

**OCEAN COUNTY NORTHERN PLANNING AREA
WASTEWATER MANAGEMENT PLAN**

Wastewater Management Plan Element
Ocean County Water Quality Management Plan

Designated Planning Agency:
Ocean County Board of Chosen Freeholders



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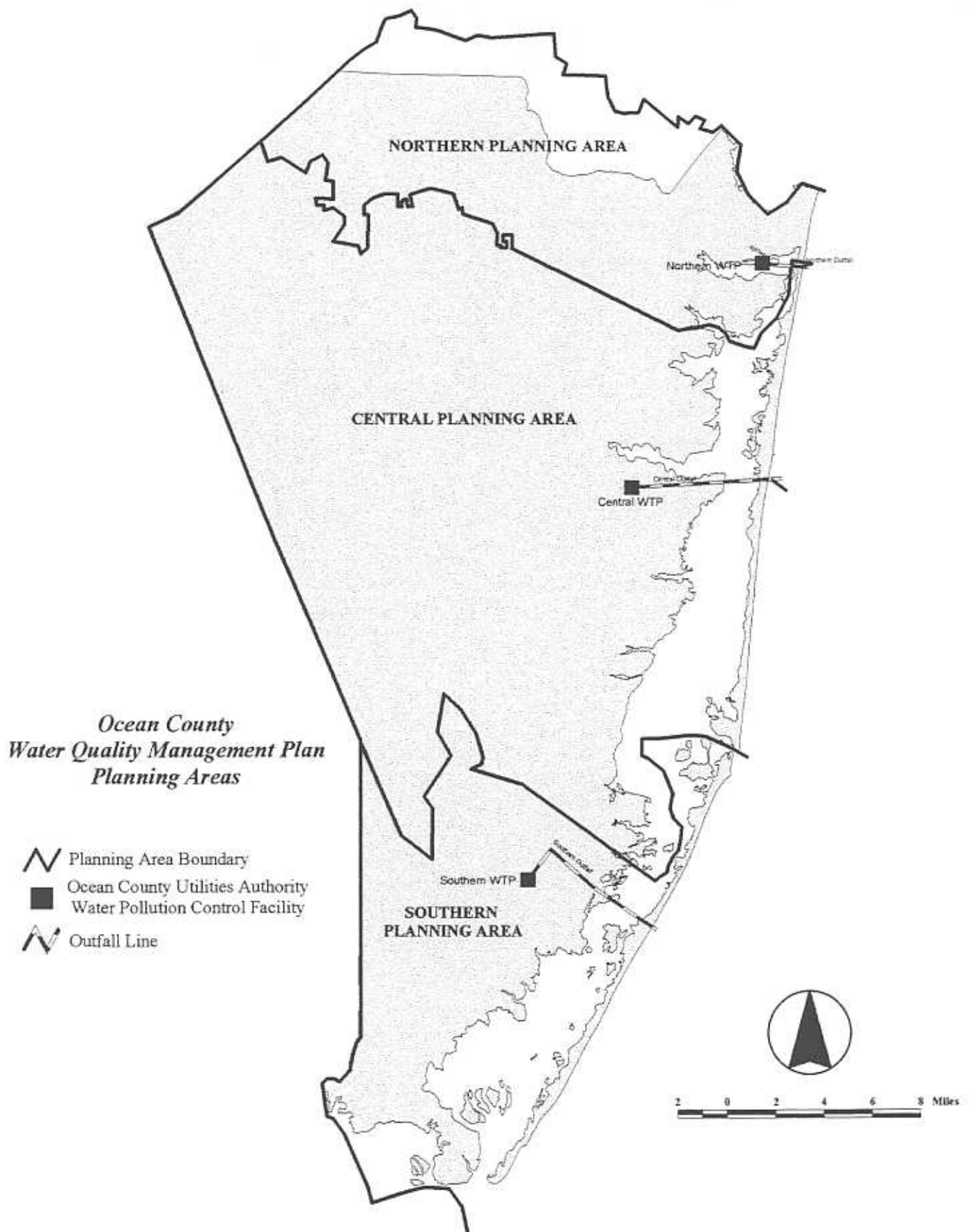
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FIGURE I

KEY SHEET



INTRODUCTION

The purpose of this document is to provide a comprehensive Wastewater Management Plan (WMP) for the Ocean County Northern Planning Area. This WMP has been submitted to the New Jersey Department of Environmental Protection for approval so that it may be incorporated into the Ocean County Water Quality Management Plan through the Department's plan amendment procedure (N.J.A.C. 7:15-3.4).

The Ocean County Board of Chosen Freeholders is the designated Water Quality Management Planning Agency for Ocean County and those portions of Freehold, Howell, Wall and Millstone Townships located within the drainage basins of the Toms River and Metedeconk River. Pursuant to this designation, the Board has prepared and adopted the Ocean County Water Quality Management Plan (WQMP). The Plan provides a management program for water resources for Ocean County and a small portion of southern Monmouth County.

Ocean County divides its WQMP planning area into three WMP planning areas: the Northern Planning Area, the Central Planning Area and the Southern Planning Area. See Figure 1, which illustrates each of these areas. Each WMP planning area is served by a regional wastewater treatment facility operated by the Ocean County Utilities Authority (OCUA). The OCUA is the designated management agency for wastewater treatment under the WQMP. This WMP addresses Ocean County's Northern Planning Area. The Northern Planning Area is served by the OCUA's Northern Water Pollution Control Facility (WPCF).

The Northern WPCF has a design capacity of 28 MGD. It is the largest of the County's three treatment facilities. The Northern Planning Area encompasses the entire Metedeconk River Basin, including those portions of Howell, Freehold, and Wall Townships that lie within that basin. The remaining portions of Howell, Freehold and Wall Townships lie within Wastewater Management Planning area of the Monmouth County Board of Chosen Freeholders.

In addition to the Northern Planning Area, the OCUA's Northern WPCF also provides treatment for the MRRSA's service area. The acceptance of flows from the MRRSA was not anticipated when the facility was designed in the early 1970s. In 1981, when the OCUA agreed to treat wastewater flows from the MRRSA, the agreement was considered advantageous to all parties involved. This arrangement utilized the excess treatment capacity at the Northern WPCF, eliminated point source discharges to the Manasquan River and was the most cost effective method of providing treatment to the MRRSA's service area. However, this arrangement, coupled with the expansion and refinement of sewer service areas in Jackson Township has resulted in the Northern WPCF approaching its current rated

treatment capacity sooner than originally anticipated.

The Northern Planning Area encompasses the entire drainage basin of the Metedeconk River. It also includes portions of the Toms River drainage basin that were added to the Northern Planning Area via previous WQMP amendments. All or portions of six Ocean County municipalities and portions of four Monmouth County municipalities are included in the Northern Planning Area. The OCUA's Northern WPCF provides secondary treatment to eight of these municipalities. In addition, the Northern WPCF also provides wastewater treatment to the Monmouth County municipalities located within the Manasquan River Basin through the OCUA's 1981 agreement with the MRRSA. The following is a listing of those municipalities contributing flows to the Northern WPCF.

MUNICIPALITIES CONTRIBUTING
FLOWS FROM OUTSIDE THE NORTHERN

NORTHERN PLANNING AREA

Bay Head Borough, Ocean County
Brick Township, Ocean County
Jackson Township, Ocean County
*Freehold Township, Monmouth County
Howell Township, Monmouth County
Lakewood Township, Ocean County
*Millstone Township, Monmouth County
Point Pleasant Beach Borough, Ocean County
Point Pleasant Borough, Ocean County
Wall Township, Monmouth County

PLANNING AREA VIA MRRSA

Farmingdale, Monmouth County
Freehold Borough, Monmouth County
Freehold Township, Monmouth County
Howell Township, Monmouth County
Wall Township, Monmouth County

- * There is no existing or future sewer service area in the Metedeconk or Toms River basin portions of Freehold Township or Millstone Township.

A relatively small section of Millstone Township in Monmouth County, totaling approximately 130 acres is located within the Metedeconk River basin and is, therefore, technically located within the Northern Planning Area. However, Millstone Township does not have a service agreement with the OCUA or the MRRSA.

The approval and adoption of this WMP for the Northern Planning Area will supersede all previous WMP and WQMP planning for the subject area. However, it should be noted that there are no expansions of the sewer service areas in Jackson Township proposed in this document. The future sewer service area in Jackson Township will remain the same as that depicted in the Jackson Township WMP, last amended January 1996, except for a small area where future flows will be redirected from the OCUA Central WPCF to the OCUA Northern WPCF.

Table 1

Summary of Significant Actions proposed in this WMP:

1. The designated future sewer service areas in the Northern Planning Area are formalized as presented on Map 3 (Future Wastewater Facilities and Service Areas). The future sewer service areas represent an expansion to its existing sewer service area.
2. The designated areas where wastewater treatment will be via individual subsurface sewage disposal systems with design flows less than 2,000 gallons per day (septic systems) are also revised as presented on Map 3 (Future Wastewater Facilities and Service Areas).
3. The boundary between the Northern and Central Planning Areas is realigned as presented in Map 1. (Planning Area) with all designated future sewer service areas depicted on Map 3 to be served by the OCUA's Northern WPCF. The boundary realignment transfers a small section of the future sewer service area in Jackson Township from the service area of the OCUA Central WPCF to the service area of the OCUA Northern WPCF. The area being transferred has a planning flow of .172 MGD.
4. The OCUA Northern WPCF will be expanded to accommodate a wastewater planning flow of 32 MGD. The 20 year flow projections for the OCUA Northern WPCF presented in this document are for informational purposes only and shall not be used for consistency determinations. As required by NJDEP, further expansion of the OCUA Northern WPCF beyond 32 MGD will require an amendment to this document which will include an environmental constraints analysis, including mapping, as a part of the amendment.

