

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

**2010 Population = 3,610**

**Land Area = 1.84 square miles**

**2010 Population Density = 1,960 persons/sq. mile**

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

### **Existing and Proposed Wastewater Infrastructure**

Stanhope Borough has a wastewater collection system that conveys wastewater to the regional Musconetcong Sewerage Authority (MSA) wastewater treatment facility located in Mount Olive Township in Morris County. The MSA facility has a surface water discharge to the Musconetcong River, and also serves Byram Township, Hopatcong Borough and four towns in Morris County.

Wastewater facilities (discharge greater than 2,000 gallons per day) are regulated by NJ Dept. of Environmental Protection with individual New Jersey Pollutant Discharge Elimination System (NJPDES) Permits. There are no individual wastewater facilities with NJPDES Permits in Stanhope.

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

All of Stanhope Borough is designated as Highlands Planning Area. During the State DEP review of the "Future Sewer Service Area Maps" from 2008 to 2013, some lots in Stanhope were removed by DEP due to their criteria of environmental constraints, such as potential habitat for threatened and endangered species. With the use of aerial photos, DEP reduced the sewer service area mostly to existing development. By removing large areas of vacant land, the build-out potential was reduced. The DEP Build-out Model does not account for redevelopment areas, those need to be calculated with local input to project future growth.

Table A - Future Wastewater Planning Flows By Facility Stanhope Borough											
Domestic Wastewater Treatment Facility and NJPDES Permit Number	SCMUA Allocation (MGD)	Existing Flows (MGD) 2014	Approved TWA Permits/ Committed Flow (MGD)	Projected Residential Dwelling Units	Projected Residential Flow (MGD)	Projected Nonresidential Space (sq ft)	Projected Nonresidential Flow (MGD)			Total Future Planning Flows (MGD)	Excess (Deficit) Facility Capacity (MGD)
MSA	0.541	0.327								0.406	

It is useful to compare the allocation amount from MSA, existing flow and build-out flow to evaluate whether additional wastewater capacity would be needed in the future. The MSA lists 0.406 MGD as a “Minimum Allocation” for Stanhope.

**Build-out in Septic Areas and DEP Nitrate Dilution Model**

In areas to be served by new septic systems, the DEP Model uses all undeveloped land as available for nitrate dilution. The results are shown by HUC-11 watershed (see pages 36 – 39 of the County WMP). Based on existing zoning, the projected number of Total Zoned Units would exceed the DEP maximum Total Allowed Units based on their nitrate dilution model for the HUC-11 watershed named “Musconetcong River (above Trout Brook)”, and for the area within Stanhope Borough (as shown below). DEP recognizes that their Build-out Model is approximate, so the results can be adjusted by a range of 10% when comparing Total New Septics Allowed with Total New Zoned Septics. Even with the 10% adjustment, the DEP maximum number would be exceeded by future build-out in Stanhope.

Table B - Additional Development at Build-out, Septic Area in Stanhope Borough				
Watershed (HUC-11)	Total Undeveloped Land Available for Dilution (Acres)	DEP Nitrate Dilution Model: Acres/New Septic	DEP Model: Total New Septics Allowed	Total New Septics Based on Zoning
Musconetcong River (above Trout Brook)	212	4.7	45	87

DEP policy guidance states that to reduce the Total Zoned Septics based on future build-out, a municipality can use the strategy of “identifying areas appropriate for sewer service” to decrease the number of septic systems in the future.

During DEP map review in the past, some lots were removed from sewer area by DEP due to potential habitat of Threatened and Endangered Species, and this increased the number of new septic systems that are projected. An analysis was done in 2011 by the Borough Engineer and provided to DEP to identify lots to be added back in to the sewer service area. The attached analysis also includes discussion of the specific species and “potential habitat areas” in Stanhope. We recommend that some lots should be restored to the MSA sewer area in Stanhope, and this will reduce the future number of septic systems, and the nitrate dilution issue would be addressed.

