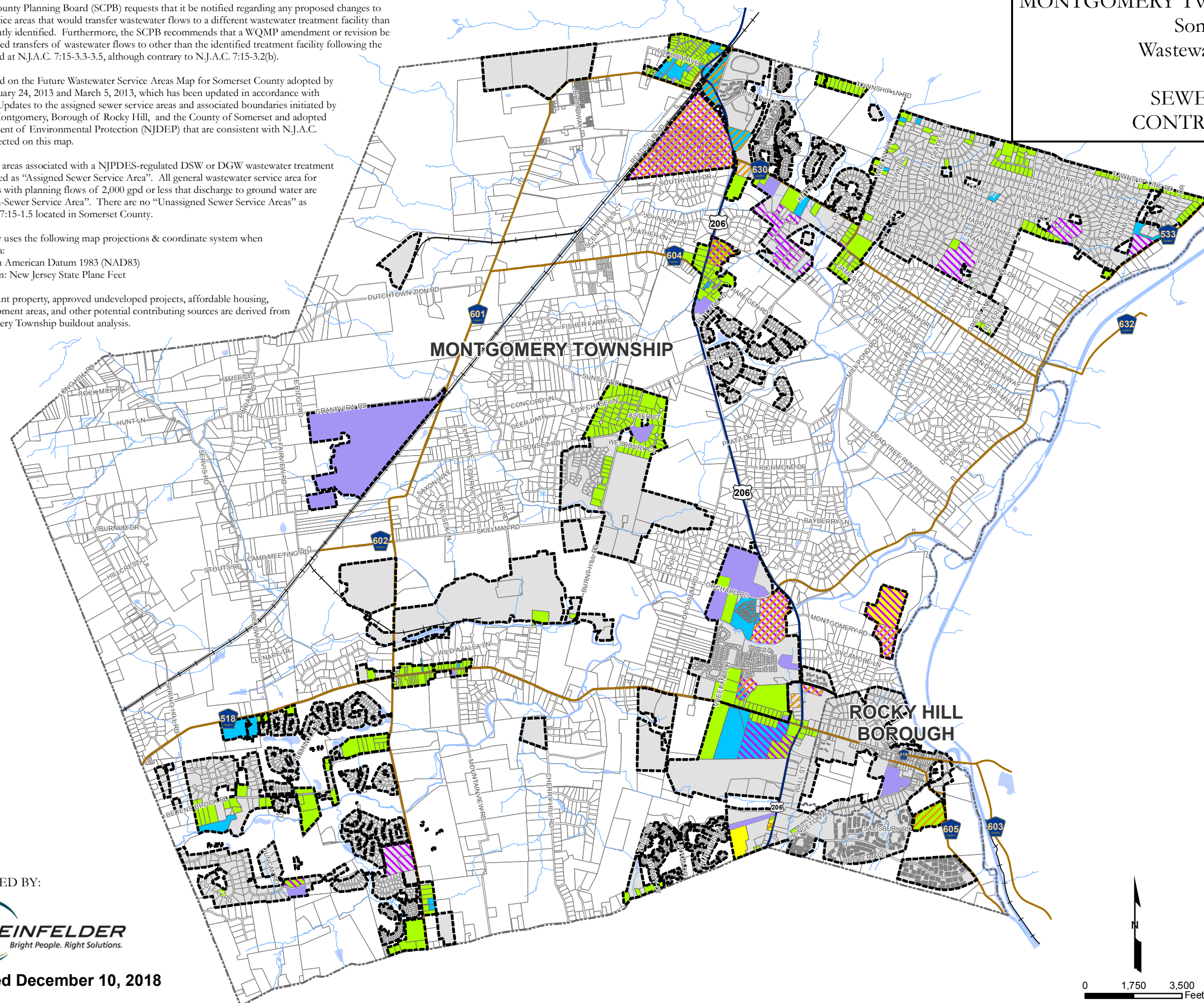
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4. Somerset County uses the following map projections & coordinate system when presenting GIS data:

- Horizontal: North American Datum 1983 (NAD83)
- Coordinate System: New Jersey State Plane Feet

5. Septic areas, vacant property, approved undeveloped projects, affordable housing, approved redevelopment areas, and other potential contributing sources are derived from the 2017 Montgomery Township buildout analysis.



MAP KEY

Existing & Future Assigned Sewer Service Area
Boundaries for Facilities Discharging to Surface Water & Ground Water

AREAS PROPOSED TO CONVEY SEWAGE WITHIN ASSIGNED SEWER SERVICE AREAS: (2017 BUILDOUT ANALYSIS)

- Parcels Presently Served by Septic ISSDs with Planning Flows
- Vacant Potentially Developable Land
- Approved Undeveloped Projects
- Planned Redevelopment
- Undeveloped Affordable Housing per Fair Housing Act, Settlement Agreements, Adopted Municipal HEFPS & Court Orders
- Other Potential Contributing Sources

FEATURES

- STREAMS AND SURFACE WATER
- MUNICIPAL BOUNDARIES
- PARCEL BOUNDARIES

MAJOR ROADS

- US Highway 206
- County Roads
- RAILROADS

DATA SOURCES:

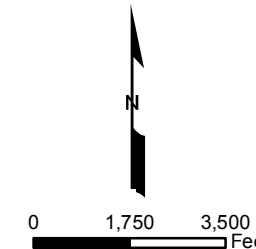
- NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJ DEP)
 - Streams and Surface Water (Hydrology)
 - NJPDES Permitted Discharge Locations

- SOMERSET COUNTY ENTERPRISE GIS DATA
 - Municipal Boundaries
 - Parcels Boundaries
 - Highways, County and Local Roads
 - Railroads
 - Future Service Areas for Facilities Discharging to Surface Water and Ground Water
 - Wastewater Facilities

PREPARED BY:



Revised December 10, 2018



NOTES

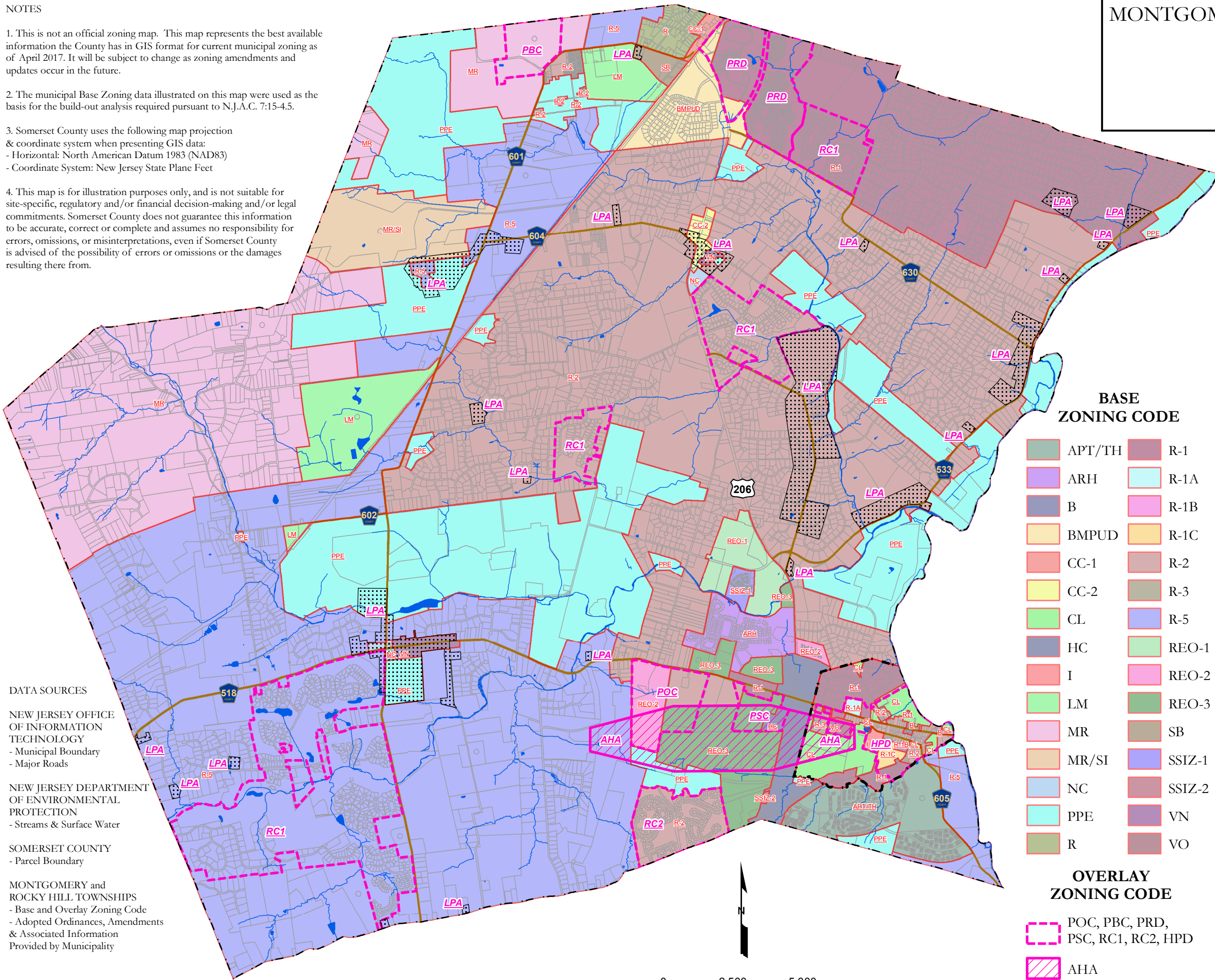
1. This is not an official zoning map. This map represents the best available information the County has in GIS format for current municipal zoning as of April 2017. It will be subject to change as zoning amendments and updates occur in the future.

2. The municipal Base Zoning data illustrated on this map were used as the basis for the build-out analysis required pursuant to N.J.A.C. 7:15-4.5.

3. Somerset County uses the following map projection & coordinate system when presenting GIS data:
 - Horizontal: North American Datum 1983 (NAD83)
 - Coordinate System: New Jersey State Plane Feet

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MONTGOMERY TWP and ROCKY HILL BOROUGH
 Somerset County, NJ
 Wastewater Management Plan
 Map 4
 ZONING INFORMATION



BASE ZONING CODE	ZONING DESCRIPTION
APT/TH	Apartment/Tow nhouse Residential
ARH	Age-Restricted Housing
B	Business
BMPUD	Belle Mead Planned Unit Development
CC-1	Community Commercial
CC-2	Community Commercial
CL	Community Land
HC	Highw ay Commercial
I	Industrial
LM	Limited Manufacturing
MR	Mountain Residential
MR/SI	Mountain Residential/Special Industry
NC	Neighborhood Commercial
PPE	Public, Parks, and Education
R	Single-Family-Residential
R-1	Single-Family Residential
R-1A	Planned Residential "A"
R-1B	Planned Residential "B"
R-1C	Age-Restricted/Traditional Neighborhood Development
R-2	Single-Family-Residential
R-3	Residential Cluster
R-5	Single-Family-Residential
REO-1	Research, Engineering and Office
REO-2	Research, Engineering and Office
REO-3	Research, Engineering and Office
SB	Small Business
SSIZ-1	Residential Site Specific Inclusionary Zone 1
SSIZ-2	Retail/Residential Site Specific Inclusionary Zone 2
VN	Village Neighborhood
VO	Village Office

BASE ZONING CODE

[Green Box]	APT/TH	[Purple Box]	R-1
[Light Blue Box]	ARH	[Light Cyan Box]	R-1A
[Dark Blue Box]	B	[Pink Box]	R-1B
[Yellow Box]	BMPUD	[Light Orange Box]	R-1C
[Red Box]	CC-1	[Brown Box]	R-2
[Light Yellow Box]	CC-2	[Dark Green Box]	R-3
[Light Green Box]	CL	[Light Purple Box]	R-5
[Dark Green Box]	HC	[Light Green Box]	REO-1
[Red Box]	I	[Pink Box]	REO-2
[Light Green Box]	LM	[Dark Green Box]	REO-3
[Light Purple Box]	MR	[Brown Box]	SB
[Light Orange Box]	MR/SI	[Light Purple Box]	SSIZ-1
[Light Blue Box]	NC	[Dark Purple Box]	SSIZ-2
[Light Cyan Box]	PPE	[Purple Box]	VN
[Green Box]	R	[Dark Purple Box]	VO

OVERLAY ZONING CODE

OVERLAY ZONING CODE	ZONE DESCRIPTION
AHA	Airoport Hazard Area
HPD	Historic Preservation District
LPA	Landmark Presevation Area
PBC	Planned Behavioral Health Complex
POC	Planned Office Complex
PRD	Planned Residential Development
PSC	Planned Shopping Complex
RC1	Single Family Residential Clusters I
RC2	Single Family Residential Clusters II

OVERLAY ZONING CODE

[Dashed Pink Box]	POC, PBC, PRD, PSC, RC1, RC2, HPD
[Hatched Box]	AHA
[Dotted Box]	LPA

BASE MAP

[Dashed Line]	MUNICIPAL BOUNDARY	[Thick Blue Line]	MAJOR ROADS
[Thin Grey Line]	PARCEL BOUNDARY	[Blue Line]	US Highway
[Blue Area]	STREAMS & SURFACE WATER	[Yellow Line]	County Road
[XYZ]	BASE ZONING LABELS		
[XYZ]	OVERLAY ZONING LABELS		

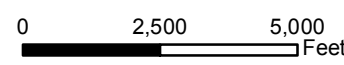
DATA SOURCES

NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY
 - Municipal Boundary
 - Major Roads

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
 - Streams & Surface Water

SOMERSET COUNTY
 - Parcel Boundary

MONTGOMERY and ROCKY HILL TOWNSHIPS
 - Base and Overlay Zoning Code
 - Adopted Ordinances, Amendments & Associated Information
 Provided by Municipality



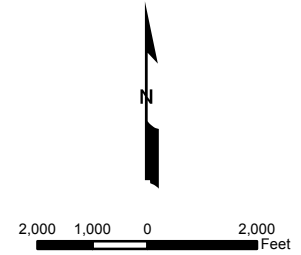
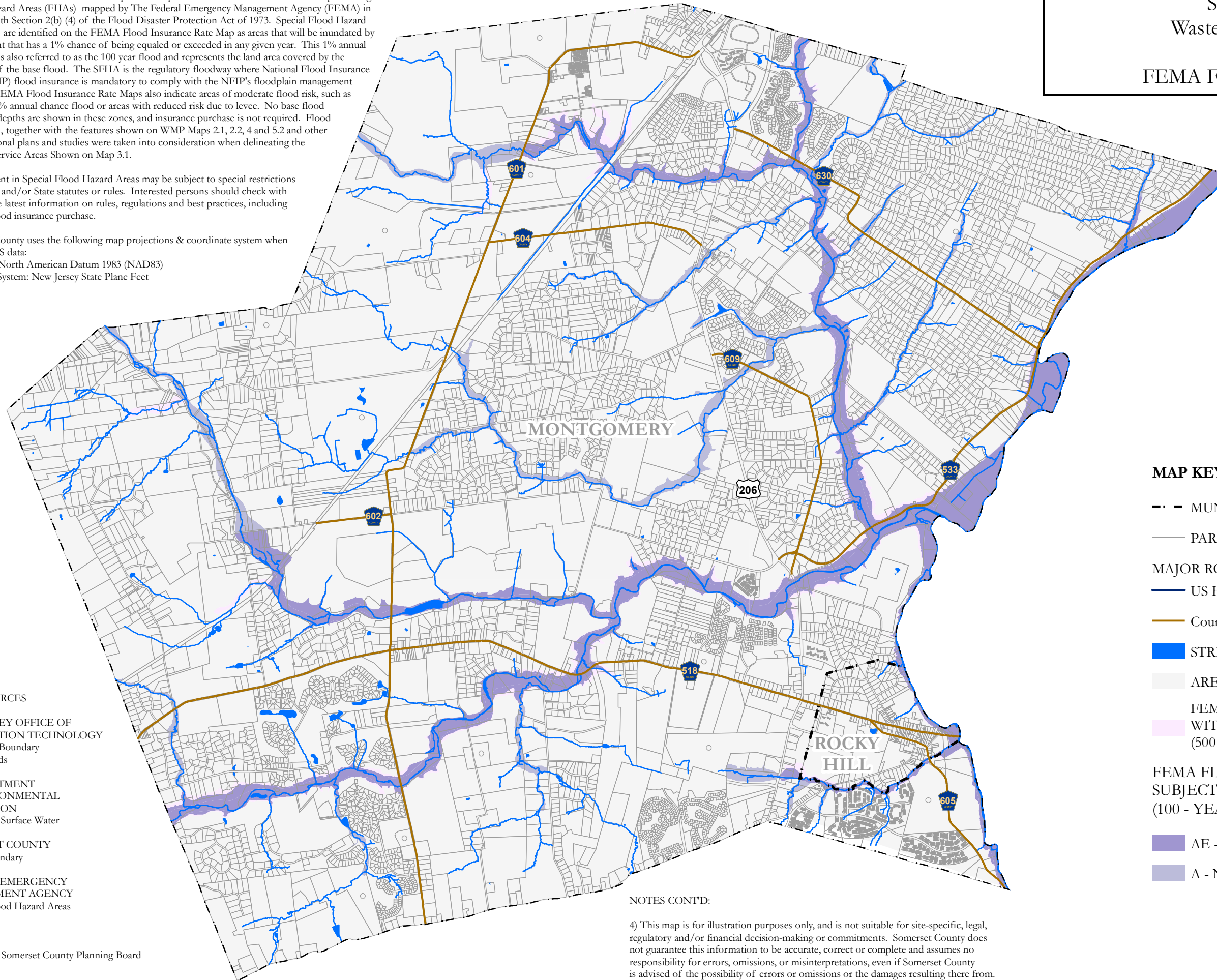
NOTES:

1) This is not an official Flood Hazard Map. This map shows the most current GIS Data representing the Flood Hazard Areas (FHAs) mapped by The Federal Emergency Management Agency (FEMA) in accordance with Section 2(b) (4) of the Flood Disaster Protection Act of 1973. Special Flood Hazard Areas (SFHA) are identified on the FEMA Flood Insurance Rate Map as areas that will be inundated by the flood event that has a 1% chance of being equaled or exceeded in any given year. This 1% annual chance flood is also referred to as the 100 year flood and represents the land area covered by the floodwaters of the base flood. The SFHA is the regulatory floodway where National Flood Insurance Program (NFIP) flood insurance is mandatory to comply with the NFIP's floodplain management regulations. FEMA Flood Insurance Rate Maps also indicate areas of moderate flood risk, such as areas with 0.2% annual chance flood or areas with reduced risk due to levee. No base flood elevations or depths are shown in these zones, and insurance purchase is not required. Flood Hazard Areas, together with the features shown on WMP Maps 2.1, 2.2, 4 and 5.2 and other local and regional plans and studies were taken into consideration when delineating the Wastewater Service Areas Shown on Map 3.1.

2) Development in Special Flood Hazard Areas may be subject to special restrictions under Federal and/or State statutes or rules. Interested persons should check with FEMA for the latest information on rules, regulations and best practices, including mandatory flood insurance purchase.

