

29. SOUTH TOMS RIVER BOROUGH

Component of the Ocean County Wastewater Management Plan
Replacing All Previously Adopted Wastewater Management Plans

Submitted By

The Ocean County Board of Chosen Freeholders | January 8, 2015

Approved By

The New Jersey Department of Environmental Protection |

Prepared By

The Ocean County Department of Planning

129 Hooper Avenue, P.O. Box 2191

Toms River, NJ 08754-2191

(732) 929-2054



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I. Overview of Municipality

Founded in 1927, the Borough of South Toms River is the most recently incorporated municipality in Ocean County. Located in the central portion of the County, the Borough is situated on the south bank of the Toms River. It is bordered by Berkeley Township to the north and west, and by Beachwood Borough to the south. Toms River Township lies across the Toms River to the northeast. The Borough covers 1.20 square miles (766.12 acres) of land.

South Toms River is bifurcated by the boundary of the Pinelands Comprehensive Management Plan Area. This boundary runs north from the municipal border with Beachwood Borough along the Garden State Parkway. Upon reaching the Parkway's Exit 80 interchange, the boundary turns west and proceeds out of the Borough along a disused railroad line at its northern border with Berkeley Township. All land west and south of this boundary (359.31 acres) lies within a Pinelands Regional Growth Area. The balance of the Borough's land, to the east and north of this boundary, lies with the CAFRA zone.

In 2010, South Toms River had a population of 3,684 people according to the U.S. Census Bureau. The Borough experiences almost no seasonal fluctuation in population; the 2010 Census recorded a total of 1,160 housing units, of which there were 62 vacant units, and of these, only 4 were seasonally vacant units. NJTPA currently projects that South Toms River's population will increase to 4,597 by 2035. The Borough's current wastewater conveyance infrastructure should be sufficient for the foreseeable future.

II. Environmental and Other Land Features

Map 1 depicts the environmental features that are required for determining future sewer service areas. In accordance with NJDEP policy, only existing development and vacant land that is not affected by regulated environmental constraints may be included in the sewer service area.

South Toms River is forested on the outskirts of its developed areas, and most extensively along its southern boundary with Beachwood Borough. Wetlands are also present in this southern portion of the municipality, mostly along the course of Jakes Branch. Additional wetlands are located proximate to the Toms River. There are no preserved farms or Natural Heritage Priority Sites in the Borough.

Table 1 provides a breakdown of the Borough's land area where further growth is constrained by environmental features. In accordance with NJDEP policy, the Borough maintains a number of Ordinances intended to protect these environmentally sensitive features. Table 2 provides a listing of the municipal plans and ordinances required for consideration in designating sewer service areas in accordance with NJDEP policy. A more detailed description of the NJDEP policies governing the designation of sewer service areas is included in the County Document of this WMP.

Table 1: Environmental Features		
Environmental Feature	Acreage	Percent of Municipality
Wetlands	101.73	12.88%
Public Open Space/Recreational Areas	11.73	1.49%
Habitat T&E	118.05	14.95%
Natural Heritage Priority Sites	0.00	0.00%
Riparian Zones	42.91	5.43%
Preserved Agriculture	0.00	0.00%
Surface Water	51.46	6.52%

Table 2: Status of Municipal Ordinances

Ordinance	Code	Date Adopted
Zoning	Chapter 26, Article VI	1975
Master Plan		2012
Stormwater [County - MSWMP]	Chapter 24	9/19/2011 [10/20/2006]
Riparian Zone	N/A	N/A
Septic System Maintenance	N/A	N/A
Dry Conveyance	N/A	N/A
Septic Connections	Chapter 18.4	1975
Source: http://clerkshq.com/default.ashx?clientsite=SouthTomsRiver-nj		

III. Existing Infrastructure and Areas Served By Wastewater Facilities

All existing development in South Toms River is connected to the existing sewer system. Wastewater is collected through the Borough's lateral lines, which connect to one of two OCUA interceptors. The first of these interceptors enters the Borough from Berkeley Township just north of where the Garden State Parkway crosses Magnolia Avenue, and just south of the Toms River. This interceptor carries wastewater east along Magnolia Avenue and Center Street, turns southeast near Flint Road, and converges with a second interceptor near the municipal boundary with Beachwood Borough. This second interceptor originates where Jakes Branch is crossed by Double Trouble Road (Route 619). It then roughly follows the course of Jakes Branch heading northeast, converges with the first line near the intersection of Surf Avenue and Flint Road. From this point of convergence, a force main carries the municipality's wastewater southeast into Beachwood Borough. From there, wastewater is conveyed to OCUA's CWPCF in Berkeley Township. There are no lift or pump stations in the Borough.

Existing Areas Served By Wastewater Facilities

Map 2 presents the areas actively served by existing wastewater facilities. "Sewered Areas" denotes that collection lines exist in the indicated areas and that these properties are either connected, or have all regulatory approvals necessary to be connected. Sewer service areas may include industrial businesses that discharge process and/or sanitary wastewater to the collection system for treatment by a facility not owned by that business.

Areas to Be Served By Wastewater Facilities

Map 3 presents the adopted sewer service area. There are 40.83 acres of developable land, of which 14.68 acres are zoned as residential and 26.15 acres are zoned as commercial. There is no developable land zoned for industrial uses in South Toms River. All development west of the Garden State Parkway is under the jurisdiction of the Pinelands Commission. Local zoning is presented in Map 4, while Map 5 displays the boundaries of both the Pinelands and CAFRA. The Delta Map displays the changes to South Toms River's sewer service area.

Septic Systems (Individual Subsurface Sewage Disposal Systems)

All of the developed and developable land in the Borough is included in the designated sewer service area. There are no septic systems in South Toms River. However, because South Toms River is a non-urban municipality, a nitrate dilution model analysis has been conducted (See Section V).

Existing Areas Served By Public Water Supply Facilities

South Toms River's drinking water is diverted from the Kirkwood-Cohansey Aquifer via two wells. The system is operated by the New Jersey American Water Company, which is based in the Ortley Beach section of Toms River Township. Map 6 shows the Borough's current potable water

conveyance system. The area covered by blue cross-hatching denotes that distribution lines exist, and that these properties are either connected to the corresponding public water purveyor or have all regulatory approvals necessary to be connected with no further review.

IV. On-Site, Non-Industrial Wastewater Facility Tables

There are no NJPDES permitted facilities which discharge to ground water located in this municipality.

V. Future Wastewater and Water Demand

Municipal Zoning

Table 3: Summary of Zones			
Zone Name	Zone Description	Municipal Area (ac)	Available Land (ac)
B1	Commercial	42.65	0.95
BD	Commercial	17.98	4.50
HD	Highway Commercial	53.10	20.48
ML	Public	171.37	0.00
MR	Marina	4.96	0.00
R10	Residential	52.50	10.35
R15	Residential	31.06	1.11
R7	Residential	209.05	3.44

“Municipal Area” includes both developed and undeveloped parcels. “Available Land” parcels are those where no development exists and the land has not been restricted by regulation or dedicated open space or agricultural preservation programs.

Calculating Future Wastewater and Water Supply Needs and Capacity

Using the information provided above regarding existing wastewater and water supply facilities, sewer service area delineation, environmentally sensitive areas, and municipal zoning to formulate growth projections, an analysis of wastewater and water supply demands was performed to determine whether existing infrastructure capacity or zoning is the constraining factor. Where zoning is more restrictive than wastewater and water supply capacity and does not conflict with the environmentally sensitive areas, no further action is needed. Where the demand projections exceed available wastewater treatment or water supply capacity, either the projections must be reduced (such as through a reduced sewer service area or reduction in zoning density) or capacity increased.

Table 4: Wastewater Flow Directed to OCUA Facilities	
CWPCF	
Source	(MGD)
Existing Flow	0.206
Projected Residential	0.012
Projected Commercial	0.001
Total Future Planning Flow	0.219

Municipal Demand Projections (Non-Urban)

Following NJDEP protocol for determining urbanized areas, South Toms River Borough was found to be non-urban. In non-urban municipalities, it is anticipated that development of vacant land will be the predominant factor in determining future wastewater treatment needs. Further, because external market and economic forces, such as interest rates, are a dominant factor in determining the rate of construction, this analysis assesses the ability to provide wastewater treatment while protecting surface and ground water quality for the entire projected build-out allowable by zoning.