### **Areas subject to Federal 201 grant limitations**

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



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April 13, 2011

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**VIA OVERNIGHT MAIL**

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**RE: Borough of Stanhope  
Future Sewer Service Areas  
Sussex County Wastewater Management Plan  
OEA File No. STB003**

Dear Ms Semple:

On behalf of the Borough of Stanhope, we are submitting written comments on the Department's Wastewater Management Plan for Sussex County with respect to properties within the municipal boundaries of the Borough of Stanhope. We have worked closely with the County of Sussex for several years to develop future sewer service areas consistent with the Sussex County Strategic Growth Plan, which has received plan endorsement from the State Planning Commission; as well as the investments the Borough has made since the 1960's in sanitary sewer infrastructure as a charter member of the Musconetcong Sewerage Authority.

As you should be aware, Stanhope is wholly contained within the Planning Area of the Highlands Region and is a lake community with a significant portion of Lake Musconetcong (a 329 acre lake). The Highlands Regional Master Plan seeks to minimize degradation of water quality in lakes throughout the region. This is of particular concern with Lake Musconetcong as it is suffering from accelerated eutrophication from sedimentation as well as upstream septic discharges which are creating high levels of aquatic plant growth within the lake. The Borough is a developed suburban community with a somewhat limited amount of vacant lands and redevelopment opportunities; all of which was accounted for in the original planning of the Borough's sewer infrastructure. In addition, all of the future sewer service areas as proposed by the Borough and County are served by the municipal water system. The Borough's public water system serves the majority of the community except for the far eastern reaches of the Borough east of the Lackawanna Cutoff railroad right of way (currently being restored for commuter rail service).

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Future development activity within the Borough is currently regulated by the State through rules promulgated under the Freshwater Wetlands Protection Act, the Flood Hazard Area Control Act, Stormwater Management, Surface Water Quality Standards (Category One streams), Pollutant Discharge Elimination System (sanitary sewer extensions) and Safe Drinking Water Act. These regulations, in various applications, control development and construction activity along streams, lakes and wetlands; address the quantity and quality of runoff to streams and lakes; and the expansion of existing sanitary sewer and water facilities. We also note that the Borough Land Use regulations provide protections for critical slope areas, flood damage prevention and stormwater controls. In total, these regulations provide significant environmental protections of the land and related wildlife and plant habitat.

Our responses focus on several areas of concern with respect to future sewer service areas within the Borough. Some of the properties contained in the attached lists may have been addressed by the Department, however, since we were not provided with detailed maps at a parcel level we could not confirm any corrections. The areas of concern to the Borough include the following:

1. Individual parcels that are split, with portions in and out of the sewer service area.
2. Parcels already developed and connected to the sewer system.
3. Parcels currently served by individual septic systems.
4. Vacant parcels accessible to existing sanitary sewers.
5. Conservation ranking of forested areas in the Borough (Landscape Project 3.0)

We have prepared several tables that identify individual parcels within the Borough of Stanhope which we believe are erroneously excluded or removed from the sewer service area (SSA) of the Borough, which address the Borough's concerns for Items 1 through 4 above. We are also providing a table of those properties which the Borough acknowledges have significant environmental constraints and are remote from existing sanitary sewer facilities and would not be included in the future sewer service area of the Borough. We are also providing the dates of approval for several recent development projects in Stanhope for parcels that we believe have been excluded in the NJDEP's version of future sewer service areas.

We have prepared five (5) tables that summarize parcel data for various parcel conditions. These tables have been prepared in Excel spreadsheets. The tables and their content are as follows:

- Table 1A – this table lists properties that were proposed to be split with portions in and out of the SSA. The demarcation line within each lot of the portion in or out of the sewer service area cannot be readily defined and in our opinion is inconsistent with the applicable regulations. This will be discussed further with respect to the Landscape Project. For those lots that have a recorded conservation easement, such as Block 11502, Lots 2.01 through 2.10, the Borough can accept that portion as outside the SSA as it is a legally defined and recorded area.