3) Somerset County uses the following map projections & coordinate system when presenting GIS data:
 - Horizontal: North American Datum 1983 (NAD83)
 - Coordinate System: New Jersey State Plane Feet

MONTGOMERY TWP and ROCKY HILL BOROUGH
 Somerset County, NJ
 Wastewater Management Plan
 Map 5.1
 FEMA FLOOD HAZARD AREAS



MAP KEY

- - - MUNICIPAL BOUNDARY
- PARCEL BOUNDARY
- MAJOR ROADS
- US Highway
- County Route
- STREAMS & SURFACE WATER
- AREA OF MINIMAL FLOOD HAZARD
- FEMA FLOOD HAZARD AREAS WITH 0.2% ANNUAL CHANCE OF FLOOD (500 - YEAR FLOOD)
- FEMA FLOOD HAZARD AREAS SUBJECT TO 1% CHANCE FLOOD (100 - YEAR FLOOD)
- AE - Base Floodplain with Elevations Determined
- A - No Base Flood Elevations Determined

- DATA SOURCES
- NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY
 - Municipal Boundary
 - Major Roads
 - NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION
 - Streams & Surface Water
 - SOMERSET COUNTY
 - Parcel Boundary
 - FEDERAL EMERGENCY MANAGEMENT AGENCY
 - FEMA Flood Hazard Areas

NOTES CONT'D:

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NOTES:

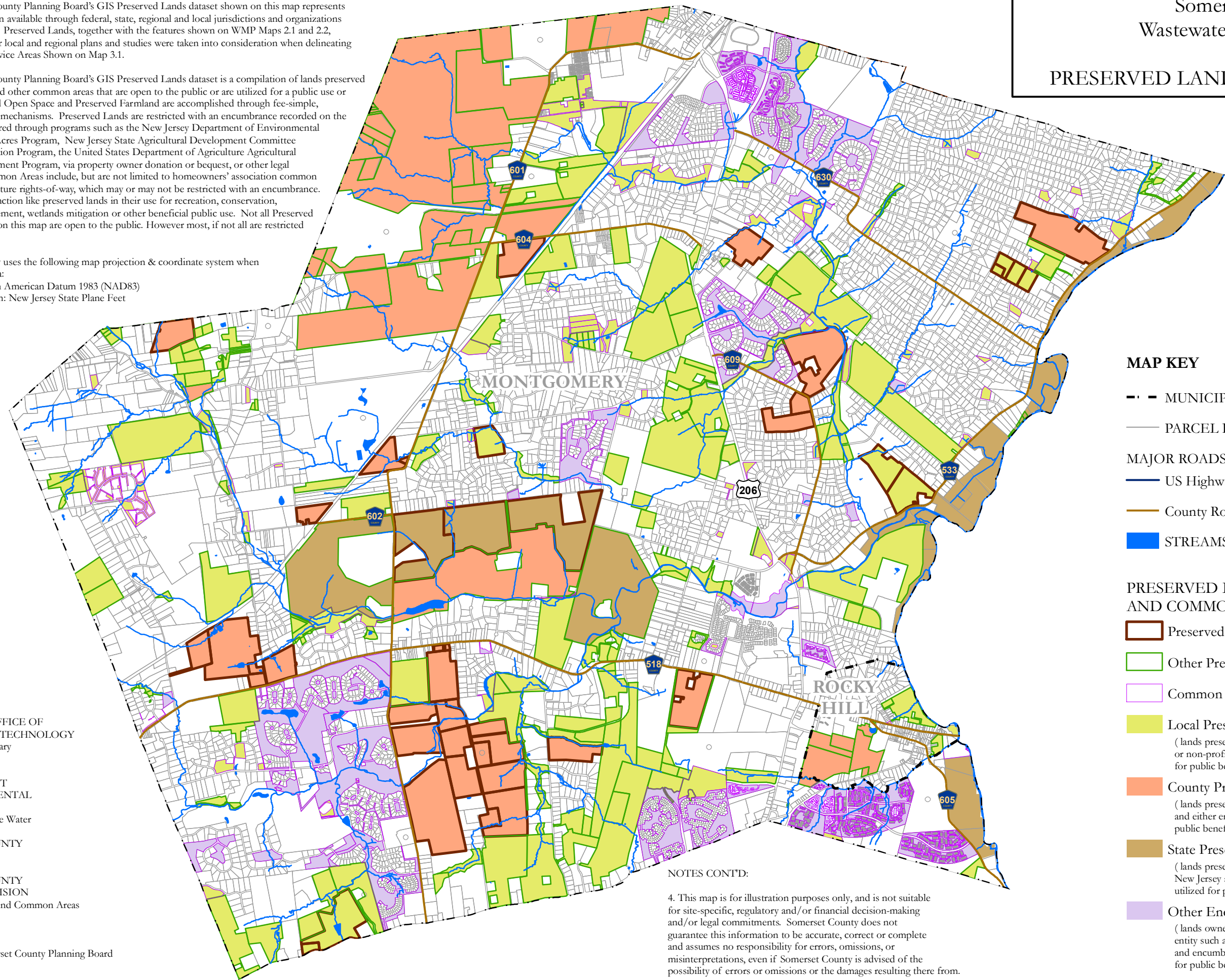
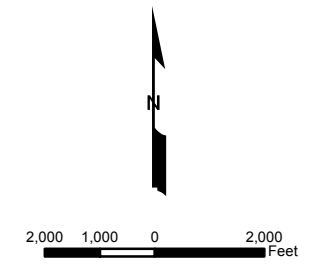
1) The Somerset County Planning Board's GIS Preserved Lands dataset shown on this map represents the best information available through federal, state, regional and local jurisdictions and organizations at the current time. Preserved Lands, together with the features shown on WMP Maps 2.1 and 2.2, 4 and 5.1, and other local and regional plans and studies were taken into consideration when delineating the Wastewater Service Areas Shown on Map 3.1.

2) The Somerset County Planning Board's GIS Preserved Lands dataset is a compilation of lands preserved by encumbrance and other common areas that are open to the public or are utilized for a public use or purpose. Preserved Open Space and Preserved Farmland are accomplished through fee-simple, easement and lease mechanisms. Preserved Lands are restricted with an encumbrance recorded on the deed, and are acquired through programs such as the New Jersey Department of Environmental Protection Green Acres Program, New Jersey State Agricultural Development Committee Farmland Preservation Program, the United States Department of Agriculture Agricultural Conservation Easement Program, via property owner donation or bequest, or other legal mechanisms. Common Areas include, but are not limited to homeowners' association common areas and infrastructure rights-of-way, which may or may not be restricted with an encumbrance. Common Areas function like preserved lands in their use for recreation, conservation, stormwater management, wetlands mitigation or other beneficial public use. Not all Preserved Land types shown on this map are open to the public. However most, if not all are restricted from development.

3. Somerset County uses the following map projection & coordinate system when presenting GIS data:

- Horizontal: North American Datum 1983 (NAD83)
- Coordinate System: New Jersey State Plane Feet

MONTGOMERY TWP and ROCKY HILL BOROUGH
Somerset County, NJ
Wastewater Management Plan
Map 5.2
PRESERVED LANDS AND COMMON AREAS



MAP KEY

- - - MUNICIPAL BOUNDARY
- PARCEL BOUNDARY
- MAJOR ROADS
 - US Highway
 - County Route
- STREAMS & SURFACE WATER
- PRESERVED LANDS AND COMMON AREAS
 - Preserved Farmland
 - Other Preserved Land
 - Common Area
 - Local Preservation or Ownership
(lands preserved or owned by a municipality or non-profit and either encumbered or utilized for public benefit.)
 - County Preservation or Ownership
(lands preserved or owned by a county and either encumbered or utilized for public benefit.)
 - State Preservation or Ownership
(lands preserved or owned by the State of New Jersey and either encumbered or utilized for public benefit.)
 - Other Encumbrance or Ownership
(lands owned or encumbered by a private entity such as a Homeowners Association, and encumbered via deed restriction or utilized for public benefit.)

DATA SOURCES

- NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY
 - Municipal Boundary
 - Major Roads
- NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION
 - Streams & Surface Water
- SOMERSET COUNTY
 - Parcel Boundary
- SOMERSET COUNTY PLANNING DIVISION
 - Preserved Lands and Common Areas

NOTES CONT'D:

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Appendix A – Municipal Sewer Service Area Build-out Results

**Montgomery Township Build-out Flows
Stage II**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Stage II	10_19	10	19	R-1C	potential		Rocky Hill Estates	34 Units @ 225 gpd = 7,650 gpd		7650
Stage II	23001_13	23001	13	PPE	approved		1860 House, Presbyterian Homes	70 age restricted units in Phase I and 70 age restricted units in Phase 2 assume 50% 1-BR and 50% 2-BR for both phases	N/A	19600
Stage II	23001_16	23001	16	PPE	approved		Stonebridge	1,242 gpd of sewage capacity sold January 6, 2015		1242
Stage II	28005_59	28005	59	HC	septic			13,504 sq. ft.	67518	1350
Stage II	28005_64	28005	64	HC	septic		Old Texaco/Dunkin' Donuts	17 seats x 15 gpd	24374	255
Stage II	28005_68	28005	68	HC	potential	69	Village Shopper 1 and 2	56,600 sq. ft. retail, 50 2-BR		16910
Stage II	29002_45	29002	45	HC	approved		DeVan Development	90 2-BR Affordable Housing	N/A	20250
Stage II	29002_48	29002	48	HC	septic		Wawa			151
Stage II	34001_40.02	34001	40.02	R-5	septic			1	N/A	300
Stage II	34001_40.03	34001	40.03	R-5	septic			1	N/A	300
Stage II	34001_41	34001	41	R-2	septic			1	N/A	300
Stage II	34001_44	34001	44	R-2	septic/potential			51,149 sq. ft. and 5 3-BR	1140619	6614
Stage II	34001_46	34001	46	REO-3	potential			74,972 sq. ft. and 5 3-BR	1336712	8997
Stage II	34001_46.01	34001	46.01	R-2	potential			1	162043	300
Stage II	34001_51	34001	51	R-1	septic			1	N/A	300
Stage II	34001_52	34001	52	R-1	septic			1	N/A	300
Stage II	34001_53	34001	53	R-1	septic			1	N/A	300
Stage II	34001_54	34001	54	R-1	septic			1	N/A	300

**Montgomery Township Build-out Flows
Stage II**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Stage II	34001_55	34001	55	R-1	septic			1	N/A	300
Stage II	34001_56	34001	56	REO-3	potential	77, 78, 79, 46.01	Madison Marquette	367,965 sq. ft. and 32 senior units @ 225 gpd	726581	42,000
Stage II	34001_58.01	34001	58.01	REO-3	potential			34,304 sq. ft.	274428	3430
Stage II	34001_59	34001	59	HC	septic			3,400 sq. ft.	19998	340
Stage II	34001_60	34001	60	SSIZ-2	approved	61, 62	Montgomery Five LLC	17, 740 sq. ft. retail	N/A	1774
Stage II	34001_64	34001	64	REO-3	approved		North Princeton Professional Center		N/A	3519
Stage II	34001_66	34001	66	HC	septic			1		300
Stage II	34001_67	34001	67	HC	septic			1		300
Stage II	34001_80	34001	80	HC	septic/potential				162479	3250
Stage II	34001_81	34001	81	R-1	septic			1	N/A	300
Stage II	34001_82	34001	82	R-1	septic			1	N/A	300
Stage II	34017_2	34017	2	R-2	septic			1	N/A	300
Stage II	35002_21	35002	21	HC	septic			7,118 sq. ft.	35589	712
Stage II	35005_1	35005	1	HC	septic		Shell Gas Station			164
Stage II	35005_2	35005	2	HC	septic		Homecare Veterinary Clinic			75
Stage II	35005_3	35005	3	HC	septic					59
Stage II	35005_4	35005	4	HC	septic		Bank of America			160
Stage II	35005_5	35005	5	HC	septic		Joseph J Nemes & Sons			178

**Montgomery Township Build-out Flows
Stage II**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Stage II	37003_7	37003	7	APT/TH	septic/potential		Trap Rock	268 Units - 11 1-BR, 32 2-BR, 225 3-BR	809429	76,350
									Total	219,230

**Montgomery Township Build-out Flows
Skillman Village**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Skillman Village	14001_2	14001	2	LM	approved		J&J		N/A	180069
Skillman Village	16002_10	16002	10	R-2	septic			1		300
Skillman Village	16002_10.01	16002	10.01	R-2	septic			1	N/A	300
Skillman Village	16002_13	16002	13	R-2	septic			1	N/A	300
Skillman Village	16003_3	16003	3	R-2	septic			1	N/A	300
Skillman Village	16003_4	16003	4	R-2	septic			1	N/A	300
Skillman Village	16003_5	16003	5	R-2	septic			1	N/A	300
Skillman Village	16003_6	16003	6	R-2	septic			1	N/A	300
Skillman Village	16003_7	16003	7	R-2	septic			1	N/A	300
Skillman Village	16003_8	16003	8	R-2	septic			1	N/A	300
Skillman Village	20001_10.05	20001	10.05	REO-1	potential			246,170 sq. ft.(10.05) and 65,580 sq. ft (10.06)	1969381	31175
Skillman Village	20001_11	20001	11	REO-1	septic			12,500 sq. ft.	200376	1250
Skillman Village	26001_1.07	26001	1.07	PPE	septic			2		600
Skillman Village	26001_1.08	26001	1.08	PPE	septic			1		300
Skillman Village	28001_3	28001	3	REO-1	potential			16,800 sq. ft. / floor x 2 floors	N/A	3360
Skillman Village	28001_4	28001	4	REO-1	septic		Lifecare foundation	16,800 sq. ft. / floor x 2 floors	N/A	3360
Skillman Village	28001_5.02	28001	5.02	REO-1	approved		JER Herring/Orchard		N/A	21300
Skillman Village	28001_5.03	28001	5.03	SSIZ-1	approved		Montgomery Ridge			42600

**Montgomery Township Build-out Flows
Skillman Village**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Skillman Village	28003_208	28003	208	ARH	potential			1	262263	300
Skillman Village	28003_211	28003	211	ARH	approved		Tapestry	120 bed assisted living, 80 residential DU (all age restricted 50/ 50 1 and 2-BR)	N/A	23200
Skillman Village	28004_44.01	28004	44.01	REO-3	septic			9,075 sq. ft. / building x 2 buildings	N/A	1815
Skillman Village	28004_44.02	28004	44.02	REO-3	septic			9,075 sq. ft. / building x 2 buildings	N/A	1815
Skillman Village	28004_44.03	28004	44.03	REO-3	septic			9,075 sq. ft. / building x 2 buildings	N/A	1815
Skillman Village	28004_46	28004	46	R-1	septic			1	N/A	300
Skillman Village	28004_47	28004	47	R-1	septic			1	N/A	300
Skillman Village	28004_7	28004	7	ARH	approved		Tapestry COAH	20 - 1 BR, 40 - 2 BR, 20 - 3 BR		18000
Skillman Village	28005_48	28005	48	R-1	septic			1	N/A	300
Skillman Village	28005_49	28005	49	R-1	septic			1	N/A	300
Skillman Village	28005_50	28005	50	R-1	septic			1	N/A	300
Skillman Village	28005_51	28005	51	R-1	septic			1	N/A	300
Skillman Village	28005_52	28005	52	R-1	septic			1	N/A	300
Skillman Village	28005_53	28005	53	R-1	septic			1	N/A	300
Skillman Village	28005_54	28005	54	R-1	septic			1	N/A	300
Skillman Village	28005_55	28005	55	R-1	septic			1	N/A	300
Skillman Village	28005_56	28005	56	R-1	septic			1	N/A	300
Skillman Village	28005_57	28005	57	HC	septic			1	N/A	300

**Montgomery Township Build-out Flows
Skillman Village**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Skillman Village	28005_58	28005	58	HC	potential			8,710 sq. ft.	43550	871
Skillman Village	28005_66	28005	66	REO-3	septic/potential		Village Shopper 1 and 2	108 3-BR townhomes and 40 condos (assume 2-BR)	1133541	41400
Skillman Village	28006_67	28006	67	REO-3	septic/potential			16,335 sq. ft.	130680	1634
Skillman Village	15007_37	15007	37	R-2	septic			1	60902	300
Skillman Village	15007_38	15007	38	R-2	septic			1	39550	300
Skillman Village	15007_39	15007	39	R-2	septic			1	110002	300
Skillman Village	15013_20	15013	20	R-2	septic			1	53836	300
Skillman Village	15013_20.01	15013	20.01	R-2	septic			1	48156	300
Skillman Village	15013_21	15013	21	R-2	septic			1	59384	300
Skillman Village	15013_22	15013	22	R-2	septic			1	149579	300
Skillman Village	15022_1	15022	1	R-2	septic			1	44079	300
Skillman Village	15022_10	15022	10	R-2	septic			1	45430	300
Skillman Village	15022_11	15022	11	R-2	septic			1	45721	300
Skillman Village	15022_12	15022	12	R-2	septic			1	27578	300
Skillman Village	15022_13	15022	13	R-2	septic			1	36674	300
Skillman Village	15022_14	15022	14	R-2	septic			1	40770	300
Skillman Village	15022_15	15022	15	R-2	septic			1	46065	300
Skillman Village	15022_16	15022	16	R-2	septic			1	38524	300

**Montgomery Township Build-out Flows
Skillman Village**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Skillman Village	15022_17	15022	17	R-2	septic			1	38524	300
Skillman Village	15022_18	15022	18	R-2	septic			1	42767	300
Skillman Village	15022_19	15022	19	R-2	septic			1	43164	300
Skillman Village	15022_2	15022	2	R-2	septic			1	43274	300
Skillman Village	15022_20	15022	20	R-2	septic			1	40937	300
Skillman Village	15022_21	15022	21	R-2	septic			1	39350	300
Skillman Village	15022_22	15022	22	R-2	septic			1	44851	300
Skillman Village	15022_23	15022	23	R-2	septic			1	54130	300
Skillman Village	15022_24	15022	24	R-2	septic			1	51066	300
Skillman Village	15022_25	15022	25	R-2	septic			1	46481	300
Skillman Village	15022_26	15022	26	R-2	septic			1	43688	300
Skillman Village	15022_27	15022	27	R-2	septic			1	43696	300
Skillman Village	15022_3	15022	3	R-2	septic			1	44507	300
Skillman Village	15022_4	15022	4	R-2	septic			1	43479	300
Skillman Village	15022_5	15022	5	R-2	septic			1	43479	300
Skillman Village	15022_6	15022	6	R-2	septic			1	43386	300
Skillman Village	15022_7	15022	7	R-2	septic			1	46120	300
Skillman Village	15022_8	15022	8	R-2	septic			1	43609	300

**Montgomery Township Build-out Flows
Skillman Village**


SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Skillman Village	15022_9	15022	9	R-2	septic			1	46059	300
Skillman Village	15023_1	15023	1	R-2	septic			1	43568	300
Skillman Village	15023_10	15023	10	R-2	septic			1	32618	300
Skillman Village	15023_11	15023	11	R-2	septic			1	50832	300
Skillman Village	15023_2	15023	2	R-2	septic			1	44363	300
Skillman Village	15023_3	15023	3	R-2	septic			1	43657	300
Skillman Village	15023_4	15023	4	R-2	septic			1	44083	300
Skillman Village	15023_5	15023	5	R-2	septic			1	43519	300
Skillman Village	15023_6	15023	6	R-2	septic			1	43425	300
Skillman Village	15023_7	15023	7	R-2	septic			1	43726	300
Skillman Village	15023_8	15023	8	R-2	septic			1	43660	300
Skillman Village	15023_9	15023	9	R-2	septic			1	41051	300
Skillman Village	19001_8	19001	8	R-2	septic			1	65944	300
Skillman Village	19001_8.01	19001	8.01	R-2	septic				290163	750
Skillman Village	19001_8.02	19001	8.02	R-2	septic			1	38985	300
Skillman Village	19001_8.03	19001	8.03	R-2	septic			1	51487	300
Skillman Village	19001_8.04	19001	8.04	R-2	septic			1	44676	300
Skillman Village	19001_8.05	19001	8.05	R-2	septic			1	43728	300

