

NJ Office of Planning Advocacy

**State Plan Endorsement
Opportunities & Constraints Assessment Report:
TRENDS Analysis**

For:

The Township of Manchester, Ocean County

July 7, 2021

Opportunity & Constraints Assessment Report
Township of Manchester, Ocean County

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Introduction

On February 17, 2020, the Township of Manchester submitted their Municipal Self-Assessment Report (MSA) to the New Jersey Office of Planning Advocacy (OPA). This document and associated components provided by other State Agencies comprise the Opportunities and Constraints Assessment (OCA) conducted as part of the Municipal Plan Endorsement (PE) process. Plan Endorsement is a voluntary review process designed to ensure the coordination of state, county, and municipal planning efforts in achieving the goals and policies of the State Planning Act. The State Development and Redevelopment Plan (State Plan) is the blueprint for achieving these goals and provides the template for coordination. The endorsement process expands upon the requirements of the Municipal Land Use Law (MLUL) and incorporates many planning initiatives of the State agencies.

This report provides for a comparison of information with the MSA with the most up-to-date regional and statewide data to determine whether TREND growth is sustainable and viable based on the information provided. This information is intended to guide and direct the Community Visioning Process and to develop a vision with a twenty-year planning horizon. The vision shall provide for sustainable growth, recognize fiscal constraints, housing needs and protection of natural, and historic resources. Community visioning shall take into consideration the findings and conclusions of the Municipal Self-Assessment and the State Agencies' Opportunities and Constraints Analysis (O&C). In addition, the O&C provides specific comments that will need to be addressed through PE.

Background Relation to the State Development and Redevelopment Plan (State Plan)

The Township of Manchester initiated the Plan Endorsement process by attending a pre-petition meeting with OPA and our partner State agencies on January 10, 2018. The township then appointed its Plan Endorsement Advisory Committee by resolution #18-215 on May 29, 2018. An amendment to this resolution, to amend the membership of the Plan Endorsement Advisory Committee, was approved on February 20, 2020 via resolution #20-137. The MSA was authorized by the Township of Manchester via resolution #20-059 on February 10, 2020. As previously mentioned, Manchester submitted their MSA on February 17, 2020.

Relation to the Pinelands Protection Act

Manchester Township is located within the regulatory jurisdictions of the Pinelands Commission and the NJDEP Coastal Area Facilities Regulatory Act (CAFRA). The Pinelands Comprehensive Management Plan regulates and limits development in approximately 73 percent of the Township. The remaining 27 percent of the Township is located within and regulated by CAFRA. Development in the Pinelands is regulated under the Pinelands Comprehensive Management Plan (CMP). According to the Pinelands CMP, 17,701 acres of Manchester Township is Preservation Area, 147 acres of Rural Development Area, 9,527 of Forest Area, 4,965 acres of Federal or Military Facility, 4,402 acres of Pinelands Town, 168 acres of Pinelands Village, and 1,679 acres of Regional Growth Area. The majority Manchester within the Pinelands Management Area is environmentally constrained and/or is preserved as open space.

Outside of this regulated Pinelands Management Area, about 8,342 acres of Manchester is located within the Pinelands National Reserve (PNR). The PNR in Manchester is completely overlapped by the CAFRA Coastal Zone. Under a Memorandum of Agreement between the NJ Pinelands Commission and the NJDEP Land Use Regulation Program, the NJDEP is the lead agency in review of development applications in the Pinelands National Reserve Area.

Relation to the State Development and Redevelopment Plan (State Plan)

According to Township of Manchester’s Municipal Self-Assessment Report, the municipality is seeking Plan Endorsement to align its local planning goals and objectives with the State Plan.

The Township is seeking to establish Town Center designation along the Route 37 corridor in the Township. This area contains many existing commercial uses and is adjacent to the Toms River Regional Centers. The Township believes that center designation would be a catalyst for economic growth in the Township, allowing for increased density to create a walkable downtown environment to serve residents and seasonal tourists.

According to the MSA, The Township’s 2017 Master Plan Reexamination Report recommended that the Township investigate and pursue Plan Endorsement, Center Designation, or some alternative program, that would allow the maximum impervious coverage to be increase from 30 percent to 70 percent under the CAFRA regulations.

One of Township of Manchester’s bigger developments is the development of the “Heritage Minerals Tract Site.” The MSA reports that this redevelopment plan is currently being prepared and may include a Town Center concept that consists of mixed-use development combined with a variety of housing types, as well as commercial and light industrial uses. The Township believes that this redevelopment plan will provide for affordable housing and the Town Center concept could result in a greater total build-out.

The State Plan Policy Map accompanies the State Plan and categorizes every area in the State into a specific Planning Areas based on their suitability for growth, development, and preservation. The State Plan Map that was adopted in 2001 depicts 52,756 acres in Manchester as Suburban Planning Area (PA-2) with 4,352 acres of Environmentally Sensitive, 1,806.3 acres of Parkland, 38, 558.8 acres of Pinelands, and 8,009.1 of Suburban. The proposed State Plan Policy Map included with the Opportunities and Constraints seeks to establish a Town Center with an area of 728.04 acres and the Suburban Planning Area (PA-2) is 727.42 acres, .48 acres of Parkland and .13 Environmentally Sensitive.

About the Trend Analysis

The TREND Analysis performed by OPA was conducted based on the current zoning information from the 5-22-1997 Township of Manchester Land Use and Development Ordinance. OPA considered known environmental constraints along with identified State Plan Parkland as impediments to development. Also eliminated from development consideration were wetlands (with a 25-foot buffer), presence of Category 1 (C1) Streams, existing developed land including infrastructure, and identified surface water. The net result from the TREND Analysis will determine the amount of housing and commercial space that can potentially be built given current zoning regulations.

Ultimately, the information provided throughout this document shall be utilized to inform the Community Visioning Process, as well as the remaining steps in the Plan Endorsement Process. The objective of the analysis is to provide the municipality with an idea of how it might appear at time of full buildout based on current land use and zoning regulations.

Figure 1: Summary Table

Opportunity & Constraints Assessment Report Township of Manchester, Ocean County

Land Consumption (acres) Township Wide	
Urbanized Land	7,927.12
Constrained Land	38,247.80
Current Developable Land	6,824.80
Buildings	
Existing Residential Units	25,835
Potential New Residential Units	4,161
Potential New Commercial Units	675
People	
Current Residents	43,723
Additional Residents at Buildout	7,656
Total Residents at Buildout	51,379

This series of worksheets represents a basic methodology for the TREND Analysis. Based on mapping data and zoning regulations, OPA inserted relevant data transferred from Township of Manchester's zoning language, into the Residential Buildout Method and Commercial Trend - Building Cover Method. Household size was identified as 1.84 persons per household (median) (U.S. Census Bureau, American Community Survey (ACS) 2019 5-year: Manchester, NJ.)

The Township of Manchester's Land Use and Development Ordinance adopted on May 22, 1997 by Ord. No. 97-008 is found on the municipal website: <https://ecode360.com/13196032>

The zoning ordinance and zoning map reference redevelopment plans and the MSA provides and an update on efforts currently underway.

Township of Manchester Residential Buildout Method

Census Year	Population	%±
1940	918	*
1950	1,758	91.50%
1960	3,779	115.00%
1970	7,550	99.80%
1980	27,987	270.70%
1990	35,976	28.50%
2000	38,928	8.20%
2010	43,070	10.60%
Census Est 2019	43,723	1.51%
OPA Projection	47,884	11.17%
NJTPA 45	56,785	18.59%
Source: 2010 Census Table DP-1 & 2015 ACS Table DP05; http://lwd.dol.state.nj.us/labor/lpa/census/2kpub/njsdcp3.pdf		

The TREND Analysis for Township of Manchester Residential Buildout assumes buildout of existing residential zones at the maximum density permitted by the Township's current zoning ordinance. Figure 2 Zones in CAFRA plus Pinelands National Reserve, Pinelands Management Area, and Beckerville Village and Whiting Town.

According to the MSA, the Township was incorporated in 1865 from Dover Township, which is now Toms River Township). From 1865 till around 1960, Manchester was a sparsely populated rural community. It is within the last fifty years that the Township's population drastically increased. The single largest period of growth in Manchester was between 1970 and 1980, when the Township grew by 20,437 people. The slowest period of growth for the

Township was between 1990 and 2000, when only 2,952 residents were added. The 2010 Census estimate did show a percentage change of 10% increase, which was a greater percentage change than 2000 Census. However, the 2019 Census Estimate only showed an increase of 1.51%. The North Jersey Transportation Planning Authority (NJTPA) projects that Manchester Township will grow to 56,785 residents by the year 2045.

Within the Township's MSA, the following major development activities have been planned or are approved within the Township: Lennar at Lake Ridge (230 age-restricted single family homes),

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Manchester Development Group (404 residential units proposed), Presidential Gardens (519 Apartments), Riverpoint (504 age-restricted single family homes), and Woodlands of Lake Ridge (162 age-restricted single family homes).

Figure 2: Residential Trend								
Land Consumption (acres)								
Residential Zone	Total Land in Residential Zone (acres)	Total Constrained Land in Residential Zone (acres)	Total Developed Land in Residential Zone (acres)	Total Available Residential Land (acres)	Approx. Min Lot Size (area per Sq. Ft.)	Potential Number of Units	Average Household size (persons per unit)	Approx. No of Total Residents upon buildout
	A	B	C	D = A-B-C	E	F	G	H = F*G
CAFRA Area and Pinelands National Reserve Area								
RA	162.64	125.11	25.42	12.10	43,560	6	1.84	11
R-40	754.21	227.98	263.95	262.27	40,000	260	1.84	478
R-20 + R-20 Overlay	46.73	0.00	20.93	25.78	20,000	50	1.84	92
R-15	290.38	71.23	154.52	64.63	15,000	170	1.84	313
R-14	78.74	9.61	58.08	11.04	14,000	28	1.84	52
R-10	1359.29	253.27	973.93	132.07	10,000	510	1.84	938
R-10A	254.87	39.89	213.27	1.70	10,000	4	1.84	7
RC + RC/RCL ¹	3527.84	404.88	2730.72	392.20	40,000	370	1.84	681
RC-2 ²	999.76	162.77	7.90	829.09	4,356,000	1400	1.84	2576
MF + MF Overlay ³	82.50	6.23	44.71	31.55	217,800	2	1.84	4
MP	51.95	0.38	47.62	3.94	40,000	1	1.84	2
FA-R	305.27	28.17	2.90	274.19	871,200	9	1.84	17
FA-S	4797.70	3009.67	23.68	1764.34	871,200	78	1.84	144
Total	12712	4339	4568	3805	*	2888	*	5314
Pinelands Area								
PRA	348.37	58.26	199.72	90.39	43,560	82	1.84	151
PED-1	234.47	9.07	1.38	224.01	43,560	200	1.84	368
PR-40 ⁴	546.30	310.72	107.71	127.86	43,560	119	1.84	219

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PR-15	125.24	0.23	59.01	65.98	15,000	184	1.84	339
Total	1254	378	368	508	*	585	*	1076
Beckerville Village and Whiting Town								
BVR-40	160.49	17.72	52.93	89.83	40,000	95	1.84	175
WTR-A ⁵	460.14	213.59	122.39	124.15	43,560	113	1.84	208
WTR-40 ⁶	1859.95	497.66	884.00	478.28	40,000	478	1.84	880
WTRC ⁷	1741.59	100.02	1221.26	420.29	2,178,000	2	1.84	4
Total	4222	829	2281	1113	*	688	*	1266
Grand Total	18188	5546	7216	5426	*	4161	*	7656

Township of Manchester Commercial Buildout Method

The below Commercial Buildout (Figure 3) was performed similar as the Residential Trend Analysis using current zoning. Again, the Commercial Buildout includes Zones in CAFRA plus Pinelands National Reserve, Pinelands Management Area, and Beckerville Village and Whiting Town.

Within the Township's MSA, the following major development activities have been planned or are approved within the Township: Green Acres Commercial/Office Center, Commercial/Retail Development located on County Route 539, and Medical Buildings on 2317 Route 70. In the Consistency with State Plan – Goals, Policies & Indicators of the MSA, the Township states that Manchester promotes economic development by permitting a wide range of commercial, retail, office, industrial, and other types of businesses in its nonresidential zones. The Township has designated the Surf and Stream Campground as an area in need of redevelopment and is in the process of designating another property in need of redevelopment. This was in response to Goal 3 of the State Plan, *Promote Beneficial Economic Growth, Development and Renewal for all Residents of New Jersey*.