- Table 1B – this table lists properties that contain homes or businesses that have long been developed and were erroneously excluded from the existing SSA; properties that have been recently developed (since 2002); or have recently been approved for development. The recent approvals include the following
  - Bender Subdivision, Block 10213, Lot 1, Block 10301, Lot 4 and Block 10305, Lot 1. These parcels received preliminary major subdivision approval in July 2008. This subdivision is to create new lot layout for three lots and to create a new public street.
  - Hoer Properties, Block 10301, Lots 6 & 7. These two parcels were subdivided into two lots in 2006. New homes were constructed on each of these lots in 2006 and 2007, both are now occupied.
  - Godfrey, Block 10407, Lot 15. This property received variance approval in 2005 and a home has been constructed on the property which was completed and occupied in 2008.
  - Bedford Place, Block 11301, Lots 13.01 through 13.04. This major subdivision received approval in 2001 with the construction of the four homes completed by 2004. Each of these homes is occupied.
- Table 2A – this table lists properties that are presently developed, containing homes or businesses that are presently on individual septic systems. The Borough is seeking to have these parcels within the future SSA in case there is a need to provide sewers in the future to address future septic failures. Most of these parcels are small lots and are adjacent to existing sewer lots (along Route 206) or are adjacent to future SSA in Hopatcong.
- Table 2B – this table includes currently vacant properties that have access to existing sewer facilities by extending laterals to the property or are within 100 feet of an existing sanitary sewer main; and properties that are adjacent to existing developed lots on individual septic systems. Many of these lots are surrounded by existing developed lots that are sewer, essentially “the hole in the donut”. Those lots within septic areas are requested for inclusion in future SSA consistent with the reasons set forth for properties listed in Table 2A.
- Table 3 – this table lists properties that the Borough is agreeable to excluding from the SSA of the Borough. These parcels have various environmental constraints, are not readily accessible to existing sewer facilities, contain utility/stormwater facilities or are publicly owned.

As to our position that sewer service areas should be established on a parcel basis (and not include only portions of lots, unless defined by conservation easements), we note the following regulation as set forth at NJAC 7:15-5.20(b)2: *“Wherever feasible, the boundaries of future wastewater service areas shall coincide with recognizable geographic, political or environmental*

*features depicted in Department GIS coverages used for the wastewater management plan. The existing boundaries of the wastewater management plan area shall also be depicted on any map under this paragraph.* Further at NJAC 7:15-5.24(g)1, it states *"The environmentally sensitive area is included either to allow infill development, or to remove undulations in the sewer service area boundary as necessary to create a linear boundary that relates to recognizable geographic features as allowed by N.J.A.C. 7:15-5.20(b)2"*. Based on these portions of the regulations, it remains our position that the amorphously drawn lines subdividing individual parcels are not appropriate for defining sewer service areas because they are not recognizable geographic, political or environmental features and they certainly do not create linear boundaries.

We also note that none of the parcels proposed to be included in the future sewer service area are listed on the Borough's Recreation and Open Space Inventory (ROSI) or are designated as public open space. Stanhope's sanitary sewage is treated at the Musconetcong Sewerage Authority treatment plant in Mount Olive, Morris County. This treatment facility utilized federal dollars and as such all treatment works approvals for sewer extensions on parcels containing wetlands and transition areas also must be reviewed by the U.S. Environmental Protection Agency (USEPA). The USEPA review results in the issuance of a waiver from special grant conditions placed upon the Musconetcong Sewerage Authority restricting sewer connections from new development in environmentally sensitive areas. This review provides an additional level of scrutiny on a project-by-project basis for all new development applications requiring a sewer extension.

The NJDEP's GIS database (i-Map) provides species based data for Stanhope through Landscape Project 3.0. A significant portion of those areas that are excluded from the future sewer service area on the NJDEP's published wastewater management plan are identified as "deciduous forest (>50% crown closure)" with a conservation ranking of 4. The identified species potentially occupying these forested areas are the barred owl, the bobcat and the Cooper's hawk. We note that there are also isolated areas within the above referenced forested area that are categorized as deciduous wooded wetlands with a conservation ranking of 4, containing the same species as above plus great blue heron forage. The great blue heron is listed as a species of special concern.

A categorization of these areas as a Rank 4 is based upon one or more occurrences of at least one State endangered species; Rank 3 is based upon one or more occurrences of at least one State threatened species; and Rank 2 is based upon one or more occurrences of at least one non-listed State special concern species. The bobcat is currently listed as a State endangered species, while the other two species are currently listed as State threatened species. There has been a rule proposal published (the public comment period closed) to change the listing of the Cooper's hawk to a species of special concern and no longer a threatened species. This change in listing is anticipated to occur in the near future.

