

Municipal Stormwater Management Plan

for the

Township of Berkeley

Ocean County, New Jersey

Prepared by

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Introduction

This Municipal Stormwater Management Plan (MSWMP) documents the strategy for the Township of Berkeley (“the Township”) to address stormwater-related impacts. The creation of this plan is required by N.J.A.C. 7:14A-25 Municipal Stormwater Regulations. This plan contains all of the required elements described in N.J.A.C. 7:8 Stormwater Management Rules. The plan addresses groundwater recharge, stormwater quantity, and stormwater quality impacts by incorporating stormwater design and performance standards for new major development, defined as projects that disturb one or more acre of land. These standards are intended to minimize the adverse impact of stormwater runoff on water quality and water quantity and the loss of groundwater recharge that provides baseflow in receiving water bodies. The plan describes long-term operation and maintenance measures for existing and future stormwater facilities.

A “build-out” analysis has been included in this plan based upon existing zoning and land available for development. The plan also addresses the review and update of existing ordinances, the Township Master Plan, and other planning documents to allow for project designs that include low impact development techniques. The final component of this plan is a mitigation strategy for when a variance or exemption of the design and performance standards is sought. As part of the mitigation section of the stormwater plan, specific stormwater management measures are identified to lessen the impact of existing development.

Goals

The goals of this MSWMP are to:

- reduce flood damage, including damage to life and property;
- minimize, to the extent practical, any increase in stormwater runoff from any new development;
- reduce soil erosion from any development or construction project;
- assure the adequacy of existing and proposed culverts and bridges, and other in-stream structures;
- maintain groundwater recharge;
- prevent, to the greatest extent feasible, an increase in nonpoint pollution;
- maintain the integrity of stream channels for their biological functions, as well as for drainage;
- minimize pollutants in stormwater runoff from new and existing development to restore, enhance, and maintain the chemical, physical, and biological integrity of the waters of the state, to protect public health, to safeguard fish and aquatic life and scenic and ecological values, and to enhance the domestic, municipal, recreational, industrial, and other uses of water; and
- protect public safety through the proper design and operation of stormwater basins.

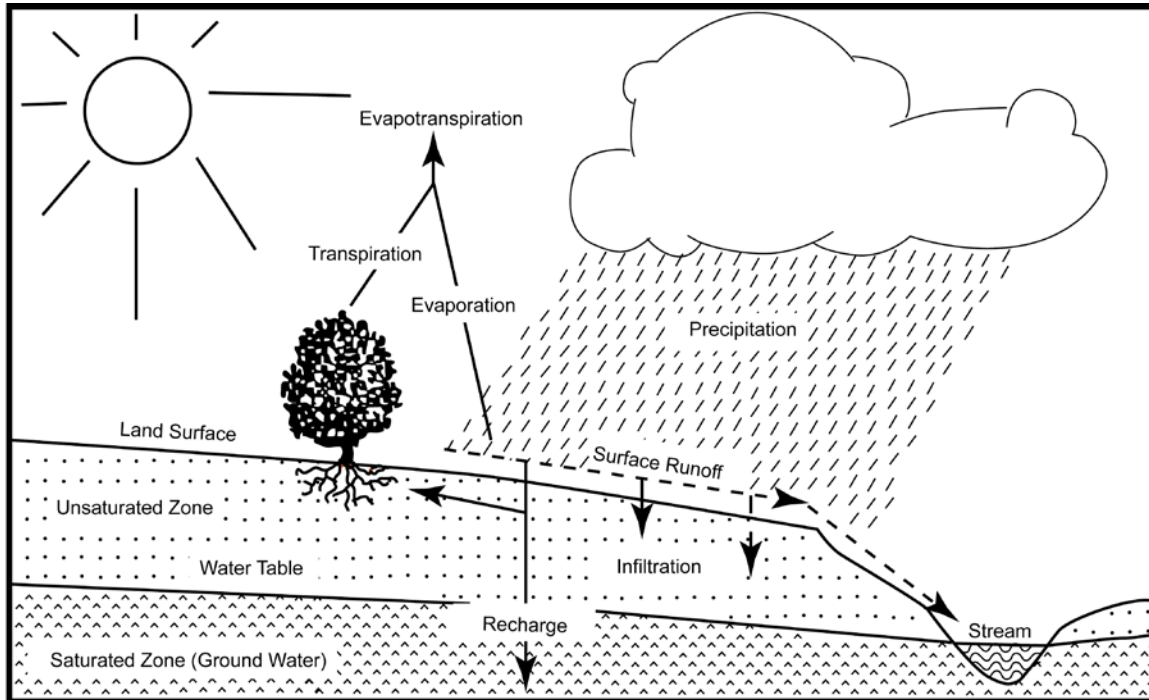
To achieve these goals, this plan outlines specific stormwater design and performance standards for new development. Additionally, the plan proposes stormwater management controls to address impacts from existing development. Preventative and corrective maintenance strategies are included in the plan to ensure long-term effectiveness of stormwater management facilities. The plan also outlines safety standards for stormwater infrastructure to be implemented to protect public safety.

