Municipal Stormwater Management Plan

For The

Borough of Seaside Park

Ocean County, New Jersey

Prepared by

SCHOOR DEPALMA, INC.
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Project No. 040482901

March 2005

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Introduction

This Municipal Stormwater Management Plan (MSWMP) documents the strategy for the Borough of Seaside Park ("the Borough") 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 not been included in this plan based upon the fact that there is less than one square mile of existing land available for development. The plan also addresses the review and update of existing ordinances, the Borough 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 from 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 non-point 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.

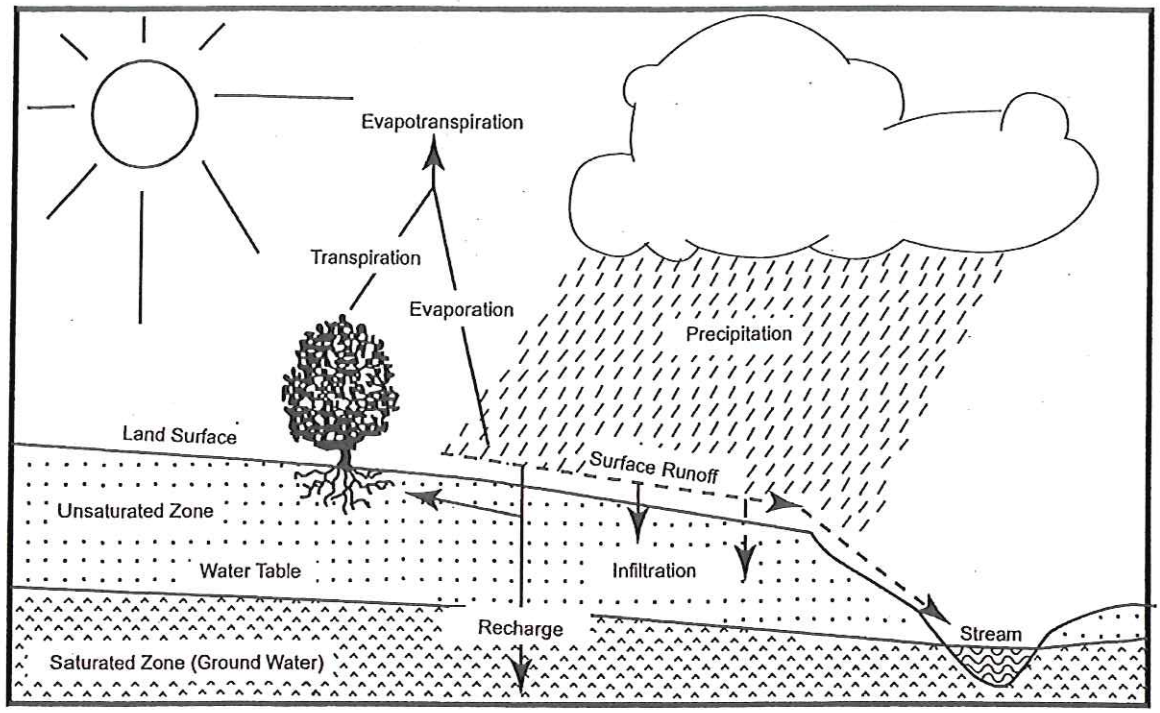
To achieve these goals, this plan outlines specific stormwater design and performance standards for new development. Additionally, the plan proposes stormwater management controls to address impacts from existing development. Preventative and corrective maintenance strategies are included in the plan 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 Borough of Seaside Park encompasses a 0.76 square mile area in Ocean County, New Jersey. In recent years, the Borough has been under modest development pressure. The population of the Borough has had an increase from 1,795 in 1980, to 1,871 in 1990, and finally to 2,263 in 2000 (http://www.census.gov). This slight increase in population level has resulted in a small demand for new development. Figure C-2 illustrates the waterways in the Borough. Figure C-3 depicts the Borough 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 (http://www.state.nj.us/dep/wmm/bfbm/downloads.html#atl00). 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. Two major water bodies are present in the Borough, the Atlantic Ocean, which forms the Borough's eastern border and the Barnegat Bay which forms the Borough's western border, both of which are not currently monitored by AMNET but are monitored by the NJDEP Coastal Monitoring, Shellfish Monitoring and the Bureau of Marine Water Monitoring.