We would first like to point out that the forested areas in the northern portion of the Borough are bisected by a 200 foot wide PSE&G easement for electric transmission lines, which is completely cleared of trees. This cleared right of way (encompassing approximately 26 acres of

land) is not clearly depicted in iMap and accordingly within the Landscape Project, thereby reducing the area of forested area in this section of the Borough. This further fragments these forested lands which are bounded by a large single family development in the Township of Byram (Brookwood), the High Point condominium development at the eastern end of Dell Road, the Lenape Valley Regional High School, the Valley Road Elementary School and the existing single family neighborhood along and adjacent to Elm Street.

As stated above, the Cooper's hawk is likely to be delisted from the threatened species as populations have recovered and they have adapted to changes in New Jersey's natural environment. The barred owl (based upon the NJDEP's data sheet) states that its habitat is of "remote, contiguous, old-growth wetland forests." Further, the data sheet states that "Barred owls typically shun human activity by avoiding residential, agricultural, industrial, or commercial areas. In northern New Jersey, barred owls favored sites that were at least 500 meters (1640 ft.) from human habitation and had little or no forest clearings or trails." For the following reasons this portion of the Borough should not be considered as habitat for the barred owl:

- None of the forested areas in the northern portion of the Borough are more than 1640 feet from human habitation
- There are not large contiguous areas of forested wetlands providing suitable habitat
- The forested areas are not contiguous as the PSE&G transmission line separates all of the forested area in the Borough from the larger, contiguous forests in Byram and Hopatcong to the north
- There are a number of trails through these forested areas, including the Tri-Community Trail which links to trails in Byram and Hopatcong

The bobcat is the other listed species in accordance with the Landscape Project 3.0, which is a State endangered species. The NJDEP's data sheet for the bobcat describes its habitat as such "In general, bobcats use rough, broken habitat that has a mix of early and late successional stages. They do not prosper in highly suburbanized areas ...". It further states that "Bobcats prefer habitats that provide dense cover in the form of understory vines, briars, shrubs and saplings. ... In northern New Jersey, typical bobcat habitat consists of large areas of contiguous forest and fragmented forests interspersed with agricultural areas or early succession vegetation." For the following reasons this portion of the Borough should not be considered as habitat for the bobcat:

- The northern portion of the Borough is surrounded by typical suburban neighborhoods and public schools, typifying highly suburbanized areas. These forested areas are surrounded by a mix of housing types including high-density multi-family dwellings, small lot (1/8 to 1/4 acre) single family homes and single family homes on lots up to 1 acre
- The forested areas are mature, deciduous forests with very scattered pockets of coniferous trees. As such there are limited understory vines, briars, shrubs and saplings providing sparse cover for the bobcat.

- The forested areas are not contiguous as the PSE&G transmission line separates all of the forested area in the Borough from the larger, contiguous forests in Byram and Hopatcong to the north; and there are no agricultural areas interspersed within the area

We recognize that the Landscape Project 3.0 was based on 2002 imagery and performed on a regional basis and cannot incorporate micro-level analysis that can be performed on a municipal level basis. However, in examining the subject area of this portion of Stanhope in detail, and examining the specific habitats of the listed species, it is clear, in our opinion, that the forested areas of Stanhope cannot reasonably be habitat for an endangered species (bobcat) or a threatened species (barred owl). Further, with the imminent delisting of the Cooper's hawk to a special concern species, the appropriate ranking for these forested areas is Rank 2 or possibly Rank 1 (as suitable habitat may not exist for the Cooper's hawk either). With this lower conservation ranking, the environmental constraints of these areas are limited, do not provide suitable habitat for threatened or endangered species and therefore are suitable for appropriate development activity as governed by existing municipal, County and State regulations.

We appreciate the opportunity to provide the Department with the Borough's comments on the Sussex County Wastewater Management Plan. The Borough and County of Sussex have worked diligently to prepare a balanced plan that is consistent with the County's Strategic Growth Plan and good environmental planning. Should you need further information or have any questions on this information, please do not hesitate to contact us.