Stormwater Discussion

Land development can dramatically alter the hydrologic cycle (See Figure C-1) of a site and, ultimately, an entire watershed. Prior to development, native vegetation can either directly intercept precipitation or draw that portion that has infiltrated into the ground and return it to the atmosphere through evapotranspiration. Development can remove this beneficial vegetation and replace it with lawn or impervious cover, reducing the site's evapotranspiration and infiltration rates. Clearing and grading a site can remove depressions that store rainfall. Construction activities may also compact the soil and diminish its infiltration ability, resulting in increased volumes and rates of stormwater runoff from the site. Impervious areas that are connected to each other through gutters, channels, and storm sewers can transport runoff more quickly than natural areas. This shortening of the transport or travel time quickens the rainfall-runoff response of the drainage area, causing flow in downstream waterways to peak faster and higher than natural conditions. These increases can create new and aggravate existing downstream flooding and erosion problems and increase the quantity of sediment in the channel. Filtration of runoff and removal of pollutants by surface and channel vegetation is eliminated by storm sewers that discharge runoff directly into a stream. Increases in impervious area can also decrease opportunities for infiltration which, in turn, reduces stream base flow and groundwater recharge. Reduced base flows and increased peak flows produce greater fluctuations between normal and storm flow rates, which can increase channel erosion. Reduced base flows can also negatively impact the hydrology of adjacent wetlands and the health of biological communities that depend on base flows. Finally, erosion and sedimentation can destroy habitat from which some species cannot adapt.

In addition to increases in runoff peaks, volumes, and loss of groundwater recharge, land development often results in the accumulation of pollutants on the land surface that runoff can mobilize and transport to streams. New impervious surfaces and cleared areas created by development can accumulate a variety of pollutants from the atmosphere, fertilizers, animal wastes, and leakage and wear from vehicles. Pollutants can include metals, suspended solids, hydrocarbons, pathogens, and nutrients.

Figure C-1: Groundwater Recharge in the Hydrologic Cycle



Source: New Jersey Geological Survey Report GSR-32.

In addition to increased pollutant loading, land development can adversely affect water quality and stream biota in more subtle ways. For example, stormwater falling on impervious surfaces or stored in detention or retention basins can become heated and raise the temperature of the downstream waterway, adversely affecting cold water fish species such as trout. Development can remove trees along stream banks that normally provide shading, stabilization, and leaf litter that falls into streams and becomes food for the aquatic community.

Background

The Township encompasses a 55.8 square mile area in Ocean County, New Jersey. Berkeley Township includes Pelican Island and Island Beach State Park. In recent years, the Township has been under significant development pressure. The population of the Township has increased from 23,151 in 1980, to 37,319 in 1990, to 39,991 in 2000 (<http://www.census.gov>). This population increase has resulted in considerable demand for new development; changes in the landscape have most likely increased stormwater runoff volumes and pollutant loads to the waterways of the municipality. Figure C-2 illustrates the waterways in the Township. Figure C-3 depicts the Township boundary on the USGS quadrangle maps.

