

12. LACEY TOWNSHIP

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 | December 30, 2015

Prepared By

The Ocean County Department of Planning

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I. Overview of Municipality

The Township of Lacey is located in central Ocean County. The Township was incorporated in 1871, and fronts on Barnegat Bay to the east. It is bordered on land by Berkeley Township to the north, Manchester Township to the northwest, Burlington County to the west, and Barnegat and Ocean Townships to the south. With a land area of 84.60 square miles, Lacey is the second largest municipality in Ocean County, after Jackson Township. All land west of the Garden State Parkway (about 66.93% of the municipality's total area) is located within the Pinelands Comprehensive Management Plan Area. The Balance of Lacey's land area is within the CAFRA region to the east. Lacey Township is also the location of the Oyster Creek Nuclear Generating Station, which is a major energy generator in the area.

As of 2010, Lacey had a population of 27,644 people. The U.S. Census that year also counted were 11,573 housing units, of which 1,390 were vacant. 973 of these vacant units were seasonal vacancies. NJTPA projects that Lacey's population will grow by 16.82% to 33,234 residents by the year 2035. The municipal wastewater conveyance infrastructure is expected to continue to handle seasonal fluctuations and future growth in population.

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.

65.60 square miles of Lacey Township is within the Pinelands Comprehensive Management Plan Area—more than any other municipality in the County. As such, a great amount of Lacey's total area is forested, especially west of the Garden State Parkway. Much of Lacey's land is within Natural Heritage Priority Sites, including the Forked River Mountain Natural Heritage Priority Site. Along the shore of the Barnegat Bay to the east, the Township is dotted by emergent wetlands. Additional wetlands stretch far inland along the branches of Cedar Creek, Forked River, Oyster Creek, and other small streams. There is no preserved agricultural land in the Township.

Table 1 provides a breakdown of the Township's land area where further growth is constrained by environmental features. In accordance with NJDEP policy, the Township 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	10,393.77	16.29%
Public Open Space/Recreational Areas	27,008.95	42.34%
Habitat T&E	45,158.11	70.79%
Natural Heritage Priority Sites	27,684.95	43.40%
Riparian Zones	2,717.53	4.26%
Preserved Agriculture	0.00	0.00%
Surface Water	10,087.56	15.81%

Table 2: Status of Municipal Ordinances

Ordinance	Code	Date Adopted
Zoning	Chapter 335	12/1/1978
Master Plan		12/10/2012
Stormwater [County - MSWMP]	Chapter 353, Article II	5/2/2005 [3/7/2008]
Riparian Zone	N/A	N/A
Septic System Maintenance	N/A	N/A
Dry Conveyance	N/A	N/A
Septic Connections	Chapter 404	7/3/1974
Source: http://www.ecode360.com/LA0472?#LA0472		



III. Existing Infrastructure and Areas Served By Wastewater Facilities

All existing development in Lacey Township east of the Garden State Parkway is connected to the existing sewer system. Wastewater is collected through the Township's lateral lines, which connect to an OCUA line that runs roughly tracks the course of Route 9. This OCUA interceptor enters the Township at the boundary with Ocean Township to the south, running north along a disused railroad right-of-way. This interceptor converts to a force main north of the Forked River, then back to an interceptor near Musket Road, passing through the Lacey-Middle Branch Lift Station (CPS-11) and the Lacey-Parker Avenue Pump Station (CPS-6) along the way. The OCUA line leaves Lacey at the municipal boundary with Berkeley Township to the north. From there, wastewater is conveyed to OCUA's CWPCF in Berkeley Township.

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 3,646.07 acres of developable land, of which 736.01 acres are zoned as residential, 283.21 acres are zoned as commercial, and 733.94 acres are zoned as industrial. The remaining 1892.91 acres are zoned for other uses.

Much of Lacey's sewer service area has remained unchanged. The largest areas which have been removed are located in the southeast portion of the Township, and include parcels owned by the Exelon Generation Company and the federal government. Sewer service will also be added to three designated Pinelands Village areas situated along Lacey Road (Route 614), consistent with the MOA between the NJDEP and the Pinelands Commission.

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 Lacey's sewer service area.

Septic Systems (Individual Subsurface Sewage Disposal Systems)

All of the developed and developable land in the Township is included in the designated sewer service area. Nearly all of the land excluded from the sewer service area lies to the in the Pinelands region to the west of the Garden State Parkway. Although uncommon, smaller scale large lot developments are usually served by septic systems. Because Lacey is a non-urban municipality according to NJDEP standards, a nitrate dilution model analysis has been conducted (See Section V).

Existing Areas Served By Public Water Supply Facilities

Lacey's drinking water is derived from seven wells, five which draw from the Atlantic City 800-Foot Sand Aquifer, and two which draw from the Kirkwood-Cohansey Aquifer. The system is operated by the Lacey Township MUA, and is capable of pumping 3.816 MGD. Map 6 shows the Township'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)
A-RPURD	Age-Restricted Planned Unit Residential Development	206.88	81.87
C-100	Marine Commercial	684.73	135.66
C-150	Highway Business	331.44	67.83
C-200	Limited Business	144.72	46.13
C-300	Limited Business	31.18	14.33
FA	Forest Area	24237.60	1516.26
M-1	Business Park	645.33	267.53
M-2	Limited Industrial	171.30	140.85
M-6	Industrial	736.29	325.56
ML-OFF	Municipal Land/Office	25.77	4.03
O-C	Office Commercial	84.46	15.23
PA	Preservation Area	16562.20	341.22
R-100	Residential	2015.09	309.69
R-100A	Residential	33.19	0.00
R-150	Residential	385.64	1.88
R-75	Residential	2591.83	131.14
R-75A	Residential	74.67	0.00
R-75B	Residential	85.46	2.30
R-80	Residential	179.10	36.83
RD	Rural Development	260.85	35.43
RO-100	Residential and Office	18.80	5.52
RO-150	Residential and Office Park	21.50	10.60
RRCD	Residential Retirement Cluster Development	849.42	107.15
SGF	State Game Farm Property	508.68	0.00
VR	Village Residential	568.94	49.03