Very truly yours,  
OMLAND ENGINEERING ASSOCIATES, INC.



Eric L. Keller, P.E., P.P., LEED AP  
Stanhope Borough Engineer  
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Enclosures

cc: Mayor Kuncken and Borough Council w/ encl.  
Ellen Horak, Borough Clerk w/ encl.  
Eric Snyder, Sussex County Planning Director  
Senator Oroho w/o encl.  
Assemblywoman McHose w/o encl.  
Assemblyman Chiusano w/o encl.

**Table 1A  
Properties not Listed on the Borough of Stanhope List of Sewered Properties  
Existing Developed Lots with Split SSA**

Block	Lot	Lot size	Zone	Current Use	REMARKS	SSA
10106	1 thru 10	-	MLR	Residential	entire lot should be included for each of the individual lots, each lot sewer	Existing
10210	1 thru 9	-	MLR	Residential	entire lot should be included for each of the individual lots, each lot sewer	Existing
10212	1 thru 7	-	MLR	Residential	entire lot should be included for each of the individual lots, each lot sewer	Existing
10301	8	0.34	MR	Residential	entire lot should be included, lot sewer	Existing
	11.03	3.54	MR	Borough	DPW facility, entire lot should be included	Existing
10609	4	0.46	MR	Residential	entire lot should be included, lot sewer	Existing
	10	0.22	MR	Residential	entire lot should be included, lot sewer	Existing
10901	23	12.65	School	School	existing K-8 school, entire lot should be included, lot sewer	Existing
11102	10	1.57	HVR	School	existing special needs school, entire lot should be included, lot sewer	Existing
11103	24.03	5.6	MR	Residential	entire lot should be included, lot sewer	Existing
	24.05	1.15	MR	Residential	entire lot should be included, lot sewer	Existing
11301	4	0.44	HC	Residential	entire lot should be included, lot sewer	Existing
	14-20	-	HVR	Residential	entire lot should be included for each of the individual lots, each lot sewer	Existing
	22 & 23	-	HVR	Residential	entire lot should be included for each of the individual lots, each lot sewer	Existing
	23.01	0.4918	HVR	Residential	entire lot should be included, lot sewer	Existing
11401	5	2.2	HC	Borough	Existing well house, entire lot should be included	Existing
	6	1.12	HC	Commercial	entire lot should be included, lot sewer	Existing
	7	0.92	HC	Residential	entire lot should be included, lot sewer	Existing
	8	0.79	HC	Commercial	entire lot should be included, lot sewer	Existing
	10	0.46	HC	Commercial	entire lot should be included, lot sewer	Existing
	11	1	HC	Commercial	entire lot should be included, lot sewer	Existing
11402	21	1.16	MR	Residential	entire lot should be included, lot sewer	Existing
	41	2.71	MR	Residential	entire lot should be included, lot sewer	Existing
11501	2	29.96	HR	Condominium	entire lot should be included, lot sewer	Existing
11502	2, 2.01-2.10	-	MLR	Residential	High Point condos, entire lot should be included	Existing
11701	3, 4 & 5	-	PIC	Commercial	rear portion of lots within conservation easement can be removed from SSA, balance should remain, all sewer	Existing
	6	0.24	PIC	Residential	entire lot should be included for each of the individual lots, each lot sewer	Existing
	7	0.31	PIC	Commercial	entire lot should be included, lot sewer	Existing
	8	0.54	PIC	Residential	entire lot should be included, lot sewer	Existing
	9	3.52	PIC	Commercial	entire lot should be included, lot sewer	Existing
	10	0.69	PIC	Commercial	entire lot should be included, lot sewer	Existing
	13, 18, 18	8.71	HR	Condominium	Stonegate condos, entire lot should be included	Existing
11801	1, 1.01	48.48	MLR	Board of Ed.	Regional high school, entire lot should be included, lot sewer	Existing
	5	7.18	MLR	Private Athletic	entire lot should be included, lot sewer	Existing
	10-12, 11.01 & 11.02	-	MLR	Residential	entire lot should be included for each of the individual lots, each lot sewer	Existing