The New Jersey Department of Environmental Protection (NJDEP) has established an Ambient Biomonitoring Network (AMNET) to document the health of the state's waterways. There are over 800 AMNET sites throughout the state of New Jersey. These sites are sampled for benthic macroinvertebrates by NJDEP on a five-year cycle. Streams are classified as non-impaired, moderately impaired, or severely impaired based on the AMNET data. The data is used to generate a New Jersey Impairment Score (NJIS), which is based on a number of biometrics related to benthic macroinvertebrate community dynamics. Several waterbodies transverse the Township, some of which are monitored by AMNET. These include Wrangel Brook (moderately impaired), Davenport Brook (nonimpaired), Sunken Branch (nonimpaired) and Cedar Creek (nonimpaired), based on AMNET data (<http://www.state.nj.us/dep/w/bfbm/downloads.html#at100>).

In addition to the AMNET data, the NJDEP and other regulatory agencies collect water quality chemical data on the streams in the state. This data is located on Sublist 5 of New Jersey's Integrated List of Waterbodies (<http://www.state.nj.us/dep/wmm/sgwqt/wat/integratedlist/integratedlist2004.html>). It shows that the benthic macroinvertebrates levels of the Wrangel Brook at times exceed the state's criteria. Additionally, the NJDEP data shows that the dissolved oxygen levels of the Atlantic Ocean and the total coliform levels of the Barnegat Bay and the Toms River frequently exceed the state's criteria. This means that these rivers are impaired waterways and the NJDEP is required to develop a Total Maximum Daily Load (TMDL) for these pollutants for each waterway. Cedar Creek is impaired for total coliform; this waterbody has a high priority assigned by the NJDEP for the development of TMDL. *NJDEP has developed proposed Total Coliform TMDL's per February 21, 2006 Report, entitled "Fourteen Total Maximum Daily Loads for Total Coliform to address Shellfish impaired waters in Watershed Management Area 13, Atlantic Coastal Water Region"* (www.state.nj.us/dep/watershedmgt/DOCS/TMDL/Coastal_Pathgogen_TMDLS_WMA13.pdf). The Toms River is impaired for PCB'S and dioxin and the tidal portion of the Toms River is impaired for arsenic, copper, lead, nickel and zinc. This waterbody also has a high priority assigned by the NJDEP for the development of a TMDL and it is also not on the NJDEP's list of TMDL's to be completed in 2006.

A TMDL is the amount of a pollutant that can be accepted by a waterbody without causing an exceedance of water quality standards or interfering with the ability to use a waterbody for one or more of its designated uses. The allowable load is allocated to the various sources of the pollutant, such as stormwater and wastewater discharges, which require an NJPDES permit to discharge, and nonpoint source, which includes stormwater runoff from agricultural areas and residential areas, along with a margin of safety. Provisions may also be made for future sources in the form of reserve capacity. An implementation plan is developed to identify how the various sources will be reduced to the designated allocations. Implementation strategies may include improved stormwater treatment plants, adoption of ordinances, reforestation of stream corridors, retrofitting stormwater systems, and other BMPs.

The New Jersey Integrated Water Quality Monitoring and Assessment Report (305(b) and 303(d)) (Integrated List) is required by the federal Clean Water Act to be prepared biennially and is a valuable source of water quality information. This combined report presents the extent to which New Jersey waters are attaining water quality standards, and identifies waters that are

impaired. Sublist 5 of the Integrated List constitutes the list of waters impaired or threatened by pollutants, for which one or more TMDLs are needed.

In addition to water quality problems, flooding in the Township of Berkeley occurs infrequently because of the low-runoff generating character of the soil and the extensive areas of wetlands which absorb the impact of runoff. However, as land is developed, the permeable soils are replaced by impermeable surfaces which increase runoff volumes. All future development in Berkeley Township shall utilize the best available technology to minimize off-site stormwater runoff, increase on-site infiltration, simulate natural drainage systems and minimize off-site discharge of pollutants to ground- or surface water and encourage natural filtration functions

A map of the groundwater recharge areas is shown in Figure C-4. Wellhead protection areas, also required as part of the MSWMP, are shown in Figure C-5.