Figure 3: Commercial Trend						
Land Consumption (acres)						
Commercial Zone	Total Land in Commercial Zone (acres)	Total Constrained Land in Commercial Zone (acres)	Total Developed Land in Commercial Zone (acres)	Total Available Commercial Land (acres)	Approx. Min Lot Size (area per Sq. Ft.)	Potential Number of Units
	A	B	C	D = A-B-C	E	F
CAFRA Area and Pinelands National Reserve Area						
OR-LI	111.64	41.46	3.31	66.86	40,000	68
O-P	124.01	13.90	26.56	84.24	40,000	82
B-1	55.90		25.59	30.30	43,560	23
HD-3	299.81	32.79	131.44	135.57	130,680	37
HD-3A	41.42		20.78	20.63	130,680	5
HD-10 ⁸	100.45	0.89	2.92	96.62	435,600	2

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TC	241.27	85.26	46.54	109.46	435,600	8
LI	466.60	60.04	1.28	405.27	130,680	135
Total	1441	234	258	949	*	360
Pinelands Area						
PB-1	107.47	15.46	32.64	59.36	20,000	126
POR-LI	226.68	23.04	66.31	137.32	130,680	42
Total	334	39	99	197	*	168
Beckerville Village and Whiting Town						
WTHD	109.32	3.47	57.68	48.15	40,000	49
WTB-1	84.14	4.41	63.71	16.00	20,000	32
WTO-P	137.01	22.92	46.88	67.20	40,000	66
Total	330	31	168	131	*	147
Grand Total	2106	304	526	1277		675

Conclusion

The Township of Manchester actively plans for its future by engaging the public and seeks to realize the vision articulated in the 2011 Master Plan and in the 2017 Reexamination. Manchester envisions establishing a mixed-use pedestrian friendly town center core with increased impervious surface coverage throughout the center. The proposed center would focus future growth into appropriate smart growth development while protecting the sensitive environmental features within the environs. The accompanying letter from OPA outlines the remaining tasks needed to be addressed before the State Planning Commission reviews your petition for PE.

¹ According to Manchester's Zoning Schedule A, RC Zone is same as R-40

² RC-2 Zone shall be subject to § 245-31H.

³ MF/MF Overlay shall be subject to the regulations of § 245-31S.

⁴ PR-40 shall be subject to the regulations of § 245-33E.

⁵ According to Manchester's Zoning Schedule C, WTR-A Zone shall be subject to the following: minimum lot area for a residence with on-site convention septic system shall be 3.2 acres and with an alternative or innovative system may be one acre in accordance with § 245-32A(9).

⁶ According to Manchester's Zoning Schedule C, WTR-40 Zone shall be subject to the following: minimum lot area for a residence with on-site convention septic system shall be 3.2 acres and with an alternative or innovative system may be 40,000 square feet acre in accordance with § 245-32A(9). And WTR-40 Zone shall be subject to § 245-33O.

⁷ WTR-C Zone shall be subject to § 245-33P.

⁸ According to Manchester's Zoning Schedule A, HD-10 Zone shall be subject to the following: planned commercial development option permitted on a minimum forty-acre tract area. Planned commercial lots must comply with the HD-3 Zoning District regulation.

NJ Department of Environmental Protection



State Development & Redevelopment Plan Plan Endorsement Opportunities & Constraints Analysis

for:

Township of Manchester
Ocean County

April 07, 2020

Introduction

Municipal Plan Endorsement is a voluntary review process designed to ensure the coordination of State, county and municipal planning efforts in achieving the goals and policies of the State Planning Act (Act). The State Development and Redevelopment Plan (State Plan) is the blueprint for achieving these goals and provides the template for coordination. The endorsement process expands upon the requirements of the Municipal Land Use Law (MLUL) and incorporates many planning initiatives of the State agencies.

This document constitutes the Department of Environmental Protection's component of the State Opportunity and Constraints Assessment conducted as part of the Plan Endorsement process. This document provides an overview of the Department's regulatory and policy concerns within Manchester Township. The information provided herein is intended to reflect the Department's current information concerning the Township.

Significant findings

- The Department cannot accept the proposed Town Center as much of the area proposed to be included lies outside of the sewer service area. The areas not in sewer service have documented threatened or endangered species habitat and /or are freshwater wetlands and within the FEMA established 1% storm frequency floodplain. The proposed extent of the Town Center north of Rt 37 contains extensive wetlands areas associated with the Union Branch, a Category One waterway that flows to the Toms River, also a Category One waterway. The parcels or portions thereof proposed to be included in the Town Center which include these waters and wetlands are severely constrained by the requirements of the Freshwater Wetlands Protection, Flood Hazard Area Act, and CAFRA Acts. If requested the Department can provide detailed guidance to Manchester Township as to which areas in the vicinity of the proposed Town Center are not constrained or less constrained by regulatory limits.
- The Department seeks to develop a strategy and timeline with Manchester Township to provide sewer service to the Pine Lake Park neighborhood. The Pine Lake Park development in the eastern portion of the Township is a community of over 3000 homes with a population of almost 9,000 people. With a population density of over 3000 people per square mile, this densely developed neighborhood lies within the Toms River drainage and Barnegat Bay watershed and although in a sewer service area, does not have a sewage collection system serving it. These homes are all served by individual onsite septic systems and are located on small lots. The small lot size means that there is minimal area on each lot to dilute the domestic wastewater generated by these homes. If there were a few homes in the area on septic, this would not be a significant issue, however, here there are thousands of homes in area of a couple square miles in area along a waterway which drains to Barnegat Bay.

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- The Department requests that the Township consult with it, NJDOT and Ocean County concerning how to plan for and mitigate mobility and environmental impacts that can be anticipated related to access to the Heritage Mineral development site. The Department has concerns about the potential impacts which would arise should the development of the Heritage Mineral tract occur during the period of endorsement sought by Manchester Township. The Township's MSA and proposed Town Center plans do not appear to include consideration of the need for circulation infrastructure and improvements to the local roads and adjacent State highways. Beyond traffic considerations, the Department has concerns about primary and secondary impacts to environmentally sensitive areas directly adjacent to the Heritage site state highway access points.
- The Department has significant concerns regarding the proposed Plan Endorsement request as we are unsure of MTUA's plan to provide water to the proposed Town Center and what the water supply demand of the Center would be and how the proposed development of the Heritage Minerals site will place further demands on public water supplies in the Township. Currently, the municipal water utility serving the eastern portion of the township has a significant water supply deficit.
- The New Jersey Forest Fire Forest Service has reviewed the Municipal Self-Assessment and can support the endorsement of Township provided that the Township demonstrate that it is committed to addressing wildfire risk. The Service recommends that Manchester Township clearly articulate how it can address wildfire risk, preparedness, mitigation or management and locally enforce measures to protect its vulnerable neighborhoods. It is suggested that this could be done by establishing wildfire prevention and mitigation policies in the Master Plan that reflect the Pinelands Comprehensive Management Plan and ensuring local requirements to implement them, especially the importance for property owners in vulnerable areas to have protection buffers in place. As an example of this, the township and Service have been working on a fire protection plan for Roosevelt City.

The following information has been compiled from several NJDEP Programs and is intended to reveal opportunities and constraints related to the Township's petition for Plan Endorsement and the designation of a Town Center.

Wastewater Analysis

The ability to treat wastewater is essential to the protection of human health and water quality of any community. The following information on Wastewater Treatment should be used by the community to evaluate its ability to meet current and future demand for wastewater treatment. More specific information may be found in the County Wastewater Management Plan chapter of this municipality.

With the adoption by NJDEP of the Ocean County Future Wastewater Service Area (FWSA) map in February of 2013, Manchester Township has a NJDEP accepted sewer service area. Ocean County has submitted a completed county wide Wastewater Management Plan (WMP) to the Department which is currently under review. The County WMP includes a Manchester Township chapter which provides detail about the specifics of wastewater collection and treatment.

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In 2010, the U.S. Census documented a total population of 43,070 in Manchester Township. This Census also recorded 25,886 housing units, of which 3,046 were vacant, and of these, 789 were seasonal vacancies. As such, summer/winter population fluctuations are negligible. At present, the NJTPA projects that Manchester's population will grow to 53,678 by the year 2035, representing an increase of 19.76%. The Township's current wastewater conveyance infrastructure is able to accommodate this forecasted growth.

A system of sewage collection infrastructure in the Township conveys sewage to the Ocean County Utilities Authority Central Treatment Plant in Berkeley Township for treatment and ultimate disposal offshore in the Atlantic Ocean. The adopted sewer service area of the Township recognizes areas and neighborhoods in the Pinelands Protection Area portions of the Township and those which lie outside of the Pinelands Area, in the CAFRA area. The adopted sewer service area includes both areas which have wastewater collection systems installed and existing and proposed areas of development which do not have this infrastructure installed. There are five developments located in the Township that are served by NJPDES permitted facilities with a permitted discharge to ground water greater than 2,000 GPD.

The largest population in the Township that is not currently served by sewage collection is an area known as Pine Lake Park, a community of over 3,000 homes and a population, in 2010 of over 8,000 residents that lies in the Toms River drainage. There are no plans to provide sewage collection sewer this area at this time, according to the Township.

The largest potential future development area with the adopted sewer service in the township is within the former Heritage Mineral mining site that lies with the CAFRA area. The extent of the sewer service area at this location is in accordance with a settlement between the owners of the site and the Department.

Within the sewer service area in the Pineland Protection portion of the Township, not all areas of the Whiting Pinelands Town have sewage collection systems and the Beckerville Pinelands Village and Roosevelt City residential area do not have any. There are no plans to provide sewage collection sewer these areas at this time, according to the Township.

The proposed Manchester Town Center is described in the Municipal Self-Assessment and is shown on Map 14 in the appendix. While the Assessment states that the proposed Town Center is wholly within the Coastal Suburban Planning Area (PA2), the proposed Town Center is not entirely within the Coastal Suburban Planning Area, as portions of the proposed center are located within the Coastal Environmentally Sensitive Planning Area.

The Municipal Self-Assessment, regarding the adopted extent of the sewer service area, is inaccurate. There are several parcels and portions of parcels that lie within the proposed Town Center boundary that are not within the adopted sewer service area. The sewer service delineation criteria at N.J.A.C. 7:15-4.4(f), prohibit the extension of sewer service area, in most instances, into Coastal Environmentally Sensitive Planning Areas.

If the Township is proposing to expand the sewer service area to serve areas within the proposed Town Center that are not presently within the adopted sewer service area, a Water Quality Management Plan amendment will be required. The proposed sewer service area must meet the environmentally sensitive area review criteria at NJAC 7:15-4.4. These include Threatened and Endangered Species Habitat, wetlands, Category One waterways and their buffers, certain Coastal Planning Areas, and Natural Heritage Priority Sites. The WQMP amendment application would be reviewed in accordance with the rules in effect at the time of permit application.

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As background, the following information is offered to help inform local planning decisions. The Route 37 Corridor area in Manchester that is proposed for the Town Center is an environmentally sensitive area that the Water Quality Management Planning program and the Division of Land Use Regulation program have had extensive involvement with over the years in regards to previously proposed amendments, pre-application meetings, submitted applications, the development of the Ocean County Wastewater Management Plan and the aforementioned adopted sewer service area map.

Lands outside of the adopted sewer service area in the proposed Town Center are considered by the Department to be constrained because of Threatened and Endangered Species habitat for several pinelands species. Previous applicants seeking to make changes to the extent of the sewer service area have had to do detailed habitat suitability determination studies required by the Department's Endangered and Non-game Species Program and the Land Use Management program that administers the CAFRA program.

In addition to the aforementioned sewer service delineation criteria at N.J.A.C. 7:15-4.4(f), which prohibit the extension of sewer service area, in most instances, into Coastal Environmentally Sensitive Planning Areas, the sewer service area delineation criteria also, at N.J.A.C 7:15-4.4(j)2 and 4.4(k), will require the submission of Habitat Suitability Determinations (HSD's) and/or Habitat Impact assessments (HIA's) in order for the Department to evaluate requests to expand sewer service areas in the proposed Town Center Area,

Besides the constraints noted above upon the expansion of the current sewer service area due to the concerns about the protect of habitats, portions of the proposed Town Center include extensive wetlands areas associated with the Union Branch, a Category One waterway as it is a tributary within the same HUC-14 as a Pinelands waterway and that the stream flows to the Toms River, also Category One waterway. The parcels or portions thereof proposed to be included in the Town Center which include these waters and wetlands are severely constrained by the requirements of the Freshwater Wetlands Protection and Flood Hazard Area Acts.

Water Availability Areas Served by Public Water Supply Facilities

The following information on Water Availability for Manchester Township is based upon the data available to DEP at the time of this analysis. This data should be used by Township to inform its community vision and planning processes.