**Table 1B**  
**Properties not Listed on the Borough of Stanhope List of Sewered Properties**  
**Currently Developed or Approved**

Block	Lot	Lot size	Zone	Current Use	REMARKS	SSA
10209	2	0.1148	MLR	Residential	this lot was merged with B 10212, Lot 1 which contains SFR, include in SSA	Existing
	3	0.229	MLR	Residential	contains SFR on sewer, include in SSA	Existing
	4	2.04	MLR	Residential	contains SFR on sewer, include in SSA	Existing
	9	0.24	MLR	Residential	contains SFR on sewer, include in SSA	Existing
10213	1	0.5	MIR	Vacant	Part of tract recently received prelim. Subd. Approval (Bender) on ???/08	Existing
10301	4	1.26	MLR	Vacant	Part of tract recently received prelim. Subd. Approval (Bender) on ???/08	Existing
	5	1.57	RC	Residential	County GIS has this coded incorrectly, should be B1 10306, Lot 1 which has SFR connected to sewer	Existing
	6 & 7	0.1147	MR	Residential	Merged w/ Lot 6, renumbered Lots 6.01 & 6.02, each contain 1 SFR, each connected to sewer	Existing
10305	1	0.287	MR	Vacant	Part of tract recently received prelim. Subd. Approval (Bender) on ???/08	Existing
10306	1	1.57	MR	Residential	contains SFR on sewer, include in SSA	Existing
10407	15	0.344	MR	Residential	contains SFR on sewer, include in SSA	Existing
10603	2	0.1995	MR	Residential	contains SFR on sewer, include in SSA	Existing
10609	1	0.1131	MR	Residential	this lot has been merged with Lot 7 which already contained a SFR, entire lot should be included in SSA	Existing
	5	0.39	MR	Residential	Co GIS lists B1 as 10613 should be 10611, contains SFR, include in SSA	Existing
10611	5.01	0.42	MR	Residential	Co GIS lists B1 as 10613 should be 10611, contains SFR, include in SSA	Existing
	11	0.23	MR	Residential	contains SFR on sewer, include in SSA, County GIS has this lot incorrectly coded as Block 10906	Existing
10907	12	0.21	MR	Residential	contains SFR on sewer, include in SSA, County GIS has this lot incorrectly coded as Block 10906	Existing
	13	0.23	MR	Residential	contains SFR on sewer, include in SSA, County GIS has this lot incorrectly coded as Block 10906	Existing
11001	14	0.48	MR	Residential	contains SFR on sewer, include in SSA, County GIS has this lot incorrectly coded as Block 10906	Existing
	15	0.51	MR	Residential	contains SFR on sewer, include in SSA, County GIS has this lot incorrectly coded as Block 10906	Existing
11007	29	0.31	MR	Residential	contains SFR on sewer, include in SSA	Existing
	30	0.34	MR	Residential	contains SFR on sewer, include in SSA	Existing
11102	16.01	0.33	MR	Residential	contains SFR on sewer, include in SSA	Existing
	17	0.98	HVR	Residential	contains SFR on sewer, include in SSA (County GIS has this incorrectly coded as Lot 6)	Existing
11208	4	2.01	VB	Mixed Use	Existing mixed use site containing restaurant/residential (Bell's Mansion)	Existing
	6	0.15	VB	Residential	Existing apartments on sewer, include in SSA	Existing
11301	2	0.35	HC	Residential	contains SFR on sewer, include in SSA	Existing
	13.01	1.32	HVR	Residential	contains SFR on sewer, include in SSA	Existing
11302	13.02	1	HVR	Residential	contains SFR on sewer, include in SSA	Existing
	13.03	0.36	HVR	Residential	contains SFR on sewer, include in SSA	Existing
11304	13.04	0.32	HVR	Residential	contains SFR on sewer, include in SSA	Existing
	32	0.69	HC	Commercial	contains existing business on sewer, include in SSA	Existing
11401	9	2.17	HC	Commercial	contains existing retail center on sewer, include in SSA	Existing
11502	40	0.41	HC	Residential	lot is developed as part of adjoining Lot 41	Existing
	2.12	0.25	MR	Residential	contains SFR on sewer, include in SSA	Existing
11701	19	0.81	HC	Commercial	contains existing business on sewer, include in SSA	Existing
11706	3	0.1584	HC	MSA	contains existing pump station, include in SSA	Existing
	3	0.43	MLR	Residential	contains SFR on sewer, include in SSA	Existing

