



CREATING SUSTAINABLE COMMUNITIES

A GUIDE FOR DEVELOPERS AND COMMUNITIES

CAPACITY-BASED PLANNING - WATER / WASTEWATER CAPACITY ANALYSIS

Basic planning documents such as a Natural Resource Inventory, zoning ordinance and Master Plan, environmental resource protection, and completion of a compact development analysis are all important tools for sustainable local land use planning. However, these basic planning tools must be supplemented with additional planning in order to assess the full potential of development, its proper location and design, and its consistency with community vision. Ample water supply and the ability to treat wastewater are essential to the productivity and survival of any community. Performing capacity planning for water and wastewater systems is an additional step that should be employed by communities to evaluate their ability to meet current and future demand for water and wastewater treatment.

Water/Wastewater capacity-based planning entails evaluating the existing and proposed infrastructure available to a community in order to estimate the amount of water and wastewater treatment that will be available for current and future populations. Planning for future development using a water/wastewater capacity analysis allows a municipality to estimate the number of people the current (and/or future systems) can sustain. It also provides a way for a municipality to determine where growth is most appropriate taking into account where water can be treated and supplied. An area not currently planned within a sewer service area or with limited water supply should not be zoned for high-density development. The ability to match up water supply and wastewater management with zoning and land-use mapping is an additional way that communities can guide growth and development in a sustainable way.

APPLICABLE NEW JERSEY GOALS AND TARGETS

- Providing Safe and Clean Drinking Water to all residents of New Jersey.
- Capacity of water and wastewater systems should be consistent with the Community Vision¹.
- Encourage development, redevelopment and economic growth in locations with existing or anticipated public services or facilities; and discourage development where it may impair or destroy natural resources or environmental qualities.
- Updated Wastewater Management Plans for all New Jersey municipalities.
- Promote inter-municipal regional planning among communities with shared services and infrastructure.
- Describes the future of the municipality, county, or region in 20 years as it relates to land development, redevelopment, preservation and conservation of resources, transportation, economic growth, housing diversity and affordability, the provision of public facilities and intergovernmental coordination.

SUGGESTED ACTIONS AND STRATEGIES

- Update Wastewater Management Plan to meet current regulations
- Perform a water/wastewater capacity analysis for your community based on current and expected infrastructure and supply
- Determine if current zoning and land use plans can sustain current and projected populations and development based on current and future water supply and treatment. If inconsistencies are found, adjust zoning and land use plans to be consistent with current and future water supply and treatment.
- Encourage and develop programs to reduce water use and increase wastewater reuse.
- Establish policies and ordinances planning for and promoting smart growth and provide appropriate protections to the natural resources in the undeveloped areas of your community.

1. Describes the future of the municipality, county, or region in 20 years as it relates to land development, redevelopment, preservation and conservation of resources, transportation, economic growth, housing diversity and affordability, the provision of public facilities and intergovernmental coordination.



SUGGESTED ACTIONS AND STRATEGIES (continued)

- Develop an education program for current staff, leaders, and general populous to educate them on the water cycle and ways to encourage better water usage and reuse.

STATE ASSISTANCE

- Planning assistance and grants for WQMP updates
- Smart Growth Planning Grants- Office of Smart Growth
- Utility Extension Program- Board of Public Utilities
- Clean Water Financing Program- NJDEP Division of Water Quality
- Drinking Water State Revolving Fund Program- NJDEP Bureau of Safe Drinking Water
- Brownfields Redevelopment- Office of Smart Growth, NJEDA, NJDEP
- Clean Lakes Program- NJDEP Division of Science and Research

FURTHER INFORMATION

Septic Management Plan and Ordinance

- Association of New Jersey Environmental Commissions (ANJEC) - Septic system management for clean water
- www.anjec.org/pdfs/RP_Septic.pdf
- Montgomery Township Onsite Wastewater Disposal Management District - Ordinance No. 2002-04
- www.montgomery.nj.us/

Utility Services Plan

- Princeton Township Community Master Plan - Utility Services Plan Element
- www.princetontwp.org/masterplan/mputility.html
- Colts Neck Township Master Plan -Utility Services Plan - www.colts-neck.nj.us/mp/mp3.html
- Brick Township Utilities Plan Element - www.twp.brick.nj.us/content.asp?ContentId=958

Wastewater Management Plan

- NJDEP - Water Quality Management Plan - <http://www.state.nj.us/dep/watershedmgt/wqmps.htm>
- NJ DEP - Instructions & Guide to Wastewater Management Plan
- www.nj.gov/dep/watershedmgt/DOCS/WMP%20Instructions%202-28-07.pdf
- NJ DEP - Proposed Water Quality Management Planning Rules - www.nj.gov/dep/rules/proposals/052107a.pdf

Water Conservation Ordinance

- NJ DEP - Water Conservation model ordinance - www.nj.gov/dep/opsc/envcbp.html#model

Wellhead Protection

- Well Head Protection model ordinance, prepared by Passaic Valley Ground Water Protection Committee

Authors: Nick Angarone,
Jennifer Feltis, Liz Semple
September 2007