“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	2.061
Projected Residential	0.619
Projected Commercial	0.201
Total Future Planning Flow	2.881



Municipal Demand Projections (Non-Urban)

Following NJDEP protocol for determining urbanized areas, Lacey Township 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 6 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	649.48	526.79	2,063.43	5,344,628.98

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. Lacey Township's municipal ordinance applicable to septic connection was adopted in 1974 (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

$$\text{New Septic Non-Residential Units} = \left(\frac{\text{Square Feet} \times (\text{Building Lot Coverage})}{500} \right) \times (0.125 \text{ Gallons/Day})$$

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
02040202030	0.00	0.00	0.00	0.00	0.00	0.00
02040301080	3.92	3.92	0.00	0.00	3.92	3.92
02040301090	5,026.48	1,124.32	2.50	10.91	5,028.98	1,135.23
02040301100	7.76	36.15	10.10	44.00	17.86	80.15
02040301110	3,885.81	755.93	670.43	2611.28	4,556.24	3,367.21
02040301180	120.54	23.44	0.00	0.00	120.54	23.44
02040301190	80.73	14.63	0.00	0.00	80.73	14.63
Totals	9,125.24	1,958.39	683.03	2666.19	9,808.27	4,624.58

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
02040202030	4.4	1,137.55	258.53	0.00
02040301080	4.9	953.59	211.91	3.92
02040301090	4.5	20,899.26	4,644.28	1,135.23
02040301100	6.6	328.22	49.73	80.15
02040301110	4.6	9,061.00	1,969.78	3,367.21
02040301180	4.5	2,968.38	659.64	23.44
02040301190	4.5	204.19	45.38	14.63

The Township, the County of Ocean, and the NJDEP are aware of the discrepancy between current municipal zoning regulations and nitrate dilution capacity in Lacey's portion of HUC11 02040301100 and 02040301110. However, rezoning or other restrictions on future septic development in these areas 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 02040301100; the cumulative number of non-sewered units allowed by current municipal zoning throughout the HUC11, inclusive of Lacey Township, is less than the HUC11's total capacity for development while maintaining optimal nitrate dilution.

According to the NJDEP's nitrate dilution model, several industrial and commercially zoned parcels in the vicinity of the Oyster Creek Nuclear Generating Station are projected to discharge far more than their proportional share of the total assimilative capacity of 02040301110, and would cause this HUC11 to exceed its nitrate target if developed as zoned. However, the actual nitrate discharge from the Oyster Creek area will be far less than projected at build out. At the time of this writing, Oyster Creek Nuclear Generating Station is still operational and will start decommissioning in 2019—a process that is expected to take several years. No development is expected to occur in this area until the decommissioning is complete, and any future development in this area is almost certainly to be either NJPDES permitted or added to the sewer service area through amendment. Furthermore, it is anticipated that a significant percentage of the remaining area in



question will be designated for preservation in the course of decommissioning. The NJDEP model used to produce these results—and all nitrate dilution projections in this WMP—incorporates the Equivalent Dwelling Unit (EDU) formula, which, lacking specific development parameters such as type of non-residential development, square footage of floor space, number of floors, etc., may project nitrate discharges from non-residential zones that are several times greater than those from residential zones. For these reasons, the standard septic dilution is not applicable for this area.