DISCUSSION OF EXISTING DOMESTIC AND INDUSTRIAL TREATMENT FACILITIES AND SEWER SERVICE AREAS

The OCUA's Northern WPCF currently treats an annual average daily flow of 18.9 MGD. As of July 31, 1996 the facility had an additional 3.878 MGD in approved but unconnected flows. The facility is approaching its current rated capacity, primarily due to the acceptance of flows from the MRRSA which was not anticipated when the plant was designed. Map 2 shows the existing sewer service area and network of interceptors that make up the existing wastewater collection system in the Northern Planning Area. The existing sewer service area depicted on Map 2 was delineated using a generalized map of the existing sewer network prepared by the County Planning staff and a review of USGS scale aerial photography flown in 1992. The OCUA owns and maintains the regional interceptors. The trunk lines and laterals are owned and maintained by either the municipalities or private sewer companies, depending on the area.

Also included on Map 2 is the location of all existing New Jersey Pollutant Discharge Elimination System (NJPDES) permits and pending permits for industrial discharges and sanitary discharges to surface water or groundwater greater than 2,000 gpd.

The following summary tables address the existing wastewater treatment facilities in the Northern Planning Area:

Table 2

1. Name of the facility OCUA Northern Water Pollution Control Facility
2. Indicate whether existing or proposed Existing
3. NJPDES Permit Number (if facility has been assigned a NJPDES number but the final permit is not yet issued, indicate as pending) NJ0028142
4. Indicate whether discharge to groundwater (DGW) or discharge to surface water (DSW) DSW
5. Name of receiving water if (DSW) Atlantic Ocean
6. Classification of receiving water SC
7. Owner of the facility Ocean County Utilities Authority
8. Operator of the facility Ocean County Utilities Authority
9. Co-Permittee of facility (where applicable) N\A
10. Location of the facility
 - A. Municipality and County Brick Twp., Ocean County
 - B. Street Address Mantoloking Road
11. Location of the discharge
 - A. Longitude 74 deg. 1 min. 39 sec. west
 - B. Latitude 40 deg. 1 min. 55 sec. north
12. Present permitted flow 28 MGD
13. Present design capacity 28 MGD

14. SUMMARY OF POPULATION SERVED\TO BE SERVED

COUNTY Municipality	1996		2016	
	Estimated Winter Population	Estimated Summer Population	Estimated Winter Population	Estimated Summer Population
OCEAN COUNTY *				
Bay Head	1,247	11,223	1,239	11,151
Brick	65,373	65,373	75,500	75,500
Jackson	12,600	12,600	20,618	20,618
Lakewood	32,973	32,973	55,500	56,000
Point Pleasant	18,441	18,441	20,419	20,419
Point Pleasant Beach	5,186	6,483	5,777	7,221
MONMOUTH COUNTY** (Metedeconk Basin)				
Howell	30,673	30,673	37,500	38,400
Wall ***	22	22	2,587	2,587
TOTAL	166,515	177,788	219,139	231,896

* Populations presented here are based on current persons per household figures applied to projected dwelling units

** Data provided by Monmouth County Planning Board

***Based on projected dwelling units reported in the Wall Twp. WMP, last amended Dec. 1989

Prepared by: Ocean County Department of Planning

15. SUMMARY OF WASTEWATER FLOW RECEIVED TO BE RECEIVED
(Annual Average in Million Gallons Per Day)

Municipality	Flow Type	1996	2016
Bay Head	Residential	0.278	0.276
	Commercial	0.038	0.038
	Industrial	0.000	0.000
	Inflow/Infiltration	0.017	0.017
	Total	0.333	0.332
Brick	Residential	4.632	5.663
	Commercial	0.451	0.705
	Industrial	0.058	0.074
	Inflow/Infiltration	0.271	0.271
	Total	5.411	6.712
Howell	Residential	1.246	2.880
	Commercial	0.147	0.166
	Industrial	0.000	0.046
	Inflow/Infiltration	0.073	0.073
	Total	1.465	3.165
Jackson *	Residential	1.289	3.727
	Commercial	0.070	1.743 **
	Industrial	0.070	0.200
	Inflow/Infiltration	0.008	0.008
	Total	1.437	5.678
Lakewood	Residential	2.305	4.195
	Commercial	0.554	0.720
	Industrial	0.327	0.629
	Inflow/Infiltration	0.168	0.168
	Total	3.353	5.712
Pt. Pleasant	Residential	1.182	1.531
	Commercial	0.130	0.134
	Industrial	0.000	0.000
	Inflow/Infiltration	0.033	0.033
	Total	1.345	1.699
Pt. Pleasant Beh.	Residential	0.413	0.460
	Commercial	0.084	0.144
	Industrial	0.000	0.000
	Inflow/Infiltration	0.344	0.344
	Total	0.841	0.948
Wall	Residential	0.002	0.194
	Commercial	0.009	0.032
	Industrial	0.000	0.000
	Inflow/Infiltration	0.001	0.001
	Total	0.012	0.226 ***
TOTAL - NORTHERN PLANNING AREA		14.198	24.471
TOTAL IMPORTED FLOW - MRRSA (Manasquan Basin)		4.657	13.529
TOTAL - OCUA NORTHERN WPCF		18.855	38.000

* Projected flows based on the Jackson Twp WMP, last amended January, 1996 and proposed service area transfer.

** Includes flows from Six Flags, Goetz School and Justice Complex.

*** Updated projection based on Wall Township WMP, last amended December, 1989.

Includes a total of 892 dwelling units with the Thompson Nursing Home classified as commercial flow.

Flow estimates for 1996 are based on 1995 metered flows.

Residential flows based on 75 gallons per capita per day.

Commercial and industrial flows based on 0.1 gallons per square foot.

Note: The 20 year planning flows presented here are for information purposes only and shall not be used for consistency determination. NJDEP requires that further expansion beyond 32 MGD will require an amendment to this document which will include an environmental constraints analysis, including mapping, as part of the amendment proposal.

Prepared by: Ocean County Department of Planning.

Table 3

1. Name of the facility Oak Tree Mobile Home Park
2. Indicate whether existing or proposed Existing
3. NJPDES Permit Number (if facility has been assigned a NJPDES number but the final permit is not yet issued, indicate as pending) NJ0031267
4. Indicate whether discharge to groundwater (DGW) or discharge to surface water (DSW) DSW
5. Name of receiving water if (DSW) Unnamed tributary of Toms River
6. Classification of receiving water FW2-NT
7. Owner of the facility Oaktree Mobile Home Park
8. Operator of the facility Oaktree Mobile Home Park
9. Co-Permittee of facility (where applicable) N/A
10. Location of the facility
 - A. Municipality and County Jackson Twp., Ocean County
 - B. Street Address Leesville-Siloam Road
11. Location of the discharge
 - A. Longitude 74 deg. 22 min. 10 sec. west
 - B. Latitude 40 deg. 08 min. 40 sec. north
12. Present permitted flow .045 MGD
13. Present design capacity .045 MGD
14. Summary of population served/to be served

<u>Present 1996</u> <u>Population Served</u>	<u>20-Year Future 2016</u> <u>Population Served</u>
Oak Tree Mobile Home Park <u>281</u>	<u>Wastewater flows to be conveyed to OCUA Northern WPCF per Jackson Township WMP, last amended January, 1996.</u>
15. Summary of wastewater flow received/to be received

	<u>Present 1996</u> <u>Wastewater Flow (MGD)</u> <u>(annual average)</u>	<u>20-Year Future 2016</u> <u>Wastewater Flow (MGD)</u> <u>(annual average)</u>
Oak Tree Mobile Home Park		
Residential Flow	<u>0.025 MGD</u>	<u>*</u>
Commercial Flow	<u>N/A</u>	<u>*</u>
Industrial Flow	<u>N/A</u>	<u>*</u>
Inflow/Infiltration	<u>N/A</u>	<u>*</u>
Total	<u>0.025 MGD</u>	<u>*</u>

* Treatment facilities to be abandoned and Wastewater flows to be conveyed to the OCUA Northern WPCF. Projected flows addressed in Facilities Table 1 - OCUA Northern WPCF.

Table 4

1. Name of the facility Carl Goetz School

2. Indicate whether existing or proposed Existing

3. NJPDES Permit Number (if facility has been assigned a NJPDES number but the final permit is not yet issued, indicate as pending) NJ0069663

4. Indicate whether discharge to groundwater (DGW) or discharge to surface water (DSW) DGW

5. Name of receiving water if (DSW) Kirkwood Formation

6. Classification of receiving water N/A

7. Owner of the facility Jackson Board of Education

8. Operator of the facility Jackson Board of Education

9. Co-Permittee of facility (where applicable) N/A

10. Location of the facility
 A. Municipality and County Jackson Twp., Ocean County
 B. Street Address Paterson Road

11. Location of the discharge
 A. Longitude 74 deg. 23 min. 30 sec.
 B. Latitude 40 deg. 09 min. 00 sec.

12. Present permitted flow .017 MGD

13. Present design capacity .017 MGD

14. Summary of population served/to be served

<u>Present 1996</u> <u>Population Served</u>	<u>20-Year Future 2016</u> <u>Population Served</u>
1,250 students & faculty	Flows to be conveyed to the OCUA Northern WPCF per Jackson Twp. W M P , l a s t amended January 1996.

15. Summary of wastewater flow received/to be received

	<u>Present 1996</u> <u>Wastewater Flow (MGD)</u> <u>(annual average)</u>	<u>20-Year Future 2016</u> <u>Wastewater Flow (MGD)</u> <u>(annual average)</u>
Carl Goetz School		
Residential Flow	<u>0.005 MGD</u>	<u>*</u>
Commercial Flow	<u>N/A</u>	<u>*</u>
Industrial Flow	<u>N/A</u>	<u>*</u>
Inflow/Infiltration	<u>N/A</u>	<u>*</u>
Total	<u>0.005 MGD</u>	<u>*</u>

* Treatment facilities to be abandoned and Wastewater flows to be conveyed to the OCUA Northern WPCF. Projected flows addressed in Facilities Table 1 - OCUA Northern WPCF.