Manchester's drinking water is derived from ten wells, seven which draw from the Kirkwood/Cohansey Aquifer, and three which draw from the Potomac-Raritan-Magothy Aquifer.

Manchester Township has three public community water systems, for simplicity sakes calling them the Eastern and Western system, the third is a small public community water system that only has a Water Use Registration, so they are using less than 3.1 MGM. This small system is not included in this summary.

Before going into specifics of the Eastern and Western water systems it's important to note that Manchester Township is located within portions of both Areas of Critical Water Concern (CA), 1 and 2. These areas are designated due to the drawdown of the aquifer levels due to pumping for water supplies. The Division of Water Supply & Geoscience is precluded by law from approving additional annual base allocation from the affected aquifers and would not be able to approve a diversion that would cause additional drawdown within a CA pursuant to N.J.A.C. 7:19-8.3(j).

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Results of the USGS Synoptic Report: Water-Level Conditions in the Confined Aquifers of the New Jersey Coastal Plain, 2008 (DePaul and Rosman, 2015) indicate that water levels in the Upper PRM are depressed in this region and additional annual diversions could not be approved.

Past allocation increases in certain areas of the Township have not been approved due to estimated drawdown at the Pinelands boundary.

The Western Manchester water system currently has a surplus of 2.774 MGD, 45.39 MGM, 308.7 MGY while the Eastern Manchester water system is in significant daily and monthly deficit.

The Department is aware that Manchester Township Water Utility (MTUA) is considering acquiring the Heritage Minerals Inc. Water Allocation Permit which has a Middle PRM Allocation of 180 million gallons per month (mgm) and two wells. Due to the central location of the Heritage Mineral site, the Eastern and Western Systems could then be interconnected and addressed under one Water Allocation Permit. The additional well(s) would also help the Township's firm capacity issues with the Eastern water supply system.

At a pre-application meeting conducted by the Department in 2018 with the MTUA and representatives of Hovsons, who acquired the Heritage site, the MTUA was informed that a major modification to their water allocation permit would be required as well as the decommissioning of the existing wells and the installation of new public community water supply wells, as the existing wells at the Heritage site are old and their condition is unknown. Allocation and NJGWS staff expressed concern that if the wells were operated at the current permitted capacity, they are likely to fail, as they are old and have not been used in sometime.

The Department is also aware that the MTUA has been considering requesting an increase in allocation in the Western system and the NJGWS indicated that the close proximity to both Critical Areas is a significant hurdle and approval will depend largely on the requested diversion rate and quantity of water needed. The MTUA was advised to prepare an Aquifer Test Proposal addressing potential impacts to the Critical Areas, current and future demands, the allocation requested and the NJGWS will provide feedback and more specific recommendations.

As previously noted, the Eastern Manchester water system is in significant daily and monthly deficit. At this time, MTUA options for additional water supply in the Eastern system are limited to:

- providing treatment for the existing un-operational contaminated Cohansey wells;
- connecting the Eastern and Western service areas;
- potential construction of Mt. Laurel-Wenonah wells in the far western portion of the Township;
- attempting to locate uncontaminated Cohansey sources;
- purchasing water through the Toms River interconnection.

It is also important to note that Manchester Township is subject to a Federal Settlement Agreement and obligated to reserve water for the proposed Heritage site development. The scope of the project and cleanup of radioactive soil efforts have been the subject of ongoing discussions with the Departments Land Use and Site Remediation programs.

The Department has significant concerns regarding the proposed Plan Endorsement request as we are unsure of MTUA's plan to provide water to the proposed Town Center and what the water supply demand

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of the Center would be and how the proposed development of the Heritage Minerals site will place further demands on public water supplies in the Township.

The Deficit/Surplus tables for Public Water Systems may be found on the Department of Environmental Protection, Division of Water Supply website at <http://www.nj.gov/dep/watersupply/pws.htm>. Not all Public Water Supply Systems will have associated Deficit/Surplus tables available on the Department's website. The website currently contains public water systems that have a demand greater than 100,000 gallons of water per day and have had some water main extension activity since January 1, 2002.

Refer to Firm Capacity and Water Allocation Analysis document for a detailed description of the methodology used to calculate capacity limitations.

There are also multiple Non-Community Water Systems serving specific uses in Manchester Township.

Below are Deficit/Surplus tables for the Eastern and Western MTUA systems.

Public Water Purveyor Capacity

MANCHESTER TOWNSHIP WATER UTILITY

PWSID: 1518005
County: Ocean
Last Updated: 12/09/2019

Water Supply Firm Capacity: 3.184 MGD

Available Water Supply Limits

	Allocation	Contract	Total
Monthly Limit	145.000 MGM	0.000 MGM	145.000 MGM
Yearly Limit	1145.000 MGY	0.000 MGY	1145.000 MGY

Water Demand

	Current Peak	Date	Committed Peak	Total Peak
Daily Demand	4.683 MGD	08/2016	0.726 MGD	5.409 MGD
Monthly Demand	145.188 MGM	08/2016	11.253 MGM	156.441 MGM
Yearly Demand	847.852 MGY	2015	88.330 MGY	936.182 MGY

Water Supply Deficit or Surplus

Firm Capacity	Water Allocation Permit
-2.225 MGD	-11.441 MGM
	208.818 MGY

Note: Negative values (a deficit) indicate a shortfall in firm capacity and/or diversion privileges or available supplies through bulk purchase agreements.

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MANCHESTER TOWNSHIP WATER UTILITIES - WESTERN

PWSID: 1518004
County: Ocean
Last Updated: 02/25/2019

Water Supply Firm Capacity: 5.400 MGD

Available Water Supply Limits

	Allocation	Contract	Total
Monthly Limit	100.000 MGM	N/A MGM	100.000 MGM
Yearly Limit	810.000 MGY	N/A MGY	810.000 MGY

Water Demand

	Current Peak	Date	Committed Peak	Total Peak
Daily Demand	1.699 MGD	08/2015	0.640 MGD	2.339 MGD
Monthly Demand	52.779 MGM	08/2015	25.750 MGM	78.529 MGM
Yearly Demand	501.335 MGY	2015	159.987 MGY	661.322 MGY

Water Supply Deficit or Surplus

Firm Capacity	Water Allocation Permit
3.061 MGD	21.471 MGM
	148.678 MGY

Regulated Environmental Constraints

Wetlands, Riparian Areas, Threatened and Endangered Species habitats, Floodprone Areas and Natural Heritage Priority Sites are constrained areas regulated by DEP.

Wetlands

Freshwater wetlands and transition areas (buffers) are regulated by the Freshwater Wetlands Protection Act rules (NJAC 7:7A).

Coastal Wetlands are protected through the Coastal Wetlands Act of 1970, which is implemented through the Coastal Zone Management Program rules (NJAC 7:7E) and the Coastal Permit Program rules (NJAC 7:7). These areas are regulated as they were mapped in 1970. Wetlands in the coastal zone that were not mapped pursuant to these maps are regulated under the Freshwater wetlands' rules. There are no coastal wetlands in Manchester Township

There are on-site activity limits on lands identified as wetlands. The Freshwater Wetlands Protection Act requires DEP to regulate virtually all activities proposed in the wetland, including cutting of vegetation, dredging, excavation or removal of soil, drainage or disturbance of the water level, filling or discharge of any materials, driving of pilings, and placing of obstructions. The Department may also regulate activities up to and within 150 feet of a wetland boundary - called the transition area or buffer.

Floodprone areas

A *Riparian Zone* under the FHA regulations is the land and vegetation both within a regulated waterbody and within either 50 feet, 150 feet or 300 feet from the top of bank of a regulated

waterbody. Given the many important ecological functions that a healthy riparian zone provides, adequately preserving such areas is essential to protecting New Jersey's natural resources and water supply. The FHA regulations provide a 300 foot riparian zone width along Category One waters and all upstream tributaries within the same HUC-14 sub watershed (a HUC 14 is an area of a stream sub watershed); 150 feet riparian zone width along all upstream tributaries to trout production waters, trout maintenance waters and tributaries within one mile upstream, waters flowing through areas that support certain threatened or endangered species and tributaries within one mile upstream, and waters that flow through areas that contain acid producing soils; and 50 feet along all other waters.

Threatened & Endangered Species Habitat

The Department's Endangered and Non-game Species Program developed the Landscape Project to identify and systemically map the habitat most critical for New Jersey's fish and wildlife populations. This mapping is being used to gauge healthy ecosystems and help identify areas appropriate for protection while giving citizens and local government officials valuable scientific information about their municipalities. The Landscape Project ranks habitat patches by the status of the species present, as follows:

- **Rank 5** is assigned to patches containing one or more occurrences of at least one wildlife species listed as endangered or threatened on the Federal list of endangered and threatened species.
- **Rank 4** is assigned to patches with one or more occurrences of at least one State endangered species.
- **Rank 3** is assigned to patches containing one or more occurrences of at least one State threatened species.

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Figure 1. Proposed town center map from self-evaluation report.



Figure 2. Landscape Mapping (Version 3.3) for patches of lands within the proposed town center boundaries.

A review of the Landscape 3.3 Mapping shows much of the lands that are not presently developed within the proposed Town Center boundary to be considered Rank 3 (state threatened species) or

4 (state endangered species) habitat. In addition, when applying field conditions to mapping criteria, patches 4 and 5 would also be valued for the state endangered corn snake which would raise their Landscape ranking to a 4 (state endangered).



Figure 3. Sewer Service Areas and on-going or approved projects.

Presently, within the proposed Town Center boundaries, three areas (numbered 3, portion of 4 and 5, Figure 3 above) of endangered or threatened species habitat are undergoing review or have been permitted for development. In each case, significant mitigation efforts have been required and lands adjacent to the abandoned railroad ROW were required to be preserved to satisfy CAFRA Endangered and Threatened Species Habitat and Critical Wildlife Habitat rules. Similar concerns and restrictions would likely apply to all properties south of Route 37 and north of the abandoned railroad ROW depending on the scope of regulatory jurisdiction applicable to any proposed project. Habitat associated with area 8 is of extremely high conservation value where intense development would be inconsistent with applicable Special Area rules.

Lands north of Route 37 in areas 1 and 7 would likely feature wetlands of exceptional resource value and associated uplands may also prove to be endangered or threatened species habitat. The same would apply to lands north of the High School. Significantly, it is noted that much of areas 1, 2, 6 and portions of 4 and 7 are not within the current sewer service area mapping due to the presence of environmentally sensitive areas (i. e. wetlands, endangered or threatened species habitat). As previously noted, demonstration of no adverse impact to such areas would need to be provided for these areas to be provided with sewer service.

As noted above, much of the undeveloped land within the proposed Town Center boundary is identified as endangered or threatened species habitat and critical wildlife habitat, both of which are considered Special Areas under the CAFRA rules. In addition, lands south of Route 37 have consistently been determined to be occupied habitats for endangered or threatened species based on the result of onsite surveys.

For development to be permitted under the provisions of the CAFRA requirements, significant mitigation for endangered or threatened species and critical wildlife habitat impacts would be required and the current proposal clearly does not address this need in the documentation provided. Further, as noted above, lands south of the abandoned railroad corridor within the Pineland Protection Area are of high conservation value and should not be placed within the Town Center boundary.

The Department notes that there is a potential for significant secondary habitat impacts to occur to adjacent areas outside of the proposed Town Center boundary that would be needed to accommodate the potential development of the Heritage Mineral site necessitating capacity improvements to Colonial Drive and access to Route 37.

In assessing the overall appropriateness of the Town Center boundaries proposed by Manchester Township, we note that the CAFRA rules at 7:7-13.16(b) require the Department to:

“evaluate the new or changed boundary to determine whether it is consistent with the purposes of CAFRA and this chapter. The Department shall not reject or reject and revise a boundary unless it finds that accepting the State Planning Commission approved boundary would result in unacceptable harm to the coastal ecosystem or the resources of the built or natural environment, or would otherwise be clearly inconsistent with the purposes of CAFRA or this chapter.”

The review of the proposed Town Center boundary for consistency with the CAFRA program reveals that the proposed Town Center boundary as presently drawn is not consistent with the Special Area rules of the Coastal Zone Management regulations and presents a threat to the natural environments found within significant portions of the proposed Town Center. The Coastal Zone Management program can provide Manchester Township with additional guidance in order to revise the Town Center boundary to ensure that the desired level of growth potential is balanced by the need to minimize impacts to environmentally sensitive areas of the coastal zone, and support projects which can gain permitting approvals.