Table 2A  
**Properties not Listed on the Borough of Stanhope List of Sewered Properties  
 Existing Developed Lots with Septic Systems**

Block	Lot	Lot size	Zone	Current Use	REMARKS	SSA
10105	1	2.77	MLR	Residential	entire lot should be included, on septic	Future
	10	2.21	MLR	Residential	entire lot should be included, on septic	Future
	12	2.96	MLR	Industrial	entire lot should be included, on septic	Future
	15	1.45	MLR	Residential	entire lot should be included, on septic	Future
	17	1.05	MLR	ARC	entire lot should be included, on septic	Future
10312	2	0.91	RC	Residential	entire lot should be included, on septic (merged lots 1, 2 & 3)	Future
	4	0.62	RC	Residential	entire lot should be included, on septic (merged lots 4, 5 & 6)	Future
10313	1	0.39	RC	Residential	entire lot should be included, on septic (merged lots 1, 2 & 3), includes adjacent parcel in Hopatcong	Future
10314	1	0.15	RC	Residential	entire lot should be included, on septic, includes adjacent parcel in Hopatcong	Future
	3	1.06	RC	Residential	entire lot should be included, on septic	
	5	0.3742	RC	Residential	entire lot should be included, on septic	
	6 & 7	0.21	RC	Residential	common ownership, entire lot should be included, on septic, extends into Hopatcong	Future
11702	1	0.7576	HC	Residential	Existing SFR on septic along State hwy, should be included in SSA	Future
	2	0.7231	HC	Commercial	Existing SFR on septic along State hwy, should be included in SSA	Future
	3	0.3788	HC	Residential	Existing SFR on septic along State hwy, should be included in SSA	Future
	4	0.3788	HC	Commercial	Existing business on septic along State hwy, should be included in SSA	Future
	5	0.5978	HC	Commercial	Existing business on septic along State hwy, should be included in SSA	Future
11703	1	0.91	HC	Vacant	Existing comm. lot on State hwy, adjacent to developed lots on septic	Future
	2	0.38	HC	Vacant	Common ownership w/ Lot 1, located on State hwy	Future

Table 2B

Properties not Listed on the Borough of Stanhope List of Sewered Properties  
Existing Vacant Lots - Infill (Surrounded by Developed Lots in SSA)