Information on each 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

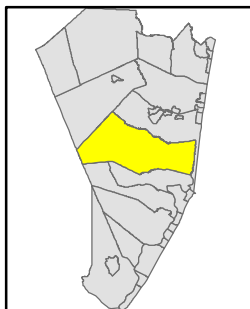
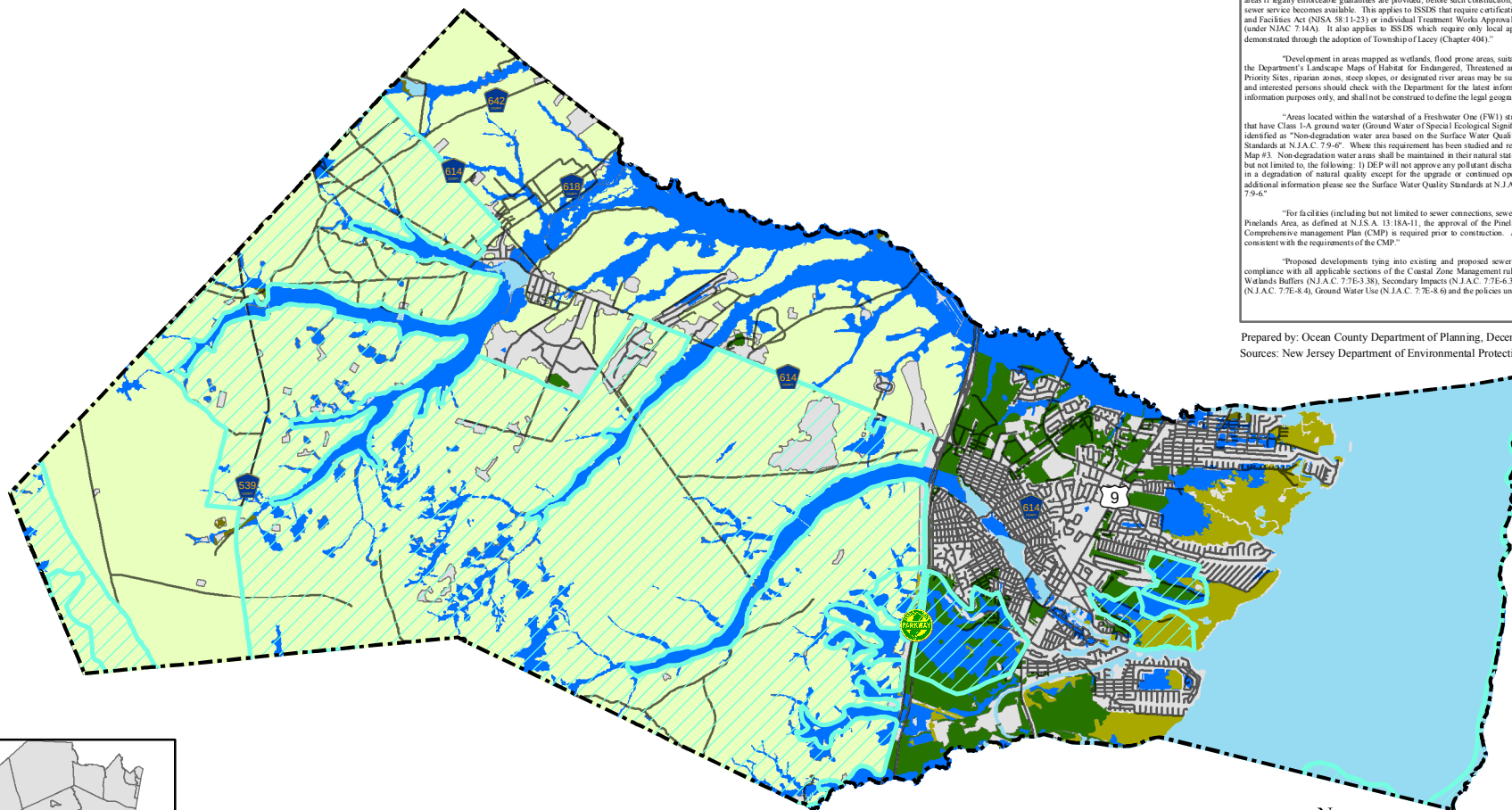
Public water purveyance infrastructure is presently capable of providing potable water to the Township's residents in excess of daily, monthly, and yearly demands. Current infrastructure capacity will continue to prove sufficient in the foreseeable future.

Table 8 Public Water Purveyor Capacity								
Lacey Township MUA								
Daily (MGD)			Monthly (MGM)			Yearly (MGY)		
Capacity	Peak	Surplus	Capacity	Peak	Surplus	Capacity	Peak	Surplus
4.176	3.535	0.641	112.700	99.554	13.146	1,027.500	858.831	168.669
Source: NJDEP Division of Water Supply & Geoscience								

VI. Mapping Requirements

Please see the following pages for all municipal mapping requirements.

 Natural Heritage Priority Sites
 Roads
 Emergent Wetlands (Rank 3)
 Emergent Wetlands (Rank 4)
 Wetlands
 Forest (Rank 3)
 Forest (Rank 4)



"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."

^a 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 present) for waters dependent for waters dependent on 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 data layer was utilized to determine these waters. The applicable 300 foot buffers were then applied to these waterways and removed from the proposed sewer service areas on the mapping. Lesser width buffers have not been graphically rendered 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 (SUI) 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."

¹⁰ 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 Ready Improvement Sewerage and Facilities Act (N.J.S.A. 18-11.23) 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. Compliance with the connection requirement has been demonstrated through the adoption of Township of Lacey (Chapter 404).¹¹

¹⁰Development 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 34 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."

³ Areas located within watershed of a Freshwater One (FW1) stream, as classified in the Surface Water Quality Standards, and that have Class 1A ground water (Ground Water 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 NJAC 7:26B, and/or the Ground Water Quality Standards at NJAC 7:26-7.9." Where this requirement has been studied and reviewed as part of the WBP process this classification appears on Map #3. Non-degradation water areas shall be maintained in their natural state (or settle 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 NJAC 7:26B, and/or the Ground Water Quality Standards at NJAC 7:26-7.9-6.

"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."

