



## TOWNSHIP OF TOMS RIVER

DEPARTMENT OF ENGINEERING, CONSTRUCTION SERVICES,  
CODE ENFORCEMENT AND COMMUNITY DEVELOPMENT

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### MEMORANDUM REPORT

September 9, 2009

Leigh Jones, PP  
Office of Smart Growth

Re: Impervious Coverage

Dear Leigh:

I have been diligently working on an analysis of impervious coverage throughout the Township, looking at it from the perspective of HUC-14 watersheds, constrained and non-constrained land, and by zoning district. I am double checking the results for accuracy and would like to schedule a meeting with you, either here or in Trenton, to go over the results. We have maps and more spreadsheets than you can imagine, with permutations ranking by zoning district and watershed the amount of impervious coverage that can be added using various assumptions on coverage controls.

In broad terms, the Township has a total of 26,554 acres, of which 10,248 acres are either constrained or under public ownership. Using what we believe to be a reasonable set of assumptions on impervious coverage for each zoning district in each HUC-14, and consistent with the Stormwater Management Plan adopted by the Planning Board, we anticipate another 1,300 acres of impervious coverage over and above the 2002 calculation of 5,883 acres. This build-out impervious coverage total of about 7,200 acres, plus an allowance for about 250 acres of existing and potential impervious coverage on public and constrained lands, would bring the total impervious coverage for the Township at full build-out to less than 7,500 acres, which is about 28 percent of the total land area of Toms River.

The anticipated growth in impervious coverage in the nonconstrained area would occur primarily on the Ciba/BASF tract, which consists of about 1,200 acres and would account for about one-third of the potential incremental build-out of the Township with the potential for an increase of about 410 acres of impervious cover. The assumption used for that major site is 40% impervious.

The existing impervious coverage on the nonconstrained 16,306 acres of land in the Township is about 36 percent, and under the assumptions we are working on the impervious coverage would increase by about 20 percent to around 43 percent on the nonconstrained lands. In spite of this, as indicated earlier, the overall impervious coverage for the Township would remain under 30 percent, as indicated earlier.

Please let me know when we can meet to go over these findings. We are also meeting with representatives of DEP to go over some of the balancing proposals we have in order to meet our overall objective of complying with the 30 percent impervious coverage limitation for the Township under CAFRA Rules in a PA-2 area, and in trying to use mitigation approaches to correct some of the pre-existing conditions that have contributed to runoff problems in the surface water system.