Block	Lot	Lot size	Zone	Current Use	REMARKS	SSA
10105	1.01	1.86	MLR	Vacant	this lot is surrounded by developed lots in the existing SSA & should remain in sewer exists in street at site, adjacent to recently approved subdivision to be sewerd	Future
10209	7	0.459	MLR	Vacant	sewer exists in street at site, across street from DPW, adjacent to other sewerd homes	Future
	8	0.229	MLR	Vacant	sewer exists in street at site, across street from DPW, adjacent to other sewerd homes	Future
	10	0.1148	MLR	Vacant	existing septic area, adjacent to other residentially developed lots, adjacent & across street	Future
10312	7	0.1719	RC	Vacant	existing septic area, adjacent to other residentially developed lots, adjacent & across street	Future
	8	0.43	RC	Borough-Vacant	existing septic area, adjacent to other residentially developed lots, adjacent & across street	Future
10313	4	0.22	RC	Vacant	existing septic area, adjacent to other residentially developed lots, adjacent & across street	Future
10314	2	0.3443	RC	Vacant	existing septic area, adjacent to other residentially developed lots, adjacent & across street	Future
	4	0.2901	RC	Vacant	existing septic area, adjacent to other residentially developed lots, adjacent & across street	Future
10411	7	0.1435	MR	Vacant	existing adjacent SFR is on sewer, which exists in street 100 feet away	Future
10601	1	0.2439	MR	Vacant	existing adjacent resid. lots are on sewer, which exists in street 100 feet away	Future
10603	3	0.58	MR	Borough-Vacant	across street from Bl 10601, L 1 and other existing homes on sewer, sewer in street 100 feet away	Future
10609	2	0.1384	MR	Borough-Vacant	across street from Bl 10603, L 3 and other existing homes on sewer, sewer in street 100 feet away	Future
	3	0.1033	MR	Borough-Vacant	across street from Bl 10603, L 3 and other existing homes on sewer, sewer in street 100 feet away	Future
	7	0.38	MR	Vacant	Lot 1 merged into this lot, has frontage on street with sewers	Future
10801	2-8	-	MR	Vacant	Existing small lots, contiguous to developed neighborhood/school which is sewerd	Future
10805	All	-	MR	Vacant	Existing small lots, contiguous to developed neighborhood/school which is sewerd	Future
10806	All	-	MR	Vacant	Existing small lots, contiguous to developed neighborhood/school which is sewerd	Future
10807	1-6	0.09	MR	Vacant	Existing small lots, contiguous to developed neighborhood/school which is sewerd	Future
	7	0.18	MR	Borough-Vacant	Existing small lot, contiguous to developed neighborhood/school which is sewerd	Future
	8-11	0.09	MR	Vacant	Existing small lots, contiguous to developed neighborhood/school which is sewerd	Future
	12	0.28	MR	Borough-Vacant	Existing small lot, fronts on street with existing sewers	Future
	13-14	0.0918	MR	Vacant	Existing small lots, contiguous to developed neighborhood/school which is sewerd	Future
	15	0.09	MR	Vacant	Existing small lot, fronts on street with existing sewers	Future
	25	0.09	MR	Vacant	Existing small lot, fronts on street with existing sewers	Future
	26	0.09	MR	Vacant	Existing small lot, fronts on street with existing sewers	Future
	27	0.09	MR	Vacant	Existing small lot, fronts on street with existing sewers	Future
10809	1	0.0918	MR	Vacant	Existing small lot, fronts on street with existing sewers	Future
	2	0.4591	MR	Vacant	existing adjacent resid. lots are on sewer, which exists in street 40 feet away	Future
	3	0.0918	MR	Vacant	Existing small lot, contiguous to developed neighborhood which is sewerd	Future
	5	2.25	MR	Vacant	existing adjacent resid. lots are on sewer, which exists in street 100 feet away	Future
11001	28	1.74	MR	Vacant	existing adjacent resid. lots are on sewer, sewer easement extends through parcel	Future
11101	2	0.11	MR	Borough-Vacant	Existing small lot, fronts on street with existing sewers	Future
	3	1.32	MR	Borough-Vacant	Existing small lot, fronts on street with existing sewers	Future
11301	1	5.38	HC	Vacant	Adjacent comm./resid. lots are sewerd, fronts on State hwy which contains existing sewer	Future
	3	0.97	HC	Borough-Vacant	Adjacent residential lots are sewerd, fronts on State hwy which contains existing sewer	Future
11502	1	1.25	HR	Borough-Vacant	Adjacent residential lots are sewerd, fronts on local street which contains existing sewer	Future
11701	1	0.84	PIC	Vacant	Adjacent comm./resid. lots are sewerd, fronts on State hwy which contains existing sewer	Future
	9.02	10.94	PIC	Vacant	Adjacent comm./resid. lots are sewerd, fronts on State hwy which contains existing sewer	Future
	11	24.93	PIC	Vacant	Adjacent comm./resid. lots are sewerd, fronts on State hwy which contains existing sewer	Future
	12	3.03	PIC	Vacant	Adjacent comm./resid. lots are sewerd, fronts on State hwy which contains existing sewer	Future
11801	1.02	0.26	MLR	Borough-Vacant	Existing small lot, fronts on street with existing sewers	Future
11802	1	36.79	PIC	Vacant	Adjacent to regional HS which is sewerd, across from comm.resid. On septic to remain in SSA	Future
	2	40.02	RC	Board of Ed.	School property, adjacent on either side by lots in SSA	Future
	3	17.8	RC	Borough-Vacant	Borough owned parcel for planned water tower	Future