Table 5

1. Name of the facility Six Flags Great Adventure
2. Indicate whether existing or proposed Existing
3. NJPDES Permit Number (if facility has been assigned a NJPDES number but the final permit is not yet issued, indicate as pending) NJ0026263
4. Indicate whether discharge to groundwater (DGW) or discharge to surface water (DSW) DGW
5. Name of receiving water if (DSW) Kirkwood Formation
6. Classification of receiving water N/A
7. Owner of the facility Jackson Township MUA owns treatment plant\surface impoundment facilities located on Six Flags Great Adventure property.
8. Operator of the facility Jackson Township MUA operates the treatment plant\surface impoundment facilities located on Six Flags Great Adventure property.
9. Co-Permittee of facility (where applicable) N/A
10. Location of the facility
 - A. Municipality and County Jackson Twp., Ocean County
 - B. Street Address Route 537
11. Location of the discharge (to tenth of one second)
 - A. Longitude 74 deg. 25 min. 48 sec.
 - B. Latitude 40 deg. 07 min. 39 sec.
12. Present permitted flow Treatment Plant\Surface Impoundment) -.340 MGD
13. Present design capacity Treatment Plant\Surface Impoundment -.340 MGD

14. Summary of population served/to be served

<u>Present 1996</u> <u>Population Served</u>	<u>20-Year Future 2016</u> <u>Population Served</u>
4,000,000 visitors per operating season.	16,000,000 visitors per operating season.

15. Summary of wastewater flow received/to be received

	<u>Present 1996</u> <u>Wastewater Flow (MGD)</u> <u>(annual average)</u>	<u>20-Year Future 2016</u> <u>Wastewater Flow (MGD)</u> <u>(annual average)</u>
Six Flags Great Adventure		
Residential Flow	N/A	*
Commercial Flow	0.160 MGD	*
Industrial Flow	N/A	*
Inflow/Infiltration	N/A	*
Total	0.160 MGD	*

* Treatment facilities to be abandoned and Wastewater flows to be conveyed to the OCUA Northern WPCF. Projected flows addressed in Facilities Table 1 - OCUA Northern WPCF.

Table 6

1. Name of the facility Six Flags Great Adventure
2. Indicate whether existing or proposed Existing
3. NJPDES Permit Number (if facility has been assigned a NJPDES number but the final permit is not yet issued, indicate as pending) NJ0052345
4. Indicate whether discharge to groundwater (DGW) or discharge to surface water (DSW) DGW
5. Name of receiving water if (DSW) Kirkwood Formation
6. Classification of receiving water N/A
7. Owner of the facility Six Flags Great Adventure
8. Operator of the facility Six Flags Great Adventure
9. Co-Permittee of facility (where applicable) N/A
10. Location of the facility
 - A. Municipality and County Jackson Twp., Ocean County
 - B. Street Address Route 537
11. Location of the discharge
 - A. Longitude 74 deg. 25 min. 48 sec.
 - B. Latitude 40 deg. 07 min. 39 sec.
12. Present permitted flow Spray Irrigation System - .487 MGD
13. Present design capacity .487 MGD
14. Summary of population served/to be served

<u>Present 1996</u> <u>Population Served</u>	<u>20-Year Future 2016</u> <u>Population Served</u>
4,000,000 visitors per operating season.	16,000,000 visitors per operating season.

15. Summary of wastewater flow received/to be received

	<u>Present 1996</u> <u>Wastewater Flow (MGD)</u> <u>(annual average)</u>	<u>20-Year Future 2016</u> <u>Wastewater Flow (MGD)</u> <u>(annual average)</u>
Six Flags Great Adventure		
Residential Flow	N/A	*
Commercial Flow	0.160 MGD	*
Industrial Flow	N/A	*
Inflow/Infiltration	N/A	*
Total	0.160 MGD	*

* Treatment facilities to be abandoned and Wastewater flows to be conveyed to the OCUA Northern WPCF. Projected flows addressed in Facilities Table 1 - OCUA Northern WPCF.

Table 7

1. Name of the facility Fountainhead Mobile Home Park
2. Indicate whether existing or proposed Existing
3. NJPDES Permit Number (if facility has been assigned a NJPDES number but the final permit is not yet issued, indicate as pending) NJ0035653
4. Indicate whether discharge to groundwater (DGW) or discharge to surface water (DSW) DSW
5. Name of receiving water if (DSW) South Branch Metedeconk
6. Classification of receiving water FW-2 Nontrout waters
7. Owner of the facility James Viviano
8. Operator of the facility R. Hughes and Associates
9. Co-Permittee of facility (where applicable) N/A
10. Location of the facility
 - A. Municipality and County Jackson Twp., Ocean County
 - B. Street Address Cooks Bridge Road
11. Location of the discharge
 - A. Longitude 74 deg. 08 min. 05 sec. west
 - B. Latitude 40 deg. 07 min. 50 sec. north
12. Present permitted flow .08 MGD
13. Present design capacity .08 MGD
14. Summary of population served/to be served

<u>Present 1996</u> <u>Population Served</u> Fountainhead Park <u>613</u>	<u>20-Year Future 2016</u> <u>Population Served</u> <u>Flows to be conveyed</u> <u>to the OCUA Northern</u> <u>WPCF per Jackson</u> <u>Twp. WMP, last</u> <u>amended January,</u> <u>1996.</u>
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15. Summary of wastewater flow received/to be received

	<u>Present 1996</u> <u>Wastewater Flow (MGD)</u> <u>(annual average)</u>	<u>20-Year Future 2016</u> <u>Wastewater Flow (MGD)</u> <u>(annual average)</u>
Fountainhead Park		
Residential Flow	0.04 MGD	*
Commercial Flow	N/A	*
Industrial Flow	N/A	*
Inflow/Infiltration	N/A	*
Total	0.04 MGD	*

* Treatment facilities to be abandoned and Wastewater flows to be conveyed to the OCUA Northern WPCF. Projected flows addressed in Facilities Table 1 - OCUA Northern WPCF.

Table 8

1. Name of the facility Jackson Factory Outlet Center
2. Indicate whether existing or proposed Existing
3. NJPDES Permit Number (if facility has been assigned a NJPDES number but the final permit is not yet issued, indicate as pending) NJ0108936
4. Indicate whether discharge to groundwater (DGW) or discharge to surface water (DSW) DGW
5. Name of receiving water if (DSW) Kirkwood Formation
6. Classification of receiving water N/A
7. Owner of the facility New Plan Realty
8. Operator of the facility New Plan Realty
9. Co-Permittee of facility (where applicable) _____
10. Location of the facility
 - A. Municipality and County Jackson Twp., Ocean County
 - B. Street Address Routes 537 & 571
11. Location of the discharge
 - A. Longitude 74 deg. 25 min. 21 sec. west
 - B. Latitude 40 deg. 09 min. 12 sec. north
12. Present permitted flow N/A MGD
13. Present design capacity .037 MGD
14. Summary of population served/to be served

<u>Present 1996</u>	<u>20-Year Future 2016</u>
<u>Population Served</u>	<u>Population Served</u>
<u>1,729 customers per day</u>	<u>3,297 customers per day</u>

15. Summary of wastewater flow received/to be received

	<u>Present 1996</u> <u>Wastewater Flow (MGD)</u> <u>(annual average)</u>	<u>20-Year Future 2016</u> <u>Wastewater Flow (MGD)</u> <u>(annual average)</u>
Residential Flow	<u>N/A</u>	<u>N/A</u>
Commercial Flow	<u>0.019</u>	<u>0.037 MGD</u>
Industrial Flow	<u>N/A</u>	<u>N/A</u>
Inflow/Infiltration	<u>N/A</u>	<u>N/A</u>
Total	<u>0.019 MGD</u>	<u>0.037 MGD</u>

Table 9

1. Name of the facility Land 'O' Pines Mobile Home Park
2. Indicate whether existing or proposed Existing
3. NJPDES Permit Number (if facility has been assigned a NJPDES number but the final permit is not yet issued, indicate as pending) NJ0083186 Pending
4. Indicate whether discharge to groundwater (DGW) or discharge to surface water (DSW) DGW
5. Name of receiving water if (DSW) Kirkwood Formation
6. Classification of receiving water N/A
7. Owner of the facility Frederick F. Hebler
8. Operator of the facility Frederick F. Hebler
9. Co-Permittee of facility (where applicable) N/A
10. Location of the facility
 - A. Municipality and County Jackson Twp., Ocean County
 - B. Street Address Route 526
11. Location of the discharge
 - A. Longitude 74 deg. 21 min. 24 sec.
 - B. Latitude 40 deg. 09 min. 00 sec.
12. Present permitted flow N/A permit pending
13. Present design capacity Forty nine 1,000 - 1,200 gallon septic tanks
14. Summary of population served/to be served

<u>Present 1996</u> <u>Population Served</u> <u>148</u>	<u>20-Year Future 2016</u> <u>Population Served</u> <u>148</u>
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15. Summary of wastewater flow received/to be received

	<u>Present 1996</u> <u>Wastewater Flow (MGD)</u> <u>(annual average)</u>	<u>20-Year Future 2016</u> <u>Wastewater Flow (MGD)</u> <u>(annual average)</u>
Residential Flow	<u>0.008* MGD</u>	<u>0.008* MGD</u>
Commercial Flow	<u>N/A</u>	<u>N/A</u>
Industrial Flow	<u>N/A</u>	<u>N/A</u>
Inflow/Infiltration	<u>N/A</u>	<u>N/A</u>
Total	<u>0.008 MGD</u>	<u>0.008 MGD</u>

* Based on metered water use. Treatment facility is not metered.