¹⁰ "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



0 5,000 10,000 20,000 Feet

1 inch = 11,000 feet

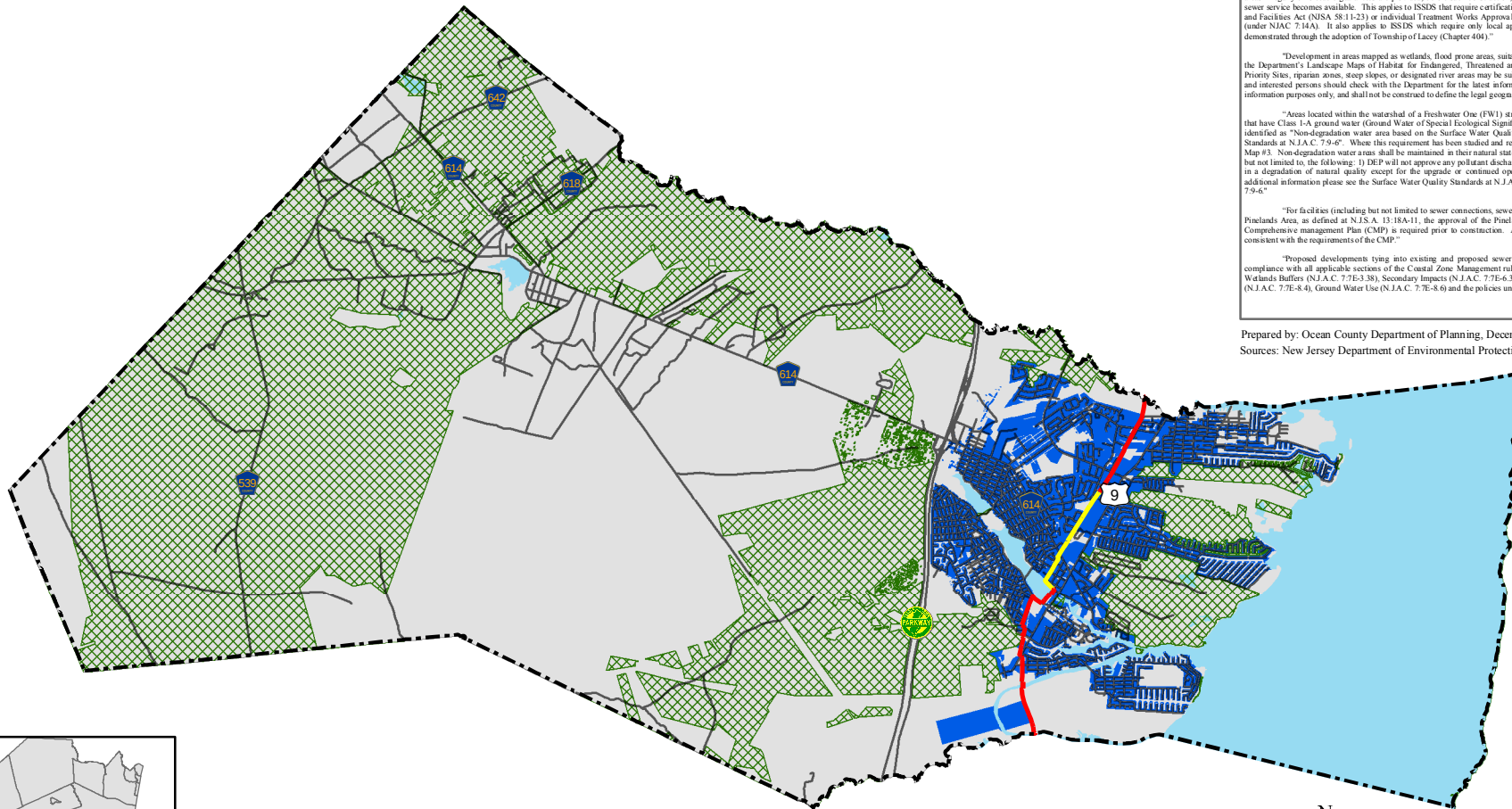
LACEY TOWNSHIP
OCEAN COUNTY, NJ

MAP 1

ENVIRONMENTAL FEATURES

Legend

- Interceptor
- Force Main
- Roads
- Public Open Space & Recreation Areas
- Surface Water
- Sewered Areas**
- OCUA Central DSW (NJ0029408)



"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."

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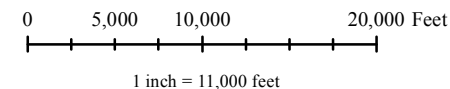
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Prepared by: Ocean County Department of Planning, December 2012
Sources: New Jersey Department of Environmental Protection

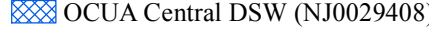
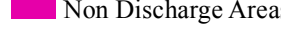
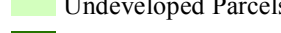
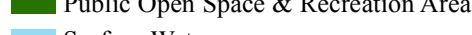
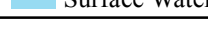