**Montgomery Township Build-out Flows
Skillman Village**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Skillman Village	19001_8.06	19001	8.06	R-2	septic			1	126471	300
Skillman Village	19001_8.07	19001	8.07	R-2	septic			1	55119	300
Skillman Village	19001_8.08	19001	8.08	R-2	septic			1	62030	300
Skillman Village	19001_8.09	19001	8.09	R-2	septic			1	40880	300
Skillman Village	19001_8.10	19001	8.10	R-2	septic			1	38771	300
Skillman Village	19001_8.12	19001	8.12	R-2	septic			1	81708	300
Skillman Village	19001_8.13	19001	8.13	R-2	potential			3	332191	900
Skillman Village	19001_8.15	19001	8.15	R-2	septic			1	48031	300
Skillman Village	19001_8.16	19001	8.16	R-2	septic			1	43574	300
Skillman Village	19001_8.17	19001	8.17	R-2	septic			1	43577	300
Skillman Village	19001_8.18	19001	8.18	R-2	septic			1	43563	300
Skillman Village	19001_8.19	19001	8.19	R-2	septic			1	43562	300
Skillman Village	19001_8.20	19001	8.20	R-2	septic			1	43619	300
Skillman Village	19001_8.21	19001	8.21	R-2	septic			1	56775	300
Skillman Village	19001_8.22	19001	8.22	R-2	septic			1	57451	300
Skillman Village	19001_8.23	19001	8.23	R-2	septic			1	43674	300
Skillman Village	19001_8.24	19001	8.24	R-2	septic			1	53624	300
Skillman Village	19001_8.25	19001	8.25	R-2	septic			1	66994	300

**Montgomery Township Build-out Flows
Skillman Village**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Skillman Village	19001_8.26	19001	8.26	R-2	septic			1	46199	300
Skillman Village	19001_8.27	19001	8.27	R-2	septic			1	74334	300
Skillman Village	19001_8.28	19001	8.28	R-2	septic			1	43654	300
Skillman Village	19001_8.29	19001	8.29	R-2	septic			1	43558	300
Skillman Village	19001_8.30	19001	8.30	R-2	septic			1	43560	300
Skillman Village	19001_8.31	19001	8.31	R-2	septic			1	43559	300
Skillman Village	19001_8.32	19001	8.32	R-2	septic			1	43558	300
Skillman Village	19001_8.33	19001	8.33	R-2	septic			1	72465	300
									Total	405,314

 Oxbridge SSA Flow, Lots West of 206

**Montgomery Township Build-out Flows
Pike Brook**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Pike Brook	17003_15	17003	15	R-2	septic			1		300
Pike Brook	17003_16	17003	16	R-2	septic			1		300
Pike Brook	3002_1	3002	1	R	septic			1		300
Pike Brook	3002_2	3002	2	R	septic			1		300
Pike Brook	3002_3	3002	3	R	septic			1		300
Pike Brook	3002_4	3002	4	R	septic			1		300
Pike Brook	3002_5	3002	5	R	septic			1		300
Pike Brook	3002_6	3002	6	R	septic			1		300
Pike Brook	3003_1	3003	1	R	septic			1		300
Pike Brook	3003_2	3003	2	R	septic			1		300
Pike Brook	3003_3	3003	3	R	septic			1		300
Pike Brook	3003_4	3003	4	R	septic			1		300
Pike Brook	3003_5	3003	5	R	septic			1		300
Pike Brook	3003_6	3003	6	R	septic			1		300
Pike Brook	3003_7	3003	7	R	septic			1		300
Pike Brook	3004_1	3004	1	R	septic			1		300
Pike Brook	3004_10	3004	10	R	septic			1		300
Pike Brook	3004_11	3004	11	R	septic			1		300
Pike Brook	3004_12	3004	12	R	septic			1		300

**Montgomery Township Build-out Flows
Pike Brook**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Pike Brook	3004_13	3004	13	R	septic			1		300
Pike Brook	3004_14	3004	14	R	septic			1		300
Pike Brook	3004_2	3004	2	R	septic			1		300
Pike Brook	3004_3	3004	3	R	septic			1		300
Pike Brook	3004_4	3004	4	R	septic			1		300
Pike Brook	3004_5	3004	5	R	septic			1		300
Pike Brook	3004_6	3004	6	R	septic			1		300
Pike Brook	3004_7	3004	7	R	septic			1		300
Pike Brook	3004_8	3004	8	R	septic			1		300
Pike Brook	3004_9	3004	9	R	septic			1		300
Pike Brook	3005_1	3005	1	R	septic			1		300
Pike Brook	3005_10	3005	10	CC-1	septic			1		300
Pike Brook	3005_11	3005	11	CC-1	septic	12,13		8,577 sq. ft.		858
Pike Brook	3005_14	3005	14	CC-1	septic			5,802 sq. ft.		580
Pike Brook	3005_17	3005	17	CC-1	septic			4,923 sq. ft.		492
Pike Brook	3005_18	3005	18	CC-1	septic			3,074 sq. ft.		307
Pike Brook	3005_19	3005	19	CC-1	septic	15, 16		33,370 sq. ft.		3337
Pike Brook	3005_2	3005	2	R	septic			1		300
Pike Brook	3005_20	3005	20	CC-1	septic			3,740 sq. ft.		374

**Montgomery Township Build-out Flows
Pike Brook**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Pike Brook	3005_3	3005	3	R	septic			1		300
Pike Brook	3005_4	3005	4	R	septic			1		300
Pike Brook	3005_5	3005	5	R	septic			1		300
Pike Brook	3005_6	3005	6	R	septic			1		300
Pike Brook	3005_7	3005	7	R	septic			1		300
Pike Brook	3005_8	3005	8	R	septic			1		300
Pike Brook	3005_9	3005	9	CC-1	septic			1		300
Pike Brook	3006_14	3006	14	R	potential			13		3900
Pike Brook	3006_14.02	3006	14.02	R	septic			1		300
Pike Brook	3006_14.04	3006	14.04	R	septic			1		300
Pike Brook	3006_17	3006	17	R	septic	18 driveway		1		300
Pike Brook	3006_19	3006	19	R	septic			1		300
Pike Brook	3006_2	3006	2	R	septic			1		300
Pike Brook	3006_20	3006	20	R	potential	20, 20.01, 20.02		1		300
Pike Brook	3006_21	3006	21	R	potential			1		300
Pike Brook	3006_22	3006	22	R	septic			1		300
Pike Brook	3006_24	3006	24	R	septic			1		300
Pike Brook	3006_26	3006	26	R	septic			1		300
Pike Brook	3006_27	3006	27	R	septic			1		300

**Montgomery Township Build-out Flows
Pike Brook**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Pike Brook	3006_28	3006	28	R	septic			1		300
Pike Brook	3006_29	3006	29	R	septic			1		300
Pike Brook	3006_3	3006	3	R	septic			1		300
Pike Brook	3006_30	3006	30	R	septic		Montgomery Ridge	1		300
Pike Brook	3006_4	3006	4	R	septic			1		300
Pike Brook	3006_5	3006	5	R	septic			1		300
Pike Brook	3006_6	3006	6	R	septic			1		300
Pike Brook	3006_7	3006	7	R	septic			1		300
Pike Brook	3006_8	3006	8	R	potential			1		300
Pike Brook	3007_13/13.01/19/20/21	3007	13/13.01/19/20/21	R	septic			1		300
Pike Brook	3007_14.01	3007	14.01	R	potential			1		300
Pike Brook	3007_15	3007	15	R	potential			1		300
Pike Brook	3007_16	3007	16	R	potential	15		1		300
Pike Brook	3007_17	3007	17	R	septic			1		300
Pike Brook	3007_18.01	3007	18.01	R	septic			1		300
Pike Brook	4001_33	4001	33	BMPUD	potential	4001_33.01	Country Club Meadows Area 3			45260
Pike Brook	5001_11	5001	11	R-1	septic			1		300
Pike Brook	5001_12	5001	12	R-1	septic			1		300
Pike Brook	5001_13	5001	13	R-1	septic			1		300

**Montgomery Township Build-out Flows
Pike Brook**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Pike Brook	5001_14	5001	14	R-1	septic			1		300
Pike Brook	5001_15	5001	15	R-1	septic			1		300
Pike Brook	5001_16	5001	16	R-1	septic			1		300
Pike Brook	5001_17	5001	17	R-1	septic			1		300
Pike Brook	5001_18	5001	18	R-1	septic			1		300
Pike Brook	5001_19	5001	19	R-1	septic			1		300
Pike Brook	5001_20	5001	20	R-1	septic			1		300
Pike Brook	5001_21	5001	21	R-1	septic			1		300
Pike Brook	5001_22	5001	22	R-1	septic			1		300
Pike Brook	5001_23	5001	23	R-1	septic			1		300
Pike Brook	5002_1	5002	1	CC-1	potential	3		4356		436
Pike Brook	5002_2	5002	2	CC-1	septic			18922 sq. ft.		1892
Pike Brook	5002_4	5002	4	R-1	potential	5002_5, 5002_6, 5002_7, 5003_1, 4071_1	Country Club Meadows Area 4			2200
Pike Brook	5023_2	5023	2	BMPUD	potential		Country Club Meadows Area 2			19750
Pike Brook	5028_9	5028	9	R-1	septic			1		300
Pike Brook	6001_1	6001	1	BMPUD	potential		Country Club Meadows Area 1			53700
Pike Brook	6001_12	6001	12	PPE	septic			32000 sq. ft.		3200
Pike Brook	6001_12	6001	12	PPE	approved		Municipal Building	60 Residential DU (15 1 BR, 30 2 BR, 15 3 BR)		13,500
Pike Brook	6001_2	6001	2	R-2	septic			1		300

**Montgomery Township Build-out Flows
Pike Brook**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Pike Brook	6001_3	6001	3	R-2	septic			1		300
Pike Brook	6001_4	6001	4	R-2	potential			1		300
Pike Brook	6001_40.01	6001	40.01	R-2	approved		Belvedere/Estates at Montgomery	1		300
Pike Brook	6001_40.03	6001	40.03	R-2	approved		Belvedere/Estates at Montgomery	1		300
Pike Brook	6001_40.04	6001	40.04	R-2	approved		Belvedere/Estates at Montgomery	1		300
Pike Brook	6001_40.05	6001	40.05	R-2	approved		Belvedere/Estates at Montgomery	1		300
Pike Brook	6001_40.06	6001	40.06	R-2	approved		Belvedere/Estates at Montgomery	1		300
Pike Brook	6001_40.07	6001	40.07	R-2	approved		Belvedere/Estates at Montgomery	1		300
Pike Brook	6001_40.08	6001	40.08	R-2	approved		Belvedere/Estates at Montgomery	1		300
Pike Brook	6001_40.10	6001	40.10	R-2	approved		Belvedere/Estates at Montgomery	1		300
Pike Brook	6001_40.12	6001	40.12	R-2	approved		Belvedere/Estates at Montgomery	1		300
Pike Brook	6001_40.13	6001	40.13	R-2	approved		Belvedere/Estates at Montgomery	1		300
Pike Brook	6001_40.14	6001	40.14	R-2	approved		Belvedere/Estates at Montgomery	1		300
Pike Brook	6001_40.15	6001	40.15	R-2	approved		Belvedere/Estates at Montgomery	1		300
Pike Brook	6001_40.17	6001	40.17	R-2	approved		Belvedere/Estates at Montgomery	1		300
Pike Brook	6001_5.01	6001	5.01	R-2	approved		Country Classic Fox Brook	1		300
Pike Brook	6001_5.04	6001	5.04	R-2	approved		Country Classic Fox Brook	1		300
Pike Brook	6001_5.07	6001	5.07	R-2	approved		Country Classic Fox Brook	1		300
Pike Brook	6001_5.08	6001	5.08	R-2	approved		Country Classic Fox Brook	1		300

**Montgomery Township Build-out Flows
Pike Brook**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Pike Brook	6001_5.09	6001	5.09	R-2	approved		Country Classic Fox Brook	1		300
Pike Brook	6001_5.13	6001	5.13	R-2	approved		Country Classic Fox Brook	1		300
Pike Brook	6001_5.14	6001	5.14	R-2	approved		Country Classic Fox Brook	1		300
Pike Brook	6001_5.15	6001	5.15	R-2	approved		Country Classic Fox Brook	1		300
Pike Brook	6001_5.16	6001	5.16	R-2	approved		Country Classic Fox Brook	1		300
Pike Brook	6001_5.17	6001	5.17	R-2	approved		Country Classic Fox Brook	1		300
Pike Brook	6001_5.18	6001	5.18	R-2	approved		Country Classic Fox Brook	1		300
Pike Brook	6001_5.19	6001	5.19	R-2	approved		Country Classic Fox Brook	1		300
Pike Brook	6001_5.20	6001	5.20	R-2	approved		Country Classic Fox Brook	1		300
Pike Brook	6001_5.21	6001	5.21	R-2	approved		Country Classic Fox Brook	1		300
Pike Brook	6001_5.22	6001	5.22	R-2	approved		Country Classic Fox Brook	1		300
Pike Brook	6001_6	6001	6	R-2	septic			1		300
Pike Brook	6001_7	6001	7	R-2	potential			1		300
Pike Brook	6001_8.01	6001	8.01	R-2	septic			1		300
Pike Brook	6001_8.02	6001	8.02	R-2	septic			1		300
Pike Brook	6001_8.03	6001	8.03	R-2	septic			1		300
Pike Brook	6001_8.04	6001	8.04	R-2	septic			1		300
Pike Brook	6001_8.05	6001	8.05	R-2	septic			1		300
Pike Brook	6001_8.06	6001	8.06	R-2	septic		Handler existing lot	1		300

**Montgomery Township Build-out Flows
Pike Brook**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Pike Brook	6002_7	6002	7	R-2	septic			1		300
Pike Brook	6002_9	6002	9	VN	potential			1		300
Pike Brook	6004_12	6004	12	R-2	septic			1		300
Pike Brook	6004_13	6004	13	R-2	septic			1		300
Pike Brook	6004_14	6004	14	R-2	septic			1		300
Pike Brook	6005_1	6005	1	R-2	septic			1		300
Pike Brook	6005_2	6005	2	R-2	septic			1		300
Pike Brook	6005_3	6005	3	R-2	septic			1		300
Pike Brook	6005_4	6005	4	R-2	septic			1		300
Pike Brook	6005_5	6005	5	R-2	septic			1		300
Pike Brook	6006_2	6006	2	R-2	septic	1		400 congregants at 3 gpd for a total of 1200 gpd		1200
Pike Brook	6006_4	6006	4	R-2	septic			1		300
Pike Brook	6006_5	6006	5	R-2	septic			1		300
Pike Brook	6006_6	6006	6	R-2	septic			1		300
Pike Brook	7002_1	7002	1	R-1	septic			1		300
Pike Brook	7002_11	7002	11	R-1	potential			1		300
Pike Brook	7002_19	7002	19	R-1	septic			1		300
Pike Brook	7002_2	7002	2	R-1	septic			1		300
Pike Brook	7002_21	7002	21	R-1	septic			1		300

**Montgomery Township Build-out Flows
Pike Brook**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Pike Brook	7002_22	7002	22	R-1	septic			1		300
Pike Brook	7002_5	7002	5	R-1	potential			1		300
Pike Brook	7002_6	7002	6	R-1	septic			1		300
Pike Brook	7005_4	7005	4	R-1	septic			1		300
Pike Brook	7006_7	7006	7	R-1	septic			1		300
Pike Brook	7006_8	7006	8	R-1	septic			1		300
Pike Brook	7007_14	7007	14	R-1	septic			4		1200
Pike Brook	7007_15	7007	15	R-1	septic			1		300
Pike Brook	7007_16	7007	16	R-1	septic			1		300
Pike Brook	7007_17	7007	17	R-1	septic			1		300
Pike Brook	7007_18	7007	18	R-1	septic			1		300
Pike Brook	7007_21	7007	21	R-1	septic			1		300
Pike Brook	7007_22	7007	22	R-1	septic			1		300
Pike Brook	7007_23	7007	23	R-1	septic			1		300
Pike Brook	7007_25	7007	25	R-1	septic			1		300
Pike Brook	7007_27	7007	27	R-1	septic			1		300
Pike Brook	7008_10	7008	10	R-1	septic			1		300
Pike Brook	7008_2	7008	2	R-1	septic			1		300
Pike Brook	7008_3	7008	3	R-1	septic			1		300

**Montgomery Township Build-out Flows
Pike Brook**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Pike Brook	7008_4	7008	4	R-1	septic			1		300
Pike Brook	7008_5	7008	5	R-1	septic			1		300
Pike Brook	7008_6	7008	6	R-1	septic			1		300
Pike Brook	7008_7	7008	7	R-1	septic			1		300
Pike Brook	7008_8	7008	8	R-1	septic			1		300
Pike Brook	7008_9	7008	9	R-1	septic			1		300
Pike Brook	7009_3	7009	3	R-1	septic			1		300
Pike Brook	7009_7	7009	7	R-1	septic			1		300
Pike Brook	7009_8	7009	8	R-1	septic			1		300
Pike Brook	7010_12	7010	12	R-1	septic			1		300
Pike Brook	7010_13	7010	13	R-1	potential			1		300
Pike Brook	7033_24	7033	24	R-2	septic					628
Pike Brook	7034_2	7034	2	R-1	septic			1		300
Pike Brook	Reserve for block 5002, lots 4, 5, 6, 7, 9; block 5023, lot 2; block 4001, lot 33/33.01;			BMPUD	approved		Country Club Meadows			4090
Pike Brook	17002_1	17002	1	VN	septic			1	11912	300
Pike Brook	17003_1	17003	1	CC-2	septic	2		4,708 SF Garage, 2 residential apartments, 14-15 seat Harlingen Market, 4,708*0.1 gpd + 2*300 gpd + 15*35 gpd		1596
Pike Brook	17003_11	17003	11	VN	septic	12,13		1	14854	300
Pike Brook	17003_14	17003	14	VN	septic			1	32713	300
Pike Brook	17003_3	17003	3	CC-2	septic				21463	300

**Montgomery Township Build-out Flows
Pike Brook**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Pike Brook	17003_4	17003	4	CC-2	septic			4,078 sq. ft.+ 1 3-BR	91034	708
Pike Brook	17003_8	17003	8	VN	septic			1	65087	300
Pike Brook	17003_9	17003	9	VN	septic			1	4280	300
Pike Brook	17004_2	17004	2	NC	potential	1			317983	4200
Pike Brook	4070_38.01	4070	38.01	CC-2	septic/potential			9,168 sq.ft.	45838	917
Pike Brook	4070_38.02	4070	38.02	CC-2	septic			13,699 sq.ft.	93948	1370
Pike Brook	4070_41	4070	41	R-2	septic		Only portion of lot in SA		331663	430
Pike Brook	4070_42	4070	42	CC-2	septic			16,732 sq.ft.	83661	1673
Pike Brook	4070_43	4070	43	CC-2	septic			10,643 sq.ft.	68560	1064
Pike Brook	6001_33	6001	33	R-2	septic	34, 34.01, 35, 35.01, 36	Harlingen Village Square		239580	10615
Pike Brook	6002_1	6002	1	CC-2	septic			6,661 sq.ft.	43902	666
Pike Brook	6002_11	6002	11	VN	septic			1	21862	300
Pike Brook	6002_12	6002	12	VN	septic			1	20372	300
Pike Brook	6002_2	6002	2	CC-2	septic			5,296 sq.ft.	35324	530
Pike Brook	6002_3	6002	3	CC-2	septic			6 1-BR apartments	19902	900
Pike Brook	6002_4	6002	4	R-2	septic			26 employees with shower at 40 gpd	121968	1040
Pike Brook	6002_5	6002	5	CC-2	septic			4,837 sq.ft.	40985	484
Pike Brook	6002_6	6002	6	VN	septic			1	12623	300
Pike Brook	6002_8	6002	8	VN	septic			1	26805	300