These water bodies are classified as nonimpaired waterways based on AMNET data. 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 total coliform levels of the Barnegat Bay and the dissolved oxygen levels of the Atlantic Ocean have exceeded the state's criteria. This means that these are impaired waterways and the NJDEP is required to develop a Total Maximum Daily Load (TMDL) for these pollutants for the waterways.

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 Borough of Seaside Park occurs due to the close proximity of the Atlantic Ocean and Barnegat Bay and the low-runoff character of the soil. Additionally, since the Borough is close to build out, most permeable soils have been replaced by impermeable surfaces, which increase runoff volumes. However, all future development in the Borough of Seaside Park 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 Municipal Stormwater Management Plan, are shown in Figure C-5.

Design and Performance Standards

The Borough will adopt the design and performance standards for stormwater management measures as presented in N.J.A.C. 7:8-5 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 that 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 Borough's Stormwater Ordinance.

The general standards for structural measures will be specified in the Stormwater Management rules and will be incorporated into the Borough of Seaside Park's Ordinance. These measures shall be incorporated as needed to meet the soil erosion, infiltration and runoff quantity standards included in the Borough'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 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 Borough'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 Borough's Stormwater Ordinance 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, Borough 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, and shall identify the responsible party for corrective and preventative maintenance.

Where the Borough 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 Borough is not within a Regional Stormwater Management Planning Area and no TMDLs have been developed for waters within the Borough; 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 Borough's Stormwater Management Ordinance requires all new development and redevelopment plans to comply with New Jersey's Soil Erosion and Sediment Control Standards. During construction, Borough inspectors will observe on-site soil erosion and sediment control measures and report any inconsistencies to the local Soil Conservation District.

Nonstructural Stormwater Management Strategies

As stated in N.J.A.C. 7:8-4.2(c)(10):

"At the option of the municipality, document that it has a combined total of less than one square mile of vacant lands rather than provide the information required in (c) 8 and 9 above."

(c) 8 refers to nonstructural stormwater management strategies and the requirement for evaluation of the municipalities master plan, official map and development regulations as to the extent of implementation of the principles expressed in N.J.A.C. 7:8-5.3(b).

As such, the Borough is not required to perform this review as the entire Borough encompasses only 0.76 square miles.

Land Use/Build-Out Analysis

The Borough of Seaside Park encompasses a total of 0.76 square miles, 0.11 square miles of that is just water area, leaving only 0.65 square miles of developable land within the Borough. Since the Borough is less than one square mile in size, the Borough of Seaside Park is not required to complete a build-out analysis.