Future Wastewater from Sewer Service Areas

In designated sewer service areas, the following features have been removed prior to the application of zoning to the undeveloped land area because they are unlikely to generate wastewater in the future: wetlands, riparian zones, permanently preserved farmland, permanently preserved open space, and cemeteries. The existing zoning is then applied to the remaining developable land area within the sewer service areas to project a build-out condition for use in estimating the future wastewater management needs of each sewer service area. The build-out data is then converted to a projected future wastewater flow by applying the planning flow criteria from N.J.A.C. 7:14A based on the type of development projected.

Table 5 provides a breakdown of the acreage of land available for development (i.e., either undeveloped or underdeveloped, and not constrained due to environmentally sensitive areas) by Planning Area, based on the build-out analysis.

Table 5: Additional Development at Build Out (Sewer)				
Planning Area	Developable Area (Acres)	Residential Area (Acres)	# of Units Residential	Commercial Area (Square Feet)
Central	8.48	8.10	38.45	16,640.35

Septic System Development within the Sewer Service Areas

Individual subsurface sewage disposal systems (ISSDS) 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. This applies to ISSDS that require certification from the Department under the Realty Improvement Sewerage and Facilities Act (N.J.S.A. 58:11-23) or individual Treatment Works Approval or New Jersey Pollutant Discharge Elimination System Permits (under N.J.A.C. 7:14A). It also applies to ISSDS which require only local approvals. South Toms River Borough has adopted municipal ordinance Chapter 18.4, which is applicable to septic connection (See Table 2).

Future Wastewater Outside of Sewer Service Areas

All lands not mapped within the sewer service area are designated as septic areas, and must demonstrate that the zoning meets the nitrate planning standard of 2 mg/L on a HUC11 basis. The total acreage available for future septic development was determined through GIS analysis by subtracting the sewer service area, developed parcels, NJPDES permitted sites, and all environmentally sensitive lands including critical habitat, wetlands, and riparian zones. The total new septic units allowable under current zoning regulations were then determined by applying each zoning district's density standards to the developable septic area parcels. Commercial acreage was converted to units by first expressing acreage as square feet, then applying the following formula:

Formula: Calculating New Septic Non-Residential Units

$$\text{New Septic Non-Residential Units} = ((\text{Square Feet}) \times (\text{Building Lot Coverage})) \times (0.125 \text{ Gallons/Day})$$

500

The results of this analysis, which are further broken out by HUC11, are as follows:

Table 6: Additional Development at Build Out (Septic)						
HUC 11	Residential Area (Acres)	# of Units Residential	Commercial Area (Acres)	# of Units Commercial	Total Acres	Total New Units
02040301080	5.60	22.89	1.87	7.11	7.47	30.00
Totals	5.60	22.89	1.87	7.11	7.47	30.00

Nitrate Dilution Analysis

To determine the number of additional septic units each HUC11 can accommodate, the County utilized a nitrate dilution model developed by the NJDEP, which like the septic build out calculations, also involved GIS analysis. The nitrate dilution analysis was performed in similar fashion except that preserved land and publicly owned open space were included in the build-out analysis. This is due to the fact that while these areas will not be developed, they still contribute to the dilution of nitrate in groundwater. Factors such as marginal soils or topography for all lands were taken into consideration when calculating the maximum average density allowable.

This analysis used NJDEP's nitrate-nitrogen target of 2 mg/L, with the assumption that all ammonium and other nitrogen compounds are converted to nitrate within the property, and that the nitrate concentrations dilute evenly across the HUC11. These assumptions are implicit in the nitrate dilution model developed by the NJDEP. The results of the nitrate dilution analysis are shown in the following table:

Table 7: Nitrate Target				
HUC 11	Septic Density	Acres	New Units Nitrate Dilution	New Units Zoning
02040301080	4.9	6.14	1.25	30.00

The Borough, the County of Ocean, and the NJDEP are aware of the discrepancy between current municipal zoning regulations and nitrate dilution capacity in South Toms River's portion of HUC11 02040301080. However, rezoning or other restrictions on future septic development may not be necessary. For the purposes of this analysis, it is inconsequential if one municipality's zoning exceeds its allocation, provided that the larger HUC11 does not exceed the total sustainable development. This is the case in 02040301080; the cumulative number of non-sewered units allowed by current municipal zoning throughout the HUC11, inclusive of South Toms River Borough, is less than the HUC11's total capacity for development while maintaining optimal nitrate dilution. Information on this HUC11's septic build out projections, including zoning and assimilative capacity for each component municipality, is presented in the County Document of this WMP.

Public Water Supply Availability

There are no public water utilities based in South Toms River Borough. United Water Toms River, based in Toms River Township, supplies the municipality with potable water.

Source: NJDEP Division of Water Supply & Geoscience

VI. Mapping Requirements

Please see the following pages for all municipal mapping requirements.

"Locations of future pump stations, major interceptors, and trunk sewers are being provided for general information only and will not serve as the basis for any future consistency determinations or permit reviews unless the pump station, major interceptor or trunk sewer is part of a State or federally funded project."

"Pursuant to N.J.A.C. 7:15, Riparian zones are: 300 feet from top of bank (or centerline of a first order stream where no bank is apparent) for waters designated as Category One and all upstream tributaries within the same HUC 14; 150 feet for waters designated Trout Production and all upstream waters; 150 feet for water designated Trout Maintenance and all upstream waters within one linear mile as measured along the length of the regulated water; 150 feet for any segments of water flowing through an area that contains documented habitat for a threatened or endangered species of plant or animal, which is critically dependent on the surface water body for survival, and all upstream waters (including tributaries) within one linear mile as measured along the length of the surface water body; 150 feet for waters that run through acid-producing soils; and, 50 feet for all waters not designated as C1, trout waters, critically water dependent Threatened and/or Endangered Species Habitat, or associated with acid soils."

"Surface waters that are designated Category One are listed in the Surface Water Quality Standards at N.J.A.C. 7:9B. The Department's "Surface Water Quality Standards" GIS data layer was utilized to determine these waters. The applicable 300 foot buffer has been applied to these waterways and removed from the proposed sewer service areas on the mapping. Lesser width buffers have not been graphically removed from the sewer service area but are not proposed for sewer service. [Counties may map out the lesser with buffers also but the 300' buffers are the minimum, the lesser buffers are removed during the build-out analysis.] Jurisdictional determinations by the Department will be utilized to determine the extent of the sewer service area on individual lots."

"Furthermore, compliance with the riparian zone standard has been demonstrated by the adoption of municipal Riparian Corridor Ordinances, which have been updated to be in compliance with the Flood Hazard Control Act Rules (N.J.A.C. 7:13) and Water Quality Management Rules (N.J.A.C. 7:15), was adopted on 06/10/1974."

"All existing, new, or expanded industrial pretreatment facilities requiring Significant Indirect User (SIU) permits and/or Treatment Works Approvals, and which are located within the specified sewer service area, are deemed to be consistent."

"Pre-existing grant conditions and requirements (from Federal and State grants or loans for sewerage facilities) which provide for restriction of sewer service to environmentally sensitive areas, are unaffected by adoption of this WMP and compliance is required. Please see municipal WMP Chapters for the existence of any applicable environmentally sensitive areas in which Federal 201 grant limitations prohibit the extension of sewer service."

"Individual subsurface sewage disposal systems (ISSDS) 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. This applies to ISSDS that require certification from the Department under the Realty Improvement Sewerage and Facilities Act (NJSA 58:11-23) or individual Treatment Works Approval or New Jersey Pollutant Discharge Elimination System Permits (under NJAC 7:14A). It also applies to ISSDS which require only local approvals. Compliance with the connection requirement has been demonstrated through the adoption of Borough of South Toms River municipal code Chapter 18.4."