Heritage Mineral site

While the potential development of this site is not addressed in the Municipal Self-Assessment, the Department's settlement with the developer stipulates that it may gain Department approval subject to certain limitations. The Land Use Management Program, which administers CAFRA, has reviewed Manchester Township's Municipal Self-Assessment Report for consistency with the Coastal Rules, primarily through the lens of anticipated impacts from Town Center and its adjoining areas, especially the proposed Heritage Minerals property development.

The Heritage Minerals property owner proposes over 3,000 dwelling units plus commercial space within portions of the 7,000 acre parcel which is substantially constrained by wetlands, threatened and endangered species and critical wildlife habitat, a very large and significant environmentally sensitive area within the Barnegat Bay drainage basin. Although the proposed development would be located mostly in previously disturbed land areas and mitigation would be provided, the scale of proposed development appears excessive, and no satisfactory plans have been proposed for access to and from the large parcel.

The proposed municipal Town Center is located adjacent to the Heritage Minerals property and at the principal intersection that would provide access to Rt. 37. The development would use Colonial

Drive to access State Highway Route 37 and use internal roads to reach State Highway Route 70 traversing through the Pinelands Protection Area. Notwithstanding the significant environmental limitations the site presents, the Department's review of the proposed development plans in cooperation with NJDOT clearly indicates that, as currently proposed, development of the site would lead to failing conditions on the roadways providing access to the site and State highways. Moreover, NJDOT projects an increase in traffic on Route 37 during the next five years.

The Land Use Management program finds that the proposed town center boundary must be rejected as it is clearly inconsistent with the Coastal Rules. The proposed Town Center boundary would intrude excessively and impermissibly into Threatened and Endangered Species Habitat. Further, Manchester's Self-Assessment also suggests a possible "town center concept" for the Heritage Minerals property, which is not otherwise detailed. The Land Use Management program suggests that the Township needs to scale back the area of the proposed Town Center to avoid adverse impacts and undue fragmentation of endangered species habitat beyond development strictly along Route 37 frontage.

As a first step, the municipal Master Plan Goal Number 4 referenced in the Municipal Assessment should be updated to make it an express municipal goal to protect endangered, threatened and critical wildlife species habitat besides just referencing coordination with DEP's Coastal Rules and the Pinelands Comprehensive Management Plan. Manchester holds the authority under the Municipal Land Use Law, N.J.S.A. 40:55D-1 to enhance its master plan and its zoning to expressly recognize and protect such resources and habitat consistent with the Coastal Rules.

Should the Township seek to support the development of the Heritage site, the Township first needs to coordinate with the Department and DOT to determine if any roadway highway improvements or widening are feasible, planned, budgeted or scheduled for proposed access Routes 37 and 70. These impacts from the proposed development of the Heritage site need to substantively address existing and projected roadway and traffic capacity, before the Department may support the Town Center as compliant with the coastal rules. N.J.A.C. 7:7-13.15 and 13.16 and impacts on Special Areas. N.J.A.C. 7:7-9.

Natural Heritage Priority Sites

Through its Natural Heritage Database, the Department's Office of Natural Lands Management (ONLM) identifies critically important areas to conserve New Jersey's biological diversity, with particular emphasis on rare plant species and ecological communities. The database provides detailed information on rare species and ecological communities to planners, developers, and conservation agencies for use in resource management, environmental impact assessment, and both public and private land protection efforts and assigns each site a rank as follows..

B3 - High significance on a global level, such as any other viable occurrence of an element that is globally imperiled, a good occurrence of a globally rare element, an excellent occurrence of any ecological community, or a concentration (4+) of good or excellent occurrences of elements that are critically imperiled in the state.

B4 - Moderate significance on a global level, such as a viable occurrence of a globally rare element, a good occurrence of any ecological community, a good or excellent occurrence or only viable state occurrence of an element that is critically imperiled in the State, an excellent occurrence of an element that is imperiled in the state, or a concentration (4+) of good

occurrences of elements that are imperiled in the State or excellent occurrences of elements that are rare in the state.

V1 - Outstanding significance on a state level. Only known occurrence in the state for an element or Site with an excellent occurrence or the best occurrence in the state for an element ranked critically imperiled in the state or a concentration (4+) of good or excellent occurrences of elements that are imperiled or critically imperiled in the state.

Environmental, Natural and Historic resource factors to consider in local planning efforts

- Groundwater recharge areas

Groundwater recharge areas are those sites where a high volume of precipitation and surface waters infiltrate into the soil and act to resupply surface and ground waters. Protection of these areas from over-development, and addressing stormwater runoff for these areas, directly affects the water quality of both drinking water supplies and water-based habitats

The New Jersey Geological Survey (NJGS) has developed ground water recharge data sets using several data factors, such as land use patterns, impervious surface amounts, soil types, precipitation, and evaporation rates, among others, to calculate the amount of water each area of the state normally contributes to the underlying aquifers. The data are reported and mapped in several standard categories, in units of inches per year.

- Wellhead Protection Areas

Well Head Protection Areas (WHPA) are the lands surrounding each public community well, from which contaminants may move through the ground to be withdrawn in water taken from the well.

Well Head Protection Areas are mapped areas calculated around a Public Community Water Supply (PCWS) well in New Jersey that delineates the horizontal extent of ground water captured by a well pumping at a specific rate over a two-, five-, and twelve-year period of time for confined wells. The confined wells have a fifty-foot radius delineated around each well that defines the well head protection area to be controlled by the water purveyor in accordance with Safe Drinking Water Regulations (see NJAC 7:10-11.7(b)1).

Updates for Public Community Water Supply Well Head Protection Areas are described in Well Head Delineations Updates List and a complete list of individual Public Community Water Supply Well Head Protection Area are maintained by the Department and available upon request.

- Forest Fire Hazard reduction.

The New Jersey Forest Fire Forest Service has reviewed the Municipal Self-Assessment and can support the endorsement of Township provided that the Township demonstrate that they are committed to addressing wildfire risk. The Service recommends that Manchester Township clearly articulate how it can address wildfire risk, preparedness, mitigation or management and locally enforce measures to protect its vulnerable neighborhoods.

It is suggested that this could be done by establishing wildfire prevention and mitigation policies in the Master Plan that reflect the Pinelands Comprehensive Management Plan and ensuring local requirements to implement them, especially the importance for property owners in vulnerable areas to have protection buffers in place. As an example of this, the township and Service have been working on a fire protection plan for Roosevelt City.

The township's participation in the Sustainable Jersey effort is recognized by the Service and notes that the town has a Fire Safety Council, a Community Wildfire Protection Plan and nationally recognized Firewise Communities; Country Walk of Lake Ridge, Crestwood Village Six, and Pine Ridge Residents Association and that these all count toward SJ credit.

- **Historic Resources**

The New Jersey Historic Preservation Office (HPO) administers a variety of programs that offer protection for historic properties. The HPO consults with federal agencies under Section 106 of the National Historic Preservation Act for federally funded, licensed or permitted projects. At the state level, the New Jersey Register of Historic Places Act requires that actions by state, county, or local governments, which may impact a property listed in the New Jersey Register of Historic Places, be reviewed and authorized through the HPO. The HPO also provides advice and comment for several permitting programs within the Department of Environmental Protection, including some permits required under the Land Use Regulation Program.

On page 21 of the Self-Assessment document, Manchester Township correctly identified the four historic resources that have previously been listed on or determined eligible for the New Jersey and National Registers of Historic Places. The HPO was also pleased to see that the Historic Preservation Element of the Manchester Master Plan identified an additional 25 potentially historic properties.

Historic preservation is mentioned several times throughout the document as an overarching goal. Based on the information in Figure 16 on page 30, the Township's Historic Preservation Master Plan Element was enacted in 1993. The HPO recommends that the Township update this document in order to reflect the current state of historic preservation in the community. The document also mentions that the Township has been certified as bronze by Sustainable Jersey. The Township should be made aware that it can gain additional Sustainable Jersey points by satisfying the Historic Preservation Master Plan Element Action with an appropriate update. As part of this Master Plan Element updated, the Township could explore the possibility of creating a preservation ordinance and a historic preservation commission to strengthen its local protection of historic resources.

The most effective way to protect historic resources and promote our architectural and archaeological heritage is through local stewardship. When implemented at the local level, historic preservation activities may take the form of master plan elements, comprehensive zoning ordinances, the establishment of a local historic preservation commission, regulated code enforcement, or public education and outreach programs. Local initiatives have far reaching effects on preserving historic resources for future generations. The HPO provides technical assistance, training, and other resources for historic preservation to New Jersey's communities through a variety of programs, including the Certified Local Government (CLG) program.

The requirements for certification are outlined in the document “New Jersey’s Certified Local Government Guidelines,” available from the Historic Preservation Office (HPO) or online at http://www.state.nj.us/dep/hpo/3preserve/clgguides8_07.pdf. One of the chief benefits of this partnership for local governments is access to grant funding. Each federal fiscal year, New Jersey sets aside ten percent of the state’s allocation of federal historic preservation funds for pass-through as sub-grants to communities participating in the CLG program. The total amount of available funding varies each year with the federal allocation.

The Historic Preservation Office also maintains an inventory of historic properties in each municipality. The New Jersey and National Registers of Historic Places listings include properties and historic districts in New Jersey for which a formal action was taken by the State Historic Preservation Officer or designee. The listings itemize the buildings, structures, sites, objects, and districts listed on the New Jersey Register of Historic Places (SR) and the National Register of Historic Places (NR).

Finally, the Historic Preservation Office maintains the State’s Cultural Resources Geographic Information System (CRGIS) to record the location and extent of cultural resources in our statewide inventory. LUCY is our NJCRGIS Online Map Viewer. It is an ARCGIS Online based web mapping application delivering HPO CRGIS data in an intuitive, browser-based format. The application is designed to function in a variety of browsers, devices, and screen types.

NJ Department of Environmental Protection



State Development & Redevelopment Plan Plan Endorsement Opportunities & Constraints Analysis Amendment

for:

Township of Manchester
Ocean County

June 4, 2021

Introduction

On April 7, 2020, the New Jersey Department of Environmental Protection (Department) submitted to the Department of State's Office of Planning Advocacy our State Opportunity and Constraints Assessment (OCA) for Manchester Township, Ocean County, conducted as part of the Plan Endorsement process (enclosed). In order to keep the plan endorsement process moving forward, we offer the following amendment to our April 7, 2020 OCA document to address the following issues that were not included in the April document. The information provided in Figure 1 and herein reflects the Department's current information concerning the Township.

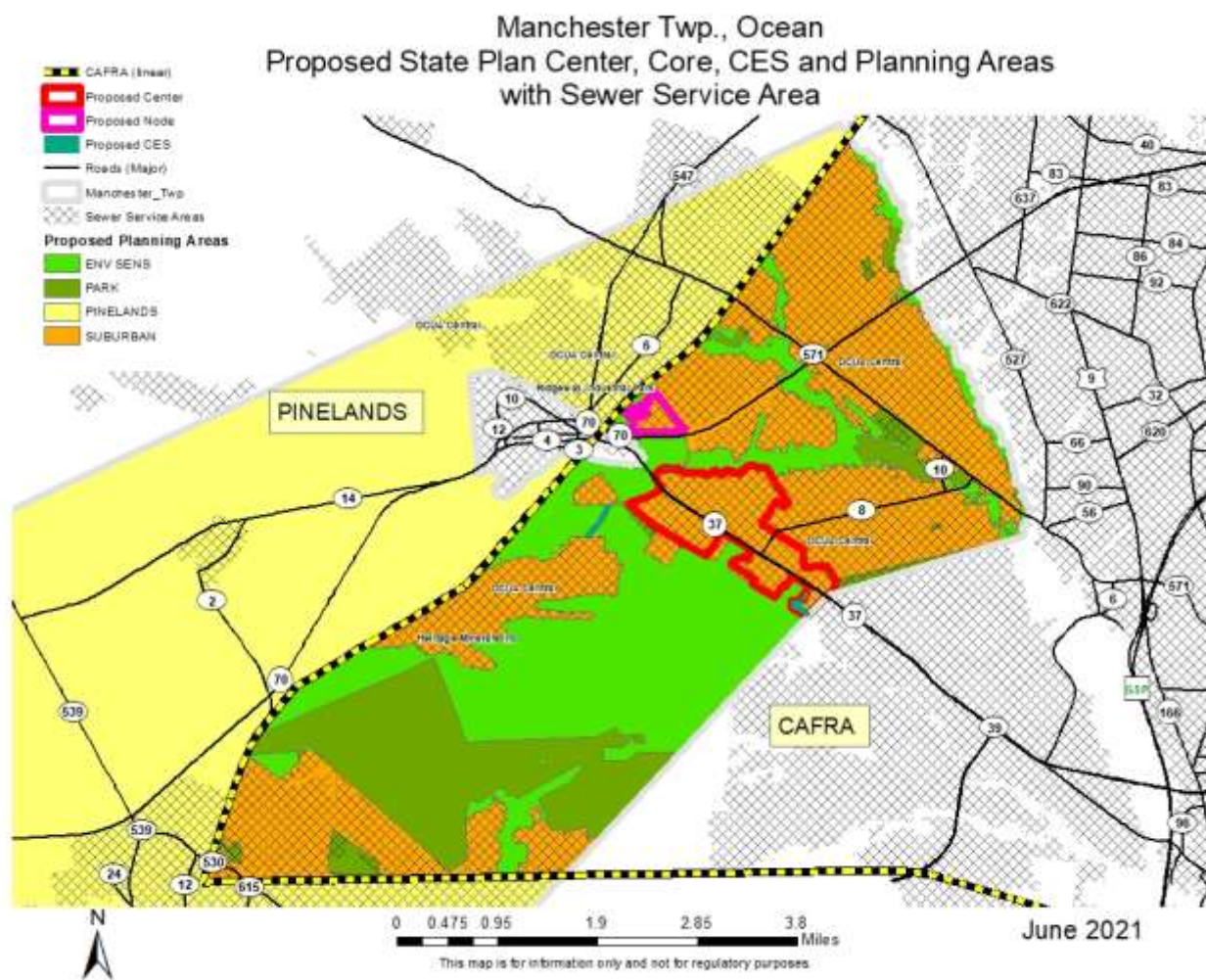


Figure 1: June 2021 DEP/OPA proposed town center (red) and node (pink).