Table 10

1.	Name of the facility	<u>Shady Lake Trailer Park</u>
2.	Indicate whether existing or proposed	<u>Existing</u>
3.	NJPDES Permit Number (if facility has been assigned a NJPDES number but the final permit is not yet issued, indicate as pending)	<u>NJ0086860 Pending</u>
4.	Indicate whether discharge to groundwater (DGW) or discharge to surface water (DSW)	<u>DGW</u>
5.	Name of receiving water if (DSW)	<u>Kirkwood Formation</u>
6.	Classification of receiving water	<u>N/A</u>
7.	Owner of the facility	<u>Wilber Denson</u>
8.	Operator of the facility	<u>Wilber Denson</u>
9.	Co-Permittee of facility (where applicable)	<u>N/A</u>
10.	Location of the facility	
	A. Municipality and County	<u>Jackson Twp., Ocean County</u>
	B. Street Address	<u>21 Shady Lake Lane</u>
11.	Location of the discharge	
	A. Longitude	<u>74 deg. 19 min. 22 sec.</u>
	B. Latitude	<u>40 deg. 08 min. 17 sec.</u>
12.	Present permitted flow	<u>N\A permit pending</u>
13.	Present design capacity	<u>Unknown</u>
14.	Summary of population served/to be served	
	<u>Present 1996</u>	<u>20-Year Future 2016</u>
	<u>Population Served</u>	<u>Population Served</u>
	<u>Unknown</u>	<u>Unknown</u>

15. Summary of wastewater flow received/to be received

	<u>Present 1996</u> <u>Wastewater Flow (MGD)</u> <u>(annual average)</u>	<u>20-Year Future 2016</u> <u>Wastewater Flow (MGD)</u> <u>(annual average)</u>
Residential Flow	<u>N/A</u>	<u>N/A</u>
Commercial Flow	<u>----- MGD</u>	<u>----- MGD</u>
Industrial Flow	<u>N/A</u>	<u>N/A</u>
Inflow/Infiltration	<u>N/A</u>	<u>N/A</u>
Total	<u>unknown</u>	<u>unknown</u>

Note: NJDEP records for this facility are incomplete. Repeated attempts to contact the owner directly were unsuccessful.

Table 11

1. Name of the facility Indian Rock Campground
2. Indicate whether existing or proposed Existing
3. NJPDES Permit Number (if facility has been assigned a NJPDES number but the final permit is not yet issued, indicate as pending) NJ0084794 Pending
4. Indicate whether discharge to groundwater (DGW) or discharge to surface water (DSW) DGW
5. Name of receiving water if (DSW) Kirkwood Formation
6. Classification of receiving water N/A
7. Owner of the facility Thomas Viviano
8. Operator of the facility Thomas Viviano
9. Co-Permittee of facility (where applicable) N/A
10. Location of the facility
 - A. Municipality and County Jackson Twp., Ocean County
 - B. Street Address 920 West Veterans Highway
11. Location of the discharge
 - A. Longitude 74 deg. 25 min. 00 sec.
 - B. Latitude 40 deg. 03 min. 00 sec.
12. Present permitted flow N\A permit pending
13. Present design capacity .03* MGD
14. Summary of population served/to be served

<u>Present 1996</u> <u>Population Served</u> <u>300 camp sites</u>	<u>20-Year Future 2016</u> <u>Population Served</u> <u>300 camp sites</u>
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15. Summary of wastewater flow received/to be received

	<u>Present 1996</u> <u>Wastewater Flow (MGD)</u> <u>(annual average)</u>	<u>20-Year Future 2016</u> <u>Wastewater Flow (MGD)</u> <u>(annual average)</u>
Residential Flow	<u>N/A</u>	<u>N/A</u>
Commercial Flow	<u>0.03* MGD</u>	<u>0.03* MGD</u>
Industrial Flow	<u>N/A</u>	<u>N/A</u>
Inflow/Infiltration	<u>N/A</u>	<u>N/A</u>
Total	<u>0.03* MGD</u>	<u>0.03* MGD</u>

* Based on 100 GPD per camp site. More specific information unavailable at this time.

Table 12

1. Name of the facility Tip Tam Campground
2. Indicate whether existing or proposed Existing
3. NJPDES Permit Number (if facility has been assigned a NJPDES number but the final permit is not yet issued, indicate as pending) NJ0085278 Pending
4. Indicate whether discharge to groundwater (DGW) or discharge to surface water (DSW) DGW
5. Name of receiving water if (DSW) Kirkwood Formation
6. Classification of receiving water N/A
7. Owner of the facility William & Cleo Cheesman
8. Operator of the facility William & Cleo Cheesman
9. Co-Permittee of facility (where applicable) N/A
10. Location of the facility
 - A. Municipality and County Jackson Twp., Ocean County
 - B. Street Address Brewers Bridge Road
11. Location of the discharge
 - A. Longitude 74 deg. 16 min. 22 sec.
 - B. Latitude 40 deg. 5 min. 57 sec.
12. Present permitted flow N\A permit pending
13. Present design capacity .019* MGD
14. Summary of population served/to be served

<u>Present 1996</u>	<u>20-Year Future 2016</u>
<u>Population Served</u>	<u>Population Served</u>
<u>190 camp sites</u>	<u>190 camp sites</u>

15. Summary of wastewater flow received/to be received

	<u>Present 1996</u> <u>Wastewater Flow (MGD)</u> <u>(annual average)</u>	<u>20-Year Future 2016</u> <u>Wastewater Flow (MGD)</u> <u>(annual average)</u>
Residential Flow	<u>N/A</u>	<u>N/A</u>
Commercial Flow	<u>0.019* MGD</u>	<u>0.019* MGD</u>
Industrial Flow	<u>N/A</u>	<u>N/A</u>
Inflow/Infiltration	<u>N/A</u>	<u>N/A</u>
Total	<u>0.019* MGD</u>	<u>0.019* MGD</u>

* Based on 100 GPD per camp site. More specific information unavailable at this time.

Table 13

1.	Name of the facility	<u>Toby's Hide-A-Way Campground</u>
2.	Indicate whether existing or proposed	<u>Existing</u>
3.	NJPDES Permit Number (if facility has been assigned a NJPDES number but the final permit is not yet issued, indicate as pending)	<u>NJ0089001 Pending</u>
4.	Indicate whether discharge to groundwater (DGW) or discharge to surface water (DSW)	<u>DGW</u>
5.	Name of receiving water if (DSW)	<u>Kirkwood Formation</u>
6.	Classification of receiving water	<u>N/A</u>
7.	Owner of the facility	<u>Anthony & Anna Tobia</u>
8.	Operator of the facility	<u>Anthony & Anna Tobia</u>
9.	Co-Permittee of facility (where applicable)	<u>N/A</u>
10.	Location of the facility	
	A. Municipality and County	<u>Jackson Twp., Ocean County</u>
	B. Street Address	<u>278 Clearstream Road</u>
11.	Location of the discharge	
	A. Longitude	<u>74 deg. 15 min. 45 sec.</u>
	B. Latitude	<u>40 deg. 6 min. 25 sec.</u>
12.	Present permitted flow	<u>N\A permit pending</u>
13.	Present design capacity	<u>.003 MGD*</u>
14.	Summary of population served/to be served	
	<u>Present 1996</u>	<u>20-Year Future 2016</u>
	<u>Population Served</u>	<u>Population Served</u>
	<u>30 camp sites</u>	<u>30 camp sites</u>

15. Summary of wastewater flow received/to be received

	<u>Present 1996</u> <u>Wastewater Flow (MGD)</u> <u>(annual average)</u>	<u>20-Year Future 2016</u> <u>Wastewater Flow (MGD)</u> <u>(annual average)</u>
Residential Flow	<u>N/A</u>	<u>N/A</u>
Commercial Flow	<u>0.003* MGD</u>	<u>0.003* MGD</u>
Industrial Flow	<u>N/A</u>	<u>N/A</u>
Inflow/Infiltration	<u>N/A</u>	<u>N/A</u>
Total	<u>0.003* MGD</u>	<u>0.003* MGD</u>

* Based on 100 GPD per camp site. More specific
information unavailable at this time.

Table 14

1. Name of the facility Metedeconk National Golf Course
2. Indicate whether existing or proposed Existing
3. NJPDES Permit Number (if facility has been assigned a NJPDES number but the final permit is not yet issued, indicate as pending) NJ0109193 Pending
4. Indicate whether discharge to groundwater (DGW) or discharge to surface water (DSW) DGW
5. Name of receiving water if (DSW) Kirkwood Formation
6. Classification of receiving water N/A
7. Owner of the facility Metedeconk National, Inc.\ Vista Associates
8. Operator of the facility Metedeconk National, Inc.\ Vista Associates
9. Co-Permittee of facility (where applicable) N/A
10. Location of the facility
 - A. Municipality and County Jackson Twp., Ocean County
 - B. Street Address Cedar Swamp Road & Hanna Road
11. Location of the discharge
 - A. Longitude 74 deg. 20 min. 20 sec.
 - B. Latitude 40 deg. 9 min. 20 sec.
12. Present permitted flow N\A permit pending
13. Present design capacity .0075 MGD
14. Summary of population served/to be served

<u>Present 1996</u> <u>Population Served</u> <u>100 Members</u>	<u>20-Year Future 2016</u> <u>Population Served</u> <u>300 members</u>
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15. Summary of wastewater flow received/to be received

	<u>Present 1996</u> <u>Wastewater Flow (MGD)</u> <u>(annual average)</u>	<u>20-Year Future 2016</u> <u>Wastewater Flow (MGD)</u> <u>(annual average)</u>
Residential Flow	<u>N/A</u>	<u>N/A</u>
Commercial Flow	<u>0.0075 MGD</u>	<u>*</u>
Industrial Flow	<u>N/A</u>	<u>N/A</u>
Inflow/Infiltration	<u>N/A</u>	<u>N/A</u>
Total	<u>0.0075 MGD</u>	<u>*</u>

* When Sewer Service becomes available, all on site subsurface disposal systems on the Metedeconk National Golf Course property are to be abandoned with flows redirected to the OCUA Northern OCUA Northern WPCF.