"Development in areas mapped as wetlands, flood prone areas, suitable habitat for endangered and threatened species as identified on the Department's Landscape Maps of Habitat for Endangered, Threatened and Other Priority Wildlife as Rank 3, 4, and 5, Natural Heritage Priority Sites, riparian zones, steep slopes, or designated river areas may be subject to special regulation under Federal or State statutes or rules, and interested persons should check with the Department for the latest information. Depiction of environmental features shall be for general information purposes only, and shall not be construed to define the legal geographic jurisdiction of such statutes or rules."

"Areas located within the watershed of a Freshwater One (FWI) stream, as classified in the Surface Water Quality Standards, and/or that have Class I-A ground water (Ground Water of Special Ecological Significance), as classified in the Ground Water Quality Standards, are identified as "Non-degradation water area based on the Surface Water Quality Standards at N.J.A.C. 7:7B, and/or the Ground Water Quality Standards at N.J.A.C. 7:9-6". Where this requirement has been studied and reviewed as part of the WMP process this classification appears on Map #3. Non-degradation water areas shall be maintained in their natural state (set aside for posterity) and are subject to restrictions including, but not limited to, the following: 1) DEP will not approve any pollutant discharge to ground water nor approve any human activity which results in a degradation of natural quality except for the upgrade or continued operation of existing facilities serving existing development. For additional information please see the Surface Water Quality Standards at N.J.A.C. 7:9B, and/or the Ground Water Quality Standards at N.J.A.C. 7:9-6."

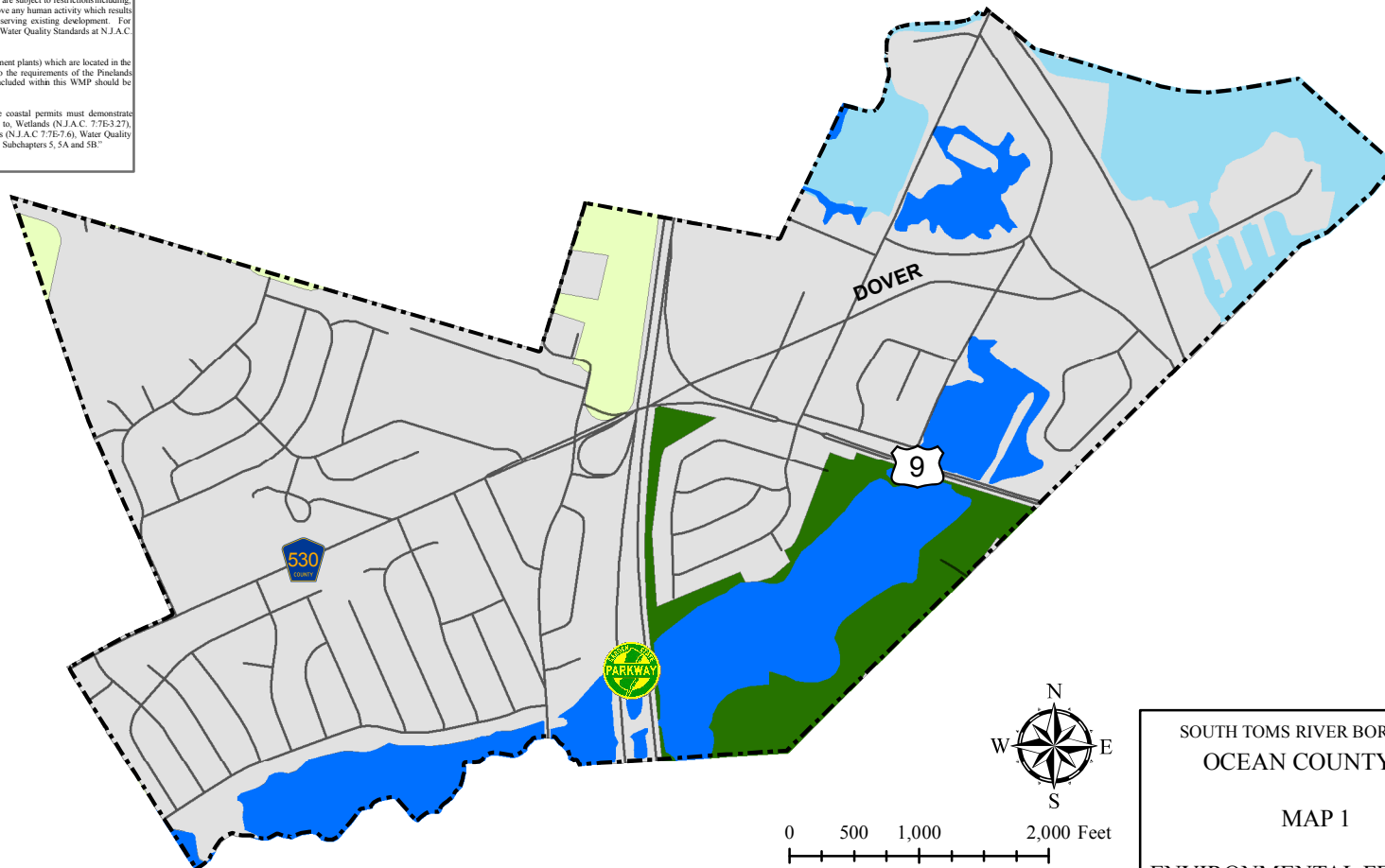
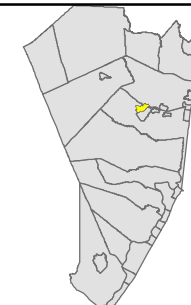
"For facilities (including but not limited to sewer connections, sewer extensions and on-site treatment plants) which are located in the Pinelands Area, as defined at N.J.S.A. 13:18A-11, the approval of the Pinelands Commission pursuant to the requirements of the Pinelands Comprehensive management Plan (CMP) is required prior to construction. All facilities and activities included within this WMP should be consistent with the requirements of the CMP."

"Proposed developments tying into existing and proposed sewer service areas which require coastal permits must demonstrate compliance with all applicable sections of the Coastal Zone Management rules including, but not limited to, Wetlands (N.J.A.C. 7:7E-3.27), Wetlands Buffers (N.J.A.C. 7:7E-3.38), Secondary Impacts (N.J.A.C. 7:7E-6.3), Public Facility Use Policies (N.J.A.C. 7:7E-7.6), Water Quality (N.J.A.C. 7:7E-8.4), Ground Water Use (N.J.A.C. 7:7E-8.6) and the policies under General Land Areas rules, Subchapters 5, 5A and 5B."

Prepared by: Ocean County Department of Planning, December 2012
Sources: New Jersey Department of Environmental Protection

Legend

- Roads
- Wetlands
- Forest (Rank 3)
- Forest (Rank 4)
- Surface Water



0 500 1,000 2,000 Feet
1 inch = 1,400 feet

SOUTH TOMS RIVER BOROUGH
OCEAN COUNTY, NJ

MAP 1

ENVIRONMENTAL FEATURES

"Locations of future pump stations, major interceptors, and trunk sewers are being provided for general information only and will not serve as the basis for any future consistency determinations or permit reviews unless the pump station, major interceptor or trunk sewer is part of a State or federally funded project."

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"Surface waters that are designated Category One are listed in the Surface Water Quality Standards at N.J.A.C. 7:9B. The Department's "Surface Water Quality Standards" GIS data layer was utilized to determine these waters. The applicable 300 foot buffer has been applied to these waterways and removed from the proposed sewer service areas on the mapping. Lesser width buffers have not been graphically removed from the sewer service area but are not proposed for sewer service. [Counties may map out the lesser with buffers also but the 300' buffers are the minimum, the lesser buffers are removed during the build-out analysis.] Jurisdictional determinations by the Department will be utilized to determine the extent of the sewer service area on individual lots."

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"For facilities (including but not limited to sewer connections, sewer extensions and on-site treatment plants) which 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 Pinelands Comprehensive management Plan (CMP) is required prior to construction. All facilities and activities included within this WMP should be consistent with the requirements of the CMP."