Additional Findings

- The Town Node is acceptable. As discussed, the Department could not accept the proposed Town Center as presented in the Municipal Self Assessment (Figure 2) as much of the area proposed by Manchester to be included in Town Center lies outside of the sewer service area and/or has threatened and endangered species impacts.



Figure 2: Manchester MSA proposed Town Center

- Because of recent additional comments received from DEP programs, the center boundary was further adjusted to remove additional lots from the center as represented in Figure 3 and 4.

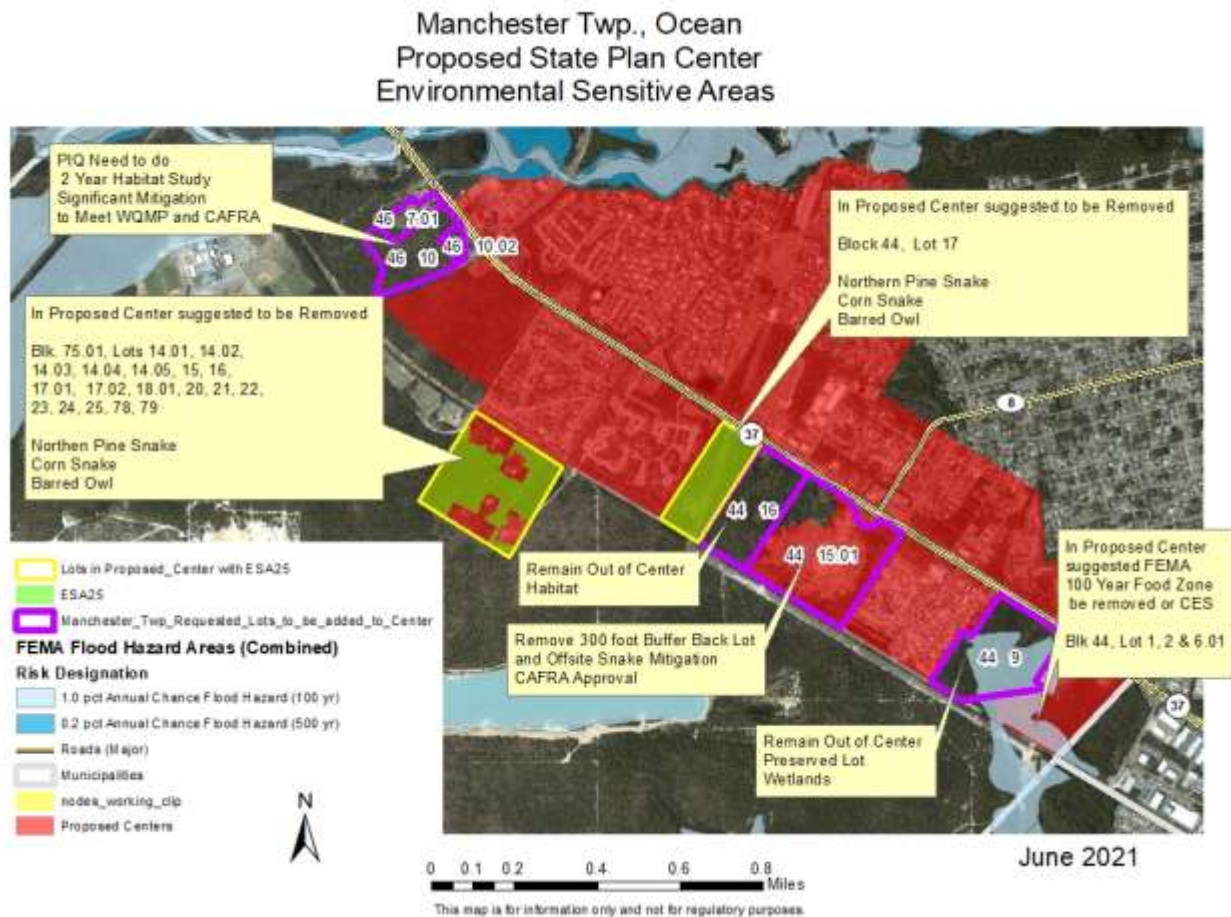


Figure 3: Adjustments made to the Town Center Boundary at this time.

- **The updated proposed Town Center Map (Figures 1 and 3) was adjusted to address the following parcels to be removed, remain, or require additional habitat assessment**
 - Blk 46, Lots 7.01, 10, 10.02 – At this time, this lot should not be included in the Town Center. Manchester may apply for an amendment after endorsement to include this area in the center if a 2 year habitat study confirms no adverse impact to state and federal listed species.
 - Blk 46.01, Lot 1.01 & 1.03 – This undeveloped lot was reviewed by the Department and is acceptable to remain in center.
 - Blk 75.01 Lots 14.01, 14.02, 14.03, 14.04, 14.05, 15, 16, 17.01, 17.02, 18.01, 20, 22, 23, 24, 25, 78, 79 – Proposed Town Center Revision: This area has significant environmentally sensitive areas. While it is in the sewer service area and is in the water supply area, the Department cannot recommend this lot for inclusion in the center without further habitat suitability assessment as the area has been identified as habitat for Northern Pine Snake, Corn Snake, and Barred Owl. There

have been no land resource permits issued for this site since 2001. Manchester may complete a habitat assessment and apply for inclusion via the map amendment process in the future.

- Blk 44, Lot 17– Proposed Town Center Revision: This area has significant environmentally sensitive areas. While it is in the SSA and is in the water supply area, the Department cannot recommend this lot for inclusion in the center without further habitat suitability assessment as the area has been identified as habitat for Northern Pine Snake, Corn Snake, and Barred Owl.
- Blk 38, Lots 4, 5 & 6 – Former golf center. Undisturbed forested ESA tree line does not have significant species habitat of concern and is recommended to remain in center although the department recommends that the tree line be preserved as open space.
- Blk 44, Lot 16 – Out of center due to ESA and undeveloped. No known wetlands.
- Blk 44, Lot 15.01 - Proposed Town Center Revision: Former South Brunswick Asphalt Company. The Department proposes removing from the center a 300 foot buffer from the back of block 44, lot 15.01 to the yellow line to preserve the tree line (see image below). Frontage of the property on Route 37 is previously disturbed and may remain in the center. The red line is the Proposed Center Boundary and the yellow line is an estimated 300 feet off the back of the lot boundary. (Move proposed center boundary to yellow line). Lot 15.01 has received a CAFRA approval that requires offsite snake mitigation and onsite preservation of a 300 ft buffer off of the rear of the lot. Because of this approval, we can support restoring all but the rear 300 feet of this lot into the Town Center. Lot 16 would at a minimum require significant snake habitat mitigation to meet CAFRA and WQMP standards. Unlike lot 15.01, this parcel features largely undisturbed forest habitat whose existence was a factor in the habitat evaluation of the adjacent lot 15.01.



The Department has created the following table to clarify its mapping decisions.

Remain out	Remain in with overlay	Remove from center
<ul style="list-style-type: none"> • Blk 46, Lots 7.01, 10, 10.02 • Blk 44, Lot 16 • Blk 44, Lot 9 	<ul style="list-style-type: none"> • Blk 46.01, Lot 1.01 & 1.03 • Blk 38, Lots 4, 5 & 6 • Blk 44, Lots 1, 2 & 6.01 	<ul style="list-style-type: none"> • Blk 75.01 Lots 14.01, 14.02, 14.03, 14.04, 14.05, 15, 16, 17.01, 17.02, 18.01, 20, 21, 22, 23, 24, 25, 78, 79 • Blk 44, Lot 17 • Blk 44, Lot 15.01 (buffer)

Proposed Center Map - Based on the above comments and adjustments, the Department supports the below June 2021 Town Center map (Figure 4)