Table 15

1. Name of the facility Lakewood Rest Home
2. Indicate whether existing or proposed Existing
3. NJPDES Permit Number (if facility has been assigned a NJPDES number but the final permit is not yet issued, indicate as pending) NJ0089788 Pending
4. Indicate whether discharge to groundwater (DGW) or discharge to surface water (DSW) DGW
5. Name of receiving water if (DSW) Kirkwood Formation
6. Classification of receiving water N/A
7. Owner of the facility Vivian Nelson
8. Operator of the facility Vivian Nelson
9. Co-Permittee of facility (where applicable) N/A
10. Location of the facility
 - A. Municipality and County Lakewood Twp., Ocean County
 - B. Street Address 1143 Central Avenue
11. Location of the discharge
 - A. Longitude 74 deg. 13 min. 53 sec.
 - B. Latitude 40 deg. 5 min. 23 sec.
12. Present permitted flow N/A permit pending
13. Present design capacity .004 MGD*
14. Summary of population served/to be served

<u>Present 1996</u> <u>Population Served</u>	<u>20-Year Future 2016</u> <u>Population Served</u>
<u>22 beds</u>	<u>22 beds</u>

15. Summary of wastewater flow received/to be received

	<u>Present 1996</u> <u>Wastewater Flow (MGD)</u> <u>(annual average)</u>	<u>20-Year Future 2016</u> <u>Wastewater Flow (MGD)</u> <u>(annual average)</u>
Residential Flow	<u>N/A</u>	<u>N/A</u>
Commercial Flow	<u>0.004* MGD</u>	<u>0.004* MGD</u>
Industrial Flow	<u>N/A</u>	<u>N/A</u>
Inflow/Infiltration	<u>N/A</u>	<u>N/A</u>
Total	<u>0.004* MGD</u>	<u>0.004* MGD</u>

* Based on 175 GPD per bed. More specific information is unavailable at the present time.

It should be noted that there are a number of other sanitary discharges located in Jackson Township that appear on NJDEP records. However, these discharges are located within the Central Planning Area are to be addressed in the Wastewater Management Plan for the Jackson Township Central Planning Area. A proposed discharge in Lakewood under the name Sigmund and Edward Weinstein (NJPDES # 0069558) still appears on NJDEP records. However, correspondence with the applicant indicates that this proposal has been rejected by the NJDEP. Therefore, NJPDES # 0069558 is not included in this WMP for the Northern Planning Area. In addition, Ocean County has will not be constructing the Minimum Security Work Annex (NJPDES # 0082881) and has withdrawn its NJPDES permit. It should also be noted that the Lakewood Cogeneration Facility (NJPDES # 0074012) is listed on NJDEP records as Underground Injection-Industrial. However, since this discharge is overland flow stormwater, a facility table for this discharge number has not been included here either.

DISCUSSION OF FUTURE DOMESTIC AND INDUSTRIAL TREATMENT FACILITIES AND SEWER SERVICE AREAS

Although the majority of the Northern Planning Area is fully developed, growth will continue at various levels in each of the municipalities throughout the twenty year planning period depending upon the availability of undeveloped land and the desirability of redevelopment efforts. Jackson Township has clearly emerged as the focus of future development in the Northern Planning Area. The northern portion of Jackson and the western portion of Lakewood are not subject to the development regulations that effect the majority of Ocean County such as CAFRA and Pinelands regulation. In the eastern portion of the Planning area, growth will be slow due to a lack of undeveloped land in the Boroughs of Bay Head, Point Pleasant and Point Pleasant Beach.

A small portion of the Northern Planning Area is included in the Pinelands National Reserve and falls under the jurisdiction of the Pinelands Commission. Development in the Pinelands Area is strictly regulated. Unless designated as Regional Growth, Pinelands Towns or Pinelands Villages, new development is only permitted at densities that preclude the need for sewers. Sewer extensions that resolve public health and/or water quality degradation are permitted consistent with the applicable provisions of the Pinelands Comprehensive Management Plan. For facilities (including but not limited to, sewer connections, sewer extensions and on-site treatment plants) that are located in the Pinelands Area, as defined at N.J.S.A. 13:18A-11, the approval of the Pinelands Commission pursuant to the requirements of the CMP is required prior to construction. All facilities and activities within this WMP should be consistent with the requirements of the CMP.

The Pinelands Commission and the NJDEP Bureau of Water Allocation have expressed concern over water supply issues relating to the tapping of the Kirkwood-Cohansey Aquifer in portions of Jackson Township. These issues are to be addressed in a Watershed Management Plan for Jackson Township as set forth in the Jackson Township WMP, last amended January, 1996.

As stated above, the only change proposed for the sewer service areas in Jackson Township is the transfer of a small section of the future sewer service area of the OCUA Central WPCF to the service area of Northern WPCF. This transfer was necessitated by the realignment of the Planning Area Boundary between the Northern and Central Planning Areas. The property being transferred consists of the Ralph Clayton Property, (a proposed retirement community with a .16 MGD planning flow), an area consisting of approximately 82 existing single family homes, with a growth potential for approximately 9 more homes and a 20 acre parcel of primarily vacant property zoned Highway Commercial

with a planning flow of .005 MGD. In total, the boundary change will transfer a planning flow of .172 MGD from the designated Future Sewer Service Area of the OCUA Central WPCF to the Future Sewer Service Area of the Northern WPCF.

Consistent with the Jackson Township WMP, last amended January 1996, further major expansions to the approved sewer service area in Jackson Township, other than for the purpose of connecting properties with failing on-site septic systems as noted above, will be approved by the Department only upon preparation of a watershed management plan for the portion of the Jackson Township Wastewater Management Planning area that includes the Toms River and Metedeconk River.

In the eastern half of the Northern Planning Area, development is regulated by the NJDEP under the Coastal Area Facilities Review Act (CAFRA). Proposed developments tying into existing and proposed sewer service areas which require coastal permits must demonstrate compliance with applicable coastal policies, including, but not limited to, policies under the Rules on Coastal Zone Management (7:7E-1.1 et seq.) on Wetlands (7:7E-3.27), Wetlands Buffers (7:7E-3.28), Endangered or Threatened Wildlife or Vegetation Species Habitat (7:7E-3.38), Secondary Impacts (7:7E-6.3), Public Facility Use Policies (7:7E-7.6), Water Quality (7:7E-8.4), Ground Water Use (7:7E-8.6) and the policies under General Land Areas - Subchapter 5 (7:7E-5.1 through 5.7), in order to show consistency with New Jersey's Coastal Zone Management Program.

Although wastewater flows generated within the MRRSA District in the Manasquan basin are conveyed to the OCUA's Northern WPCF for treatment, planning for MRRSA will be addressed by the appropriate Designated Planning Agency for that area. Flows generated within the MRRSA district in the Manasquan Basin will be addressed in this document as a bulk import in the existing and projected flow calculations. A more detailed discussion of the sewer service areas within the MRRSA district in the Manasquan basin is not within the scope of this document.

Projections for residential growth in the Northern Planning area were prepared by applying the average annual increase in housing units over the last five years, as shown in Figure II, to the estimated number of existing dwelling units. The results are presented in Figure III. Projections are given by municipality for the years 2000, and 2016. Figures IV and V present the projected increase in commercial and industrial square footage for the same period. Projections for the Monmouth County municipalities were prepared by the Monmouth County Planning staff.

The designated future sewer service area in the Northern Planning Area is presented on Map 3. As a general rule, land zoned for densities of development greater than 1 dwelling unit per acre

have been designated for future sewer service. In Jackson Township, the Future Sewer Service Area is identical to that depicted in the Jackson Township WMP, last amended, January 1996, with the exception of the redirected area previously discussed. It should also be noted that there is no future sewer service planned for the Metedeconk basin portion of Freehold Township or Millstone Township.

As depicted on Map 3, areas not located within a designated sewer service area are required to develop at densities which permit the use of individual sub-surface sewage disposal systems designed for 2,000 GPD or less. On map 3, the boundary between the "future sewer service" areas and the "individual subsurface sewage disposal systems " service areas are aligned with the following features:

- Municipal Boundaries
- Roadways
- Shorelines
- Municipal Zoning Boundaries\Lot Lines

Development in areas mapped as wetlands, floodprone areas, designated river areas, or other environmentally sensitive areas may be subject to special regulation under federal or state statutes and rules. The NJDEP should be contacted for the most current requirements. The depiction of environmental features within this WMP is for general information purposes only, and shall not be construed to define the legal jurisdiction of such statutes or rules.

Pre-existing grant conditions and requirements (from NJDEP grants or loans for sewage facilities) which provide for restriction of sewer service to environmentally sensitive areas, are unaffected by adoption of this WMP and compliance is required.

Individual subsurface disposal systems for individual residences can only be constructed in depicted sewer service areas if legally enforceable guarantees are provided before such construction, that use of such systems will be discontinued when the depicted sewer service becomes available. In Ocean County, this is addressed by the local MUAs and municipal ordinances which require mandatory connection. In addition, the Ocean County Health Department will not issue a septic system permit for construction located within 200 feet of an existing sewer line.

Lakewood Township is the industrial center of the Northern Planning area and the entire County as well. It should be noted that all existing, new, or expanded industrial pretreatment facilities requiring Significant Indirect User (SIU) permits and/or Treatment Works Approvals, and which are located within a designated sewer service area, are deemed to be consistent with this WMP.