"Proposed developments tying into existing and proposed sewer service areas which require coastal permits must demonstrate compliance with all applicable sections of the Coastal Zone Management rules including, but not limited to, Wetlands (N.J.A.C. 7:7E-3.27), Wetlands Buffers (N.J.A.C. 7:7E-3.38), Secondary Impacts (N.J.A.C. 7:7E-6.3), Public Facility Use Policies (N.J.A.C. 7:7E-7.6), Water Quality (N.J.A.C. 7:7E-8.4), Ground Water Use (N.J.A.C. 7:7E-8.6) and the policies under General Land Areas rules, Subchapters 5, 5A and 5B."

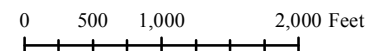
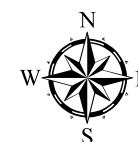
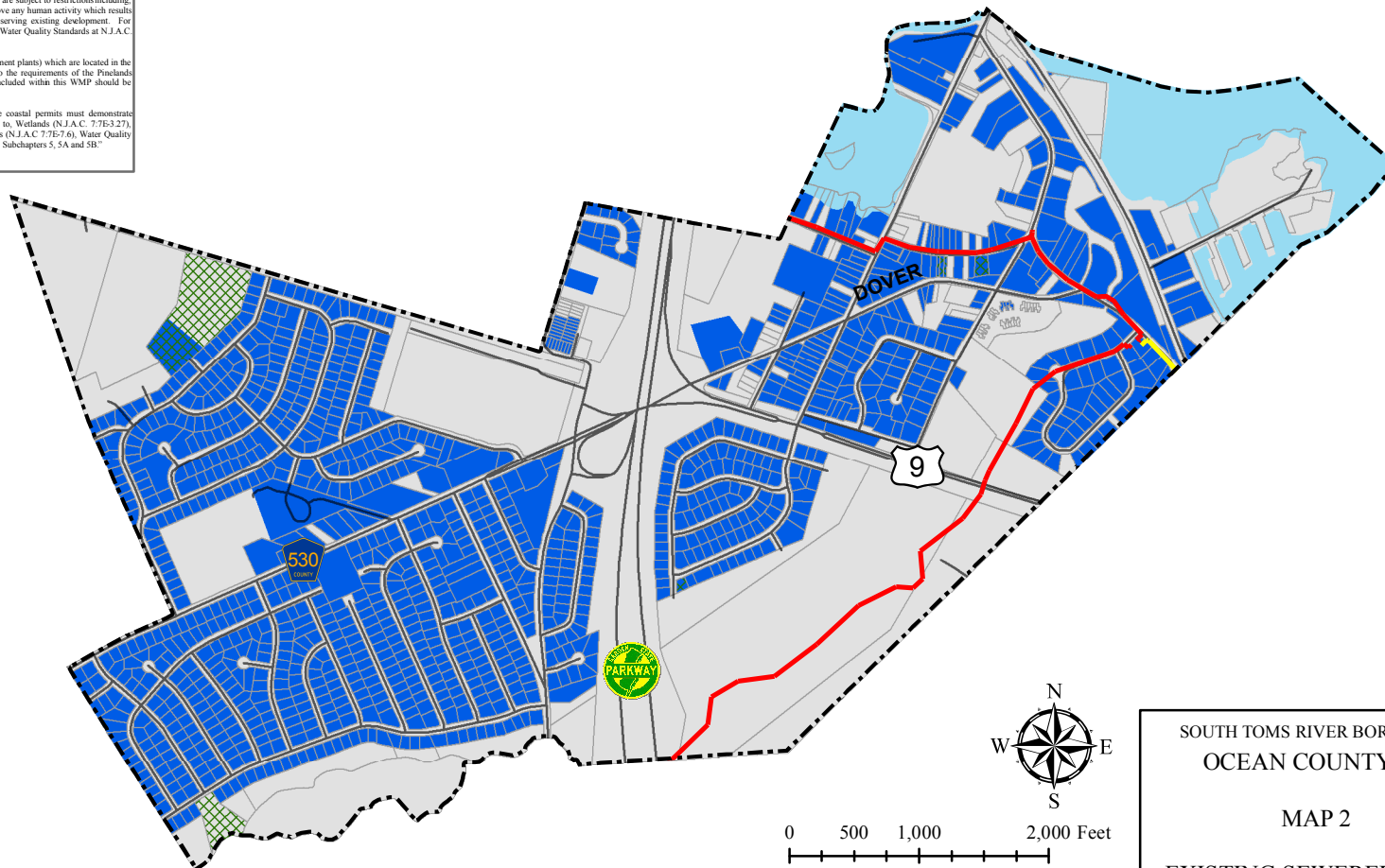
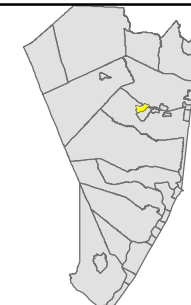
Prepared by: Ocean County Department of Planning, December 2012
Sources: New Jersey Department of Environmental Protection

Legend

- Interceptor
- Force Main
-  Roads
-  Public Open Space & Recreation Areas
- Surface Water

Sewered Areas

- OCUA Central DSW (NJ0029408)



1 inch = 1,400 feet

SOUTH TOMS RIVER BOROUGH
OCEAN COUNTY, NJ

MAP 2

EXISTING SEWERED AREA

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"Surface waters that are designated Category One are listed in the Surface Water Quality Standards at N.J.A.C. 7:9B. The Department's "Surface Water Quality Standards" GIS data layer was utilized to determine the 300 foot buffer has been applied to these waterways and removed from the proposed sewer service areas on the mapping. Lesser width buffers have not been graphically removed from the sewer service area but are not proposed for sewer service. [Counties may map out the lesser with buffers also but the 300' buffers are the minimum, the lesser buffers are removed during the build-out analysis.] Jurisdictional determinations by the Department will be utilized to determine the extent of the sewer service area on individual lots."

"Furthermore, compliance with the riparian zone standard has been demonstrated by the adoption of municipal Riparian Corridor Ordinances, which have been updated to be in compliance with the Flood Hazard Control Act Rules (N.J.A.C. 7:13) and Water Quality Management Rules (N.J.A.C. 7:15), was adopted on 06/10/1974."

"All existing, new, or expanded industrial pretreatment facilities requiring Significant Indirect User (SIU) permits and/or Treatment Works Approvals, and which are located within the specified sewer service area, are deemed to be consistent."

"Pre-existing grant conditions and requirements (from Federal and State grants or loans for sewerage facilities) which provide for restriction of sewer service to environmentally sensitive areas, are unaffected by adoption of this WMP and compliance is required. Please see municipal WMP Chapters for the existence of any applicable environmentally sensitive areas in which Federal 201 grant limitations prohibit the extension of sewer service."

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"Development in areas mapped as wetlands, flood prone areas, suitable habitat for endangered and threatened species as identified on the Department's Landscape Maps of Habitat for Endangered, Threatened and Other Priority Wildlife as Rank 3, 4, and 5, Natural Heritage Priority Sites, riparian zones, steep slopes, or designated river areas may be subject to special regulation under Federal or State statutes or rules, and interested persons should check with the Department for the latest information. Depiction of environmental features shall be for general information purposes only, and shall not be construed to define the legal geographic jurisdiction of such statutes or rules."

"Areas located within the watershed of a Freshwater One (FWI) stream, as classified in the Surface Water Quality Standards, and/or that have Class I-A ground water (Ground Water of Special Ecological Significance), as classified in the Ground Water Quality Standards, are identified as "Non-degradation water area based on the Surface Water Quality Standards at N.J.A.C. 7:7B, and/or the Ground Water Quality Standards at N.J.A.C. 7:9-6". Where this requirement has been studied and reviewed as part of the WMP process this classification appears on Map #3. Non-degradation water areas shall be maintained in their natural state (set aside for posterity) and are subject to restrictions including, but not limited to, the following: 1) DEP will not approve any pollutant discharge to ground water nor approve any human activity which results in a degradation of natural quality except for the upgrade or continued operation of existing facilities serving existing development. For additional information please see the Surface Water Quality Standards at N.J.A.C. 7:9B, and/or the Ground Water Quality Standards at N.J.A.C. 7:9-6."