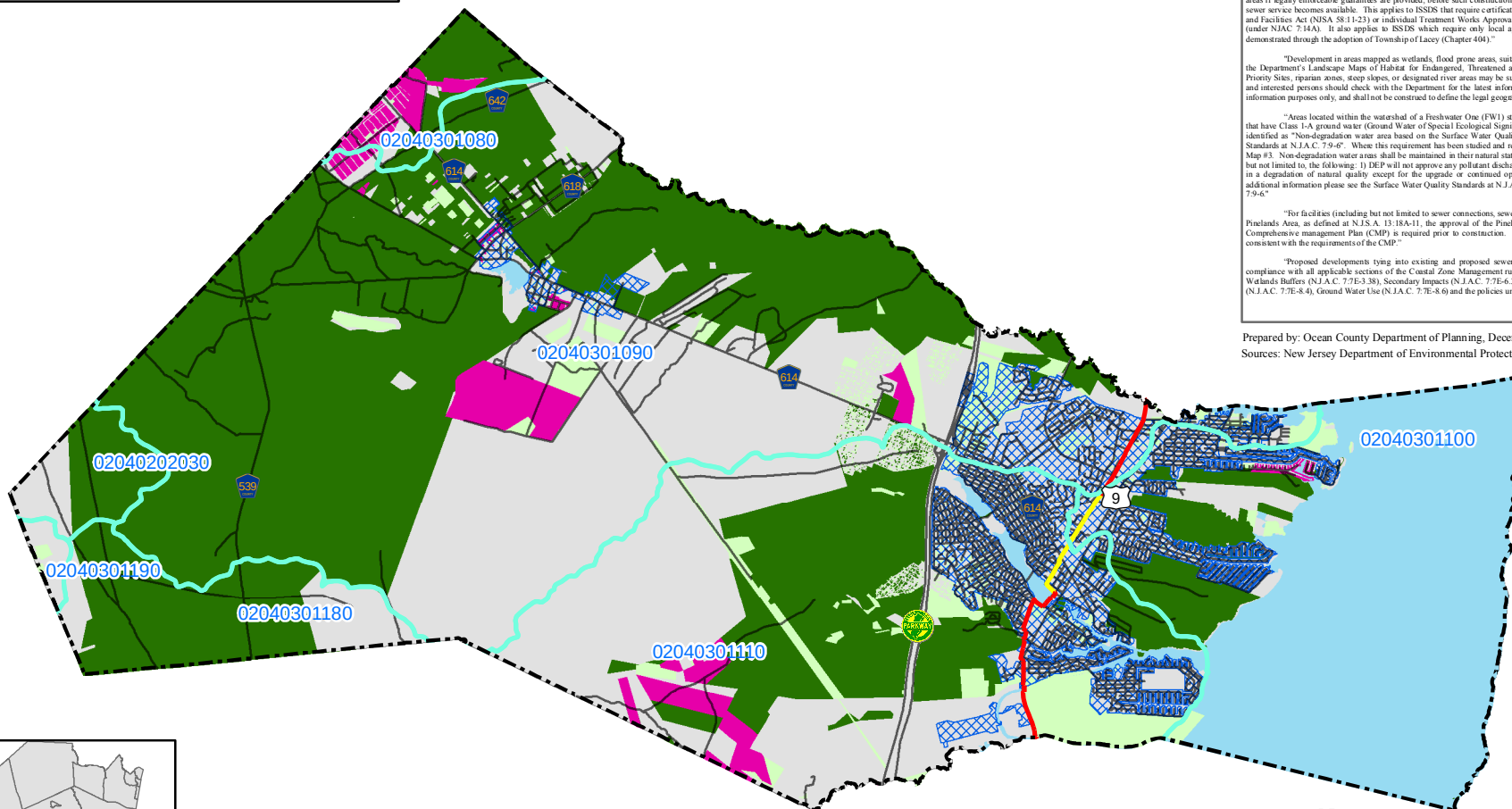
LACEY TOWNSHIP
OCEAN COUNTY, NJ

MAP 2

EXISTING SEWERED AREA

Legend

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



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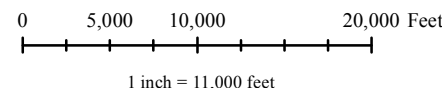
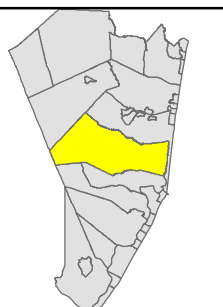
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Prepared by: Ocean County Department of Planning, December 2012
Sources: New Jersey Department of Environmental Protection