**Montgomery Township Build-out Flows
Pike Brook**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Pike Brook	7013_22	7013	22	R-1	potential		Hornor	4	769705	1200
Pike Brook	7016_10	7016	10	R-1	septic			1	N/A	300
Pike Brook	7016_11	7016	11	R-1	septic			1	N/A	300
Pike Brook	7016_12	7016	12	R-1	septic			1	N/A	300
Pike Brook	7016_13	7016	13	R-1	septic			1	N/A	300
Pike Brook	7016_14	7016	14	R-1	septic			1	N/A	300
Pike Brook	7016_15	7016	15	R-1	septic			1	N/A	300
Pike Brook	7019_42	7019	42	R-1	septic			1	N/A	300
Pike Brook	7019_43	7019	43	R-1	septic			1	N/A	300
Pike Brook	7019_44	7019	44	R-1	septic			1	N/A	300
Pike Brook	7019_45	7019	45	R-1	septic			1	N/A	300
Pike Brook	7019_46	7019	46	R-1	septic			1	N/A	300
Pike Brook	7019_47	7019	47	R-1	septic			1	N/A	300
Pike Brook	7019_48	7019	48	R-1	septic			1	N/A	300
Pike Brook	7019_49	7019	49	R-1	septic			1	N/A	300
Pike Brook	7019_50	7019	50	R-1	septic			1	N/A	300
Pike Brook	7019_51	7019	51	R-1	septic			1	N/A	300
Pike Brook	7019_52	7019	52	R-1	septic			1	N/A	300
Pike Brook	7019_53	7019	53	R-1	septic			1	N/A	300

**Montgomery Township Build-out Flows
Pike Brook**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Pike Brook	7019_54	7019	54	R-1	septic			1	N/A	300
Pike Brook	7019_55	7019	55	R-1	septic			1	N/A	300
Pike Brook	7019_56	7019	56	R-1	septic			1	N/A	300
Pike Brook	7019_57	7019	57	R-1	septic			1	N/A	300
Pike Brook	7019_58	7019	58	R-1	septic			1	N/A	300
Pike Brook	7019_59	7019	59	R-1	septic			1	N/A	300
Pike Brook	7019_60	7019	60	R-1	septic			1	N/A	300
Pike Brook	7019_62	7019	62	R-1	potential			1		300
Pike Brook	7021_42	7021	42	R-1	septic			1	N/A	300
Pike Brook	7021_43	7021	43	R-1	septic/potential			1	88427	300
Pike Brook	7021_44	7021	44	R-1	septic			1	N/A	300
Pike Brook	7021_45	7021	45	R-1	septic			1	N/A	300
Pike Brook	7021_46	7021	46	R-1	septic			1	N/A	300
Pike Brook	7021_47	7021	47	R-1	septic			1	N/A	300
Pike Brook	7021_48	7021	48	R-1	septic			1	N/A	300
Pike Brook	7021_49	7021	49	R-1	septic			1	N/A	300
Pike Brook	7021_50.01	7021	50.01	R-1	approved		Stryker Farm/Staats Farm Rd Dev.	1	N/A	300
Pike Brook	7021_50.02	7021	50.02	R-1	approved		Stryker Farm/Staats Farm Rd Dev.	1		300
Pike Brook	7021_50.03	7021	50.03	R-1	approved		Stryker Farm/Staats Farm Rd Dev.	1		300

**Montgomery Township Build-out Flows
Pike Brook**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Pike Brook	7021_50.04	7021	50.04	R-1	approved		Stryker Farm/Staats Farm Rd Dev.	1		300
Pike Brook	7021_50.05	7021	50.05	R-1	approved		Stryker Farm/Staats Farm Rd Dev.	1		300
Pike Brook	7021_50.06	7021	50.06	R-1	approved		Stryker Farm/Staats Farm Rd Dev.	1		300
Pike Brook	7021_50.07	7021	50.07	R-1	approved		Stryker Farm/Staats Farm Rd Dev.	1		300
Pike Brook	7021_50.08	7021	50.08	R-1	approved		Stryker Farm/Staats Farm Rd Dev.	1		300
Pike Brook	7032_34	7032	34	R-1	septic/potential			1	98881	300
Pike Brook	8001_1.01	8001	1.01	R-2	septic					300
Pike Brook	8002_3	8002	3	R-2	septic			1	N/A	300
Pike Brook	8002_4	8002	4	R-2	septic			1	N/A	300
Pike Brook	8002_5	8002	5	R-2	septic			1	N/A	300
Total										251,197

Oxbridge SSA Flow
 Riverside SSA Flow

**Montgomery Township Build-out Flows
Cherry Valley**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Cherry Valley	25001_28.29	25001	28.29	R-5	septic			1		300
Cherry Valley	26001_2.01	26001	2.01	R-5	septic			1		300
Cherry Valley	26001_27	26001	27	NC	septic			1	12197	300
Cherry Valley	26001_28	26001	28	VN	septic			1		300
Cherry Valley	26001_29	26001	29	VN	septic			1		300
Cherry Valley	26001_30	26001	30	VN	septic			1		300
Cherry Valley	26001_31	26001	31	VN	septic	32, 33		10,200 sq. ft.		1400
Cherry Valley	26001_34	26001	34	VN	septic			1	44431	300
Cherry Valley	26001_35	26001	35	VN	septic			1	32234	300
Cherry Valley	26002_10	26002	10	R-5	septic			1		300
Cherry Valley	26002_11	26002	11	R-5	septic			1		300
Cherry Valley	26002_14	26002	14	VN	septic			1	33977	300
Cherry Valley	26002_15	26002	15	VN	septic			1	22216	300
Cherry Valley	26002_16	26002	16	VN	septic			1	22216	300
Cherry Valley	26002_17	26002	17	VN	septic			1	34848	300
Cherry Valley	26002_5	26002	5	VN	septic			1	23087	300
Cherry Valley	26002_6	26002	6	VN	septic			1	20909	300
Cherry Valley	26002_7	26002	7	VN	septic			1	20909	300

**Montgomery Township Build-out Flows
Cherry Valley**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Cherry Valley	26002_8	26002	8	VN	potential			1		300
Cherry Valley	26002_9	26002	9	VN	septic			1	20038	300
Cherry Valley	30001_10.02	30001	10.02	R-5	septic			1		300
Cherry Valley	30001_16.01	30001	16.01	R-5	septic			1		300
Cherry Valley	30001_16.02	30001	16.02	R-5	septic			1		300
Cherry Valley	30001_9.01	30001	9.01	R-5	potential			4	899277	1200
Cherry Valley	30002_128	30002	128	R-5	septic			1		300
Cherry Valley	30002_129	30002	129	R-5	septic			1		300
Cherry Valley	30003_22	30003	22	R-5	septic			1		300
Cherry Valley	30003_23	30003	23	R-5	septic			1		300
Cherry Valley	30003_24	30003	24	R-5	septic			1		300
Cherry Valley	30003_27	30003	27	R-5	septic			1		300
Cherry Valley	30003_29	30003	29	R-5	septic			1		300
Cherry Valley	30003_30	30003	30	R-5	septic			1		300
Cherry Valley	30003_31	30003	31	R-5	septic			1		300
Cherry Valley	30003_32	30003	32	R-5	septic			1		300
Cherry Valley	30003_33	30003	33	R-5	septic			1		300
Cherry Valley	30003_34	30003	34	R-5	septic			1		300

**Montgomery Township Build-out Flows
Cherry Valley**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Cherry Valley	30003_35	30003	35	R-5	septic			1		300
Cherry Valley	30003_36	30003	36	R-5	septic			1		300
Cherry Valley	30004_17.01	30004	17.01	R-5	septic			1		300
Cherry Valley	31001_11.01	31001	11.01	R-5	septic			1		300
Cherry Valley	31001_11.05	31001	11.05	R-5	septic			1		300
Cherry Valley	31001_11.06	31001	11.06	R-5	potential			1	180752	300
Cherry Valley	31001_17.01	31001	17.01	R-5	septic		Murray Tract	1		300
Cherry Valley	31001_2.11	31001	2.11	R-5	septic			1		300
Cherry Valley	31001_21	31001	21	R-5	septic			1		300
Cherry Valley	31001_23	31001	23	R-5	septic			1		300
Cherry Valley	31001_24	31001	24	R-5	septic/potential			1	413820	300
Cherry Valley	31001_3	31001	3	R-5	septic			1		300
Cherry Valley	31001_3.01	31001	3.01	R-5	septic			1		300
Cherry Valley	31001_3.02	31001	3.02	R-5	septic			1		300
Cherry Valley	31001_40	31001	40	R-5	septic			1		300
Cherry Valley	31001_40.01	31001	40.01	R-5	septic			1		300
Cherry Valley	31001_54	31001	54	R-5	septic			1		300
Cherry Valley	31006_4	31006	4	R-5	septic			1		300

**Montgomery Township Build-out Flows
Cherry Valley**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Cherry Valley	31007_30.01	31007	30.01	R-5	approved	30.02	Starky Cook	4	N/A	1200
Cherry Valley	31008_32.01	31008	32.01	R-5	septic			1		300
Cherry Valley	31008_32.02	31008	32.02	R-5	septic			1		300
Cherry Valley	31008_34	31008	34	R-5	septic/potential			2	566280	600
Cherry Valley	31008_35	31008	35	R-5	septic			1		300
Cherry Valley	31008_36	31008	36	R-5	septic			1		300
Cherry Valley	31010_17	31010	17	R-5	potential			1	445009	300
Cherry Valley	32001_12	32001	12	R-5	septic			1		300
Cherry Valley	32001_13	32001	13	R-5	septic			1		300
Cherry Valley	32001_14	32001	14	R-5	septic			1		300
Cherry Valley	32001_15	32001	15	R-5	septic	16		1		300
Cherry Valley	32001_17	32001	17	R-5	septic	18		1		300
Cherry Valley	32001_19	32001	19	R-5	septic			1		300
Cherry Valley	32001_3.01	32001	3.01	VN	potential			1		300
Cherry Valley	32001_3.02	32001	3.02	VN	potential			1		300
Cherry Valley	32001_3.03	32001	3.03	VN	potential			1		300
Cherry Valley	32002_10	32002	10	VN	septic			1		300
Cherry Valley	32002_10.01	32002	10.01	VN	septic			1		300

**Montgomery Township Build-out Flows
Cherry Valley**

SSA	PIN	BLOCK	LOT	2017 ZONING	FLOW TYPE	ASSOCIATED LOTS	NAME	UNITS NEW / BUILDING AREA	DEV AREA (SQ. FT.)	NEW FLOW (GPD)
Cherry Valley	32002_11	32002	11	VN	septic			1	23914	300
Cherry Valley	32002_12	32002	12	VN	septic			1	23914	300
Cherry Valley	32002_13	32002	13	VN	septic			1	28096	300
Cherry Valley	32002_14	32002	14	VN	septic			9	101016	2700
Cherry Valley	32002_15	32002	15	VN	septic			1		300
Cherry Valley	32002_16	32002	16	VN	septic			1	33106	300
Cherry Valley	32002_18	32002	18	VN	septic			1		300
Cherry Valley	32002_19	32002	19	VN	septic	18		1	28401	300
Cherry Valley	32002_2	32002	2	NC	septic			2,032 sq. ft.	13547	203
Cherry Valley	32002_3	32002	3	NC	septic			3,189 sq. ft.	21257	319
Cherry Valley	32002_5	32002	5	NC	septic			2,764 sq. ft.	19602	294
Cherry Valley	32002_6	32002	6	NC	septic			1	28615	300
Cherry Valley	32002_7	32002	7	VN	septic			6 3-BR	68520	1800
Cherry Valley	32002_8	32002	8	VN	septic			1	40511	300
Cherry Valley	32002_9	32002	9	VN	septic			1	22216	300
Cherry Valley	33001_1	33001	1	VN	septic			1	33977	300
Cherry Valley	33001_2	33001	2	VN	septic			1	22216	300
Cherry Valley	33001_3	33001	3	VN	septic			1	22085	300
									Total	34,016

Appendix B – Municipal Non-Sewer Service Area Build-out Results

(To be submitted in the future. Not part of the current document.)

Appendix C – Zoning Schedules

Zoning Schedule

16-4.2MR Mountain Residential R-5 Single Family Residential R-2 Single Family Residential R-1 Single Family Residential R Single Family Residential.

Single-Family Detached Dwellings						
	MR [1] [2] [3] [4] [5] [12]	R-5 [1] [4] [5] [12]	R-2 [1] [6] [7] [12]	R-1	R	Churches And Schools
<u>Principal Building Minimum</u>						
Lot area [8]	10 ac	5 ac	2 ac [9]	1 ac [9]	1/2 ac	5 ac
Lot frontage	350'	300'	200' [9]	150' [9]	100'	300'
Lot width	350'	300'	200' [9]	150' [9]	100'	300'
Lot depth	750'	500'	300' [9]	200' [9]	150'	600'
Side yard (each)	100'	75'	40'	30'	20'	100'
Front yard	100'	75'	75' [9]	50' [9]	50'	100'
Rear yard	100'	100'	75'	50'	35'	100'
<u>Accessory Building Minimum [10]</u>						
Distance to side line	50'	50'	30'	15'	15'	50'
Distance to rear line	50'	50'	30'	15'	15'	50'
Distance to other building [11]	20'	20'	20'	20'	20'	50'
<u>Maximums</u>						
Building coverage of principal building	7%	8%	10%	10%	15%	8%
Aggregate building coverage of accessory building(s)	2%	2%	3%	3%	4%	N.A.
Lot coverage [13]	10%	15%	15%	15%	25%	20%

Footnotes to subsection 16-4.2d:

[1] All vacant lots in the MR and R-5 Districts existing prior to June 27, 1974 between one (1) and three (3) acres in area and all vacant lots in the R-2 District existing prior to August 15, 1998 between one (1) and two (2) acres in area, which lots conform to the requirements specified in this chapter for detached dwellings in the R-1 District, shall be permitted to be developed with a single-family detached dwelling in accordance with the R-1 District requirements, provided that all other necessary permits and approvals for construction of a single-family detached dwelling are secured in the usual manner.

[2] All vacant lots in the MR District between three (3) and five (5) acres which conform to the following requirements and/or have been approved by the Planning Board or Zoning Board of Adjustment since June 27, 1974, and all vacant lots in the R-5 District between three (3) and five (5) acres which conform to the following requirements, shall be permitted to be developed with a single-family detached dwelling in accordance with said requirements, provided that footnotes (9), (11) & (12) hereinbelow shall apply, and provided further that all other necessary permits and approvals for construction of a single-family detached dwelling are secured in the usual manner:

<i>Principal Building</i> <u>Minimum</u>			<u>Accessory Building</u> <u>Minimum</u>			<u>Maximum</u>	
<i>Lot area</i>	3 ac		Distance to side line	50'		Building coverage of principal building	10%
<i>Lot frontage</i>	200'		Distance to rear line	50'		Aggregate building coverage of accessory building(s)	3%
<i>Lot width</i>	200'		Distance to other building	20'		Lot coverage	15%
<i>Lot depth</i>	300'						
<i>Side yard (each)</i>	50'						
<i>Front yard</i>	75'						
<i>Rear yard</i>	100'						

Footnotes to subsection 16-4.2d (Continued):

[3] All existing detached single-family dwellings located in the MR District on existing lots between five (5) and ten (10) acres in area shall meet the requirements specified in this chapter for detached single-family dwellings in the R-5 District.

[4] All existing detached single-family dwellings located in either the MR District or the R-5 District on existing lots between three (3) and five (5) acres in area shall meet the requirements specified in footnote [2] hereinabove.

[5] All existing detached single-family dwellings located in either the MR District or the R-5 District on existing lots between one (1) and three (3) acres in area shall meet the requirements specified in this chapter for detached single-family dwellings in the R-1 District.

[6] All existing detached single-family dwellings located in the R-2 District on existing lots between one (1) and two (2) acres in area shall meet the requirements specified in this chapter for detached single-family dwellings in the R-1 District.

[7] Any land within the R-2 District which was within the R-1 District as of August 15, 1998, and which was included in the sanitary sewer service area of the Montgomery Township Wastewater Management Plan as amended through November 13, 1997, may be developed in accordance with the requirements specified in this chapter for detached dwellings in the R-1 District, provided that the proposed lots are served by sanitary sewers and provided further that all other necessary permits and approvals for construction of a single-family detached dwelling are secured in the usual manner.

[8] A contiguous land area of at least 43,560 square feet (1 ac) within any existing or proposed lot in the R-1, R-2, R-5 and/or MR Zoning District proposed for the development of a residential dwelling shall meet the following design criteria in order to reasonably insure that an adequate carrying capacity exists on the lot to locate and support a detached single-family dwelling, its related accessory buildings and structures and, as applicable, any septic system, reserve septic system area and/or potable water well:

[a] The 43,560 square feet of land shall be contiguous acreage which shall not include any of the following:

[i] Any freshwater wetlands, wetlands transition areas, 100-year flood plains and/or topographic slopes fifteen (15%) percent or greater, except that the following shall be permitted to be located within the required 43,560 square foot land area:

[aa] Isolated freshwater wetlands which have been approved for filling by the New Jersey Department of Environmental Protection (NJDEP);

[bb] Areas exempted as wetlands transition areas as approved by the NJDEP; and/or

[cc] Insignificant areas of topographic slopes fifteen (15%) percent or greater which are permitted to be regraded by the Planning Board or by the Zoning Board of Adjustment, as the case may be;

[ii] Any land exhibiting the "Bowmansville", "Cokesbury", "Croton", "Elkton", "Fluvaquents", "Lamington", "Parsippany", "Parsippany Variant", "Urban Land" or "Watchung" soils;

[iii] Any land on the subject residential lot utilized for a detention or retention basin; and

[iv] Any land within a stream corridor designated in accordance with the regulations of Montgomery Township and/or the regulations of the Delaware Raritan Canal Commission (DRCC).

[b] The 43,560 square feet of land shall be appropriately situated for the location and construction of the detached single-family dwelling, its related accessory buildings and structures and, as applicable, the primary septic system, the reserve septic system area and/or the potable water well serving the lot.

[c] Additionally, the 43,560 square feet of land shall be shaped to permit the inscription of a circle with a diameter of at least two hundred five (205) feet within its bounds (the circle will be approximately 33,006 sq. ft. or 3/4 ac. in area).

[d] Should a landowner be unable to provide the required land area in accordance with the provisions noted hereinabove, the landowner may apply to the Planning Board for a waiver of the required design criteria, and shall provide the following information to the Board supporting the waiver request and justifying that sufficient carrying capacity exists on the subject lot for the location and construction of a detached single-family dwelling, its related accessory buildings and structures and, as applicable, the primary septic system, the reserve septic system area and/or the potable water well serving the lot; the information shall be shown on a plan prepared by a New Jersey licensed professional engineer at a scale not greater than one inch equals fifty feet (1" = 50'):

[i] The location and extent of any of the environmentally critical factors noted in subsection [8] [a] of this footnote hereinabove;

[ii] The location and maximum footprint of the proposed single-family detached dwelling and any detached garage;

[iii] The location of the approved septic system, reserve septic system and/or potable water well;

[iv] The maximum limits of any clearing or disturbance of the site; and

[v] A fee of one thousand (\$1,000.00) dollars for the review of the submitted information by the Board's professional consultants.

[9] Special provisions for lots in either the R-1 or R-2 Districts abutting either Route 206 (Van Horne Road), a service road, a major collector road, a scenic collector road or a minor collector road, with or without driveway access to said road:

[a] For lots abutting Route 206 in the R-1 District, the following minimum provisions shall apply:

Lot area	3 ac.
Lot frontage*	250'
Lot width	250'
Lot depth*	400'
Front yard setback*	200'

*Along or from Route 206.

[b] For lots abutting a service road, a major collector road or a scenic collector road, the following minimum provisions shall apply:

	R-2		R-1	
	Abutting w/ Drive-way Access	Abutting w/ No Drive-way Access	Abutting w/ Drive-way Access	Abutting w/ No Drive-way Access
Lot Area	3 1/2 ac.	3 ac.	2 1/2 ac.	2 ac.
Lot frontage*	275'	250'	225'	200'
Lot width	275'	250'	225'	200'
Lot depth*	450'	400'	350'	300'
Front yard setback*	125'	125'	125'	125'

*Along or from the service road, major collector road or scenic collector road.