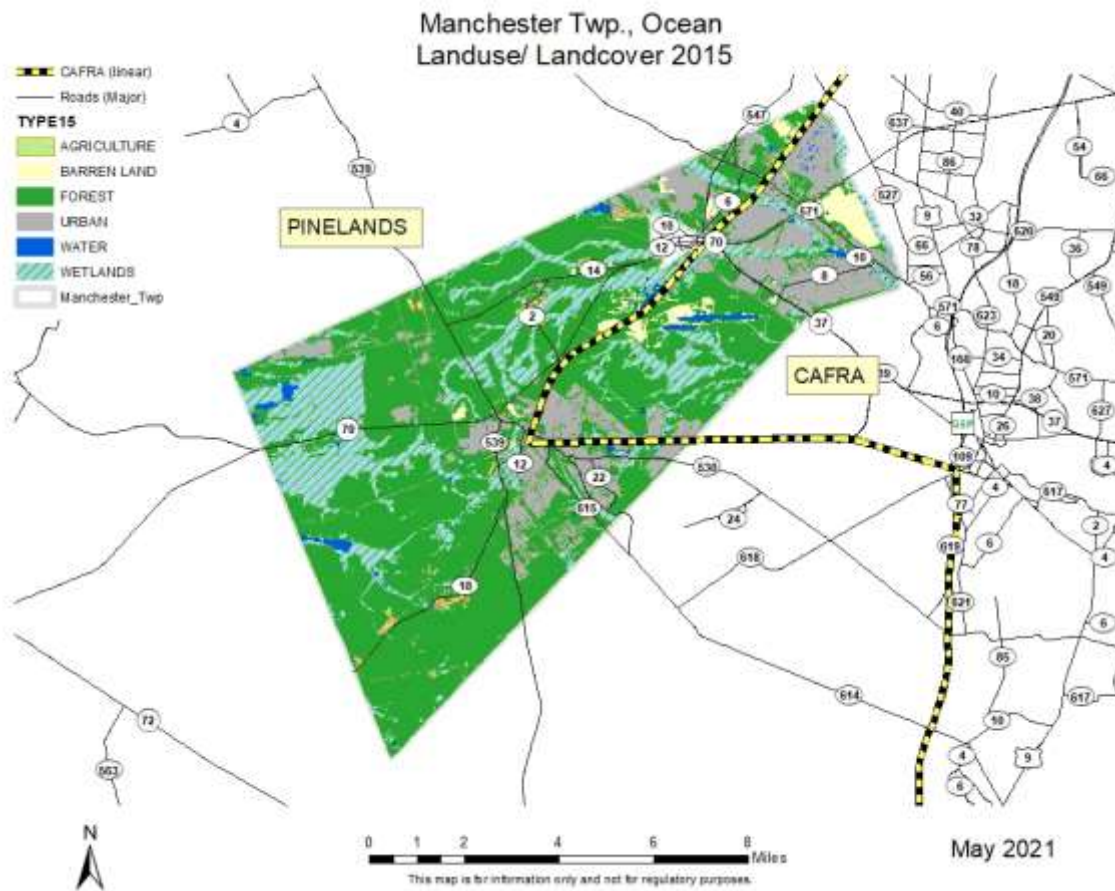
Figure 4: Town Center Map - June 2021

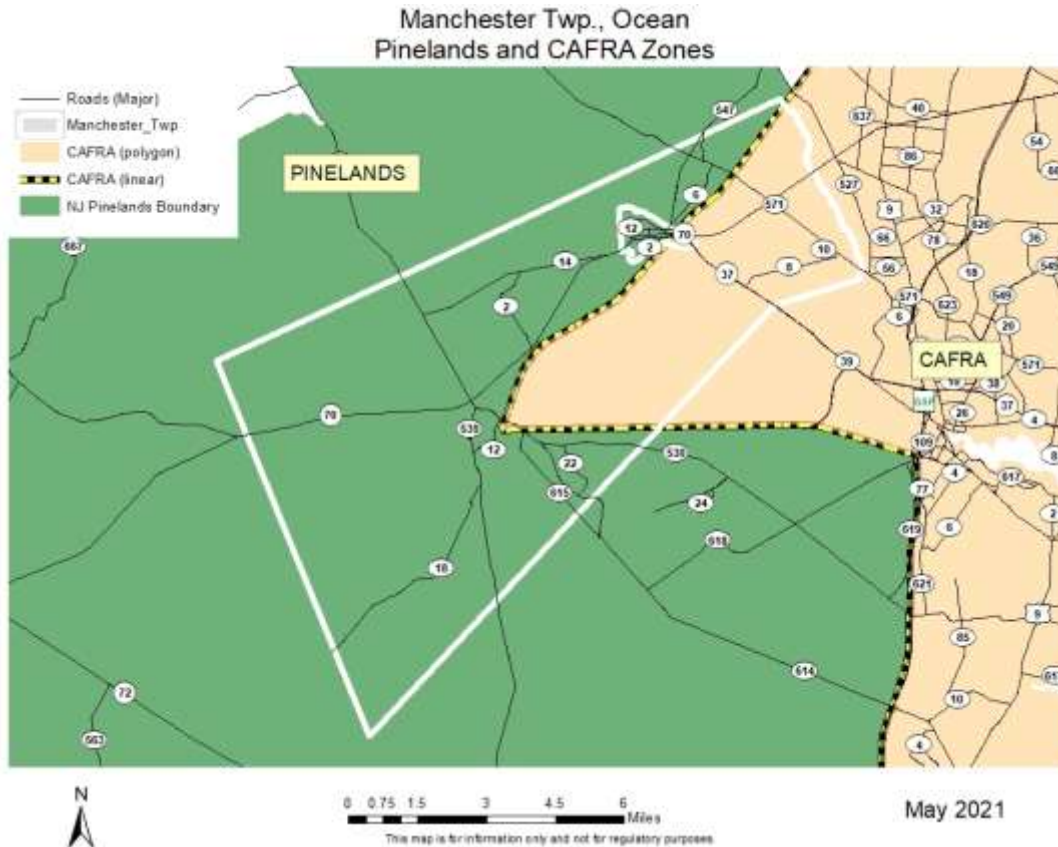
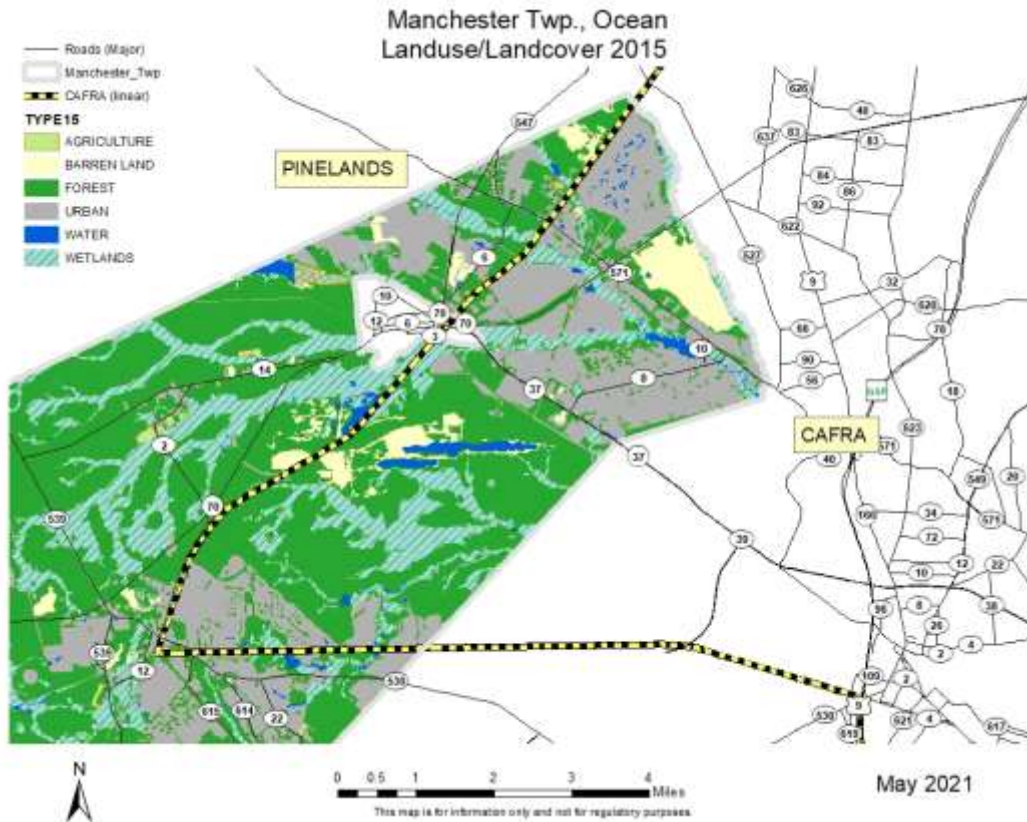
- In the future, Manchester may apply for a State Plan Endorsement amendment to include additional areas not included in the current proposed center. Via a habitat suitability study, Manchester would need to demonstrate that including each currently excluded lot does not propose a threat to identified endangered species or other natural resources.

Updated Maps of Manchester Resources

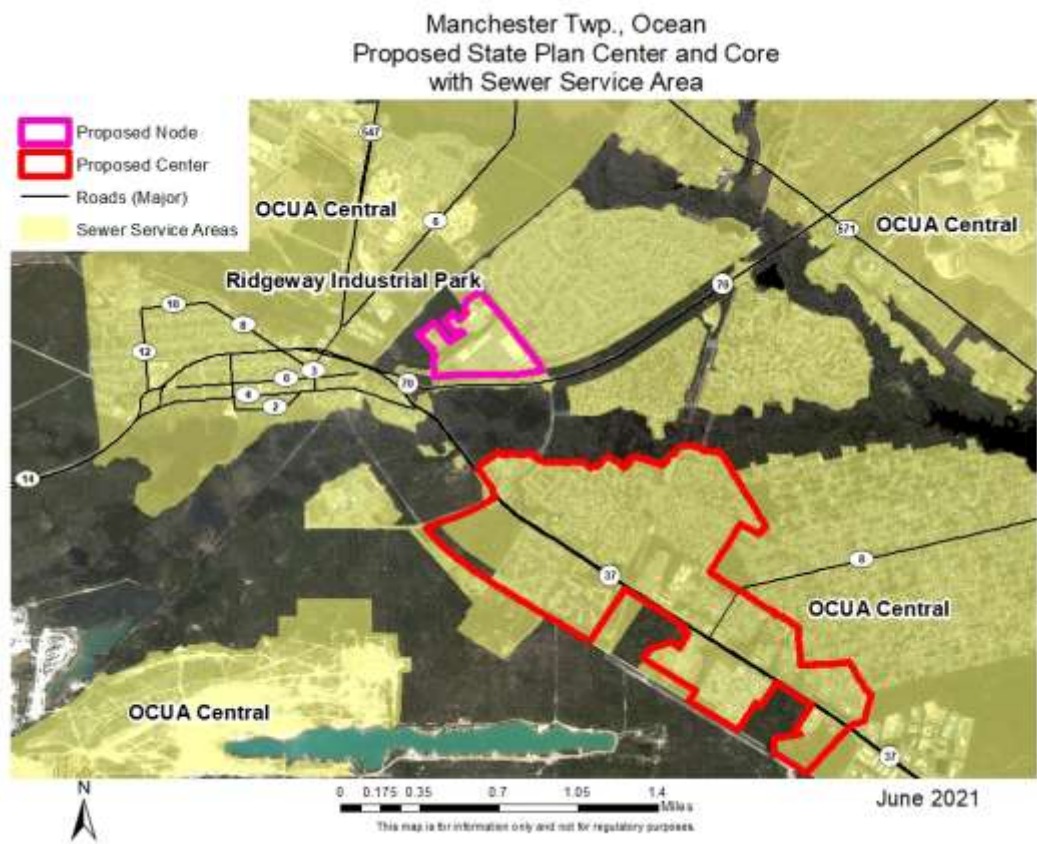
The Department utilized the following maps in developing these amended comments. Manchester Township falls within the jurisdiction of both CAFRA and the Pinelands Area.