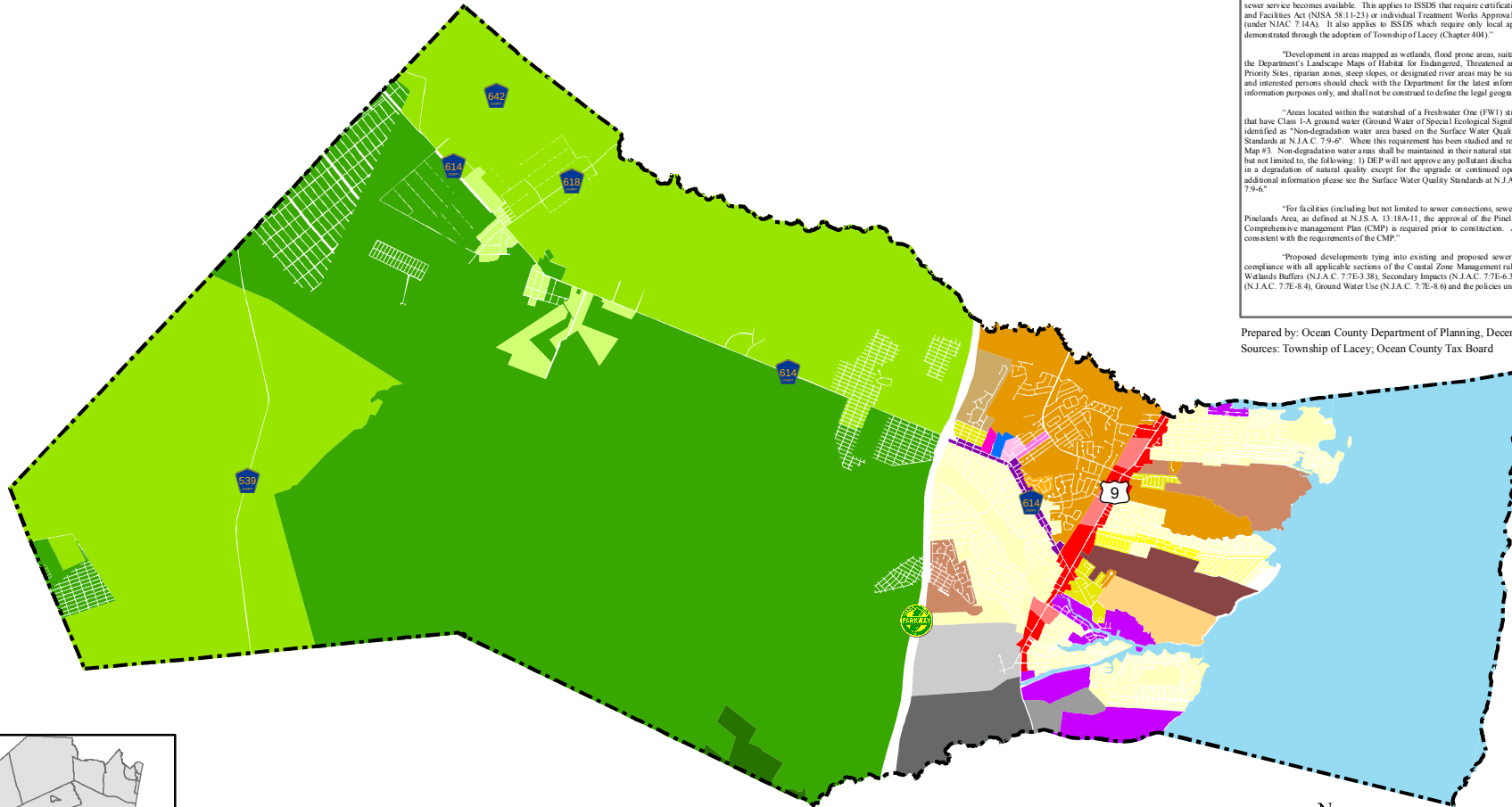
LACEY TOWNSHIP
OCEAN COUNTY, NJ

MAP 3

ADOPTED SEWER SERVICE AREA

Legend

C-100 (Marine Commercial)	ML-OFF (Municipal Land/Office)	R-75B (Residential)
C-150 (Highway Business)	O-C (Office Commercial)	R-80 (Residential)
C-200 (Limited Business)	PA (Preservation Area)	RD (Rural Development)
C-300 (Limited Business)	R-100 (Residential)	RO-10 (Residential and Office)
FA (Forest Area)	R-100A (Residential)	RO-15 (Residential and Office Park)
M-1 (Business Park)	R-150 (Residential)	RRCD (Residential Retirement Cluster Development)
M-2 (Limited Industrial)	R-75 (Residential)	SGF (State Game Farm Property)
M-6 (Industrial)	R-75A (Residential)	VR (Village Residential)
		A-RPurd (Age-Restricted Planned Unit Residential Development)



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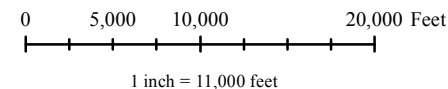
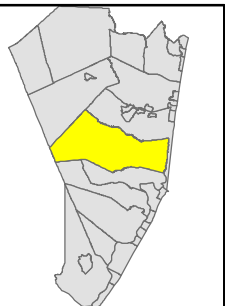
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Prepared by: Ocean County Department of Planning, December 2012
Sources: Township of Lacey; Ocean County Tax Board