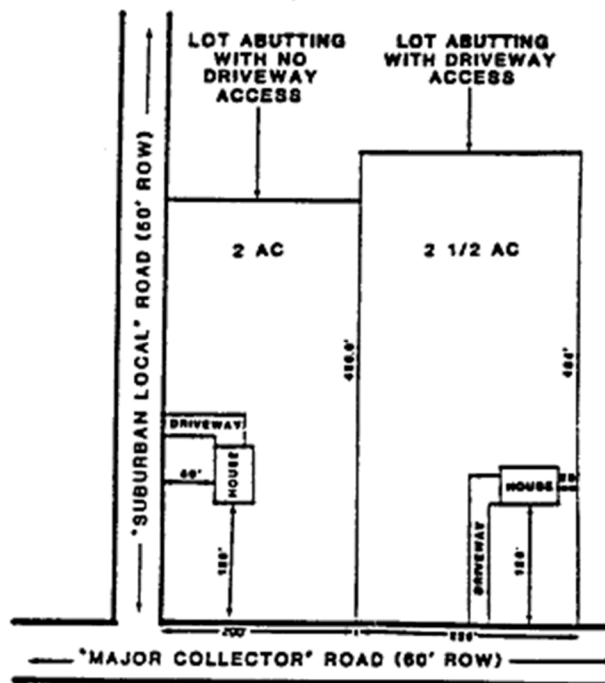
[c] For lots abutting a minor collector road, the following minimum provisions shall apply:

	R-2		R-1	
	Abutting w/ Drive-way Access	Abutting w/ No Drive-way Access	Abutting w/ Drive-way Access	Abutting w/ No Drive-way Access
Lot Area	3 ac.	2 1/2 ac.	2 ac.	1 1/2 ac.
Lot frontage*	250'	225'	200'	175'
Lot width	250'	225'	200'	175'
Lot depth*	400'	350'	300'	250'
Front yard setback*	100'	100'	100'	100'

*Along or from the minor collector road.

[d] These provisions (footnote [9]) are not applicable to existing lots in the R-1 or R-2 Districts with existing single-family detached dwellings situated thereon, nor are these provisions applicable to any existing vacant lot which abuts Route 206, a service road, a major collector road, a scenic collector road or a minor collector road and is undersized compared to the requirements specified herein, provided said lot has previously been approved by the Montgomery Township Planning Board or Zoning Board of Adjustment since June 27, 1974. Moreover, there are no special lot size and dimension requirements for any lot fronting or abutting residential boulevards, rural collectors, suburban locals, rural locals or alleys.

[e] Diagrammatic example of footnote [9] using the R-1 District with a major collector road intersecting a suburban local road:



[10] These minimum requirements shall not apply to underground sprinkler systems.

[11] There shall be no minimum separation requirement between a swimming pool and a principal dwelling.

[12] The entirety of the provisions specified in section 14-3, entitled Clearing And Removal of Trees, of the Code of the Township of Montgomery (1984) shall apply to all residential lots in the MR, R-5 and R-2 zoning districts that cannot be further subdivided under the applicable zoning standards, including the provision that no more than fifty (50%) percent of the area of the lot or, in any case, a maximum area of forty thousand (40,000) square feet, shall be cleared of trees.

[13] An additional four (4%) percent coverage is permitted on a lot less than two (2) acres in area for a private residential in-ground swimming pool, including all buildings, structures and equipment appurtenant thereto, provided that a vegetated swale is constructed and maintained on the lot to address the nonpoint source pollutant loading to the fullest extent practicable. The specific design of the swale shall be subject to review and approval by the Township Engineer, and the approved swale shall be installed prior to the issuance of a

Certificate of Approval for the swimming pool. Additionally, the fencing around the pool shall have its finished side facing adjacent properties, and, if opaque, landscaping shall be provided and maintained on the outside of the fenced area as approved by the Township Landscape Architect.

16-4.3VN Village Neighborhood.

	Detached Single Family Dwelling Units	Churches
Principal Building <u>Minimum</u>		
Lot areas	1/4 ac. (10,890 sf.) (1)	5 ac.
Lot frontage	50'	300'
Lot width	50'	300'
Lot depth	100'	600'
Side yard (each)	10'	100'
Front yard	10'	100'
Rear yard	20'	100'

	Detached Single Family Dwelling Units	Churches
Accessory building <u>Minimum (2)</u>		
Distance to side line	5'	50'
Distance to rear line	10'	50'
Distance to other bldg. (3)	20'	50'
<u>Maximum</u>		
Bldg. coverage of principal bldg.	20%	8%
Aggregate bldg. coverage of accessory bldg(s).	6%	20%

NOTES:

(1) All detached buildings located in the "VN" District at the time of the adoption of this chapter on lots between 7,000 square feet and 10,890 square feet in area shall have a minimum lot size requirement of 7,000 square feet.

(2) These minimum requirements shall not apply to underground sprinkler systems.

(3) There shall be no minimum separation requirement between a swimming pool and principal dwelling.

16-4.4 APT/TH Multiple-Family Residential.

1. The minimum tract size shall be fifteen (15) acres. A minimum of three hundred (300) feet of frontage on one arterial or collector street shall be required.
2. Minimum distance between townhouse and apartment buildings shall be measured horizontally in feet and shall be measured away from the front, side and rear of each building. The total minimum separation between the buildings shall be the sum of the two (2) abutting distances. The minimum distances shall be twenty-five (25) feet for the front of a building on a public street and ten (10) feet for the front of a building on a private street; fifteen (15) feet for the side of a building and twenty-five (25) feet for the rear of a building. No portion of any building shall be closer to any portion of any other building than the combined distances of the abutting requirements for each building, providing that the corner of a building off-set more than a twenty (20) degree angle from a line drawn parallel to another building shall be considered a side of building. In addition, no building shall be located closer than fifty (50) feet from the right-of-way line of any arterial street, forty (40) feet from the right-of-way line of any collector street, twenty-five (25) feet from the right-of-way line of any local street, or ten (10) feet from any private road or parking area.
3. Fee simple lots shall meet the requirements specified in subsection 16-6.5f. of this chapter.
4. A minimum buffer area of one hundred (100) feet in width shall be provided adjacent to Van Horn Brook, between the Millstone River to the east and Princeton Avenue to the west. The aforesaid buffer shall be designed for passive recreational use and shall be part of the common open space requirements specified in subsection 16-6.5d. of this chapter.
5. All portions of the tract not utilized by buildings or paved surfaces shall be landscaped, utilizing combinations such as landscaped fencing, shrubbery, lawn area, ground cover, rock formations, contours, existing foliage, and the planting of conifers and/or deciduous trees native to the area in order to either maintain or reestablish the tone of the vegetation in the area and lessen the visual impact of the structures and paved areas.

16-4.5"NC" Neighborhood Commercial.**Principal Building
Minimum
Requirements**

	Individual Uses	Neighborhood Shopping Villages
Lot area	1/4 ac (10,890 sf)	3 1/3 ac (145,200 sf)
Lot frontage	100 ft	550 ft (1)
Lot width	100 ft	550 ft
Lot depth	100 ft	240 ft
Front yard	15 ft	40 ft
Side yard (each)	15 ft	40 ft (2)
Rear yard	20 ft	40 ft

**Accessory Building
Minimum
Requirements**

	Individual Uses	Neighborhood Shopping Villages
Distance to front lot line	15 ft	65 ft
Distance to side lot line	10 ft	40 ft (2)
Distance to rear lot line	10 ft	40 ft

**Accessory Building
Minimum
Requirements**

	Individual Uses	Neighborhood Shopping Villages
Distance to other building	15 ft	30 ft

**Floor Area and
Coverage
Maximum
Requirements**

	Individual Uses	Neighborhood Shopping Villages
Floor area ratio (F.A.R.)	0.20	0.15 (3)
Building coverage	15%	10%
Lot coverage	55%	45%

Footnotes for Subsection 16-4.5d. hereinabove

(1) The minimum five hundred fifty (550) feet of frontage must be along either Route 518 or Route 206.

(2) Except that the side yard setback shall be seventy (70) feet from any common property line with a residential zoning district.

(3) The permitted 0.15 Floor Area Ratio (F.A.R.) shall be comprised both of the permitted nonresidential uses to be located only on the first floor and required residential flats to be located within the one and one-half (1 1/2) stories above the permitted nonresidential uses in accordance with the provisions specified within subsection 16-4.5e. hereinbelow. The F.A.R. of the permitted nonresidential uses on the first floor shall not exceed 0.1 and the F.A.R. of the required residential flats within the one and one-half (1 1/2) stories above the permitted nonresidential uses shall not exceed 0.05.

16-4.6 "REO-1" Research, Engineering and Office "REO-2" Research, Engineering and Office "REO-3" Research, Engineering and Office.

	Lots Not Within Subdivided Development Parks	Lots Within Subdivided Development Parks
<u>Principal Building</u>		
<u>Minimum</u>		
Lot area	5 ac.	3 ac.
Lot frontage	400'	300'
Lot width	400'	300'
Lot depth	400'	300'
Side yard (each) (1)	60'(2)	50'(2)
Front yard	125'	100'
Rear yard (1)	60'(2)	50'(2)
<u>Accessory Building</u>		
<u>Minimum</u>		
Distance to side line (1)	75'	50'
Distance to rear line (1)	75'	50'
Distance to other building	50'	50'
<u>Maximum</u>		
Floor Area Ratio	(3)	(3)
Lot Coverage	(4)	(4)

NOTES:

- (1) No provision stipulated herein shall prohibit a building from being situated adjacent to a railroad right-of-way for purposes of loading and unloading materials.
- (2) Or not less than two hundred (200) feet where a building abuts a residential district, except and provided as follows:
- (a) When a railroad right-of-way is situated between a building and a residential district, then the yard distance shall be not less than one hundred (100) feet; or

(b) When deed restricted common open space approved for active recreational use as part of a "Residential Cluster" planned development is situated between a building and a residential district, then the width of the common open space shall be included as part of the required two hundred (200) foot yard distance, provided that in any case no building shall be located closer to the designated common open space area than the applicable side or rear yard distance noted hereinabove in the table.

(3) Floor Area Ratio.

(a) REO-1: The maximum gross floor area of a building within the "REO"-1" District shall be computed on the basis of an F.A.R. of 0.15 for the non-critical acreage of the lot, plus a transfer of an additional 0.03 F.A.R. from any "critical" acreage of the lot to the non-critical lands.

(b) REO-2: The maximum gross floor area of a building within the "REO-2" District shall be computed on the basis of an F.A.R. of 0.125 for the non-critical acreage of the lot, plus a transfer of an additional 0.025 F.A.R. from any "critical" acreage of the lot to the non-critical lands.

(c) REO-3: The maximum gross floor area of a building within the "REO-3" District shall be based upon the percentage proportion of the gross floor area to be utilized for "offices" versus "research laboratories" as defined in section 16-2 of this chapter; specifically, the following floor area ratios shall apply to the "REO-3" District:

Percentage of Gross Floor Utilized by Offices	Maximum F.A.R. for Non-Critical Acreage	Maximum F.A.R. for Critical Acreage
0% to 40% over 40% to 60% over 60% to 100%	0.125	0.025
	0.100	0.020
	0.080	0.016

(4) Lot Coverage.

District	Maximum Lot Coverage
REO-1	40.0%
REO-2	37.5%
REO-3	

0% to 40% office	37.5%
over 40% to 60% office	35.0%
over 60% to 100% office	32.5%

16-4.7"MR/SI" Mountain Residential/Special Industrial.

Principal Building Minimum

Lot area	50 acres
Lot frontage	750'
Lot width	750'
Lot depth	750'
Side yard (each) (1)	250'
Front yard	300'
Rear yard (1)	200'

Accessory Building Minimum

Distance to side line (1)	100'
Distance to rear line (1)	100'
Distance to other building	50'

Maximums

Building coverage of principal building 25%

Building coverage of accessory building(s) 10%

- (1) No provision stipulated herein shall prohibit a permitted use from being situated adjacent to a railroad right-of-way for purposes of loading and unloading materials or adjacent to a municipal boundary line where an integrated operation crossing said line is involved.

16-4.8 "LM" Limited Manufacturing.

	Lots Not Within	Lots Within
	Subdivided	Subdivided
	Development	Development
	Parks	Parks
<u>Principal Building</u>		
<u>Minimum</u>		
Lot area	5 ac.	2 ac.
Lot frontage	400'	250'
Lot width	400'	250'
Lot depth	400'	250'
Side yard (each)(1)	60'(2)	40'(2)
Front yard	125'	75'
Rear yard (1)	60'(2)	40'(2)
<u>Accessory Building</u>		
<u>Minimum</u>		
Distance to side	75'	40'
line (1)		
Distance to rear	75'	40'
line(1)		
Distance to other building	50'	50'
<u>Maximum</u>		
Floor Area Ratio	(3)	(3)
Lot Coverage	(4)	(4)

1. No provision stipulated herein shall prohibit a building from being situated adjacent to a railroad right-of-way for purposes of loading and unloading materials.
2. Or not less than two hundred (200) feet where a building abuts a residential district; except that when a railroad right-of-way is situated between a building and a residential district, then the yard distance shall be not less than one hundred (100) feet.
3. Floor Area Ratio. The maximum gross floor area of a building within the "LM" District shall be based upon the percentage proportion of the gross floor area to be utilized for "offices" versus "research laboratories" and/or "limited manufacturing" as defined in Section 16-2 of this chapter; specifically, the following floor area ratios shall apply to the "LM"

District, with allowable square footage derived for any "critical" acreage on a site transferred to the "non-critical" acreage:

Percentage of Gross Floor Area Utilized By	Maximum F.A.R. For Non-Critical Acreage	Maximum F.A.R. For Critical Acreage
Offices - 0% to 40%	0.175	0.035
over 40% to 60%	0.125	0.025
over 60% to 100%	0.08	0.016

4. Lot Coverage

Percentage of Gross Floor Area Utilized by Offices	Maximum Lot Coverage
0% to 40% office	42.5%
over 40% to 60% office	37.5%
over 60% to 100% office	32.5%

16-4.9SB Small Business.

Principal Building

Minimum

Lot area	1 ac.
Lot frontage	150'
Lot width	150'
Principal Building	

Minimum

Lot depth	200'
Side yard (each)	30'
Front yard	50'
Rear yard	50'

Accessory Building

Minimum

Distance to side line	15'
Distance to rear line	15'
Distance to other building	10'

Maximum

Floor Area Ratio	0.25
Lot Coverage	60.0%

16-4.10 PPE Public Parks and Education District.

Principal Building Minimums	Schools/Public Purposes Uses	Single-Family Detached Dwelling Units
Lot area	5 ac.	10 ac.
Lot frontage	300 ft.	350 ft.
Lot width	300 ft.	350 ft.
Lot depth	600 ft.	750 ft.
Side yard (each)	100 ft.	100 ft.
Front yard	100 ft.	100 ft.
Rear yard	100 ft.	100 ft.
Accessory Building Minimums		
Distance to side line	50 ft.	50 ft.
Distance to rear line	50 ft.	50 ft.
Distance to other building	50 ft.	20 ft.
Coverage Maximums		
Building coverage	8%	7%
Lot coverage	20%	10%

16-4.11 CC-1 and CC-2 Community Commercial.

Principal Building

Minimum Requirements

	Individual Uses	Automobile Sales
Lot area	1/2 ac (21,780 sf)	1 ac
Lot frontage	125 ft	150 ft
Lot width	125 ft	150 ft
Lot depth	150 ft	150 ft
Front yard	50 ft	60 ft
Side yard (each)	20 ft [1]	25 ft [1]
Rear yard	20 ft [1]	50 ft

Accessory Building

Minimum Requirements

	Individual Uses	Automobile Sales
Distance to side lot line	15 ft [1]	20 ft [1]
Distance to rear lot line	15 ft [1]	20 ft [1]
Distance to other building	20 ft	20 ft

Floor Area and Coverage

Maximum Requirements	Individual Uses	Automobile Sales
Floor area ratio (F.A.R.)	0.20 [2]	0.20
Lot coverage	55%	55%

Footnotes For Subsection 16-4.11 d. Hereinabove

[1] Except that the side and/or rear yard setback shall be forty (40) feet from any common property line with a residential zoning district.

[2] The maximum floor/area ratio (F.A.R.) may be increased to up to 0.225 when a portion of a Master Plan roadway is provided on the subject property, when a fully constructed driveway interconnection is provided to an adjacent property, and/or when prominent decorative architectural elements (e.g., clock towers, artwork, etc.) and community open spaces (i.e., central greens with sitting areas, vest-pocket parks, etc.) are provided which are integral to the design of the development.

16-4.12 "HC" Highway Commercial.

Principal Building

Minimum Requirements

	Individual Uses	Shopping Centers
Lot area	1 ac	8 ac
Lot frontage	150 ft	500 ft
Lot width	150 ft	500 ft
Lot depth	150 ft	400 ft
Front yard	50 ft	100 ft
Side yard (each)	25 ft	100 ft
Rear yard	50 ft	100 ft

Accessory Building

Minimum Requirements	Individual Uses	Shopping Centers
Distance to side lot line	20 ft	100 ft
Distance to rear lot line	20 ft	100 ft
Distance to other building	20 ft	20 ft

Floor Area and Coverage

Maximum Requirements

	Individual Uses	Shopping Centers
Floor area ratio (F.A.R.) [1]	0.20 [2]	0.20 [2]
Lot coverage	55%	55%

Footnote for Subsection 16-4.12d. Hereinabove

[1] Where a child care center is provided as an accessory use to a principal use located on the same lot, regardless of whether the child care center is situated as part of a principal building or as the entire use of an accessory building, the gross floor area occupied as a child care center shall be excluded from, and be in addition to, the permitted floor area ratio otherwise applicable to the subject building, provided that all other applicable provisions of this chapter are met.

[2] The maximum floor/area ratio (F.A.R.) may be increased to up to 0.225 when a portion of a Master Plan roadway is provided on the subject property, when a fully constructed driveway interconnection is provided to an adjacent property, and/or when prominent decorative architectural elements (e.g., clock towers, artwork, etc.) and community open spaces (i.e., central greens with sitting areas, vest-pocket parks, etc.) are provided which are integral to the design of the development.

16-4.13 ARH Age-Restricted Housing District.

1. Detached Single-Family and Patio Home Dwelling Units.

Principal Building <u>Minimum</u>	Detached Single-Family <u>Dwelling Units</u>	Patio Home Dwelling <u>Units</u>
Lot area [1]	6,500 s.f.	5,000 s.f.
Lot frontage	60'	50'
Lot width	60'	50'
Lot depth	100'	90'
Side yard (each)	5'/10' [2][3]	7.5' [2][3]
Front yard	20' [4]	20' [4]
Rear yard	25' [3]	20' [3]
Accessory Structure <u>Minimum</u>		
Distance to side line	5'	5'
Distance to rear line	10'	10'
Distance to other building	5'	5'
<u>Maximum</u>		
Total building coverage	45%	50%
F.A.R.	0.50	0.55
Lot coverage	55%	60%

Footnotes to subsection 16-4.13d.1.:

[1] The minimum required lot area shall not include any freshwater wetlands, wetlands transition areas, 100-year flood plains, lands with topographic slopes fifteen (15%) percent or greater in grade except for isolated, noncontiguous steep sloped areas to be regraded, and lands within the required stream corridor.

[2] Dwelling units on adjacent lots shall be separated by a distance of at least fifteen (15) feet, such distance measured between foundation walls, but excluding any design elements permitted in accordance with footnote [3] hereinbelow, except where two (2) attached patio home dwelling units are constructed along a common lot line.

[3] Design elements and decks as described hereinbelow may extend not more than three (3) feet into the minimum required yard area, provided that the extensions will only be permitted when privacy walls, landscaped screening and/or fencing is incorporated as part of the overall design of the dwelling unit or where the subject yard abuts a major open space area at least one hundred (100) feet wide along the entire length of the subject lot line.