Land Use Cover – Pinelands and CAFRA Areas

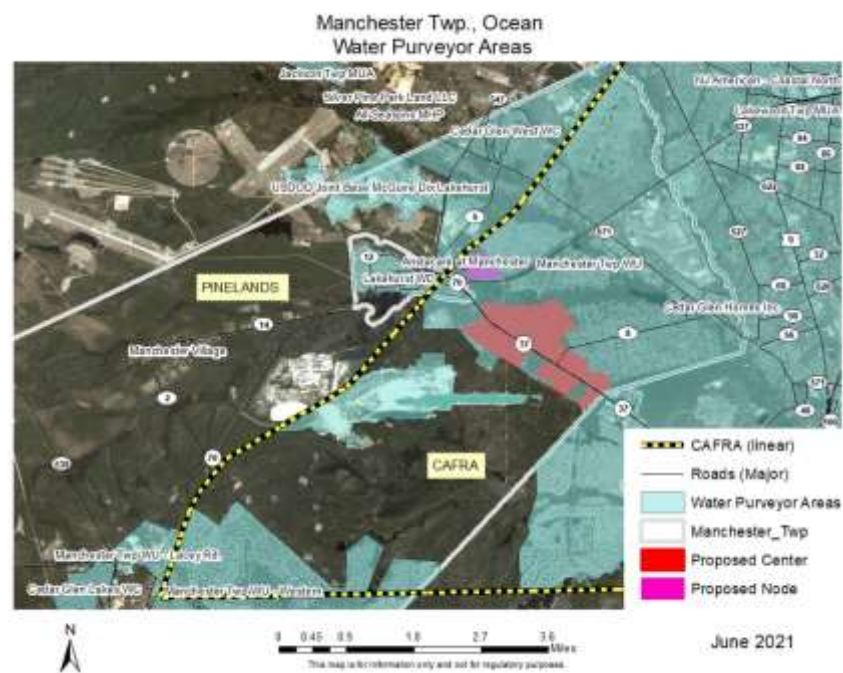


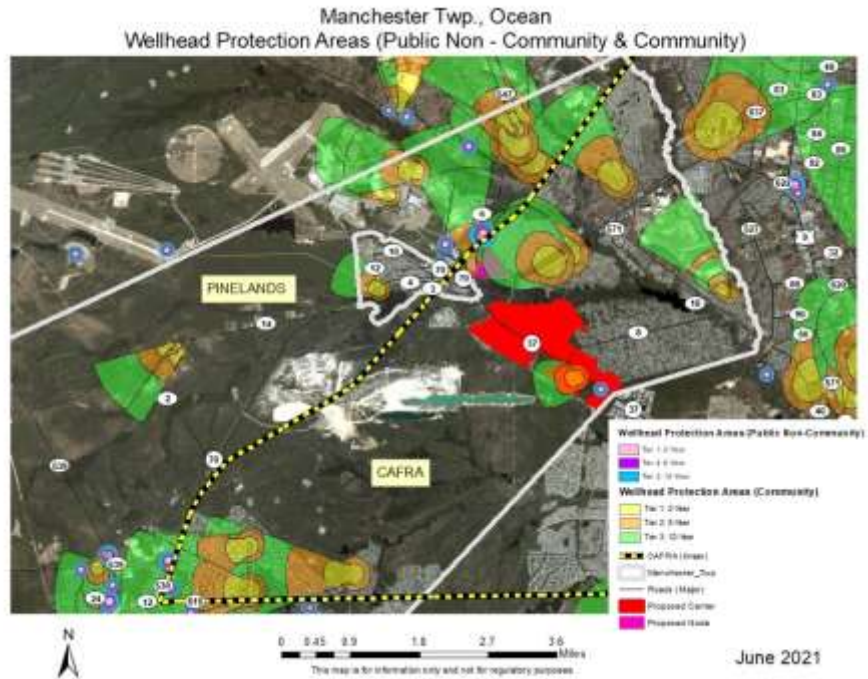


Wastewater Management



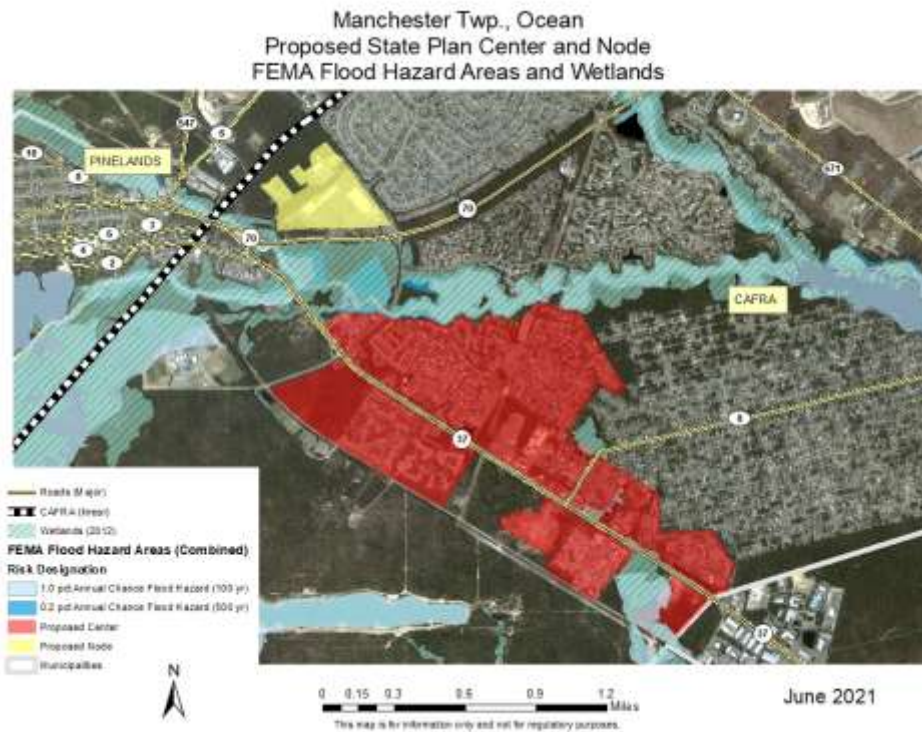
Potable Water Supply and Wellhead Protection



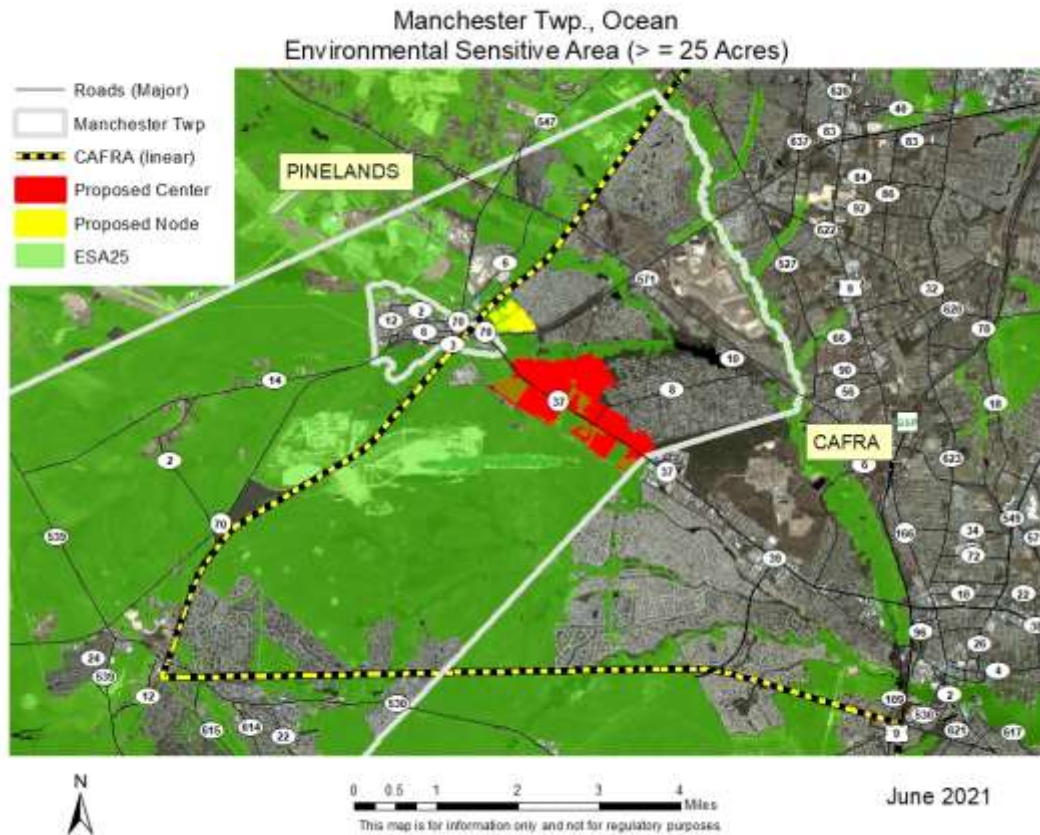


Land Resource Protection – Wetlands and Flood Hazard Area

Wetlands and flood hazard areas have been identified to the north and at southern end of proposed town center. The proposed center borders the Pinelands Area and is within the CAFRA Zone.



Threatened and Endangered Species

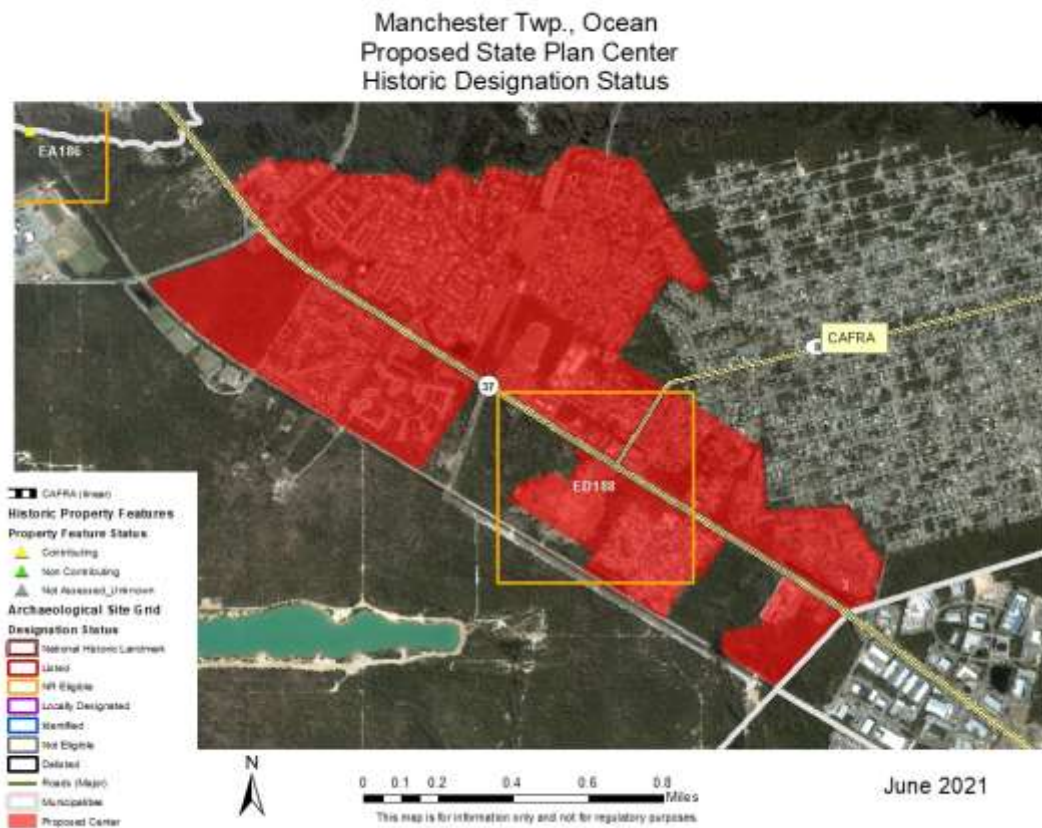


The T+E species identified are Barred Owl, Northern Pine Snake and Corn Snake.



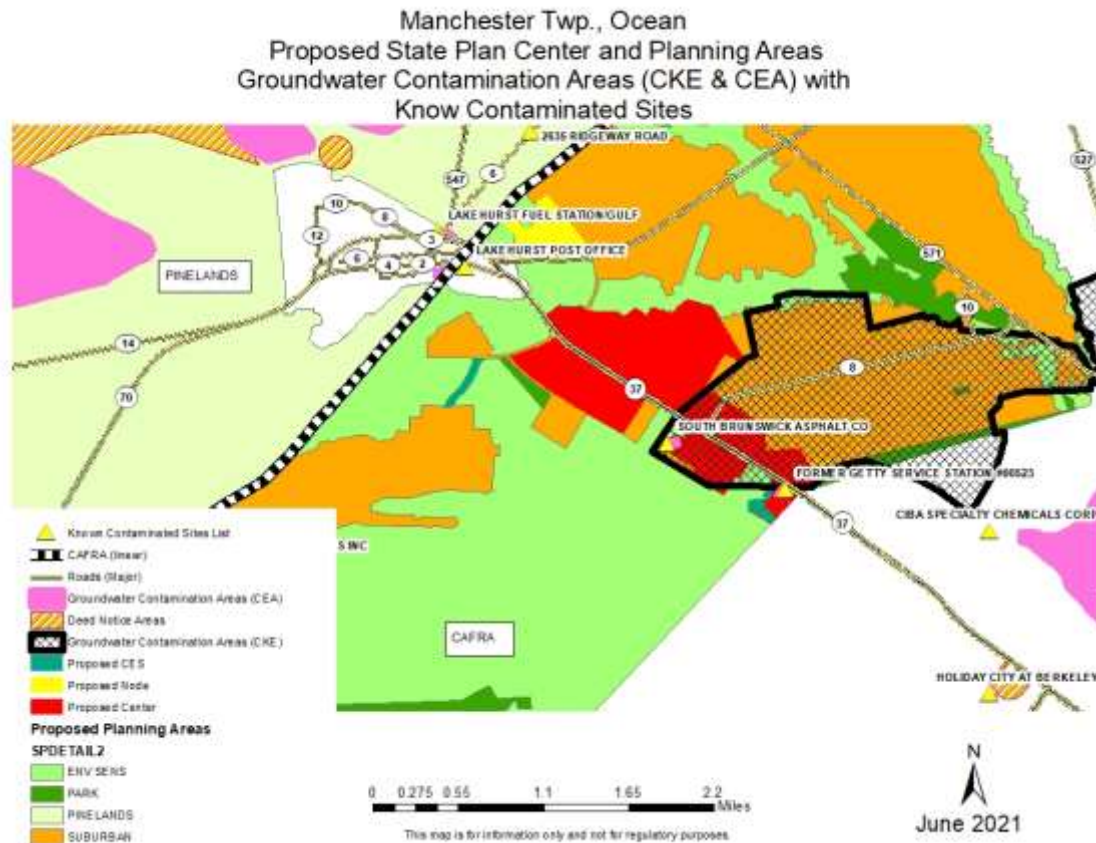
Cultural and Historic Resources

Four historic resources have previously been listed on, or determined to be eligible for, the New Jersey and National Registers of Historic Places. The Historic Preservation Element of the Manchester Master Plan identified an additional 25 potentially historic properties in Manchester Township and no historic properties within the proposed town center.

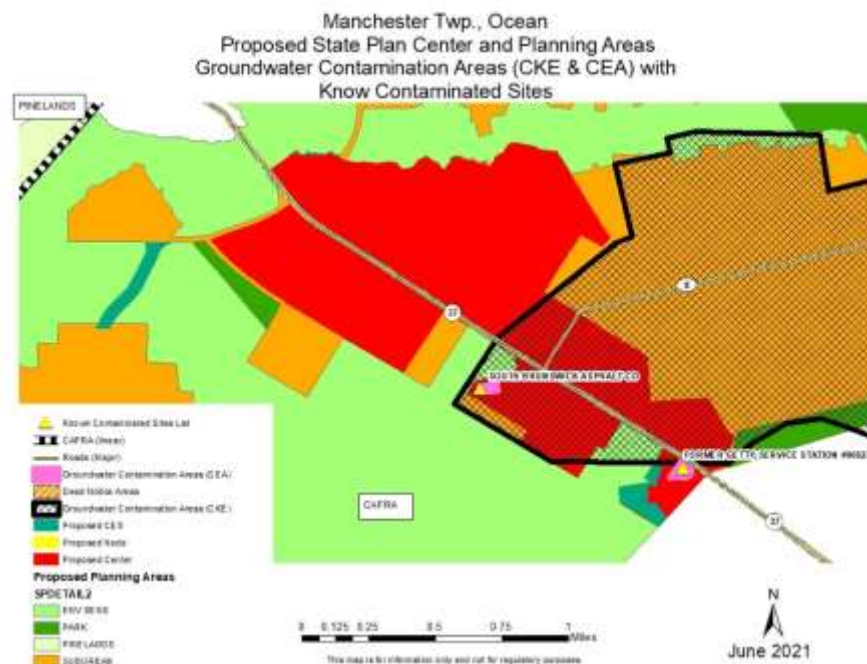


Site Remediation and Known Contaminated Sites

In addition to the known contaminated site at Heritage Minerals, the NJDEP has identified an area of groundwater contamination as follows:



The South Brunswick Asphalt known contaminated area is near a wellhead protection area. The Township's Zoning Ordinances should be updated to include this overlay.