Design and Performance Standards

The Township will adopt the design and performance standards for stormwater management measures as presented in N.J.A.C. 7:8-5 and the Pinelands Comprehensive Management Plan at N.J.A.C. 7:50 et seq to minimize the adverse impact of stormwater runoff on water quality and water quantity and loss of groundwater recharge in receiving water bodies. The design and performance standards include the language for maintenance of stormwater management measures consistent with the stormwater management rules at N.J.A.C. 7:8-5.8 Maintenance Requirements, and language for safety standards consistent with N.J.A.C. 7:8-6 Safety Standards for Stormwater Management Basins. The ordinances will be submitted to the county for review and approval within 24 months of the effective date of the Stormwater Management Rules.

Non-structural measures to be considered first shall include site design and preventive source controls. To confirm the effectiveness of such measures, Applicants must verify the control of stormwater quantity impacts as detailed in the Stormwater Management rules. The tests of assuring control of the quantity impacts as detailed in these rules will be incorporated into the Township's Stormwater Ordinance.

The general standards for structural measures will be specified in the Stormwater Management rules and will be incorporated into the Township of Berkeley's Ordinance. These measures shall be incorporated as needed to meet the soil erosion, infiltration and runoff quantity standards included in the Township's Stormwater Ordinance. The design standards for the specific structural stormwater management measures are those included in the New Jersey Stormwater Best Management Practices Manual. Other designs or practices may be used if they are approved by the Ocean County Soil Conservation District. The design and construction of such facilities must comply with the Soil Erosion and Sediment Control Standards as well as any other applicable state regulation, including the Freshwater Wetland Protection Act rules, the Flood Hazard Control rules, the Surface Water Quality Standards, the Coastal Area Facilities Review Act, Waterfront Development and Harbor Facilities Act, and the Dam Safety rules. The requirement to be consistent with all other applicable rules will be included in the Township's Stormwater Ordinance. Stormwater runoff quality controls for

total suspended solids and nutrient loads shall meet the design and performance standards as specified in the Stormwater Management rules. The minimum design and performance standards for infiltration and groundwater recharge specified in the Stormwater Management Rules will be incorporated into the Township's Stormwater Control Ordinances (areas within Pinelands area and areas outside of Pinelands area) and must be met for all applicable development. Consistent with the Stormwater Management Rules, the Ordinance allows for an exemption from this requirement where the Applicant can demonstrate that it is not practicable to meet the standards but has taken all possible steps to meet all stormwater management measures.

During construction, Township inspectors will observe the construction of the project to ensure that the stormwater management measures are constructed and function as designed. Adequate long term operation, as well as preventative and corrective maintenance of the selected stormwater management measures, will be ensured by requiring the design engineer to prepare a maintenance plan for its stormwater management facilities incorporated into the design of the major development. The maintenance plan shall have specific preventative maintenance tasks, schedules and cost estimates, as well as the responsible party for corrective and preventative maintenance.

Currently, the Township of Berkeley requires all basins for Major Subdivisions to be owned and maintained by a private Homeowners Association. Basins for non-residential development are to be owned and maintained by the property owner or other official designated at time of application to the applicable Board.

Should basins fall in disrepair or have noticeable failure, the Township may first issue written directive to correct the problem. If problem is not corrected, Township may do the necessary repairs and charge the responsible entity.

Where the Township assumes maintenance responsibility, preventative maintenance shall be performed on a regular basis and will be appropriate for the particular structural management measure being implemented. These maintenance measures shall be in accordance with N.J.A.C. 7:8-5 and may include: periodic inspections, vegetation management, sediment, debris and trash removal and mosquito control. Corrective maintenance shall be performed on an as needed basis for structure repairs or replacements, removal of outlet and pipe blockages, erosion restoration, snow and ice removal, etc. The person or persons responsible for maintenance shall keep a detailed log of all preventative and corrective maintenance for the structural management measures incorporated into the design of the development, including a record of all inspections and work orders.

Plan Consistency

The Township is not within a Regional Stormwater Management Planning Area and no TMDLs have been developed for waters within the Township; therefore this plan does not need to be consistent with any regional stormwater management plans (RSWMPs) nor any TMDLs. If any RSWMPs or TMDLs are developed in the future, this Municipal Stormwater Management Plan will be updated to be consistent.