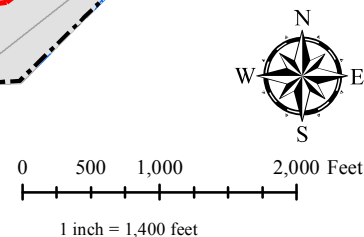
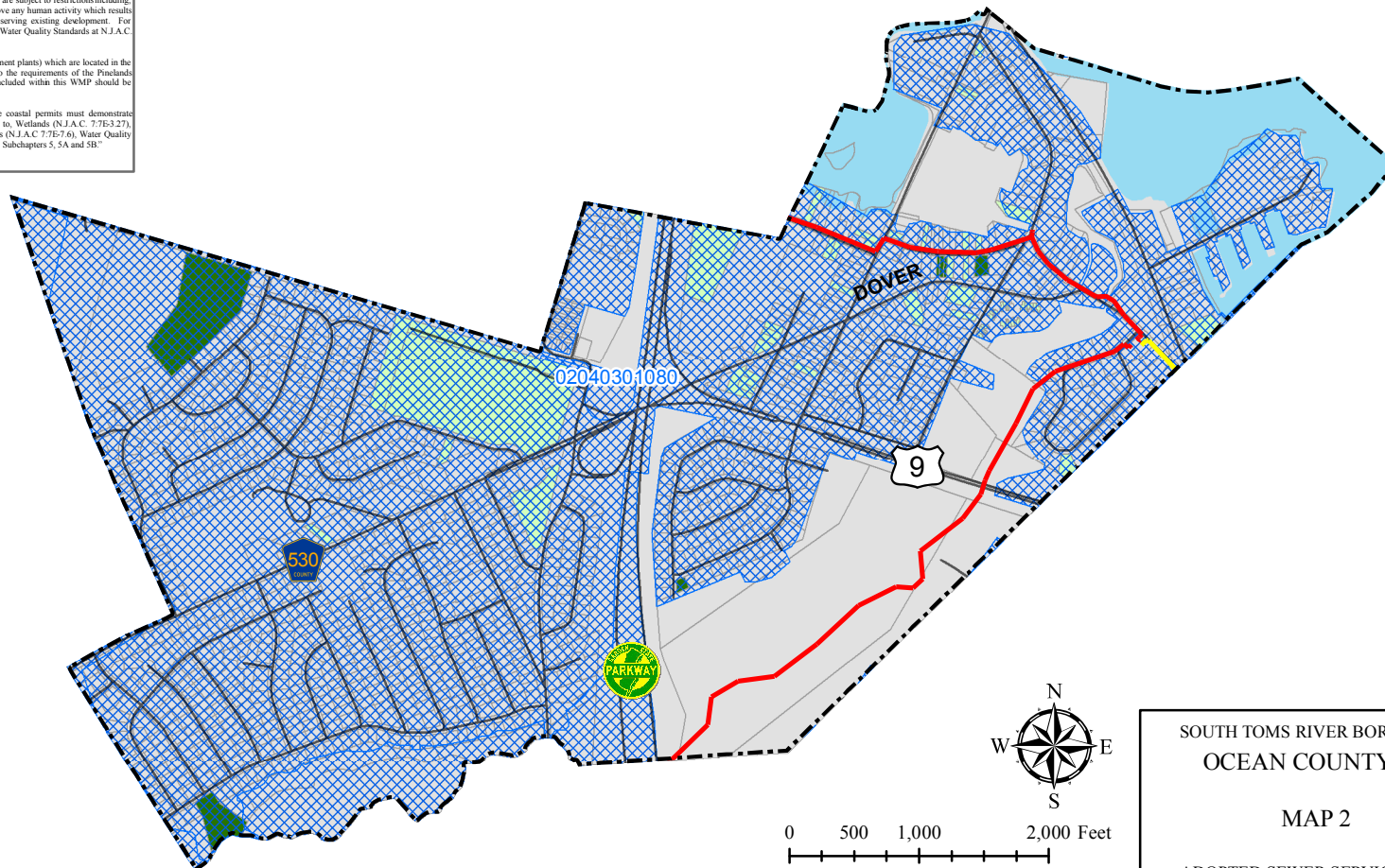
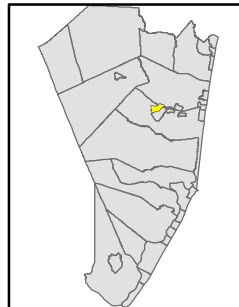
"For facilities (including but not limited to sewer connections, sewer extensions and on-site treatment plants) which are located in the Pinelands Area, as defined at N.J.S.A. 13:18A-11, the approval of the Pinelands Commission pursuant to the requirements of the Pinelands Comprehensive management Plan (CMP) is required prior to construction. All facilities and activities included within this WMP should be consistent with the requirements of the CMP."

"Proposed developments tying into existing and proposed sewer service areas which require coastal permits must demonstrate compliance with all applicable sections of the Coastal Zone Management rules including, but not limited to, Wetlands (N.J.A.C. 7:7E-3.27), Wetlands Buffers (N.J.A.C. 7:7E-3.38), Secondary Impacts (N.J.A.C. 7:7E-6.3), Public Facility Use Policies (N.J.A.C. 7:7E-7.6), Water Quality (N.J.A.C. 7:7E-8.4), Ground Water Use (N.J.A.C. 7:7E-8.6) and the policies under General Land Areas rules, Subchapters 5, 5A and 5B."

Prepared by: Ocean County Department of Planning, December 2012
Sources: New Jersey Department of Environmental Protection

Legend

- HUC 11
- Interceptor
- Force Main
- Roads
- OCUA Central DSW (NJ0029408)
- Undeveloped Parcels
- Public Open Space & Recreation Areas
- Surface Water



SOUTH TOMS RIVER BOROUGH
OCEAN COUNTY, NJ

MAP 2

ADOPTED SEWER SERVICE AREA

"Locations of future pump stations, major interceptors, and trunk sewers are being provided for general information only and will not serve as the basis for any future consistency determinations or permit reviews unless the pump station, major interceptor or trunk sewer is part of a State or federally funded project."

"Pursuant to N.J.A.C. 7:15, Riparian zones are: 300 feet from top of bank (or centerline of a first order stream where no bank is apparent) for waters designated as Category One and all upstream tributaries within the same HUC 14; 150 feet for waters designated Trout Production and all upstream waters; 150 feet for water designated Trout Maintenance and all upstream waters within one linear mile as measured along the length of the regulated water; 150 feet for any segments of water flowing through an area that contains documented habitat for a threatened or endangered species of plant or animal, which is critically dependent on the surface water body for survival, and all upstream waters (including tributaries) within one linear mile as measured along the length of the surface water body; 150 feet for waters that run through acid-producing soils; and, 50 feet for all waters not designated as C1, trout waters, critically water dependent Threatened and/or Endangered Species Habitat, or associated with acid soils."

"Surface waters that are designated Category One are listed in the Surface Water Quality Standards at N.J.A.C. 7:9B. The Department's "Surface Water Quality Standards" GIS data layer was utilized to determine these waters. The applicable 300 foot buffer has been applied to these waterways and removed from the proposed sewer service areas on the mapping. Lesser width buffers have not been graphically removed from the sewer service area but are not proposed for sewer service. [Counties may map out the lesser with buffers also but the 300' buffers are the minimum, the lesser buffers are removed during the build-out analysis.] Jurisdictional determinations by the Department will be utilized to determine the extent of the sewer service area on individual lots."

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"Pre-existing grant conditions and requirements (from Federal and State grants or loans for sewerage facilities) which provide for restriction of sewer service to environmentally sensitive areas, are unaffected by adoption of this WMP and compliance is required. Please see municipal WMP Chapters for the existence of any applicable environmentally sensitive areas in which Federal 201 grant limitations prohibit the extension of sewer service."