First Floor Design Elements: Chimneys, window elements, eaves, entranceway elements and similar architectural and foundation projections as approved by the Planning Board, provided that the total length of such extensions is no more than forty-five (45%) percent of the linear distance of the subject foundation wall.

Second Floor Design Elements: Chimneys, eaves, bays, cantilevers and windows.

Decks: Decks may be permitted, subject to the specific approval by the Planning Board of specific submitted designs, provided that such decks are located in side and/or rear yard areas

only, are set back at least five (5') feet from all property lines and do not occupy more than twenty-five (25%) percent of any side or rear yard area within which the deck is located.

(a) Decks located off the first floor of a dwelling unit shall be no more than two (2) feet higher than the mean elevation along the building foundation measured to the top of the deck platform.

(b) Decks located off the second floor may only be permitted where the subject yard abuts a major open space area at least one hundred (100) feet wide along the entire length of the subject lot line.

(c) Decks, and the landscaping in the vicinity of the deck, shall be designed, installed and maintained to permit reasonable pedestrian access to the rear yard.

[4] A fifteen (15) foot front yard setback shall be permitted for the non-garage portion of a dwelling unit.

2. Assisted Living Facility.

(a) A maximum lot coverage of fifty (50%) percent shall be permitted.

(b) No building shall be closer than fifty (50) feet to any lot line, and no building shall be closer than one hundred fifty (150) feet to any residential lot line. No parking area, loading area, driveway or other structure (except for approved accessways and fencing) shall be permitted within the first twenty-five (25) feet adjacent to any lot line or within the first seventy-five (75) feet adjacent to any residential lot line.

(c) Within the required setback areas, a minimum buffer screening of at least twenty-five (25) feet shall be required along any common property line with a residential zoning district. The buffer screening shall consist of densely planted evergreen trees at least six (6) feet high at time of planting and spaced no more than ten (10) feet apart on-center.

(d) All portions of a lot not covered by buildings or structures (e.g., parking lots, parking spaces, loading areas, access aisles, driveways, sidewalks, walkways, curbs, trash enclosures, etc.) shall be suitably landscaped with grass, shrubs, and trees and shall be maintained in good condition. In any case, no less than fifty (50%) percent of the area of any lot shall be so landscaped, and the landscaped area may include approved detention and/or retention basins and approved septic fields.

(e) Each unit within the assisted living facility shall contain at least three hundred twenty-five (325) square feet of net habitable floor area.

(f) At least ten (10%) percent of the gross square footage of the assisted living facility shall be devoted to common facilities, services and activities for the residents, including dining rooms, medical care facilities, personal and professional services such as banking and hairdressing, and communal recreational, social and cultural activities. An outside landscaped courtyard or garden area shall be provided for the residents with sitting areas, pathways and other similar amenities.

3. Professional Offices.

- (a) More than one (1) principal building shall be permitted on a lot. All buildings shall be separated by a minimum of twenty (20) feet, provided such separation is to be used solely for pedestrian circulation. All buildings shall be separated by a minimum of fifty (50) feet where any part of such separation is to be used for parking or vehicular circulation. However, the separation requirements should not be construed to prohibit covered pedestrian walkways when the roof or covering of such walkway extends between the buildings.
- (b) A maximum lot coverage of forty-five (45%) percent and a maximum floor area ratio of 0.175 shall be permitted.
- (c) No building shall be closer than fifty (50) feet to any lot line or seventy-five (75) feet to any property line common with a residential zoning district or use. No parking area, loading area, driveway or other structure (except for approved accessways and fencing) shall be permitted within the first twenty-five (25) feet adjacent to any lot line or within the first seventy-five (75) feet adjacent to any property line common with a residential zoning district or use.
- (d) Within the required setback areas, a minimum buffer screening of at least twenty-five (25) feet shall be required along any common property line with a residential zoning district or use. The buffer screening shall consist of densely planted evergreen trees at least six (6) feet high at time of planting, spaced no more than ten (10) feet apart on-center.
- (e) All portions of a lot not covered by buildings or structures (e.g., parking lots, parking spaces, loading areas, access aisles, driveways, sidewalks, walkways, curbs, trash enclosures, etc.) shall be suitably landscaped with grass, shrubs, and trees and shall be maintained in good condition. In any case, no less than fifty-five (55%) percent of the area of any lot shall be so landscaped, and the landscaped area may include approved detention and/or retention basins and approved septic fields.

16-4.14 Site Specific Inclusionary Zones for COAH Qualified Affordable Housing.

Principal Building

Minimum Requirements

Lot area	1 ac
Lot frontage	150 ft
Lot width	150 ft
Lot depth	150 ft
Front yard	75 ft
Side yard (each)	25 ft
Rear yard	12 ft

Accessory Building

Minimum Requirements

Distance to front lot line	75 ft
Distance to side lot line	20 ft
Distance to rear lot line	20 ft
Distance to other building	20 ft

Floor Area and Coverage

Maximum Requirements

Floor area ratio (F.A.R.)	0.25 [1][2]
Lot coverage	75%

Footnote for Subsection 16-4.14.b. Hereinabove

[1] Of the total 0.25, the nonresidential F.A.R. shall not exceed 0.18.

[2] All covered walkways shall be excluded from calculations for gross floor area.

16-4.15 Belle Mead Planned Unit Development.

16-4.15-1 Area 1: Country Club Meadows and Belle Mead Plaza Mixed Use "Inclusionary" Development.

Detached Single-Family Dwelling Units		
Lot area: Minimum = 14,500 sq. ft.; Maximum = 33,000 sq. ft.; & Average = Minimum 22,000 sq. ft.		
Principal Building Minimums	Accessory Structure Minimums	Intensity Maximums
Lot frontage 100 ft.	Distance to side line 10 ft.	Principal building coverage 15%
Lot width 100 ft.	Distance to rear line 15 ft.	Accessory structures coverage 3%
Lot depth 125 ft.	Distance to other building 10 ft.	Floor/area ratio (FAR) 0.20*
Side yard (each) 20 ft.		Lot coverage 25%
Front yard 40 ft.		*Except that approved lots less than 18,250 square feet in area shall be permitted a maximum floor area of 0.25.
Rear yard 30 ft.		

Patio Home Detached Single-Family Dwelling Units		
Lot area: Minimum = 5,000 sq. ft.; Maximum = 7,000 sq. ft.; & Average = Minimum 6,000 sq. ft.		
Principal Building Minimums	Accessory Structure Minimums	Intensity Maximums
Lot frontage 50 ft.	Distance to side line 5 ft.	Principal building coverage 40%
Lot width 50 ft.	Distance to rear line 10 ft.	Accessory structures coverage NA
Lot depth 100 ft.	Distance to other building 5 ft.	Floor/area ratio (FAR) 0.55
Side yard 7.5 ft. (each)		Lot coverage 55%
Front yard 20 ft.		
Rear yard 25 ft.		

Belle Mead Plaza Multi-Use Building		
Lot area: Minimum = 1 acre		
Principal Building Minimums	Accessory Structure Minimums	Intensity Maximums
Lot frontage 150 ft.	Distance to side line 15 ft.	Nonresidential FAR 0.20
Lot width 150 ft.	Distance to rear line 15 ft.	Total floor/area ratio (FAR) 0.30
Lot depth 150 ft.	Distance to other building 20 ft.	Lot coverage 60%
Side yard (each) 25 ft.		
Front yard 50 ft.		
Rear yard 50 ft.		

Maximum Percentage Of Detached Dwellings Receiving Certificates of Occupancy	Minimum Percentage Of Affordable Apartment Units Receiving Certificates of Occupancy
Up to 25%	0% (none required)
25% + 1 unit	10%
50%	50%
75	75
90%	100%

16-4.15-2 Area 2: Pike Run Plaza.

Pike Run Plaza Shopping Center			
Lot area: Minimum = 8 acre			
Principal Building Minimums	Accessory Structure Minimums	Intensity Maximums	
Lot frontage 500 ft.	Distance to side line 25 ft.	Floor/are a ratio (FAR) 0.20	
Lot width 500 ft.	Distance to rear line 25 ft.	Lot coverage 55%	
Lot depth 400 ft.	Distance to other building 20 ft.		
Front yard 100 ft.			
Side yard (each) 50 ft.			
Rear yard 50 ft.			

16-4.15-3 Area 3: Continuing Care Facility.

16-4.15-4 Area 4: Transit Commercial.

*Borough of Rocky Hill, NJ
Thursday, November 9, 2017*

Chapter 80. DEVELOPMENT REGULATIONS

Article VII. Zoning Districts & Standards

[Amended 3-7-1977; 12-17-1979 by Ord. No. 11-1979; 6-16-1980 by Ord. No. 13-1980; 5-4-1987 by Ord. No. 6-1987; 10-3-1988 by Ord. No. 6-1988; 9-18-1989 by Ord. No. 7-1989; 3-5-1990 by Ord. No. 1-1990; 3-16-1993 by Ord. No. 2-1993; 11-15-1993 by Ord. No. 7-1993; 11-1-1993 by Ord. No. 8-1993; 10-7-1996 by Ord. No. 9-1996; 8-17-1998 by Ord. No. 5-1998; 8-16-1999 by Ord. No. 6-1999; 11-17-2003 by Ord. No. 5-2003; 3-1-2004 by Ord. No. 1-2004]

§ 80-83. Zoning Districts.

- A. For the purpose of this chapter the Borough of Rocky Hill is hereby divided into use districts as follows:

[Amended 12-20-2004 by Ord. No. 17-2004]

R-1	Single-Family Residential
R-1A	Planned Residential A
R-1B	Planned Residential B
R-1C	Age-Restricted/Traditional Neighborhood Development
R-2	Village Residential
R-3	Residential-Cluster
B	Business
VO	Village Office
IND	Industrial
CL	Community Land
HP	Historic Preservation
AH	Airport Hazard

- B. The Historic Preservation District shall be an overlay district, and for any land located within it the regulations set forth in § 80-96 shall be in addition to the regulations of the other zoning district or districts within which such land is located.

[Amended 3-1-2004 by Ord. No. 5-2004]

§ 80-84. Zoning Map.

[Amended 12-20-2004 by Ord. No. 17-2004]

The boundaries of these districts are hereby established as shown on the map entitled "Zoning Map of the Borough of Rocky Hill, Somerset County, NJ" bearing the revision date of December 2004, which is hereby made a part of this chapter.^[1]

[1] *Editor's Note: Said map is included as an attachment to this chapter.*

§ 80-85. R-1 Single-Family Residential.

- A. Purpose. It is the purpose of this district to recognize the existing residential development pattern outside the historic district and provide zoning regulations consistent with that development.
- B. Principal permitted uses on land and in buildings.
 - (1) Single-family residences.
 - (2) General farming, including the raising and breeding of horses, but excluding all other forms of animal husbandry.
- C. Accessory uses permitted.
 - (1) Garages and off-street parking.
 - (2) Fences and walls.
 - (3) Swimming pools and tennis courts on the same lot with single-family residences.
 - (4) General farming, including the raising and breeding of horses, but excluding all other forms of animal husbandry.
 - (5) Uses naturally and normally incident to principal permitted uses or other permitted accessory uses.
- D. Conditional uses.
 - (1) Schools, churches, and parish houses meeting the following standards:
 - (a) The minimum lot size shall be two acres.
 - (b) The facility shall be connected to public water and sewer.
 - (c) No building shall be located within 50 feet of any lot line.
 - (d) No accessory use shall be located within 25 feet of any lot line.
 - (e) A planted buffer with a minimum depth of 15 feet or fencing or both, all at the Planning Board's option, shall be provided between all parking areas, outdoor facilities, and adjacent lot lines. This provision may be waived if natural topography or other natural or man-made features adequately separate parking areas from adjoining residentially zoned land.
 - (f) Off-street parking. There shall be provided a minimum of one space per three seats for churches or other house of worship. For schools, a minimum of two spaces per classroom, but not less than one space per teacher and staff.
 - (g) Compliance with all other bulk and yard regulations for single-family residences in the district in which the use is proposed not inconsistent herewith.

- (2) Home occupations meeting the following standards:
- (a) The use may be located in a residential unit or in a secondary building which is located on the same lot therewith and which was in existence as of January 1, 1993, except that a home occupation which uses toxic, hazardous, or inflammable materials or generates noise or odors different in kind or greater in magnitude than those generated by ordinary residential living shall be permitted only in a single-family detached residence or a secondary building.
 - (b) The use shall be limited to 400 square feet.
 - (c) The occupation must be conducted by a resident, and no nonresidents may work on the premises on other than an occasional basis and no more than one at a time.
 - (d) No manufacturing, retail or wholesale sales to persons coming to the premises or warehousing of products is permitted, except that making crafts and other homemade products and storage of such crafts and products shall be permitted.
 - (e) No signage is permitted.
 - (f) The residential character of the building shall not be altered, and there may not be any external display of products or other evidence of the home occupation. Secondary buildings containing a home occupation shall maintain the character of an outbuilding.
 - (g) The use shall not generate any noise or odors exterior to the structure in which it is located, may not generate interference with radio and television reception, and may not produce toxic or hazardous wastes. All federal, state, and local restrictions on toxic and hazardous materials shall apply to home occupations.
 - (h) No parking space shall be installed for a home occupation, except that the Planning Board may require additional parking if it deems same necessary, in which case site plan approval shall be required.
 - (i) No more than one home occupation shall be permitted on each lot.
 - (j) Access to and the location of the home occupation within the structure shall be designated to minimize the impact on neighboring residential units.
 - (k) Hours of operation shall be established so as to minimize the number of visitors to the home occupation after normal business hours and to minimize the impact on the neighborhood.
 - (l) The home occupation shall not use more than one vehicle on a regular basis, and such vehicle shall be parked on the premises and limited to an automobile, pick-up truck weighing no more than three-quarters of a ton, or van with a capacity for no more than seven passengers. If the applicant proposes to park such a vehicle on the premises, he shall submit a site plan showing the parking location and screening therefor.
- (3) Affordable accessory apartments in accordance with and subject to the following conditions:
[Added 6-15-2009 by Ord. No. 5-2003]
- (a) An affordable accessory apartment meeting the definition contained in Article III of this chapter may be established on the same lot as a principal single-family residential dwelling, and shall be deemed to be an accessory use thereto, provided that the apartment is or will be occupied by and rented at a rate that is affordable to a low- or

moderate-income household, as defined in Article VIII of this chapter, and further provided that all of the requirements of this section and Article VIII are satisfied.

- (b) Affordable accessory apartments shall be subject to affordability controls for a period of not less than 10 years. A deed restriction shall be recorded in accordance with the requirements of Article VIII and the applicable regulations of the New Jersey Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. The deed restriction shall be in a form satisfactory to the Borough Attorney. Evidence of recording shall be provided to the Borough Attorney and Municipal Housing Liaison.
- (c) During the period of affordability controls, affordable accessory apartments shall only be rented to eligible low- or moderate-income households throughout the ten-year period of controls, commencing on the date of first occupancy after the issuance of a certificate of occupancy.
- (d) Minor site plan approval shall be required prior to the issuance of a building permit.
- (e) The affordable accessory apartment may be established within or constructed as an addition to an existing dwelling, or may be established within or constructed as an addition to an accessory building, or may constructed as a new accessory building on the same lot as a principal single-family residential dwelling. An existing unoccupied dwelling, which is subordinate to a principal single-family dwelling located on the same premises, may be converted to an affordable accessory apartment provided that all of the requirements of this chapter and Article VIII are met.
- (f) This chapter shall not limit the number of bedrooms contained in an affordable accessory apartment. However, no newly created apartment shall exceed a maximum of 1,200 square feet of habitable space. An existing unoccupied dwelling proposed for conversion to an affordable accessory apartment shall not be subject to this square footage limitation, provided that the Planning Board determines that the dwelling is subordinate to the principal single-family dwelling located on the lot.
- (g) Adequate off-street parking shall be provided in accordance with the New Jersey Residential Site Improvement Standards.
- (h) Adequate connections for potable water and sewage disposal shall be provided to serve the accessory apartment.
- (i) In addition to the residential identification sign permitted pursuant to § 80-74B of this chapter, one identification sign shall be permitted on the lot to identify the address and/or occupant of the accessory apartment. The sign shall not to exceed one square foot in size. The property owner shall arrange for the address for the apartment with the United States Postal Service.

E. Density, bulk and yard regulations.

- (1) Minimum lot area: one acre.
- (2) Minimum lot depth: 200 feet.
- (3) Minimum lot width: 150 feet.
- (4) Minimum front yard: 75 feet.
 - (a) Principal structure: 50 feet.
 - (b) Accessory building: 80 feet.

- (5) Minimum side yard: 25 feet.
 - (a) Principal structure: 25 feet.
 - (b) Accessory building: 15 feet.
- (6) Minimum rear yard.
 - (a) Principal structure: 50 feet.
 - (b) Accessory building: 10 feet.
- (7) Maximum building height.
 - (a) Principal structure: 35 feet.
 - (b) Accessory building: 18 feet.
- (8) Maximum lot coverage: 20%.
- F. Buffers: no requirement.
- G. Minimum off-street parking: two spaces per dwelling unit.
- H. Regulations for the raising and breeding of horses.
 - (1) Minimum lot area: three acres.
 - (2) Number of horses permitted: no more than one per acre.
 - (3) Setbacks: all structures and areas for the feeding and boarding of horses and all manure piles shall be set back at least 100 feet from all property lines.
 - (4) Fencing: lots upon which horses are raised and bred shall be suitably fenced, but electric fences are prohibited.
- I. Circulation. Undeveloped lots within the R-1 District which front on Princeton Avenue shall have their frontage on such avenue and shall not be built as reversed frontage lots with access to interior streets. Such lots shall have turnaround driveways.

§ 80-86. Age-Restricted/Traditional Neighborhood Development R-1C.

[Amended 12-20-2004 by Ord. No. 17-2004]

- A. Purpose. It is the purpose of this district to meet a need in the Borough of Rocky Hill and County of Somerset for senior housing by providing for an age-restricted neighborhood adjacent to the Village Center. Development of this neighborhood should employ traditional neighborhood development techniques to ensure that it is compatible with the Village Center and consistent with the New Jersey State Development and Redevelopment Plan's policies for new development in areas adjacent to designated Village Centers. The visual corridor along Princeton Avenue shall be continued in a form of a greenbelt, consistent with the Land Use Plan element of the Master Plan.
- B. Principal permitted uses on land and in building.
 - (1) A planned unit residential development consisting of two-family side-by-side units meeting the standards as set forth in this § 80-86 and age-restricted to households where at least

one individual is 55 years of age. Such a household shall not include any resident person who is below 18 years of age.