The Municipal Stormwater Management Plan is consistent with the Residential Site Improvement Standards (RSIS) at N.J.A.C. 5:21. The municipality will utilize the most current update of the RSIS in the stormwater management review of residential areas. This Municipal Stormwater Management Plan will be updated to be consistent with any future updates to the RSIS.

The Township's Stormwater Management Ordinance will require all new development and redevelopment plans to comply with New Jersey's Soil Erosion and Sediment Control Standards. During construction, Township inspectors will observe on-site soil erosion and sediment control measures and report any inconsistencies to the local Soil Conservation District.

Within Berkeley Township, west of the Garden State Parkway, are areas within the New Jersey Pinelands Preservation Area. The Municipal Stormwater Management Plan is consistent with Pinelands Regulations. Major development within portions of Berkeley Township that lie within the Pinelands area shall meet the Stormwater Control Ordinance for areas in Berkeley Township within Pinelands area, Pinelands CMP, and all other applicable regulations.

NJDEP CAFRA Regulations have incorporated by reference the Stormwater Management Regulations; consequently, an Applicant submitting a CAFRA application that has also requested a waiver from the performance standards may be required by the NJDEP to develop a mitigation plan.

Nonstructural Stormwater Management Strategies

The Township has reviewed the master plan and ordinances, and has provided a list of the sections in the Township land use and zoning ordinances that are to be modified to incorporate nonstructural stormwater management strategies. These are the ordinances identified for revision. Other sections may be revised at a later time as a result of the Pinelands Stormwater Ordinance. Once the ordinance texts are completed, they will be submitted to the county review agency for review and approval within 24 months of the effective date of the Stormwater Management Rules. A copy will be sent to the Department of Environmental Protection at the time of submission.

Chapter 35, "Land Development" of the Berkeley Township Code was reviewed with regard to incorporating nonstructural stormwater management strategies. Several amendments were recommended to be made to Article X, entitled "Design Standards" to incorporate these strategies.

Chapter 35-46.6: Drainage Trust Fund and Improvements describes the provision for every Applicant for a subdivision or site plan requiring provisions for drainage of stormwater runoff to install an adequate drainage system for the specific development and also pay into the Township Drainage Trust Fund for the ultimate disposal of the stormwater runoff to an adequate outlet. *This section should be amended to cite the Mitigation Plan of the Municipal Stormwater Management Plan for further requirements.*

Chapter 35-48: Buffers requires buffer areas along all sides and rear property lines which abut areas zoned residentially or containing existing residential uses and along front property lines on local, local collector, minor collector and major collector streets which abut areas zoned for such residential uses. The preservation of all desirable existing vegetation in a buffer area shall be assured through sensitive grading and development practices. *This section should be amended to include the required use of native vegetation in buffer areas and also to allow buffer areas to be utilized for stormwater management by disconnecting impervious surfaces and treating runoff from these impervious surfaces*, as deemed appropriate by the municipal engineer.

Chapter 35-50: Bulk Storage describes that in zoning districts where bulk storage is a permitted accessory use, some minimum requirements include that no bulk storage of materials or equipment shall be permitted in any required front yard and all bulk storage areas shall be screened from public view by means of suitable fencing and/or evergreen plantings as required by the Planning Board. *This section should be amended to include language that no bulk storage shall be stored within 50 feet of a stormwater management basin/facility*, as deemed appropriate by the municipal engineer.

Chapter 35-51: Clearing and Grading describes that lots shall be graded to secure proper drainage and to prevent ponding of stormwater and that land shall be graded so that stormwater from each lot drains directly to the street. *This section should be amended to include language that stormwater shall be disconnected from impervious surfaces prior to entering stormwater management system*, as deemed appropriate by the municipal engineer.

Chapter 35-52: Common Open Spaces and Public Open Spaces includes provisions for required common and public open spaces, including land areas to be preserved as open space (52.1). *These areas should be amended to add “Areas shown to have significant stormwater quality and quantity management capabilities,”* as deemed appropriate by the municipal engineer. Also Section 52.2, Site Preparation, allows developer to make certain site preparation improvements within open space areas. *This section should be amended to add planting of native vegetation*, as deemed appropriate by the municipal engineer.