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"Development in areas mapped as wetlands, flood prone areas, suitable habitat for endangered and threatened species as identified on the Department's Landscape Maps of Habitat for Endangered, Threatened and Other Priority Wildlife as Rank 3, 4, and 5, Natural Heritage Priority Sites, riparian zones, steep slopes, or designated river areas may be subject to special regulation under Federal or State statutes or rules, and interested persons should check with the Department for the latest information. Depiction of environmental features shall be for general information purposes only, and shall not be construed to define the legal geographic jurisdiction of such statutes or rules."

"Areas located within the watershed of a Freshwater One (FW1) stream, as classified in the Surface Water Quality Standards, and/or that have Class 1-A ground water (Ground Water of Special Ecological Significance), as classified in the Ground Water Quality Standards, are identified as "Non-degradation water area based on the Surface Water Quality Standards at N.J.A.C. 7:7B, and/or the Ground Water Quality Standards at N.J.A.C. 7:9-6". Where this requirement has been studied and reviewed as part of the WMP process this classification appears on Map #3. Non-degradation water areas shall be maintained in their natural state (set aside for posterity) and are subject to restrictions including, but not limited to, the following: 1) DEP will not approve any pollutant discharge to ground water nor approve any human activity which results in a degradation of natural quality except for the upgrade or continued operation of existing facilities serving existing development. For additional information please see the Surface Water Quality Standards at N.J.A.C. 7:9B, and/or the Ground Water Quality Standards at N.J.A.C. 7:9-6."

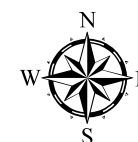
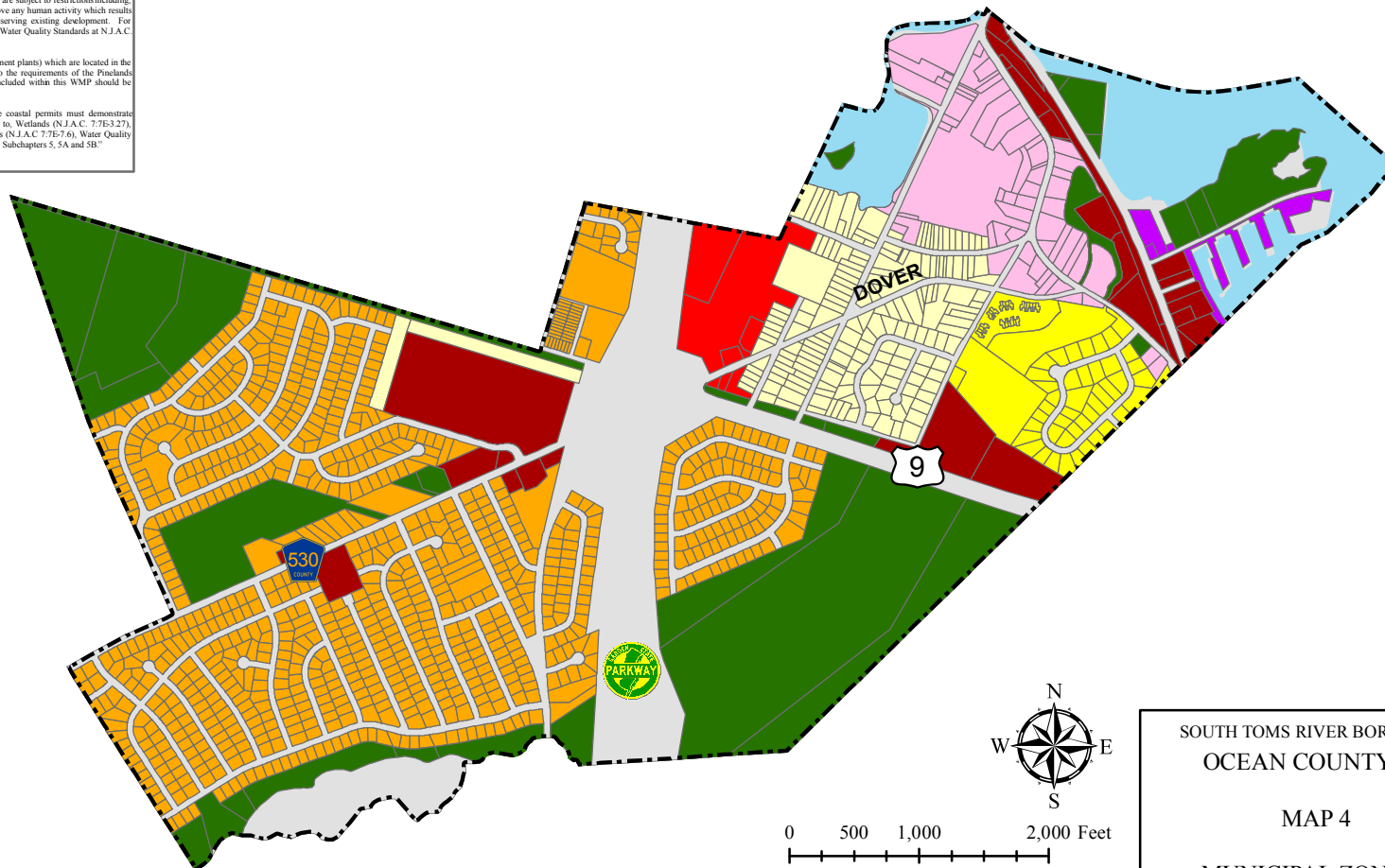
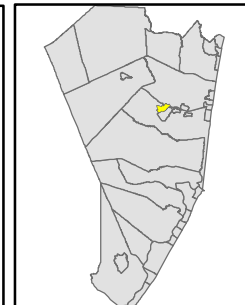
"For facilities (including but not limited to sewer connections, sewer extensions and on-site treatment plants) which are located in the Pinelands Area, as defined at N.J.S.A. 13:18A-11, the approval of the Pinelands Commission pursuant to the requirements of the Pinelands Comprehensive management Plan (CMP) is required prior to construction. All facilities and activities included within this WMP should be consistent with the requirements of the CMP."

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Prepared by: Ocean County Department of Planning, December 2012
Sources: Borough of South Toms River; Ocean County Tax Board

Legend

- B1 (Commercial)
- BD (Commercial)
- HD (Highway Commercial)
- ML (Public)
- MR (Marina)
- R10 (Residential)
- R15 (Residential)
- R7 (Residential)



0 500 1,000 2,000 Feet
1 inch = 1,400 feet

SOUTH TOMS RIVER BOROUGH
OCEAN COUNTY, NJ

MAP 4

MUNICIPAL ZONING

"Locations of future pump stations, major interceptors, and trunk sewers are being provided for general information only and will not serve as the basis for any future consistency determinations or permit reviews unless the pump station, major interceptor or trunk sewer is part of a State or federally funded project."