- (2) General farming.
- C. Accessory uses permitted.
 - (1) Fences and walls, subject to Planning Board approval as part of a Comprehensive Plan for the entire tract.
- D. Conditional uses.
 - (1) Home occupations meeting the standards set forth in § 80-85D(3).
- E. Comprehensive development, density, bulk, yard, and parking regulations.
 - (1) Minimum tract size: The entirety of the district, which shall be designed in a comprehensive manner.
 - (2) Number of dwelling units permitted: The maximum number of dwelling units permitted in the district shall be 34 units in 17 two-family side-by-side units.
 - (3) Bulk standards for the R-1C District:
 - (a) Minimum lot area per unit: 7,000 square feet.
 - (b) Minimum lot frontage at street line: 10 feet.
 - (c) Minimum distance between buildings, excluding open porches: 25 feet.
 - (d) Minimum front yard: 15 feet.
 - (e) Minimum rear yard: 10 feet.
 - (f) Minimum side yard: zero feet on one side and 10 feet on other side.
 - (g) Maximum building height of dwelling: 2 1/2 stories, but not to exceed 35 feet measured from the average elevation of the finished grade five feet from the foundation to the highest point of the building.
[Amended 4-18-2005 by Ord. No. 3-2005]
 - (h) Maximum building coverage: 45%.
 - (i) Maximum lot coverage: 70%.
 - (j) Maximum square feet per dwelling unit:
 - [1] Eighteen units not to exceed 3,000 square feet of habitable space each, plus a garage with a maximum of 500 square feet and a height limit of one story.
 - [2] Sixteen units not to exceed 3,500 square feet of habitable space each plus a garage with a maximum of 500 square feet and a height limit of one story.
 - (k) Shared driveways are permitted.
 - (l) Parking shall be permitted on one side of the interior street to the development.
 - (m) Open porches may encroach into the front, side and rear yards, but by not more than 50% of the minimum applicable setback requirement.
- F. Design standards for the R-1C District:

- (1) The lots, road configuration, building placement, and unit types set forth on the illustrative figure for the R-1C District attached to this chapter are for illustrative purposes only and to demonstrate a plan complying with the intent and purposes of the R-1C District.^[1]
[1]: *Editor's Note: Said illustrative figure is included as an attachment to this chapter.*
- (2) All buildings lots shall be at least 150 feet from the Princeton Avenue right-of-way before any dedication.
- (3) Public pedestrian and bicycle access to the abutting park shall be provided from within the development via the internal street. As part of the development, the existing sidewalk at Princeton Avenue and Crescent Avenue shall be extended to the pedestrian entrance of the abutting park. The sidewalk shall be along the northwesterly side of Princeton Avenue to the extent that right-of-way exists or is made available by the Borough of Rocky Hill to the developer.
- (4) A village green shall be provided in the center of the development.
- (5) A landscape buffer in accordance with § 80-46 shall be provided along the perimeter property lines adjacent to the residential districts.
- (6) The R-1C District shall be designed in a manner that:
 - (a) Clusters development close to the Village Center.
 - (b) Is compatible with the street grid and block arrangement of the Village Center and Historic Preservation District.
 - (c) Encourages the use of shared driveways and rear lanes to reduce the number of curb cuts and the visibility of driveways and garages.
 - (d) Provides adequate green open space along Princeton Avenue as a viewshed corridor.
 - (e) Features a village green, which shall be designed and spatially defined by the architectural streetscape.
 - (f) Provides pedestrian and/or bicycle connections to the Borough's sidewalk and open space network.
- (7) The district architectural design standards contained in § 80-86F(8) are intended to ensure that proposed buildings are compatible with the existing structures of the Historic Preservation District. Buildings to be constructed in the R-1C District shall have architectural elements such as open porches, building offsets, and changes in roof forms to be sensitive to massing and scale. The buildings shall incorporate a variety of porch configurations, changes in fenestration and/or other exterior elements and color variation for diversity in the streetscape.
- (8) Within the development variations in architectural style are encouraged. Buildings and fences shall be designed to be compatible with the architecture and landscape within the Historic Preservation District. A development meeting the following standards and the standards set forth in § 80-86F(6) and (7) shall be deemed to comply with the Historic Preservation District requirements set forth in § 80-95:
 - (a) All massing, building and roof forms respect the general scale and proportions of the historic homes of the Borough of Rocky Hill.
 - (b) Buildings shall be composed of a primary form or mass with secondary wings of similar character.

- (c) Garages and parking are, to the extent practicable, located in the rear of the lot and do not visually overpower the facade of the building.
- (d) Buildings that are located on street corners or have multiple facades along public areas have the same architectural quality and detail on each of those facades.
- (e) Materials, textures and colors are compatible with the homes in the historic district of the Borough of Rocky Hill.
- (f) Any change in building material occurs at a logical place, such as a change in building mass, roof or an inside corner.
- (g) All visible facades have a defined "base" (foundation wall, water table, etc.) and "cap" (fascia/frieze, cornices, rakes, etc.).
- (h) The entry to a building is easily identifiable from the street and/or public spaces.
- (i) Windows are vertically proportioned and appropriate for the style of the architecture.
- (j) Shutters match the window opening and single shutters are not used on multiple or ganged windows.
- (k) Cornices utilize properly sized fascia and frieze boards and supporting moldings and shall be properly returned.
- (l) Columns are properly aligned, with the shaft of the column to be in the same plane as the beam or frieze board above.
- (m) Landscaping plantings and fencing which are consistent with the existing pattern of the Village Center, compliment the architecture and do not obscure the buildings.
- (n) Garages, breezeways and secondary wings are sited to create privacy yards and outdoor living spaces.
- (o) Utility meters, air conditioner condensers, vents, trash, and recyclables are located away from the visible portions of the buildings and screened with fencing and/or landscaping.
- (p) Entrance and porch projections shall relate to the street and be visually compatible with related structures and spaces.

G. Standards for streets.

- (1) There shall be no more than one access road from Princeton Avenue, and the access point therefor shall be located in a manner so as to minimize the disruption of the open space along the Princeton Avenue corridor, subject to a determination by the Professional Engineer and Traffic Engineer of the Planning Board that such point will provide safe ingress and egress for the development.
- (2) The streets interior to the development will be constructed consistent with the Residential Site Improvement Standards and the applicable Borough of Rocky Hill ordinances.
- (3) All streets interior to the development will be owned, repaired and maintained by the developer of the property or its successor or assigns or a homeowners' association established for that purpose, with the documents forming the homeowners' association approved by the Planning Board attorney.
- (4)

The type of homeowners' association will be at the discretion of the developer, and, if necessary, the developer will provide the Planning Board attorney with proof of registration with the Department of Community Affairs.

- (5) No interior street in the development will be accepted by the Borough of Rocky Hill.
- H. Required deed restrictions.
 - (1) Deed restrictions approved by the Planning Board attorney shall be recorded for that portion of the common open space within 150 feet of the Princeton Avenue right-of-way so as to ensure that it is maintained as an open field without formal landscaping or in farming operations, and that no buildings shall be constructed thereon. Other improvements, such as pedestrian and bicycle paths, fences, stormwater management facilities, sewer, water, and underground utilities, such as gas, electric, telephone and cable, may be located within this area. The area subject to deed restrictions shall be maintained in accordance with a plan approved as part of the development application.
 - (2) Deed restrictions approved by the Planning Board Attorney shall be recorded providing that the maximum number of dwelling units shall be 34 age-restricted units.
- I. Regulations for the raising and breeding of horses. Until such time as the R-1C District is developed in accordance with this chapter, the following shall apply whenever property in the R-1C District is used for the raising and breeding of horses:
 - (1) Minimum area: three acres, including the lot plus land on adjoining lots dedicated by easement for such purposes.
 - (2) Number of horses permitted: no more than one per acre.
 - (3) Setbacks: all structures and area for feeding and boarding of horses and all manure piles shall be set back at least 100 feet from all property lines.
 - (4) Fencing: lots upon which horses are raised and bred shall be suitably fenced, but electric fences are prohibited.

§ 80-87. R-1A Planned Residential A.

[Amended 3-1-2004 by Ord. No. 3-2004]

- A. Purpose. The purpose of this district is to provide that the existing dwellings be preserved in their setting and that new dwellings be located in compact development node with access therefor and circulation designed so that the undeveloped open field between Washington Street and the existing residences be preserved to maintain the historic envelope of the residences and integrity of the streetscape.
- B. Principal permitted uses on land and in buildings.
 - (1) Single-family residences.
 - (2) Two-family residences.
 - (3) Townhouses, except that, with respect to the definition of townhouse, three dwelling units may be permitted in a line.
 - (4) A planned unit residential development in which the following uses are permitted:
 - (a) Single-family residences.

- (b) Two-family residences.
 - (c) Row houses.
- (5) General farming.
- C. Accessory uses permitted: the same as the R-1 District.
- D. Conditional uses: Home occupations meeting the standards set fourth in § 80-85D(2).
- E. Comprehensive development, density, bulk and yard regulations for all principal permitted uses.
 - (1) Minimum tract size: The entirety of the district, which shall be designed in a comprehensive manner, whether a planned unit residential development or building lots only are proposed, and any development application that includes a dwelling unit shall show all proposed development for the entire district.
 - (2) Number of dwelling units permitted: The maximum number of dwelling units permitted in the district (whether single-family residences, two-family residences, or row houses) shall be calculated by submitting a test plat of lots conforming to the R-1 District standards. The plat shall include the three residences in existence as of January 1, 2004. With respect to such residences, the test plat shall meet the R-1 minimum lot area standards, but need not meet other bulk standards.
 - (3) Once the number of new dwelling units is established pursuant to Subsection E(2) above, the layout of existing and proposed dwellings may include a variety of lot sizes and building setbacks, provided the provisions of this section are otherwise met and that each lot has safe and sufficient access.
 - (4) Maximum building height.
 - (a) Principal structure: 2 1/2 stories, but not to exceed 35 feet, except that the existing structures may remain or be rebuilt at their existing height.
 - (b) Accessory building: 18 feet.
 - (5) Maximum lot coverage: 50%.
 - (6) Building setback from adjacent residential districts.
 - (a) Principal structure: 25 feet.
 - (b) Accessory building: 10 feet.
- F. Design standards.
 - (1) The lots, building placement, and unit types set forth on the Illustrative Figures for R-1A Zone attached to the Land Use Plan element of the Master Plan of the Borough of Rocky Hill are for illustrative purposes and show plans satisfying the goals of the R-1A District regulations
 - (2) No buildings or other structures except for fences, walls, and drives shall be located in front of a line extending the front plane of the primary residence, and such land shall either be preserved as common open space or incorporated into a building lot or lots. In either case, such land shall be maintained as an open or farmed area. If incorporated into a building lot or lots, an improvement area beyond which there shall be no disturbance shall be established and memorialized in the property deed restrictions or other mechanism satisfactory to the Planning Board attorney, to govern use and maintenance of the open or

farmed area and landscaping and limit the placement of any structures consistent with the intent of this section and provide for Planning Board review of any landscaping plan. If common open space is located in such area, a deed restriction with such restrictions and satisfactory to the Planning Board attorney shall be recorded. Nothing herein shall preclude the property owners from farming the property in accordance with the Farmland Assessment Act and Right to Farm Act.^[1]

[1]: *Editor's Note: See N.J.S.A. 54:4-23.1 et seq. and N.J.S.A. 4:1C-1, respectively.*

- (3) One additional shared driveway shall be permitted, but only if the applicant demonstrates that it is necessary for safe ingress and egress and that the existing drive is insufficient for such purposes. It shall be located so as to minimize its impact upon the open field and the streetscape, and the cartway therefor shall be no greater than 15 feet wide, except as otherwise required by law.
 - (4) Buildings shall be designed in a style and scale compatible with the architecture within the Historic Preservation District and buildings in the R-1A District and meeting all historic preservation standards.
- G. Regulations for the raising and breeding of horses. Until such time as a subdivision for building lots is constructed in accordance with the above, the following shall apply whenever a lot is used for the raising and breeding of horses:
- (1) Minimum area: three acres, including the lot plus land on adjoining lots dedicated by easement for such purposes.
 - (2) Number of horses permitted: no more than one per acre.
 - (3) Setbacks: all structures and areas for the feeding and boarding of horses and all manure piles shall be set back at least 100 feet from all property lines.
 - (4) Fencing: lots upon which horses are raised and bred shall be suitably fenced, but electric fences are prohibited.

§ 80-88. R-1B Planned Residential B.

[Amended 3-1-2004 by Ord. No. 4-2004.]

- A. Purpose. It is the purpose of this district to provide for low-density development consistent with the environs of the Village Center, to preserve the existing main residence in its setting, and to preserve the open area along Princeton Avenue because of its close relation to the main residence's viewscape and the greenbelt surrounding much of the Village Center and extending along Princeton Avenue. The district is also intended to provide that additional development be undertaken in a manner compatible with the traditional scale and architecture of the adjacent Village Center.
- B. Principal permitted uses on land and in buildings.
 - (1) Single-family residences.
 - (2) Two-family residences.
- C. Accessory uses permitted: the same as the R-1 District.
- D. Conditional uses: home occupations meeting the standards set forth in § 80-85D(2).
- E. Density, bulk and yard regulations for all principal permitted uses.

- (1) Number of dwelling units permitted: The maximum number of dwelling units permitted in the district (whether single-family residence or two-family residences) shall be calculated by submitting a test plat of lots conforming to the R-1 District standards. The plat shall include the main residence in existence as of January 1, 2004.
 - (2) Minimum lot area: 5,000 square feet.
 - (3) Maximum lot area: 12,000 square feet, except for the lot with the homestead, for which a deed restriction prohibiting further subdivision shall be recorded as a condition of any development approval granted pursuant to these regulations.
 - (4) Minimum lot depth: 100 feet.
 - (5) Minimum lot width: 50 feet.
 - (6) Minimum front yard.
 - (a) Principal structure: 15 feet.
 - (b) Accessory building: 40 feet.
 - (7) Minimum side yard.
 - (a) Principal structure: five feet.
 - (b) Accessory building: five feet.
 - (8) Minimum rear yard.
 - (a) Principal structure: 20 feet.
 - (b) Accessory building: five feet.
 - (9) Maximum building height.
 - (a) Principal structure: 2 1/2 stories, but not to exceed 35 feet.
 - (b) Accessory building: 18 feet.
 - (10) Maximum lot coverage: 50%.
 - (11) Building setback from adjacent residential districts.
 - (a) Principal structure: 25 feet.
 - (b) Accessory structure: 10 feet.
 - (12) Maximum square feet per dwelling unit: 3,000 square feet of habitable space, except that such limitation shall not apply to the homestead.
- F. Design standards.
- (1) The lots, building placement, and unit types set forth in the Illustrative Figures for R-1B Zone attached to the Land Use Plan element of the Master Plan of the Borough of Rocky Hill are for illustrative purposes and show plans satisfying the goals of the R-1B District regulations.
 - (2) Except as shown in Illustrative Figures for R-1B Zone 1 of 3 and 2 of 3, no buildings or other structures except for fences, walls, and drives shall be located in front of a line extending the front plane of the primary residence, nor shall any lot be located within 50 feet of such

residence. Such land shall be incorporated into the primary residence's building lot and shall be maintained as an open area. An improvement area beyond which there shall be no disturbance shall be established and memorialized in the property deed restrictions or other mechanism satisfactory to the Planning Board attorney as a condition of any development approval granted pursuant to these regulations. Such restrictions or other mechanisms shall govern use and maintenance of the open area and landscaping and limit the placement of any structures consistent with the intent of this section and provide for Planning Board review of any landscaping plan.

- (3) To the extent practicable, the driveway existing at the time this chapter is adopted shall be used for access to the new lots, and to the extent feasible there shall be no change in configuration of such driveway.
 - (4) Buildings shall be designed in a style and scale compatible with the architecture within the Historic Preservation District and principal building in the R-1B District and meeting all historic preservation standards.
- G. Regulations for the raising and breeding of horses. Until such time as a subdivision for building lots is constructed in accordance with the above, the following shall apply whenever a lot is used for the raising and breeding of horses:
- (1) Minimum area: three acres, including the lot plus land on adjoining lots dedicated by easement for such purposes.
 - (2) Number of horses permitted: no more than one per acre.
 - (3) Setbacks: all structures and areas for the feeding and boarding of horses and all manure piles shall be set back at least 100 feet from all property lines.
 - (4) Fencing: lots upon which horses are raised and bred shall be suitably fenced, but electric fences are prohibited.

§ 80-89. R-2 Village Residential.

- A. Purpose. The purpose of this district is to recognize the existing pattern of residential use in the older, village section of the Borough and to provide for smaller lot sizes and shorter yard requirements in conformity therewith.
- B. Principal permitted uses on land and in building: the same as the R-1 District.
- C. Accessory uses permitted: the same as the R-1 District.
- D. Conditional uses: the same as the R-1 District.
- E. Density, bulk and yard regulations for single-family residences.
 - (1) Minimum lot area: 12,000 square feet.
 - (2) Minimum lot depth: 150 feet.
 - (3) Minimum lot width: 80 feet.
 - (4) Minimum front yard.
 - (a) Principal structure: 15 feet.
 - (b) Accessory building: 40 feet.

- (5) Minimum side yard.
 - (a) Principal structure: five feet.
 - (b) Accessory building: five feet.
- (6) Minimum rear yard.
 - (a) Principal structure: 20 feet.
 - (b) Accessory building: five feet.
- (7) Maximum building height.
 - (a) Principal structure: 35 feet.
 - (b) Accessory building: 18 feet.
- (8) Maximum lot coverage: 50%.
- F. Buffers. No requirement.
- G. Minimum off-street parking: two spaces per dwelling unit.
- H. Regulations for the raising and breeding of horses.
 - (1) Minimum lot area: three acres.
 - (2) Number of horses permitted: no more than one per acre.
 - (3) Setbacks: all structures and areas for the feeding and boarding of horses and all manure piles shall be set back at least 100 feet from all property lines.
 - (4) Fencing: lots upon which horses are raised and bred shall be suitably fenced, but electric fences are prohibited.

§ 80-90. R-3 Residential Cluster.

- A. Purpose. The purpose of this district is to provide for clustering as a form of planned development. Development shall be in accordance with the provisions of Article VI in order to provide flexibility in site design by creating smaller lots while generating open-space areas for parks and recreation use to be compatible with the historic district as well as larger lot subdivisions.
- B. Principal permitted uses on land and in buildings.
 - (1) Single-family residences.
 - (2) Townhouses.
- C. Accessory uses permitted: the same as uses set forth in § 80-85C(1) through (3) and (5).
- D. Conditional uses. Home occupations meeting the standards set forth in § 80-85D(3).
- E. Density, bulk and yard regulations.

	Townhouses	
Single-Family	Individual Units	Overall Structure

	Townhouses		
	Single-Family	Individual Units	Overall Structure
Maximum density	1.5 units per gross acre	N/A	2 units per gross acre
Maximum density per net acre	N/A	N/A	6 units per acre
Minimum lot area	7,500 square feet	1,400 square feet	40,000 square feet
Maximum lot area	10,000 square feet	1,800 square feet	N/A
Minimum lot depth	100 feet	80 feet	150 feet
Minimum lot width	75 feet	16 feet	150 feet
Minimum front yard	40 feet	20 feet	20 feet
Minimum side yard (each)	40 feet	-0-	20 feet
Minimum rear yard	20 feet	20 feet	85 feet
Maximum building height	35 feet	35 feet	35 feet
Maximum lot coverage	20%	50%	20%
Minimum public open space and/or common property	30% of the overall tract of a single-family development	40% of the overall tract of a townhouse project	
Minimum tract size	10 acres	10 acres	10 acres

- F. Minimum off-street parking: two spaces per dwelling unit. Within townhouse complexes there shall be no curbside parking. Where townhouse parking spaces are in garages or other assigned spaces, there shall be additional parking spaces in parking lots at the rate of 0.5 space per garaged or assigned space. Individual garages served by a driveway shall count as one space.
- G. Arrangement of townhouse structures.
 - (1) Distances between buildings. Principal buildings shall be no closer to each other than 40 feet on the plane which describes the buildings as being next to each other and 70 feet on the plane which describes the buildings as backing or fronting each other.
 - (a) An accessory structure related to a townhouse structure shall be no closer than 10 feet to an accessory structure related to another townhouse structure. Garages for adjacent townhouse units may be attached to each other.
 - (2) Siting of buildings.
 - (a) Structures shall be located on the least environmentally sensitive land on the tract and shall be sited in one or more clusters in a manner most appropriate to the natural features of the tract.
 - (b) Each dwelling unit shall be located so that it is accessible by police, fire-fighting and emergency vehicles.
 - (c) Each dwelling unit location shall be reasonably related to its appurtenant parking area.
 - (d) Each dwelling unit shall have at least two exposures. All buildings shall be designed and sited in an energy-efficient manner.
 - (e) Each dwelling unit shall be provided reasonable visual and acoustical privacy.

§ 80-91. B Business.