Figure II

RESIDENTIAL UNITS AUTHORIZED BY BUILDING PERMIT
Northern Planning Area 1990-1995

Municipality	1990	1991	1992	1993	1994	1995	1990-95	Average Annual Increase
Ocean County								
Bay Head	3	3	3	3	6	5	23	4
Brick	225	198	260	579	641	326	2,229	372
Jackson*	231	200	192	206	183	293	1,311	219
Lakewood	255	71	96	125	122	277	946	158
Pt. Pleasant	28	9	19	31	40	45	172	29
Pt. Pleasant Beach	3	31	6	8	10	20	78	13
Monmouth County **								
Howell*	121	303	214	218	577	485	1,918	320
Wall*	42	133	288	221	192	130	1,006	168
Freehold Township*	219	175	344	183	416	380	1,717	286
Millstone Township*	103	151	131	87	121	40	1,717	
TOTAL	1,127	1,123	1,422	1,574	2,187	1,967	9,400	1,567

* Includes portions of the Township located outside the Northern Planning Area

** Data supplied by Monmouth County Planning Board

Prepared by: Ocean County Department of Planning

Figure III

PROJECTED NUMBER OF RESIDENTIAL UNITS
Northern Planning Area

Municipality	1996 existing units	2000	2016
Ocean County			
Bay Head	1,024	1,044	1,124
Brick	31,072	32,932	40,372
Jackson*	3,853	5,097	6,305
Lakewood	18,834	19,624	22,784
Pt. Pleasant	8,178	8,495	9,075
Pt. Pleasant Beach	3,313	3,443	3,703
Monmouth County** (Metedeconk Basin)			
Howell	9,202	9,889	12,686
Freehold Township	371	399	512
Wall***	8	12	892
Millstone	269	339	617
Total	75,855	80,935	97,453

* Based on population served per Jackson Township WMP, last amended January, 1996

** Data provided by Monmouth County Planning Board

***Based on projected dwelling units reported in the Wall Twp. WMP, last amended Dec. 1989

Prepared by: Ocean County Department of Planning

Figure IV

PROJECTED INCREASE IN COMMERCIAL SQUARE FOOTAGE
Northern Planning Area

Municipality	Ave. Annual Increase	2000	2016
Ocean County			
Bay Head	0	0	0
Brick	265,000	1,060,000	5,300,000
Jackson*	127,000	508,000	2,540,000
Lakewood	83,000	332,000	1,660,000
Pt. Pleasant	5,000	20,000	100,000
Pt. Pleasant Beach	30,000	120,000	600,000
Monmouth County** (Metedeconk Basin)			
Howell	9,720	38,880	194,400
Freehold Township	168	672	3,360
Wall	0	0	0
Millstone	2,214	8,856	4,428
Total	519,888	2,079,552	10,397,760

* Includes all of Jackson Township.

** Data provided by Monmouth County Planning Board

Prepared by: Ocean County Department of Planning

Figure V

PROJECTED INCREASE IN INDUSTRIAL SQUARE FOOTAGE
Northern Planning Area

Municipality	Avg. Annual Increase	2000	2016
Ocean County			
Bay Head	0	0	0
Brick	8,000	32,000	160,000
Jackson*	2,000	8,000	40,000
Lakewood	151,000	604,000	3,020,000
Pt. Pleasant	0	0	0
Pt. Pleasant Beach	0	0	0
Monmouth County** (Metedeconk Basin)			
Howell	22,855	91,420	457,100
Freehold Township	0	0	0
Wall	0	0	0
Millstone			
Total	183,855	735,420	3,677,100

* Includes all of Jackson Township

** Data provided by Monmouth County Planning Board

Prepared by: Ocean County Department of Planning

Table 2 presents population and wastewater flow projections for the service area OCUA Northern WPCF. According to N.J.A.C. 7:15-5.18 (f), the average domestic flow from new residences shall be assumed to be 75 gallons per capita per day. For this WMP for the Northern Planning Area, residential wastewater flow projections were determined by applying this figure to projections of residential development.

The NJDEPE presents various flow rates for different non-residential uses. Commercial uses are factored at .100 gallons per square foot. This figure was utilized to determine both commercial and industrial average daily flows, since the number of employees cannot be determined at this point.

As required by the Statewide Water Quality Planning Rules, Table 2 breaks down the average daily flow to the Northern WPCF according to residential, commercial and industrial sources, as well as inflow/infiltration. It should be noted that the OCUA does not maintain records that classify existing connections into these categories. The breakdown presented in this WMP was determined through estimated amounts and percentages provided by the respective MUA's. Although the total flow for each municipality is the actual annual average daily flow metered by the OCUA, the classification into residential, commercial and industrial flow sources should be considered rough estimates. In most municipalities, the only way to break down total flow into flow classifications is through customer accounts.

Most of the inland MUAs in Ocean County estimate that inflow/infiltration accounts for approximately 5 percent of their average wastewater flow. The coastal communities have a much greater infiltration problem. Many of the sewer lines are old and unavoidably located below the water table. When wastewater flows from commercial and residential sources are calculated through the methods described above, there is a significant difference between the expected residential and commercial flows and the actual metered flows from these municipalities. Infiltration is not as significant inland. In Table 2, the metered wastewater flow in the coastal municipalities that was in excess of the calculated design flow expected from residential and commercial sources was classified as infiltration. It should be noted that the inflow\infiltration estimates shown for 1996 are reflected the future projected flows without change since inflow\infiltration estimates are incorporated into the NJDEP required flow criteria (75 gpd per capita & .100 gpd per sq. ft.) used in projecting future wastewater flows.

The flows presented in Table 2 are annual average daily flows based on the total annual flow for the year 1995. The projections indicate that future development within the designated sewer service areas of the Northern Planning Area and the MRRSA district in the Manasquan basin will require an expansion of

treatment capacity to avoid disruption in service and meet NJPDES permit limitations.

The 20 year planning flow for the OCUA Northern WPCF is 38 MGD. This 20 year planning flow is for information purposes only and shall not be used for consistency determinations. The OCUA Northern WPCF will be expanded to accommodate a flow 32 MGD. Expansion beyond 32 MGD will require an amendment to this document which will include an environmental constraints analysis, including mapping, as part of the amendment.

BASIS FOR THE SERVICE AREA DELINEATIONS

To determine land use and density designations for determining future sewer service areas the following zoning ordinances were utilized:

Borough of Bay Head Land Use Ordinance: Chapter 18

Code of the Township of Brick: Chapter 44A - Land Use

Freehold Township Land Use Plan

Howell Township Land Use Ordinance

Code of the Township of Jackson: Chapter 109 - Land Use and Development Regulations.

Revised General Ordinance of the Township of Lakewood: Chapter 18

Land Use and Development Regulations of the Township of Millstone.

Revised General Ordinances of the Borough of Point Pleasant: Chapter 109 - Land Use

Borough of Point Pleasant Beach Development Ordinance

Township of Wall Land Use Ordinance.

Zoning schedules are provided in Appendix I.

As stated above, developed areas and undeveloped upland areas zoned for commercial, industrial or residential development at densities greater than one dwelling unit per acre have been designated for sewer service.

The following data sources pertaining to environmental and land use conditions were also considered in designating future sewer service areas: 1989 and 1995 aerial photographs of the County, which were used to determine the extent of existing development; US Department of Interior National Wetlands Inventory Maps and US Flood Insurance Rate Maps, which were used to determine areas with high environmental sensitivity and therefore low development potential; Municipal Master Plans; and the Realty Atlas and Directory of Ocean County to determine public ownership of specific tracts of land.

APPENDIX A - Zoning Schedules

APPENDIX A

(Section 18-5)

SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS*

SCHEDULE OF ZONES

ZONE	MINIMUM LOT REQUIREMENTS (Interior Lots)		MINIMUM REQUIRED YARD DEPTH (In Feet).					MAXIMUM % Lot Coverage by Building	MAXIMUM Height in feet	MINIMUM GROSS FLOOR AREA(Sq.Ft.)	
			Principal Building			Accessory Building	One Story Buildings			More Than One Story Buildings	
	Area In Square Feet	Lot Width In Feet	Front Yard Depth	Each Side Yard Depth	Rear Yard Depth						Distance to any side line
R-100	10,000	100	35	10	15	10	40%	35	1,200	800	
R-50	5,000	50	20	6	10	4	40%	35	1,200	800	
R-H	5,000	50	20	6	10	4	60%	35	1,200	800	
B-1	5,000	50	20	6	20	*	60%	35	---	---	
B-2	5,000	---	20	6	25	25	60%	35	---	---	

*Accessory Buildings can occupy no more than 30% of the required yard area.

NOTE: For provisions regarding corner lots see Section 18-5, paragraphs A. through F.

Zoning Ordinance of the Township of Brick
Ocean County, New Jersey

Zone	Minimum Lot Size				Minimum Required Yard Depth				Maximum Lot Coverage by Building (percent)	Maximum Height (stories)	Maximum Height (feet)	Minimum Floor/Building Area (square feet)
	Interior Lots (square feet)	Width (feet)	Depth (feet)	Corner Lots (square feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Accessory Building (feet)				
R-R ¹	40,000	160	160	40,000	50	25	50	25	25	— ¹¹	35	—
R-20 ¹¹	20,000	100	125	25,000	40	15	50	10	25	— ¹¹	35	—
R-15 ¹¹	15,000	100	115	17,250	35	12	35	10	25	— ¹¹	35	—
R-10 ¹¹	10,000	90	100	10,500	30	6	20	5	30	— ¹¹	35	—
R-7.5¹¹	7,500	75	90	9,000	25	6	15	5	30	— ¹¹	35	—
R-5 ¹¹	5,000	50	75	6,000	20	5	15	5	40	— ¹¹	35	—
O-P	15,000	100	150	15,000	50	10	50	20	35 ^{10,11}	2	35	1,500
B-1	10,000	100	90	12,500	30	10	20	10	30 ^{10,11}	2	35	1,000
B-2	20,000	125	125	20,000	50	10	50	10 ¹	30 ^{10,11}	2	35	2,000 ¹¹
B-3	2 acres	200	200	2 acres	75	30	50	20	25 ^{10,11}	—	35	2,000
B-4 ³	5 acres	300	300	—	100	50 ^{150³}	100 ^{150³}	20	25	3	35	30,000
M-1	5 acres	300	300	5 acres	100	50	150	75	30 ^{10,11}	—	35	5,000
R-M1.2	25 acres	350	200	—	50	50	30	30	20	— ¹¹	35	—
O-P-T-2.5	40,000	160	160	40,000	50	20	50	20	25 ^{10,11}	2	35	2,000

For clarification contact Zoning Officer Sean, Kinnevy at 908-262-1041; 8:30-4:40.