Chapter 35-53: Curbs or Curbs and Gutters describes that concrete curb shall be installed along the edge of all paved surfaces. At locations specified by the approving authority and at all intersections, the curbing shall have a barrier-free design to provide a ramp for bicycles and/or wheelchairs, details for which may be obtained from the Engineer. In certain instances it may be necessary or desirable to construct alternate curb types. *This section should be amended to allow for curb cuts or flush curbs with curb stops to allow vegetated swales to be used for stormwater conveyance and to allow the disconnection of impervious areas*, as deemed appropriate by the municipal engineer.

Chapter 35-54: Driveways describes the procedure for construction of any new driveway or access way to any street. *This section should be amended to allow the use of pervious paving materials to minimize stormwater runoff and promote groundwater recharge*, as deemed appropriate by the municipal engineer.

Chapter 35-55: Easements includes provisions for drainage and conservation easements. *This section should be amended to include the required use of native vegetation in easement areas for any replantings*, as deemed appropriate by the municipal engineer.

Chapter 35-56: Environmental Impact Statement presents the scope of applications that require an Environmental Impact Statement, and the specific concerns that must be covered. *This section should be amended to require an assessment of stormwater impacts, both quantity and quality, within the Environmental Impact Statement and proposed mitigation strategies*, as deemed appropriate by the municipal engineer.

Chapter 35-63: Off Street Parking provides off street parking requirements for industrial, commercial, and any other applicable use. This section requires all parking areas and driveways to be paved and curbed (35-63.1e). *This section should be amended to allow for curb cuts or flush curbs with curb stops to allow for the discharge of impervious areas into landscaped areas for stormwater management. Also language should be added to allow for use of natural vegetated swales for the water quality design storm, with overflow for larger storm events into storm sewers*, as deemed appropriate by the municipal engineer.

Chapter 35-64: Additional Parking and Loading Regulations requires the perimeter of all parking areas and internal islands within all parking areas open to the general public shall have continuous cast-in-place concrete curbing. *This section should be amended to allow for curb cuts or flush curbs with curb stops to allow for the discharge of impervious areas into landscaped areas for stormwater management. Also language should be added to allow for use of natural vegetated swales for the water quality design storm, with overflow for larger storm events into storm sewers*, as deemed appropriate by the municipal engineer.

Chapter 35-67: Sidewalks and Aprons provides general requirements for sidewalk and apron construction. *Language should be added to this section to use permeable materials, where appropriate, and to require developers to design sidewalks to discharge stormwater to neighboring lawns where feasible to disconnect these impervious surfaces*, as deemed appropriate by the municipal engineer.

Chapter 35-71: Storm Drainage Facilities describes the construction standards for storm piping and inlets. *Language should be added to require bicycle safe grates in all roadways, parking lots, and pedestrian areas, and all curb inlets shall be “N-ECO” Type, limiting curb opening to no bigger than 2” high. This section should also be amended to encourage the use of natural vegetated swales, in lieu of pipe and inlets, where feasible*, as deemed appropriate by the municipal engineer.

Chapter 35-72: Stormwater Management describes provisions for stormwater management in the Township for applicable development. *This section should be amended to provide for stormwater management per Residential Site Improvement Standards for all residential development, and per the Stormwater Management Rules, NJAC 7:8 for all “Major” development, which is currently described as disturbing one (1) or more acres.*

In addition, the Code of the Township of Berkeley currently has provisions for Applicants to improve paper streets or fully improve existing gravel roads. Township Code requires full improvements, including pavement, curb, sidewalk, drainage, street trees and street lighting. ***Language should be added so that for applications that fall under the most current definition of “Major development,” Applicant must provide stormwater management per the Stormwater Management Rules NJAC 7:8.***

The last reexamination of the Berkeley Township Master Plan, dated August 2003, listed various recommendations for the Township to meet the Land Use Plan Element of the Master Plan.

Of these, the zone boundaries for the R-50 through R-400 zones were adjusted on the Zoning Map to be consistent with the low density single family residential, medium density single family residential and high density single family residential categories shown on the Land Use Plan Map of the Berkeley Township Visioning Process, Municipal Profile dated September 2002. This resulted in minimum lot sizes increasing from 15,000 sf to 40,000 sf.