- A. Purpose. The purpose of this district is to provide an area for small retail sales and service-type uses in locations where such uses currently exist.
- B. Principal permitted uses on land and in buildings.
 - (1) Retail sales.
 - (2) Service uses.
 - (3) Restaurants and bar.
 - (4) Offices and bank.
 - (5) For purposes of this chapter, laundries, bakeries, printing shops, dry-cleaning establishments and other businesses in which a product is produced shall be deemed to be industries where they employ more than eight persons or use process machinery of more than 10 horsepower, but it is not intended that a retail store or bank shall be limited in the number of its employees.
 - (6) Single-family residences in accordance with all requirements of the R-2 District.
 - (7) General farming, including the raising and breeding of horses, but excluding all other forms of animal husbandry.
- C. Accessory uses permitted.
 - (1) Off-street parking.
- D. Conditional uses: none.
- E. Density, bulk and yard regulations.
 - (1) Minimum lot area: 10,000 square feet.
 - (2) Minimum lot depth: 100 feet.
 - (3) Minimum lot width: 50 feet.
 - (4) Minimum front yard: 15 feet.
 - (5) Minimum rear yard: 25 feet.
 - (6) Maximum building height: 35 feet.
 - (7) Maximum lot coverage: 40%.
 - (8) Maximum floor area ratio: 0.4.
 - (9) Minimum business floor area: 800 square feet.
 - (10) Minimum side yard: All business buildings may be built without side yards, except that where a side yard in the business zone adjoins the side yard in a residential zone, there shall be a minimum side yard in the business zone of 10 feet. Where a business and residential use is combined in the same building, there shall be two side yards, and each side yard shall be not less than 10 feet.
- F. Minimum off-street parking.

- G. Regulations for the raising and breeding of horses.
- (1) Minimum lot area: three acres.
 - (2) Number of horses permitted: no more than one per acre.
 - (3) Setbacks: all structures and areas for the feeding and boarding of horses and all manure piles shall be set back at least 100 feet from all property lines.
 - (4) Fencing: lots upon which horses are raised and bred shall be suitably fenced, but electric fences are prohibited.

§ 80-92. VO Village Office.

[Amended on 3-1-2004 by Ord. No. 5-2004]

- A. Purpose. It is the purpose of this district to provide for comprehensively planned office development designed in a compact manner consistent with the scale of a traditional village. It is the intent of the district to thus provide for development compatible with the historic development pattern of the Village Center.
- B. Principal permitted uses on land and in buildings.
- (1) A planned commercial development in which the following uses are permitted: offices, including corporate, professional, medical and dental, financial services (including brokerage, banking, and mortgage companies), educational facilities, and studios.
 - (2) General farming.
- C. Accessory uses permitted.
- (1) Off-street parking.
 - (2) Fences and walls.
 - (3) Uses naturally and normally incidental to principal permitted uses or other permitted accessory uses, including a cafeteria operated for the exclusive use of employees and their guests during normal business hours only.
- D. Conditional uses: none.
- E. Comprehensive development, density, bulk and yard regulations.
- (1) Minimum tract size: the entirety of the district, which shall be designed in a comprehensive manner, and any development application shall show all proposed development for the entire tract.
 - (2) Maximum building heights: 2 1/2 stories, but not to exceed 35 feet.
 - (3) Maximum coverage of tract with impervious cover: 30%.
 - (4) Maximum floor area ratio: 0.08.
 - (5) Maximum building size of individual buildings: 2,400 square feet of habitable space, and no more than three buildings may be connected.
 - (6) Building setback to residential district boundary line: 100 feet to R-1 District line in existence as of January 1, 2004.

- (7) Building setback to nonresidential district boundary line: 50 feet.
- F. Buffers: a landscaped buffer of at least 50 feet shall be provided along all residential district boundary lines. The buffers shall conform to the requirements outlined in Article VI.
- G. Minimum off-street parking: one space for every 300 square feet of habitable space finished and used for office purposes or office space, but not including space devoted and dedicated to storage and utility purposes only (such as HVAC rooms, records retention space, or areas devoted to the permanent installation of equipment not associated with space used routinely by office staff, such as computer hardware rooms). All required parking shall be improved, provided that the Planning Board may permit a portion of said required parking to be reserved for future parking, and the land may remain unimproved until such time as deemed necessary by the Zoning Officer or, with the approval of the Board, the property owner. Parking shall only be permitted in areas improved for such purpose as part of the site plan review process.
- H. Design standards.
 - (1) The district shall be designed in a manner depicting full build out consistent with the Illustrative Figures for VO Zone attached to the Land Use Plan element of the Master Plan of the Borough of Rocky Hill.
 - (2) Buildings shall be oriented in a village pattern around a central landscaped area, with water or other architectural features, and parking shall be located predominantly within the area enclosed by the buildings.
 - (3) Buildings shall be designed in a style and scale compatible with the architecture within the Historic Preservation District and meeting all historic preservation standards. Gabled rooflines and traditional window fenestration, among other things, shall be used to achieve such traditional village architecture and scale.
 - (4) All areas that are not proposed for impervious cover shall be planted with trees, shrubs, and grass lawns.
 - (5) All materials and equipment shall be stored in completely enclosed buildings or shall otherwise be screened by such walls, fences, and landscaping as may be determined by the Planning Board to be adequate to appropriately screen such materials and equipment from direct view from adjacent properties and the public right-of-way of Washington Street.
 - (6) Public pedestrian and bicycle access to the abutting park shall be provided.
- I. Regulations for the raising and breeding of horses. Until such time as a plan for development is constructed in accordance with the above, the following shall apply whenever a lot is used for the raising and breeding of horses:
 - (1) Minimum area: three acres, including the lot plus land on adjoining lots dedicated by easement for such purposes.
 - (2) Number of horses permitted: no more than one per acre.
 - (3) Setbacks: all structures and areas for the feeding and boarding of horses and all manure piles shall be set back at least 100 feet from all property lines.
 - (4) Fencing: lots upon which horses are raised and bred shall be suitably fenced, but electric fences are prohibited.

§ 80-93. IND Industrial.

- A. Purpose. The purpose of this district is to provide for the existing industry in the Borough.
- B. Principal permitted uses on land and in buildings.
 - (1) Offices for executive or administrative purposes.
 - (2) Scientific or research laboratories, including incidental pilot plants in connection therewith.
 - (3) Fabrication and assembly of products.
 - (4) General farming, including the raising and breeding of horses, but excluding all other forms of animal husbandry.
- C. Accessory uses permitted. The same as the AERO District.
- D. Conditional uses: none.
- E. Density, bulk and yard regulations.
 - (1) Minimum lot area: 10 acres.
 - (2) Minimum lot depth: 600 feet.
 - (3) Minimum lot width: 250 feet.
 - (4) Minimum front yard: 200 feet.
 - (5) Minimum side yard (each): 200 feet.
 - (6) Minimum rear yard: 200 feet.
 - (7) Maximum building height: 35 feet.
 - (8) Maximum lot coverage: 40%.
 - (9) Minimum ground floor area: 20,000 square feet.
 - (10) Maximum floor area ratio: 0.5.
- F. Buffers: same as the AERO District.
- G. Minimum off-street parking: one space for every 250 square feet of gross floor area for the uses set forth in § 80-93B(1) and (2) hereof and 300 square feet of gross floor area for the uses set forth in § 80-93B(3) hereof.
- H. Regulations for the raising and breeding of horses.
 - (1) Minimum lot area: three acres.
 - (2) Number of horses permitted: no more than one per acre.
 - (3) Setbacks: all structures and areas for the feeding and boarding of horses and all manure piles shall be set back at least feet from all property lines.
 - (4) Fencing: lots upon which horses are raised and bred shall be suitably fenced, but electric fences are prohibited.
- I. Other provisions: the same as the AERO District.

§ 80-94. CL Community Land.

[Amended 6-21-2004 by Ord. No. 11-2004]

- A. Purpose. It is the purpose of this district to recognize land that is owned by governmental units and civic organizations and that is devoted to public and quasi-public uses.
- B. Principal permitted uses on land and in buildings.
 - (1) Public parks, play fields, and playgrounds.
 - (2) Municipal offices of the Borough of Rocky Hill.
 - (3) Facilities, including storage sheds and garages, for municipal functions and equipment.
 - (4) Public utilities.
- C. Accessory uses permitted.
 - (1) Off-street parking.
 - (2) Fences and walls.
 - (3) Uses naturally and normally incident to principal uses or other permitted accessory uses.
- D. Conditional uses.
 - (1) Public libraries, facilities for community and civic groups, cemeteries, facilities for fire and rescue emergency services owned and operating by nonprofit organizations, public and private nursery schools, and group homes serving low - and moderate-income households and in compliance with all regulations of the Council on Affordable Housing, subject to the following conditions:
 - (a) The minimum lot size and setbacks shall be the same as in the R-2 District.
 - (b) Maximum building height.
 - [1] Principal building: 2 1/2 stories, but not to exceed 35 feet.
 - [2] Accessory building: 18 feet.
 - (c) Parking: Sufficient parking shall be provided to meet the needs of the proposed use.
 - (d) In the case of nursery schools, sufficient stacking shall be provided so as not to create a traffic hazard.
 - (e) Buffer requirement: A planted buffer comprised of a minimum depth of 15 feet or fencing, or both, all at the Planning Board's option, shall be provided between all parking areas or other outdoor facilities and adjacent residential lots. This provision may be satisfied if the natural topography or other natural or man-made features adequately separate parking areas from adjoining land used for residential purposes.
- E. Density bulk and yard regulations. For municipally owned lots and for any use owned and operated by the Borough of Rocky Hill, there shall be no minimum lot size, setback requirement, or other bulk limitation.

§ 80-95. Historic Preservation HP.

[Amended 11-18-2013 by Ord. No. 7-2013]

- A. Purpose. The purpose of this district is to regulate development within the Borough's historic district.
- B. Criteria governing issuance of preservation permits.
- (1) General criteria. A preservation permit shall be granted only if the covered acts set forth in § 80-22A(1), as proposed or as modified by conditions imposed by the Planning Board:
 - (a) Are compatible with the existing structures of the Historic Preservation District;
 - (b) Would not adversely affect the ambiance, character, and appearance of the Historic Preservation District and the relationships among structures and between structures and public or private streets in the district;
 - (c) Would not adversely affect the visual exterior architectural features and setting of the structure and its historical and architectural interest;
 - (d) Are not out of scale with the other structural elements in the Historic Preservation District; and
 - (e) Are consistent with the additional criteria of this section and with the purposes of this chapter.
 - (2) Additional criteria for proposed new construction or additions to existing structures; moving of structures into or within the Historic Preservation District; existing structures erected after January 1, 1930.
 - (a) A preservation permit to construct new structures or additions to existing structures, or to move structures into or within the Historic Preservation District, or involving covered acts to structures erected after January 1, 1930, shall be granted only if the work as proposed or as modified by conditions imposed by the Planning Board:
 - [1] Is not incongruous with the existing structures and streetscapes of the Historic Preservation District; and
 - [2] Is visually compatible with the structures and places to which it is visually related, as judged by the following standards:
 - [a] The height of the proposed structure shall be visually compatible with structures within the Historic Preservation District.
 - [b] The relationship of the width of the structure to the height of the front elevation shall be visually compatible with structures and places to which it is visually related within the Historic Preservation District.
 - [c] The relationship of the width of windows to the height of windows in a structure shall be visually compatible with the structures and places to which it is visually related within the Historic Preservation District.
 - [d] The relationship of solids to voids in the front facade of a structure shall be visually compatible with the structures and places to which it is visually related within the Historic Preservation District.

- [e] The relationship of the structure to the open space between it and adjoining structures shall be visually compatible with the structures and places to which it is visually related within the Historic Preservation District.
 - [f] The relationship of entrance and porch projections to the street shall be visually compatible with the structures and places to which it is visually related within the Historic Preservation District.
 - [g] The relationship of materials and texture of the facade and roof of a structure shall be visually compatible with the predominant materials used in the structures to which it is visually related within the Historic Preservation District.
 - [h] The roof shape of a structure shall be visually compatible with structures to which it is visually related within the Historic Preservation District.
 - [i] If proposed, appurtenances such as walls and open-type fencing shall form cohesive walls of enclosure along a street, to the extent necessary to maintain visual compatibility of the main structure with the structures and places to which it is visually related within the Historic Preservation District.
 - [j] The size of the structure, the mass of the structure in relation to open spaces, and the windows, door openings, porches and balconies shall be visually compatible with the structures and places to which it is visually related within the Historic Preservation District.
 - [k] A structure shall be visually compatible with structures and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character within the Historic Preservation District.
- (b) It is not the intent of this chapter to discourage contemporary architectural expression or to encourage new construction which emulates existing buildings of historic architectural interest of a certain period or architectural style, but to preserve the integrity and authenticity of the Historic Preservation District and to insure the compatibility of new structures therein. If past architectural styles are to be used, a copy of a specific structure is preferable to an amalgam of building types, forms, and styles.
- (3) Additional criteria for structures erected before January 1, 1930, that does not include their demolition or removal from the Historic Preservation District. A preservation permit for covered acts on structures erected before January 1, 1930, when such covered act is the construction of an addition or alteration to a structure or the alteration of an outbuilding other than the demolition or removal of such structures from the Historic Preservation District, shall be granted only if the work as proposed or as modified by conditions imposed by the Planning Board:
- (a) Preserves or enhances the historical or architectural value of and character of the structure; and
 - (b) Seeks to return the structure, or the part covered by the application, to the known or reasonably conceived appearance (including design elements, architectural details, and textures) it had when it was first constructed or when it was remodeled, if the remodeling occurred before January 1, 1930. Modifications necessary or beneficial to contemporary living consistent with the architectural design and character of the structure or modifications which improve structures lacking architectural merit and

not in character with the Historic District may be considered. In determining whether the applicant is proposing work which will restore the authenticity of the structure, as hereby required, the following principles, among other appropriate factors, shall when feasible be followed:

- [1] Existing materials, if viable, if they are the original materials of the original structure or remodeling which is being restored, should be maintained and repaired rather than replaced. Modern low-maintenance or energy-efficient visually compatible materials may be substituted.
 - [2] Architectural details of the original construction or remodeling which is being restored or altered should be retained. This includes, but is not limited to, cornices and their brackets, window trims such as molded lintels, porch elements such as posts, balustrades, and spindles, and windows, particularly the number and size of the individual panes.
 - [3] If an element must be replaced rather than repaired, a visual facsimile of the original is preferable to a similar or conjectural piece.
 - [4] If a visual facsimile of a missing piece cannot be obtained, similar or conjectural items are preferable to none at all.
 - [5] The original roofing material should be maintained or repaired, and, if replacement is needed, it should be of the same material and size. If the same material is not available, a substitute material should be of the same shape, texture, and size. A visually compatible modern low-maintenance or energy-efficient building material may be considered.
 - [6] Storm windows and doors are not prohibited, but should be as unobtrusive as possible.
 - [7] Period trim that defines the character of a building should be retained.
 - [8] Synthetic siding is acceptable, but the width of the siding shall be visually appropriate for the period of the building's construction.
 - [9] Windows should be divided into the number of lights appropriate to the style of the building. True divided lights are preferred, but snap-in muntins are acceptable.
 - [10] Shutters should be of a height and width so that they appear capable of being closed. They are not appropriate on double, bay, or picture windows.
 - [11] Doors should have the number and type of panels suitable to the style of the building.
- (4) Additional criteria for demolition or removal of structures from the Historic Preservation District.
- (a) Structures built before January 1, 1930.
 - [1] A preservation permit for demolition or removal from the Historic Preservation District of structures built before January 1, 1930, shall not be granted unless the applicant establishes to the satisfaction of the Planning Board that the condition of the structure is such that the cost of necessary restoration or repairs would preclude the owner from making any reasonable economically viable use of the property.

- [2] A preservation permit for the partial demolition of structures built before January 1, 1930, may be granted only if the applicant provides sufficient documentation (including photographs and/or accurate drawings) of the portion of the existing exterior structure to be demolished so that any future restoration will be able to replicate appropriately the architectural details of the original structure.
- [3] If a partial or total demolition of the structure built before 1930 is required to improve or modernize mechanical systems or improve energy efficiency, then such permit may be granted only if the applicant provides sufficient documentation (including photographs and/or accurate drawings) of the existing exterior structure, or portion thereof, to be demolished to enable a visually identical exterior reconstruction of the original structure. Further, to the extent possible, the applicant should salvage as many original exterior architectural components and use same in the reconstruction of the structure.
- (b) Structures built after January 1, 1930. A preservation permit for the partial or total demolition of structures built after January 1, 1930, shall be granted only if the applicant provides sufficient documentation (including photographs and/or accurate drawings) of the existing structure, or portion thereof, to be demolished so that any future restoration will be able to replicate the architectural details of the original structure. Further, the permit will also be predicated on establishing that the site improvements being requested will contribute visually to the Historic District at least as much as the structure being demolished.
- (5) Additional criteria for site plans, subdivisions, and other development applications. Site plan, subdivision, and other development applications which propose improvements shall respect the historic pattern of use of the historic property; respect the interrelationship of historic features of the property; and provide for an adequate visual buffer for the principal structure or structures and, where appropriate, for an adequate visual buffer for the other historic features of the site by use of open areas and appropriate plantings and, in implementation of these standards, create an historic protection area around the historic features on the property. The historic protection area shall include the principal structure and all of the other historic features on the property. The area shall also be of a size and configuration sufficient to maintain the historic setting and historic character of the property. All other dwelling units and other structures which the applicant proposes to build on the site may be clustered on the remainder of the tract outside the historic protection area and may be located on smaller lots than are otherwise permitted in the zone, provided that the lots may not be of such a size which the Planning Board deems inappropriately small given the configuration of the design of the subdivision and the size of the units to be constructed thereon, and further provided that the number of dwelling units, including the principal structure in the historic preservation area if such structure is a residential unit, is no greater than the number the applicant could achieve on the site were it to be developed on the basis of a conventional subdivision complying with all provisions of this chapter. Historic protection areas shown on the approved plans shall be included in one lot which does not include any proposed improvements on vacant land other than those accessory to the principal use or uses in the historical protection area. Such lot shall:
- (a) Not be further subdivided so as to create additional building lots; and
- (b) Be deed restricted in a manner acceptable to the Planning Board attorney so as to prohibit further development on vacant land within such lot except for uses accessory to the principal uses within the lot. The Planning Board may require such additional deed restrictions as it deems desirable to protect the historic features of the property.

All development applications within the district shall show all proposed improvements and shall be developed in accordance with a Comprehensive Plan.

- (6) Phasing of stabilization plans and exterior renovation of and landscaping for historic structures.
 - (a) The Planning Board, when approving a development application in the Historic Preservation Zoning District, may require that:
 - [1] Any historic structure on the property be made secure against theft and vandalism;
 - [2] Inflammable materials not be stored therein except in a manner approved by the Fire Marshall;
 - [3] Interior features of historic significance, such as moldings, fireplace mantels, doors, and fixtures, not be removed except for preservation purposes and that any such features which are removed be put back in place;
 - [4] The interior not be damaged and any damage be repaired;
 - [5] Emergency repairs sufficient to protect against deterioration of the structure be undertaken and proof of inspection for insect and vermin infestations and of appropriate remedial work be submitted;
 - [6] The structure be made structurally sound and its electrical, plumbing, and heating systems be in adequate working order and free of hazards; and
 - [7] The exterior of the structure be restored in a manner consistent with the criteria set forth herein and landscaped with historic plantings as found and with other appropriate plantings.
 - (b) The Planning Board may condition the filing of a subdivision plat upon the above obligations being met; may establish a phasing plan setting forth when any repair work shall be completed and the other obligations set forth herein are to be met; and may require that the repair and restoration work be subject to the approval of the Borough's Zoning Officer.
- (7) Work under preexisting permits. The provisions of this chapter shall not apply to any work performed pursuant to a valid and existing development approval or building permit issued prior to the effective date of this chapter.

§ 80-96. AH Airport Hazard.

All lands that lie within the boundaries of the an Airport Hazard Area shall comply not only with the regulations and standards set forth in this chapter and all other ordinances of this Borough but also with the minimum obstruction standards established in N.J.A.C. 16:62-4.1 and the minimum land use standards established in N.J.A.C. 16:62-5.1.