NOTES:

- ¹ [Added 6-25-79 by Ord. No. 354-2B-79]
- ¹ [Added 4-22-80 by Ord. No. 354-2H-80; amended 10-14-80 by Ord. No. 354-2N-80]
- ¹ [Amended 9-23-80 by Ord. No. 354-1B-80]
- ¹ [Amended 12-9-80 by Ord. No. 354-2S-80]
- ¹ Requirements for the H-S Zone, which immediately followed these requirements, added 8-25-83 by Ord. No. 354-2SS-83, were repealed 11-5-84 by Ord. No. 354-2AAA-84.
- ¹ [Amended 11-5-84 by Ord. No. 354-2CCC-84]
- ¹ [Amended 6-24-88 by Ord. No. 354-2VWW-86]
- ¹ [Added 9-13-88 by Ord. No. 354-2TTTT-88]
- ¹ If adjacent to residential zone or use. [Added 9-13-88 by Ord. No. 354-2TTTT-88]
- ¹¹ The maximum lot coverage shall refer only to that percentage of an affected lot which is suitable for building. [Added 9-13-88 by Ord. No. 354-2TTTT-88]
- ¹¹ [Amended 9-13-88 by Ord. No. 354-2TTTT-88]
- ¹¹ [Amended 9-27-88 by Ord. No. 354-2XXX-88]

R ZONES - CORNER LQts - 150
 1. of requirements.

HOWELL TOWNSHIP LAND USE ORDINANCE

SCHEDULE OF BULK, DIMENSIONAL, HEIGHT AND RELATED REQUIREMENTS FOR THE ZONES

ZONES	Minimum Lot Area	Minimum Lot Frontage	Minimum Side Yard	Minimum Setback From Street Line	Minimum Rear Yard	Maximum Building Height	Minimum Impervious Surface Coverage	Accessory Buildings Location
ARE-6	6 ac.	200	30	50	40	30	N/A	2X
ARE-1	40,000 square ft.	180 feet	30 feet	50 feet	40 feet	30 feet	N/A	side and rear yards 2.0 times building height
ARE-2	80,000 square ft.	175 feet	30 feet	60 feet	40 feet	30 feet	N/A	same as ARE-1
ARE-3	120,000 square ft.	200 feet	30 feet	60 feet	40 feet	30 feet	N/A	same as ARE-1
R-2 detached single family	30,000 square ft.	100 Ft.	20 feet	50 feet	25 feet	30 feet	No Limit	
R-2 detached single family clustered	10,000 square ft.	100 feet	20 feet	40 feet	25 feet	30 feet	No Limit	
R-2 attached semi-attached duplex	:4500 square ft. per dwelling unit	30 feet per unit maximum 200 feet per structure	0 feet for interior units 20 feet for end units	25 feet	25 feet	30 feet	No Limit	
R-2 Agricultural & Horticultural	60,000 square ft.	100 feet	20 feet except structures housing livestock which shall be 75 feet	50 feet	40 feet except buildings housing livestock which shall be 75 ft.	30 feet	N/A	On lots of 10,000 square feet or greater, the minimum side and rear yard setbacks shall be 10 feet. On lots less than 10,000 square feet in the minimum side and rear yard setbacks shall be 5 feet. In the MC Zone, the maximum building height shall be 60 feet.
R-2 Other Uses	40,000 square ft.	100 feet	2.0 times building height	50 feet or 2.0 times building height whichever is greater	20 feet or 2.0 times building height whichever is greater	30 feet	No Limit	
R-2 detached single family	15,000 square ft.	100 Ft.	minimum of 10 feet, minimum total 25 feet	50 feet	25 feet	30 feet	No Limit	same as R-2
R-2 detached single family clustered	10,000 square ft.	75 feet	0 feet	25 feet	25 feet	30 feet	No Limit	same as R-2
R-2 attached semi-attached duplex	:4500 square ft. per dwelling unit	minimum of 30 feet per unit maximum 200 feet per structure	0 feet for interior units 8 feet for end units	25 feet	25 feet	30 feet	No Limit	same as R-2
R-2 Agricultural & Horticultural	60,000 square ft.	100 feet	20 ft. except structures housing livestock which shall be 75 feet	50 feet	40 feet	30 feet	N/A	same as R-2
R-2 Other Uses	40,000 square ft.	100 feet	2.0 times building	50 feet or 2.0 times	20 feet or 2.0	30 feet	No Limit	same as R-2

10'-8"

SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS

LAND USE AND DEVELOPMENT REGULATIONS - CHAPTER 109

JACKSON TOWNSHIP

District	Area (sq. ft.)	Lot Width (feet)	Lot Frontage (feet)	Lot Depth (feet)	Front Setback (feet)	Maximum Building Coverage
R-1 - Residential Zone	43,500	150	75	200	40	15%
R-2 - Residential Zone	87,120	200	100	250	60	15%
R-3 - Residential Zone	130,680	250	150	400	90	15%
R-9 - Residential Zone	9,000	75	40	110	30	35%
R-15 - Residential Zone	15,000	100	50	130	35	35%
R-20 - Residential Zone	20,000	120	65	150	45	35%
MF - Multifamily Zone (Tract Area 435,600)	2,800	35	200	200	100	14A
MHP - Mobile Home Park Zone	435,600	100	15A	15A	15A	8 units per acre
PRC - Planned Retirement Community Zone	5000	55	40	85	25	4 units per acre
PMURD - Planned Mixed Use Residential Zone	12,500	90	50	120	40	20%
PMUD - Planned Mixed Use Development Zone	10,000	80	40	110	35	40%
HC - Neighborhood Commercial Zones	20,000	125	125	150	60	25%
HC - Highway Commercial	40,000	175	175	200	60	30%
RC - Recreation Commercial Zone	65,340	200	200	200	100	25%
OR - Office/Research Zone	5 acres	400	200	400	150	25%
LM - Commercial Office/Light Industrial Zone	3 acres	300	150	300	100	40%
I - Industrial	2 acres	200	125	200	100	40%
PINELANDS AREA REQUIREMENTS						
PA - Preservation Area Zone	3.2 acres	250	N/A	400	200	N/A
FA-1 - Forest Zone	3 acres	250	N/A	400	200	N/A
FA-2 - Forest Zone	32 acres	250	200	500	200	N/A
FA-3 - Forest Zone	3.2 acres	250	200	500	200	N/A
RD - Rural Development Zone	3.2 acres	250	N/A	400	80	14A
ME - Military Installation Zone	N/A	15A	15A	15A	15A	14A
PV - Pinelands Village Zone (with Sewers)	1 acre	125	15A	250	50	N/A
PV - Pinelands Village Zone (without Sewers)	3.2 acres	250	15A	400	80	N/A
RG-1 - Regional Growth Zone (without PDCs)	3.2 acres	250	200	400	90	3.2 units per acre
RG-1 - Regional Growth Zone (with PDCs)	1 acre	150	130	200	40	1.5 units per acre
RG-2 - Regional Growth Zone (without PDCs)	3.2 acres	250	200	400	80	2.3 units per acre
RG-2 - Regional Growth Zone (with sewers, but without PC	12,000	100	60	120	35	3.5 units per acre
RG-2 - Regional Growth Zone (with PDCs & large tract)	10,000	100	60	100	30	0.2 units per acre
RG-3 - Regional Growth Zone (without PDC)	3.2 acres	250	200	400	80	2.5 units per acre
RG-3 - Regional Growth Zone (with PDCs)	12,000	100	80	120	35	6 units per acre
RG-3 - Regional Growth Zone (with PDCs & large tract)	7,500	75	60	100	30	0.4 units per acre
RG-4 - Regional Growth Zone (without sewers)	2.2 acres	250	200	400	80	2.5 units per acre
RG-4 - Regional Growth Zone (with sewers)	5,000	50	50	100	25	14A
PVC-1 - Pinelands Village Commercial Zone	20,000	100	12A	12A	60	14A
PVC-2 - Pinelands Village Commercial Zone	20,000	100	12A	12A	60	14A
PGC-1 - Regional Growth Commercial Zone	20,000	100	12A	12A	60	14A
PGC-1 - Regional Growth Commercial Zone	20,000	100	12A	12A	60	14A
PM-1 Pinelands Manufacturing Zone	2 acres	15A	200	14A	80	50%

* Uses and densities permitted within the Pinelands Area vary considerably within each zone, depending on the use of Pinelands Development Credits (PDCs).

For specific requirements, see refer to the actual Code.