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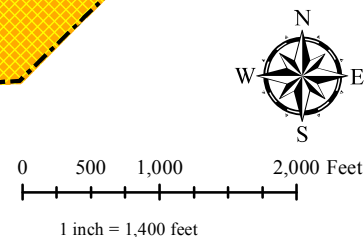
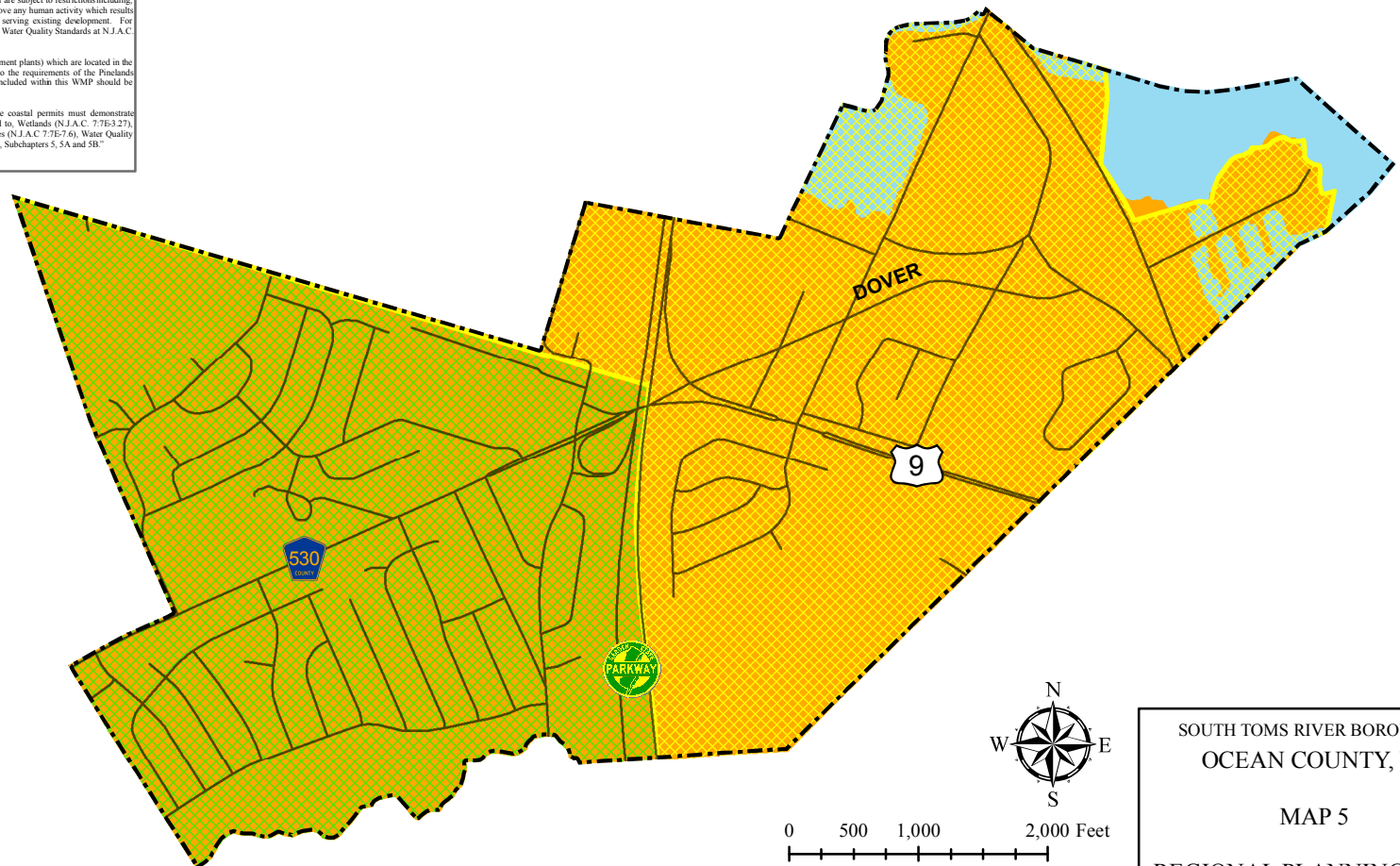
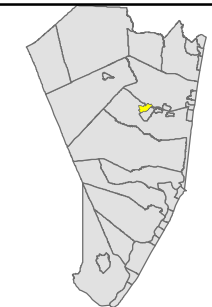
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Prepared by: Ocean County Department of Planning, December 2012
Sources: New Jersey Department of Environmental Protection

Legend

-  Roads
-  CAFRA
-  Pinelands
-  Surface Water
-  OCUA Central Planning Area



SOUTH TOMS RIVER BOROUGH
OCEAN COUNTY, NJ

MAP 5

REGIONAL PLANNING AREA

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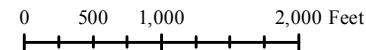
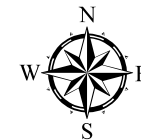
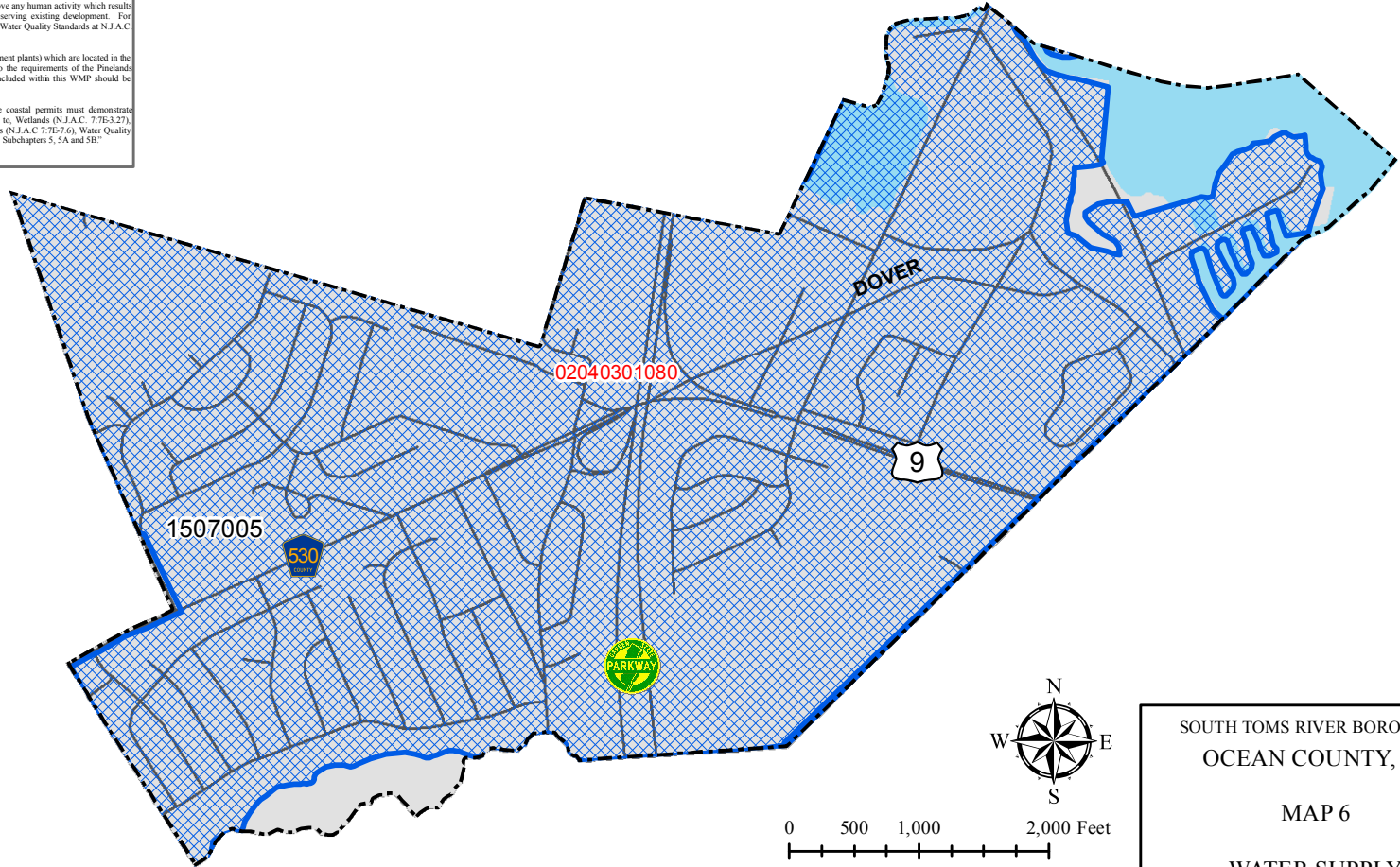
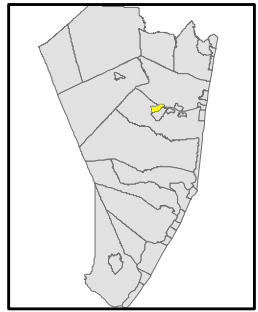
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Prepared by: Ocean County Department of Planning, December 2012
Sources: New Jersey Department of Environmental Protection

PWSID	PURVEYOR NAME
1507005	UNITED WATER TOMS RIVER

Legend

- HUC 11
- Public Water Purveyors
- Roads
- Surface Water



1 inch = 1,400 feet

SOUTH TOMS RIVER BOROUGH
OCEAN COUNTY, NJ

MAP 6

WATER SUPPLY

"Locations of future pump stations, major interceptors, and trunk sewers are being provided for general information only and will not serve as the basis for any future consistency determinations or permit reviews unless the pump station, major interceptor or trunk sewer is part of a State or federally funded project."