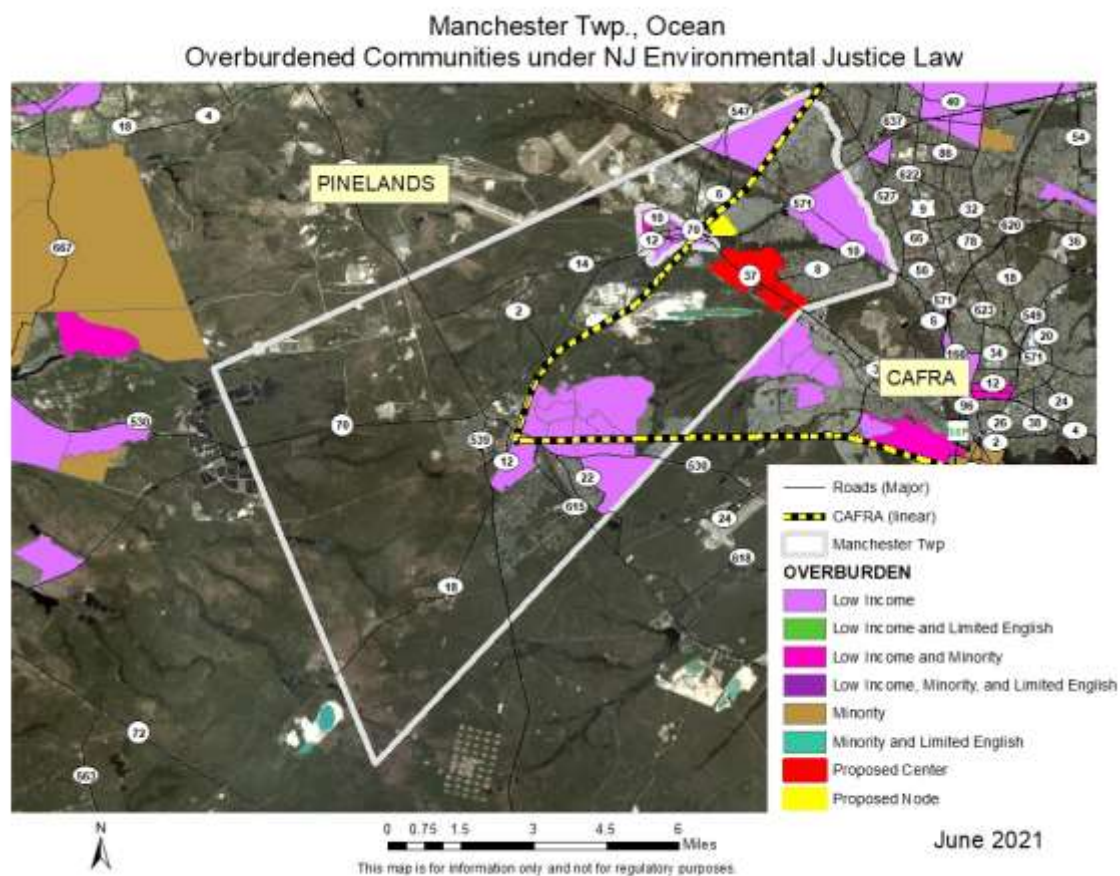


NJDEP CHANJ MAP



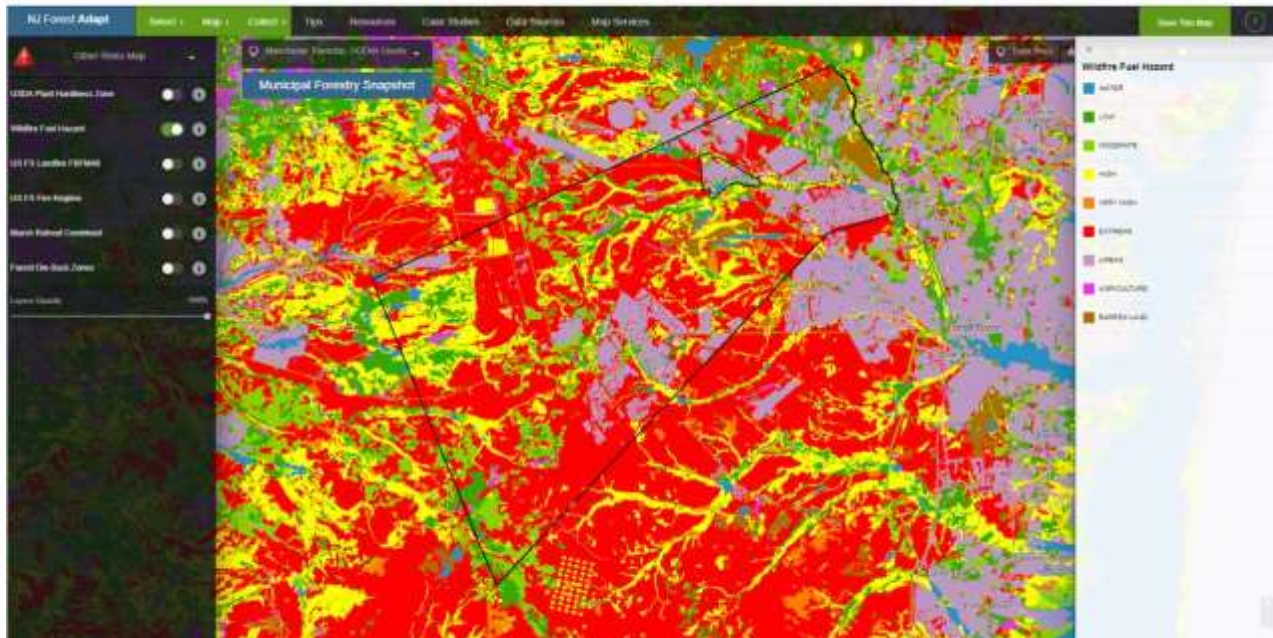
There are no connecting habitat across New Jersey (CHANJ) corridors in proposed center.

Overburdened Communities under NJ Environmental Justice Law Map



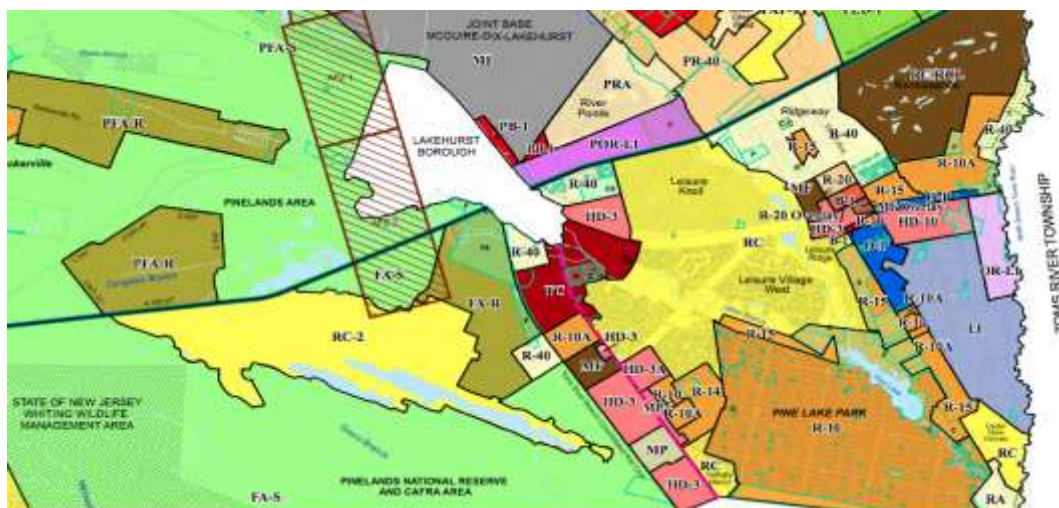
Overburdened Communities within the Township.

NJ Forest Adapt – Wild Fire Potential Map



Significant areas of the Township show extreme Wild Fire Fuel Hazard.

Zoning Maps - see in reference to utilities, environmental issues and natural resources above



NJ DEPARTMENT OF TRANSPORTATION

**State Development and Redevelopment Plan
Plan Endorsement
Opportunities and Constraints Analysis**

For:

Township of Manchester, Ocean County

March 20, 2020

This document constitutes the New Jersey Department of Transportation's component of the State Opportunities and Constraints Analysis conducted as part of the Plan Endorsement process. This document provides a collection of the most recent data and information that exists in the Department pertaining to transportation features, studies, projects, grants, designations and other significant issues as applicable. The document should serve as a baseline to inform the remainder of the Plan Endorsement process. It should be understood that this assessment reflects conditions as they presently exist, and that changes may occur at any time during the Plan Endorsement process.

NJDOT has examined the following categories for pertinent data:

State Highways

NJ Route 70	MP 33.43 – 43.26, MP 44.79 – 48.03
NJ Route 37	MP 0.35 – 2.52

Straight Line Diagram sheets are attached.

State Highway Access Management Code – Access Levels and Desirable Typical Sections

Please see the attached Access Classification Table for existing and proposed Access Levels and Desirable Typical Sections (DTS).

The proposed Manchester Plan Endorsement mapping does not change any factors in the Route 37 and Route 70 access classifications. As such, Plan Endorsement will not affect the New Jersey State Highway Access Management Code and the Statewide Planning Section of the Bureau of Statewide Strategies does not have any concerns.

Congestion Management System

According to the attached chart, part of this section of Route 70 is “Severely Congested” according to the NJ Congestion Management System (CMS). The highest score in this section is 8.72, which falls into the High category. However, the PDA Suite (see below) indicates that this section of roadway is “Mildly Congested”.

According to the attached chart, this section of Route 37 is “Mildly Congested”. The highest score in this section is 4.72, which falls into the Medium category.

Also attached are the PDA (Probe Data Analytics) Suite Congestion TTI (Travel Time Indices) Scan Analyses for weekdays of 2019 for these highway segments. The PDA Suite was developed by the University of Maryland for the I-95 Corridor Coalition.

Major Capital Projects/Initiatives and Mitigation Projects

Route 70 – Dakota Trail to Riverview Drive (CR 48) – Pavement Rehabilitation – Final Design

Route 70 – East of North Branch Road to CR 539 – Pavement Rehabilitation – Final Design

Designated Transit Villages

Not Applicable.

Designated Scenic Byways

Not Applicable.

Open Local Aid Grant Projects

Municipal Aid – FY 2019 – Schoolhouse Road Improvements - \$319,163

Municipal Aid – FY 2020 – Schoolhouse Road Phase 2 and Wranglebrook Road Improvements - \$375,000

Corridor Studies

Not Applicable.

Local Planning Assistance Projects

Not Applicable.

Bicycle and Pedestrian Local Planning Assistance Projects

No Bicycle and Pedestrian Local Planning Assistance Projects have been conducted.

The Bicycle and Pedestrian Resource Center list indicates that Manchester has not adopted a Complete Streets Policy.

Public Use/General Aviation Airports

Lakehurst Maxfield Field is listed as a public use airport.

Rail Freight Lines

Manchester Township contains the Consolidated Rail Corporation (Conrail) Southern Secondary operating rail freight line. The Municipal Self-Assessment (MSA) does not mention truck freight movement.

Traffic Engineering and Safety Initiatives

Traffic Engineering has no recent or pending work orders within the milepost limits.

Existing and Planned Park-and-Rides

Park-ride records indicate that there are no Park-and-Ride lots in Manchester Township.

Other Significant Issues

This survey of NJDOT units has not identified additional issues at this time.

ATTACHMENTS

Straight Line Diagram Sheets
Access Classification Table
Congestion Management System Charts
PDA Suite Congestion Scan Analyses

NOTE: OPA may access NJDOT GIS data layers as needed.