Prepared by Ocean County Department of Planning

SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS **Township of Millstone, Monmouth County New Jersey**

Zone	Minimum Lot Requirements				Minimum Yard Requirements								Lot Coverage Maximum (%)	Building Coverage Max. (%)	Building Height (feet)	Max. Stories
	Area (Sq. Ft.)	Lot Width (Feet)	Lot Frontage (Feet) (1)	Lot Depth (Feet)	Principal Building				Accessory Bldg.							
					Front (feet)	Rear (feet)	Each Side (feet)	Both Sides (feet)	Side (feet)	Rear (feet)						
R-170	170,000	250	250	---	75	75	40	100	20	25	25	20	10	40	3	
R-130	130,000	250	250	---	75	75	40	100	20	25	25	20	10	40	3	
R-80	80,000	200	200	---	50	50	30	60	15	20	20	20	10	35	2	
R-20	20,000	125	125	---	50	50	20	40	10	10	10	35	15	35	2	
NC	40,000	150	150	200	75	50	30	60	10	10	10	70	30	35	2	
HC	130,000	250	250	300	100	75	40	100	20	25	25	70	30	40	3	
CI	130,000	250	250	300	100	75	40	100	20	25	25	70	40	40	3	
BP	130,000	250	250	---	75	100	50	125	40	75	75	70	40	40	3	
RC	10 acres	250	250	---	100	50	50	125	50	50	50	10	5	30	1	

Note: See Section 35-23 for additional regulations. Notwithstanding anything to the contrary set forth in the Section above, no subdivision subdivision shall be allowed of any lot or lots within a development previously approved pursuant to the "Woody Lane" development regulations if such subdivision would result in any of the bulk requirements set forth in the "Woody Lane" development section applicable to that particular Zoning District being violated, unless appropriate variance relief is granted by the Planning Board.

(1) In the case of lots fronting on the turnaround of a cul-de-sac street or fronting on any other curved street with an alignment whose outside radius is less than five hundred (500) feet, the lot frontage only, as distinguished from lot width, may be equal to no less than 70% of the lot frontage as set forth above. Where frontage is so permitted to be reduced, the lot width at the building setback line shall not be less than the required minimum lot frontage.

Adopted: 9 / 4 / 90 by Ordinance 96 - 15; Revised 10 / 2 / 96 by Ordinance 96 - 16; Revised 11 / 6 / 96 by Ordinance 96 - 17.

ZONING

SCHEDULE OF GENERAL REGULATIONS

Minimum Yard Requirements

Zone	Minimum		Principal Building			Accessory			Percent		Minimum		Minimum	
	Requirements		Lot			Side			Maximum		Floor		Parking	
	Sq. Ft.	Ft.	Front	Rear	One	Both	Rear	Side	Lot	Height	Area	Floor	Ratio	Requirement
A-1	2 acres	200	50	20	15	40	10	10	20	30	1,200	—	—	2 spaces/d.u.
R-40	40,000	150	50	20	15	40	10	10	20	30	1,200	—	—	2 spaces/d.u.
R-20	20,000	100	30	20	10	25	10	10	25	35	1,500	—	—	2 spaces/d.u.
R-15	15,000	100	30	20	10	25	10	10	25	35	1,200	—	—	2 spaces/d.u.
R-12	12,000	90	30	20	10	25	10	10	25	35	1,200	—	—	2 spaces/d.u.
R-12A	12,000	75	30	20	10	25	10	10	25	35	800	—	—	2 spaces/d.u.
R-10	10,000	75	30	20	10	25	10	10	25	35	1,000	—	—	1 space/d.u.
R-7.5	7,500	50	25	15	7	15	7	7	30	35	800	—	—	1 space/d.u.
R-M	10,000	75	25	15	12	25	7	7	35	65	750	0.8	0.8	1 1/2 space/d.u.
H-1	10,000	75	25	15	12	25	7	7	35	65	—	0.8	0.8	1 space for each rental unit
B-1	—	—	15	10	7	15	5	5	—	35	—	—	—	SEE
B-2	—	—	—	10	7	15	5	5	—	65	—	—	—	RELATED
B-3	20,000	150	50	30	30	60	30	30	25	45	—	—	—	SECTION
B-4	10,000	100	15	10	10	20	5	10	—	45	—	—	—	—
B-5	2 acres	200	100	50	50	100	30	30	30	50	—	—	—	—
M-1	3 acres	300	50/100	30	30	70	10	10	40	65	—	—	—	—

SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS

CHAPTER 19 - LAND USE BOROUGH OF POINT PLEASANT

District	Area (sq. ft.)	Lot Width (feet)	Front Yard Setback	One Side Yard	Both Side Yards	Rear Yard	Maximum Percentage of Lot Coverage
R-1 - Residence District	9,000	75	30	10	20	30	20%
R-2 - Residence District	7,500	75	25	5	10	15	40%
R-3 - Residence Office District	7,500	75	25	5	10	10	40%
R-4 - Hospital-Residential District	7,500	75	25	10	20	10	40%
R-4-A - Hospital-Residential District	20,000	75	25	10	20	10	40%
R-5 Residence Multi-Family District	7,500	75	25	5	10	10	35%
C-1 Retail Districts	"	"	35	5	10	15	35%
C-2 Service Districts	15,000	100	35	10	20	25	35%
C-3 Commercial Multi-Family District	"	"	35	5	10	15	35%
Waterfront Commercial & Manufacturing District	10,000	80	20	10	20	20	35%
C-S Community Services District	15,000	100	35	30	15	30	65%

* Lot Area 7,500 - 10,000 depending on the use.

** Lot Width 75 - 100 feet, depending on the use.

Prepared by Ocean County Department Of Planning.

SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS

CHAPTER 19 - DEVELOPMENT

BOROUGH OF POINT PLEASANT BEACH

District	Area (sq. ft.)	Lot Width (feet)	Front Yard Setback	One Side Yard	Both Side Yards	Rear Yard	Maximum Percentage of Lot Coverage
LR - Low Density Single Family Residential	15,000	75	"	15	30	50	25%
SF-5 - Moderate Density Single Family Residential	5,000	50	"	5	10	30	30%
HR - High Density Residential District.	(Garden Apartments - 12 units per acre, Townhouses - 8 units per acre. See Chapter 19-9.)						
RR-Resort Residential (Single Family)	5,000	50	"	5	10	30	30%
RR-Resort Residential (Other permitted uses)	10,000	100	"	5	10	30	30%
GC - General Commercial	5,000	50	"	Attached	Attached	20	70%
Highway Commercial	10,000	100	"	10	20	20	50%
RC - Resort Commercial	10,000	100	"	5	10	35	40%
MC - Marine Commercial (Single Family)	5,000	50	"	5	10	30	30%
MC - Marine Commercial (General)	10,000	100	"	10	20	20	40%
MC - Marine Commercial (Marinas)	15,000	100	"	25	50	25	40%

* The front yard must be determined on the basis of average front yard depth within the block for adjacent block if there are no existing buildings on the block.
Prepared by Ocean County Department Of Planning

WALL TWP.

SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS

ZONE	MAXIMUM DENSITY FOR MAJOR SUBDIVISIONS (DWELLING UNITS PER ACRE)	MINIMUM LOT AREA (IN SQUARE FEET EXCEPT AS NOTED)		MINIMUM LOT DIMENSIONS (IN FEET) - - -				MAXIMUM LOT COVERAGE (%)	MINIMUM YARD DEPTHS (IN FEET) - - - -						MAXIMUM BUILDING HEIGHTS				MINIMUM 31 PRINCIPAL FLOOR AREA (IN SQUARE FEET)
MEAN WIDTH		FRONTAGE		DEPTH		ALL ACCESSORY BUILDINGS	PRINCIPAL BUILDINGS			ACCESSORY BLDG.			PRINCIPAL BUILDINGS		ACCESSORY BUILDINGS		HABITABLE FLOOR AREA		
INTERIOR LOT	CORNER LOT	LOT	CORNER LOT	LOT	FRONT YARD		SIDE YARD	REAR YARD	FRONT YARD	SIDE YARD	REAR YARD	STORIES	FEET	STORIES	FEET				
R-R	—	2 Ac.	2 Ac.	200	200	150	200	15	50	30	50	10	10	2½	35	1	16	1-1400 1½-1600 2-1800 2½-2000	
R-60	0.6	60,000	60,000	200	200	125	200	20	50	20	40	10	10	2½	35	1	16	1-1400 1½-1600 2-1800 2½-2000	
R-30	1.2	30,000	30,000	150	150	100	165	25	40	20	35	10	10	2½	35	1	16	1-1400 1½-1600 2-1800 2½-2000	
R-20	1.7	20,000	22,500	110	125	80	150	30	30	10	25	5	5	2½	35	1	16	1-1400 1½-1600 2-1800 2½-2000	
R-10	—	10,000	12,000	100	120	70	100	30	30	10	15	5	5	2½	35	1	16	1-1400 1½-1600 2-1800 2½-2000	
B-1	—	20,000	25,000	100	125	100	165	35	50	20	25	20	25	2½	35	1	20	1-1400 1½-1600 2-1800 2½-2000	
B-2	—	20,000	25,000	100	125	100	165	35	50	20	25	10	10	2½	35	1	20	1-1400 1½-1600 2-1800 2½-2000	
B-3	—	40,000	40,000	150	150	150	165	35	50	20	25	10	10	3	40	1	20	1-1400 1½-1600 2-1800 2½-2000	
M-1	—	2 Ac.	2 Ac.	200	200	200	350	50	100	25	25	25	25	3	40	1	20	1-1400 1½-1600 2-1800 2½-2000	
M-2	—	2 Ac.	2 Ac.	200	200	200	350	35	100	25	25	25	25	3	40	1	20	1-1400 1½-1600 2-1800 2½-2000	
R-O-L	—	5 Ac.	5 Ac.	—	—	300	500	35	100	50	75	25	50	3	40	1	20	1-1400 1½-1600 2-1800 2½-2000	
R-D	—	5 Ac.	5 Ac.	—	—	300	500	35	100	—	75	25	50	6	40	1	20	1-1400 1½-1600 2-1800 2½-2000	