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"All existing, new, or expanded industrial pretreatment facilities requiring Significant Indirect User (SIU) permits and/or Treatment Works Approvals, and which are located within the specified sewer service area, are deemed to be consistent."

"Pre-existing grant conditions and requirements (from Federal and State grants or loans for sewerage facilities) which provide for restriction of sewer service to environmentally sensitive areas, are unaffected by adoption of this WMP and compliance is required. Please see municipal WMP Chapters for the existence of any applicable environmentally sensitive areas in which Federal 201 grant limitations prohibit the extension of sewer service."

"Individual subsurface sewage disposal systems (ISSDS) 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. This applies to ISSDS that require certification from the Department under the Realty Improvement Sewerage and Facilities Act (NJSA 58:11-23) or individual Treatment Works Approval or New Jersey Pollutant Discharge Elimination System Permits (under NJAC 7:14A). It also applies to ISSDS which require only local approvals. Compliance with the connection requirement has been demonstrated through the adoption of Borough of South Toms River municipal code Chapter 18.4."

"Development in areas mapped as wetlands, flood prone areas, suitable habitat for endangered and threatened species as identified on the Department's Landscape Maps of Habitat for Endangered, Threatened and Other Priority Wildlife as Rank 3, 4, and 5, Natural Heritage Priority Sites, riparian zones, steep slopes, or designated river areas may be subject to special regulation under Federal or State statutes or rules, and interested persons should check with the Department for the latest information. Depiction of environmental features shall be for general information purposes only, and shall not be construed to define the legal geographic jurisdiction of such statutes or rules."

"Areas located within the watershed of a Freshwater One (FW1) stream, as classified in the Surface Water Quality Standards, and/or that have Class 1-A ground water (Ground Water of Special Ecological Significance), as classified in the Ground Water Quality Standards, are identified as "Non-degradation water area based on the Surface Water Quality Standards at N.J.A.C. 7:9B, and/or the Ground Water Quality Standards at N.J.A.C. 7:9-6." Where this requirement has been studied and reviewed as part of the WMP process this classification appears on Map #3. Non-degradation water areas shall be maintained in their natural state (set aside for posterity) and are subject to restrictions including, but not limited to, the following: 1) DEP will not approve any pollutant discharge to ground water nor approve any human activity which results in a degradation of natural quality except for the upgrade or continued operation of existing facilities serving existing development. For additional information please see the Surface Water Quality Standards at N.J.A.C. 7:9B, and/or the Ground Water Quality Standards at N.J.A.C. 7:9-6."


"For facilities (including but not limited to sewer connections, sewer extensions and on-site treatment plants) which 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 Pinelands Comprehensive management Plan (CMP) is required prior to construction. All facilities and activities included within this WMP should be consistent with the requirements of the CMP."


"Proposed developments tying into existing and proposed sewer service areas which require coastal permits must demonstrate compliance with all applicable sections of the Coastal Zone Management rules including, but not limited to, Wetlands (N.J.A.C. 7:7E-3.27), Wetlands Buffers (N.J.A.C. 7:7E-3.38), Secondary Impacts (N.J.A.C. 7:7E-6.3), Public Facility Use Policies (N.J.A.C. 7:7E-7.6), Water Quality (N.J.A.C. 7:7E-8.4), Ground Water Use (N.J.A.C. 7:7E-8.6) and the policies under General Land Areas rules, Subchapters 5, 5A and 5B."


Prepared by: Ocean County Department of Planning, December 2012
Sources: New Jersey Department of Environmental Protection

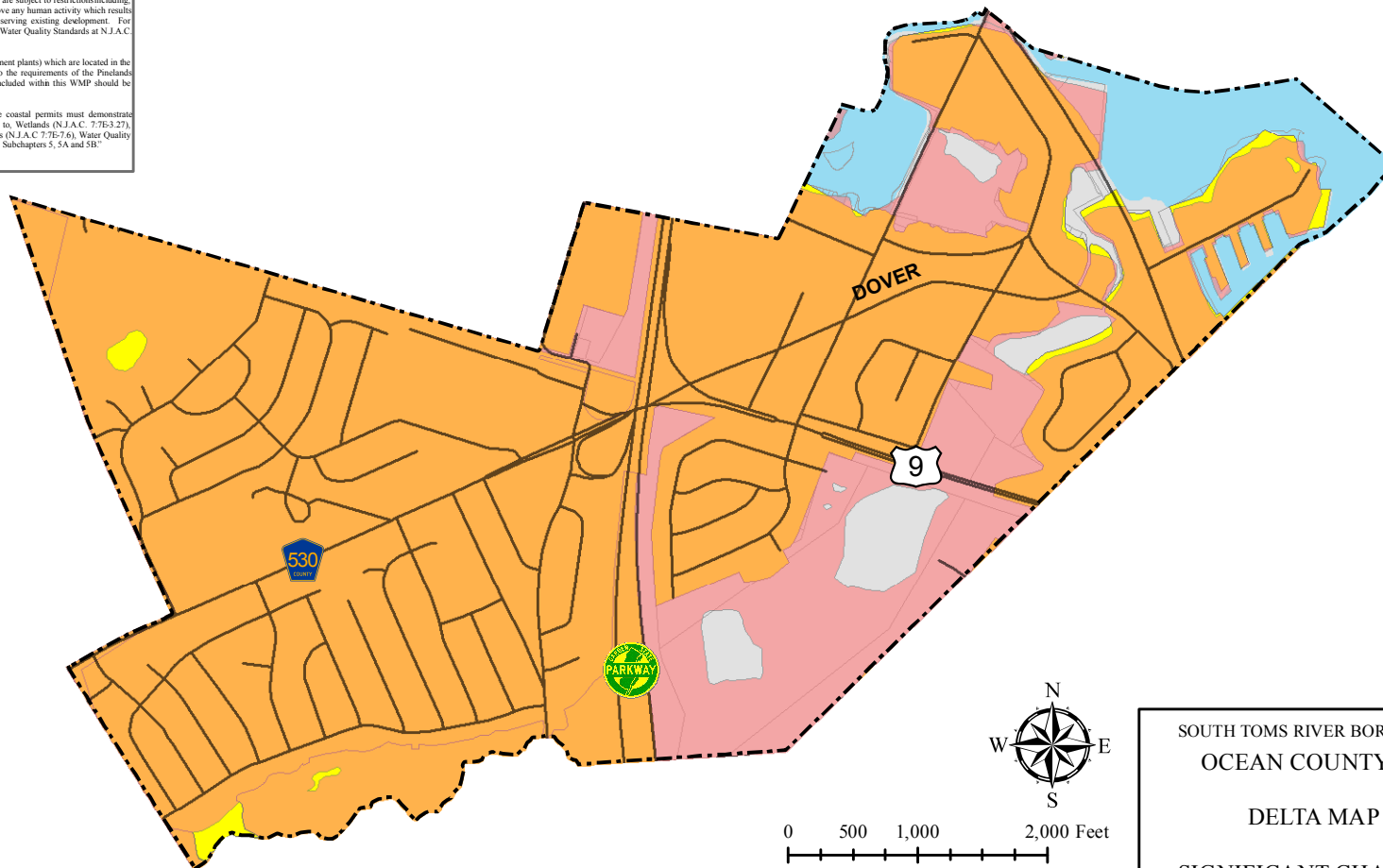
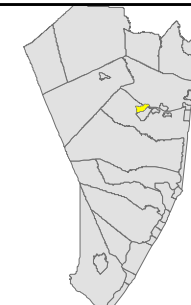
Legend

 Roads

 Previously Approved Sewer Service Area

 Adopted Sewer Service Area

 Area of Overlap



0 500 1,000 2,000 Feet
1 inch = 1,400 feet



SOUTH TOMS RIVER BOROUGH
OCEAN COUNTY, NJ

DELTA MAP

SIGNIFICANT CHANGES