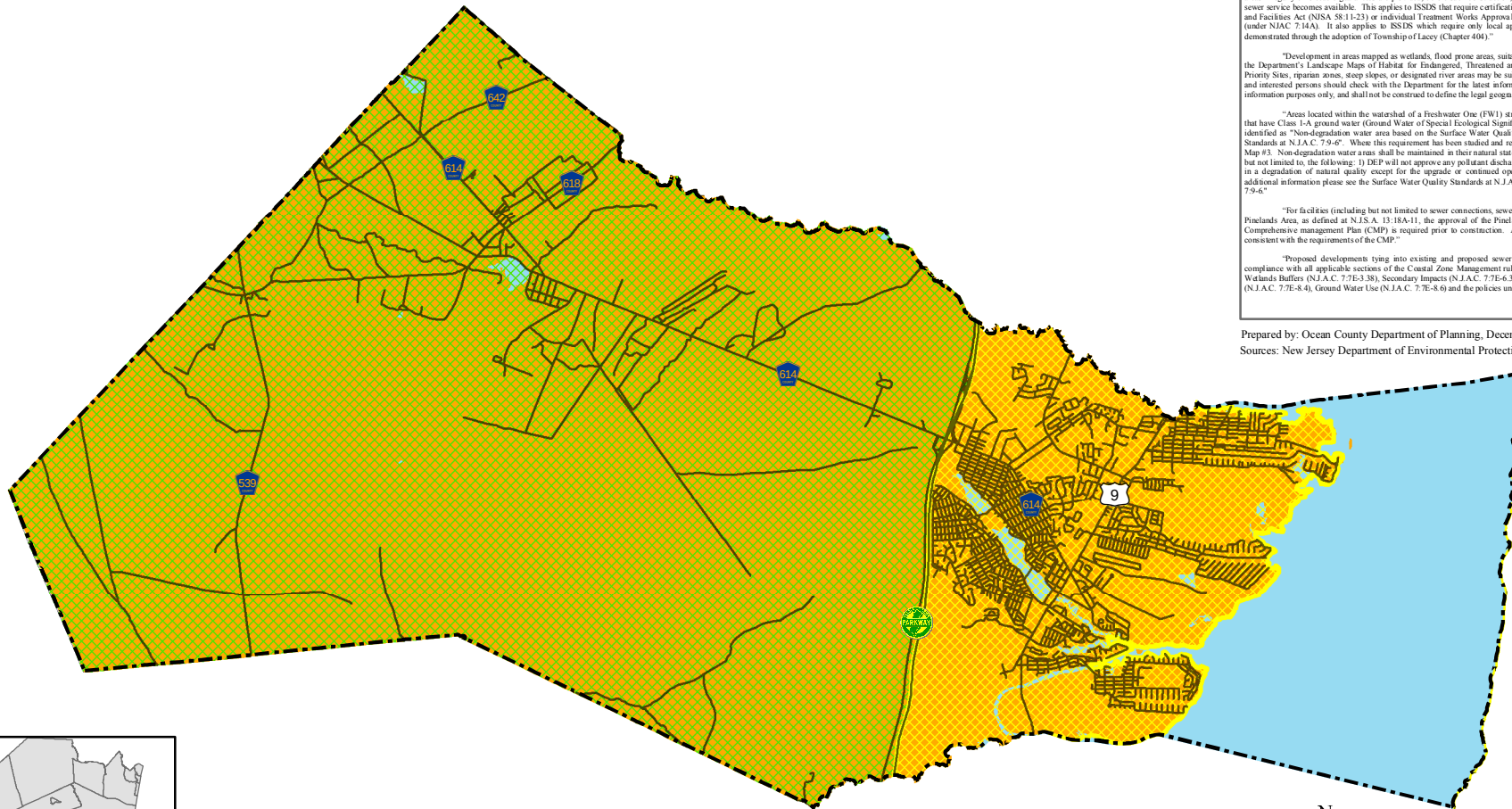
LACEY TOWNSHIP
OCEAN COUNTY, NJ

MAP 4

MUNICIPAL ZONING

Legend

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



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



0 5,000 10,000 20,000 Feet

1 inch = 11,000 feet

LACEY TOWNSHIP
OCEAN COUNTY, NJ

MAP 5

REGIONAL PLANNING AREA

Legend

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

PWSID	PURVEYOR NAME
1512001	LACEY TOWNSHIP MUA

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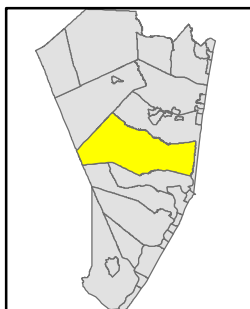
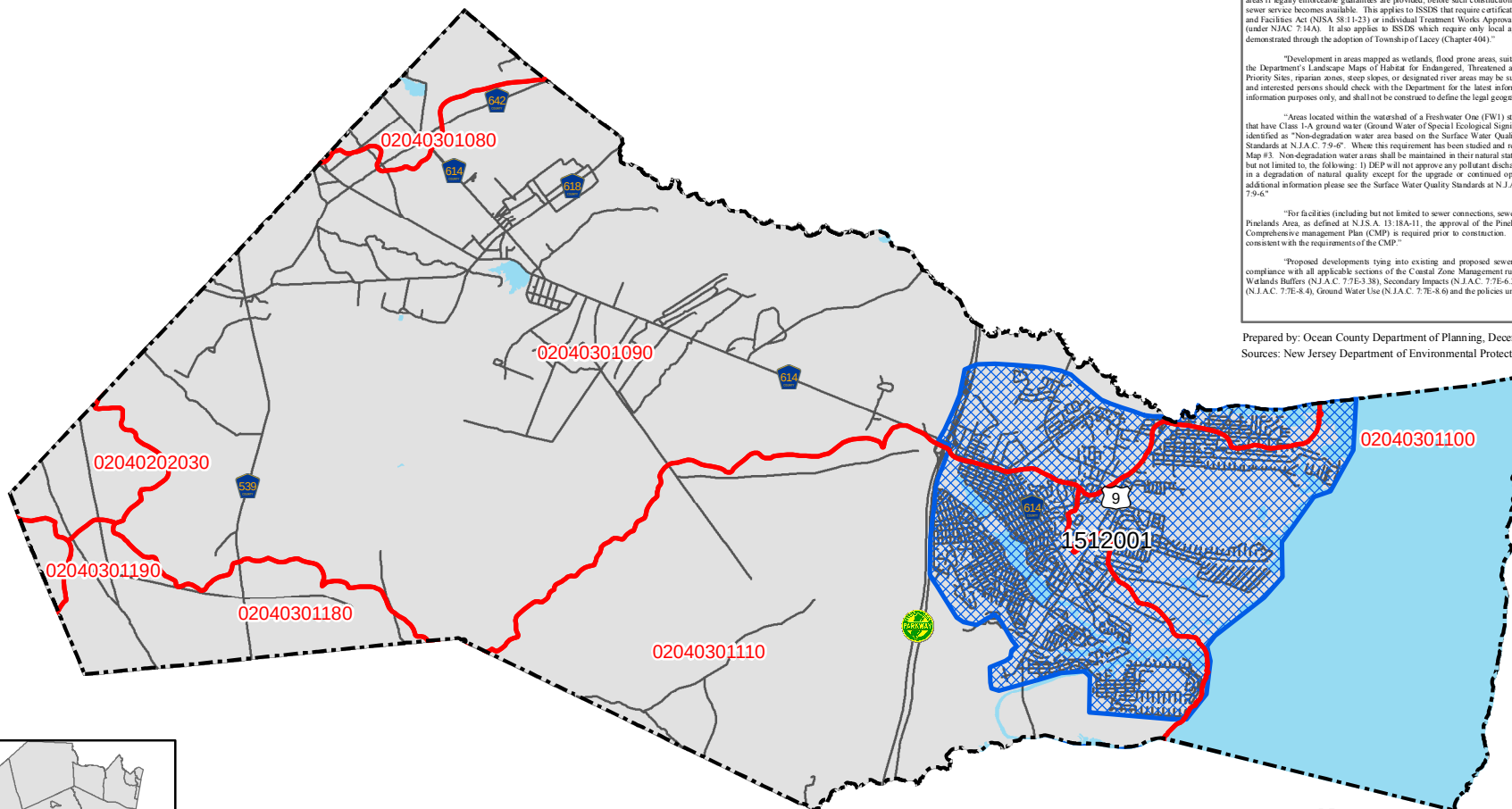
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"Areas located within the watershed of a Freshwater One (FW1) stream, as classified in the Surface Water Quality Standards, and/or that have Class 1-A ground water (Ground Water of Special Ecological Significance), as classified in the Ground Water 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