Other items recommended in the reexamination include targeting growth in growth areas through cross acceptance process with State Development and Redevelopment Plan (SDRP), creating a large lot, low density district to encourage environmental conservation and sensitivity to promote healthy waterlines, reexamine maximum impervious lot coverage in certain zones, and other “Smart Growth” planning.

Land Use/Build-Out Analysis

A detailed land use analysis for the Township was conducted. Figure C-6 illustrates the existing land use in the Township based on 1995/97 GIS information from NJDEP. Figure C-7 illustrates the HUC14’s within the Township. The Township zoning map is shown in Figure C-8. Figure C-9 illustrates the constrained lands within the Township. The build-out calculations for impervious cover are shown in Table C-1.

The pollutant loads at full build-out are presented in Table C-2.

Mitigation Plans

This mitigation plan is provided for a proposed development that is granted a variance or exemption from the stormwater management design and performance standards. Issuance of a waiver under a Land Use Permit by the NJDEP does not automatically waive the requirement for mitigation to be performed under the municipal review. Presented is a hierarchy of options.

Mitigation Project Criteria

1. The mitigation project must be implemented in the same drainage area as the proposed development. Within the Pinelands area, any off-site mitigation measures must occur within the Pinelands area and within the same drainage area as the parcel proposed for

development. The project must provide additional groundwater recharge benefits, or protection from stormwater runoff quality and quantity from previously developed property that does not currently meet the design and performance standards outlined in the Municipal Stormwater Management Plan. The developer must ensure the long-term

maintenance of the project, including the maintenance requirements under Chapters 8 and 9 of the NJDEP Stormwater BMP Manual.

- a. The Applicant can select one of the following projects listed to compensate for the deficit from the performance standards resulting from the proposed project. More detailed information on the projects can be obtained from the Township Engineer. Listed below are specific projects that can be used to address the mitigation requirement.

Water Quality

- Retrofit the existing stormwater management facilities at the following facilities to provide the removal of 80 percent of total suspended solids.
 - Municipal Complex at 627 Pinewald-Keswick Road
 - Recreation Center
 - Community Center
 - Bayville Elementary School at 356 Route 9
 - Clara B. Worth Elementary School at 57 Central Parkway
 - H & M Potter Elementary School at 60 Veeder Lane
 - Berkeley Township Elementary School on Emory Road
 - William J. Dudley Park
 - Veterans Park
 - Toms River Park
 - Eastern Boulevard Soccer Facility
 - Forest Hills Athletic Fields
 - Mallard Park
 - Centennial Park
 - Cedar Creek Park
 - Beldaire Park
 - Public Works Yard at Pinewald-Keswick Road
- Retrofit the existing stormwater systems that outfall into the lagoons along Barnegat Bay to provide the removal of 80 percent of total suspended solids and oils.
- Retrofit the heads on catch basins as specified by the Township Engineer to comply with NJDEP Phase II regulations.

For areas of Township outside of Pinelands Area:

The Township may allow a developer to provide funding or partial funding to the Township for an environmental enhancement project that has been identified in a Municipal Stormwater Management Plan, or towards the development of a Regional Stormwater Management Plan. The funding must be equal to or greater than the cost to implement the mitigation outlined above, including costs associated with purchasing the property or easement for mitigation, and the cost associated with the long-term maintenance requirements of the mitigation measure. When developer provides funding for a project listed in Stormwater Management Plan, the municipality must expend any contributions collected within 5 years of their receipt. The Applicant must obtain all required permits for the mitigation project prior to municipal approval and the mitigation should be addressed on-site as much as possible before looking off-site.

For areas of Township within Pinelands Area:

Monetary contributions can be made to the municipality in lieu of performing the off-site mitigation measures identified in the Stormwater Management Plan, with the amount of any such in lieu contribution being equivalent to the cost of implementing and maintaining the stormwater management measures for which an exception is granted. The municipality must expend any contributions collected within 5 years of their receipt. The applicant must obtain all required permits for the mitigation project prior to municipal approval and the mitigation should be addressed on-site as much as possible before looking off-site.