0 5,000 10,000 20,000 Feet
1 inch = 11,000 feet

LACEY TOWNSHIP
OCEAN COUNTY, NJ

MAP 6

WATER SUPPLY

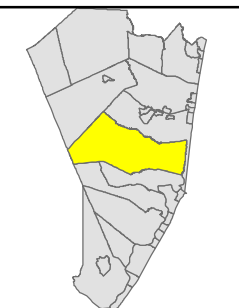
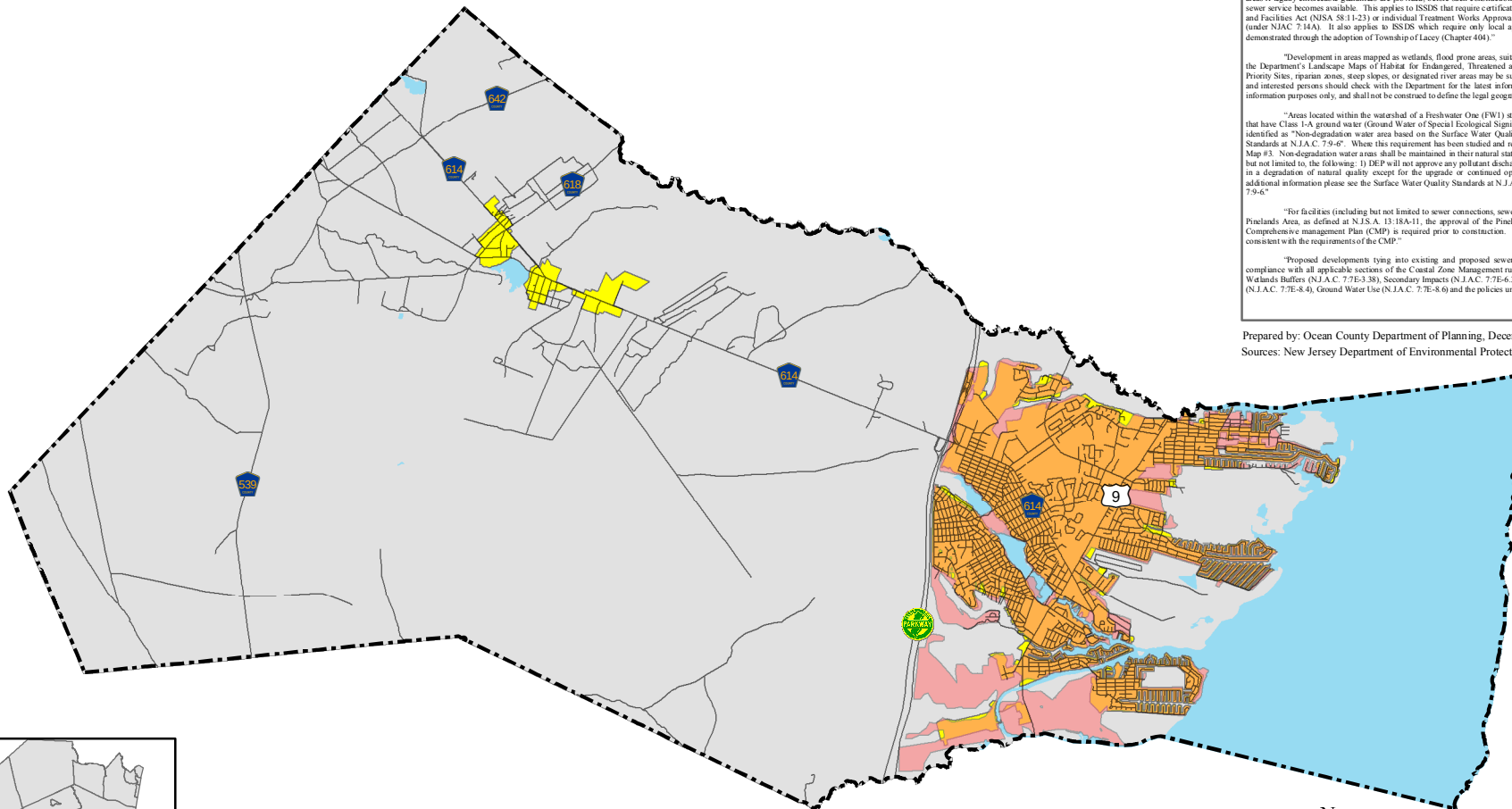
Legend

— Roads

Previously Approved Sewer Service Area

Adopted Sewer Service Area

Area of Overlap



"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 built-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 (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. Compliance with the connection requirement has been demonstrated through the adoption of Township of Lacey (Chapter 404)."

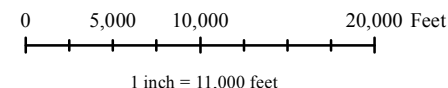
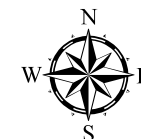
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LACEY TOWNSHIP
OCEAN COUNTY, NJ

DELTA MAP

SIGNIFICANT CHANGES