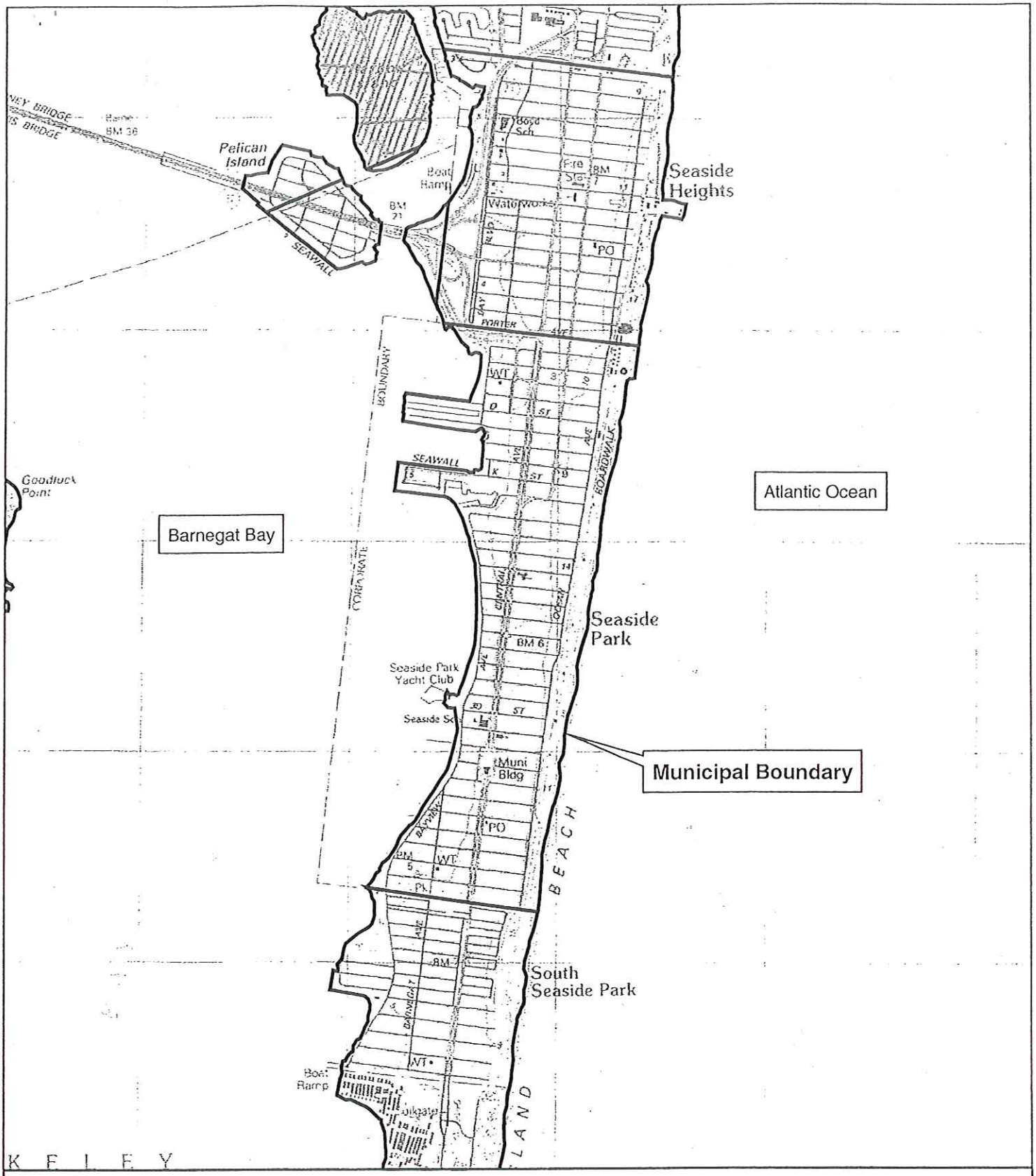
Mitigation Plans

The mitigation plan is provided for a proposed development that is granted a variance or exemption from the stormwater management design and performance standards.

The design and performance standards shall minimize the adverse impact on water quality, water quantity and loss of ground water recharge in receiving bodies. Since the mitigation must be completed within the drainage area and for the performance standard for which the variance or exemption was granted, the developer shall have the following two (2) options.

1. The developer's engineer can submit a project for mitigation to the Borough Engineer and appropriate Board for review and acceptance. The project must be of an approximately equal cost to that of the additional cost that would have been required for compliance with the original standard.

2. The developer can pay a fee equal to the additional cost that would have been required for compliance with the standard to the Borough for use in a project as described above.



Data Type	Source	Relevant Time Period
USGS Quad	UGSG	Feb-Apr 2002
Municipal Boundary	NJDEP	1989
C1 Waters	NJDEP	2003

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This map was developed using Geographic Information System digital data developed under the auspices of the Department of Environmental Protection, Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

Figure C-2

Borough and its Waterways

Borough of Seaside Park
Ocean County, New Jersey

N W E S

SCHOOR DEPALMA Engineers and Consultants

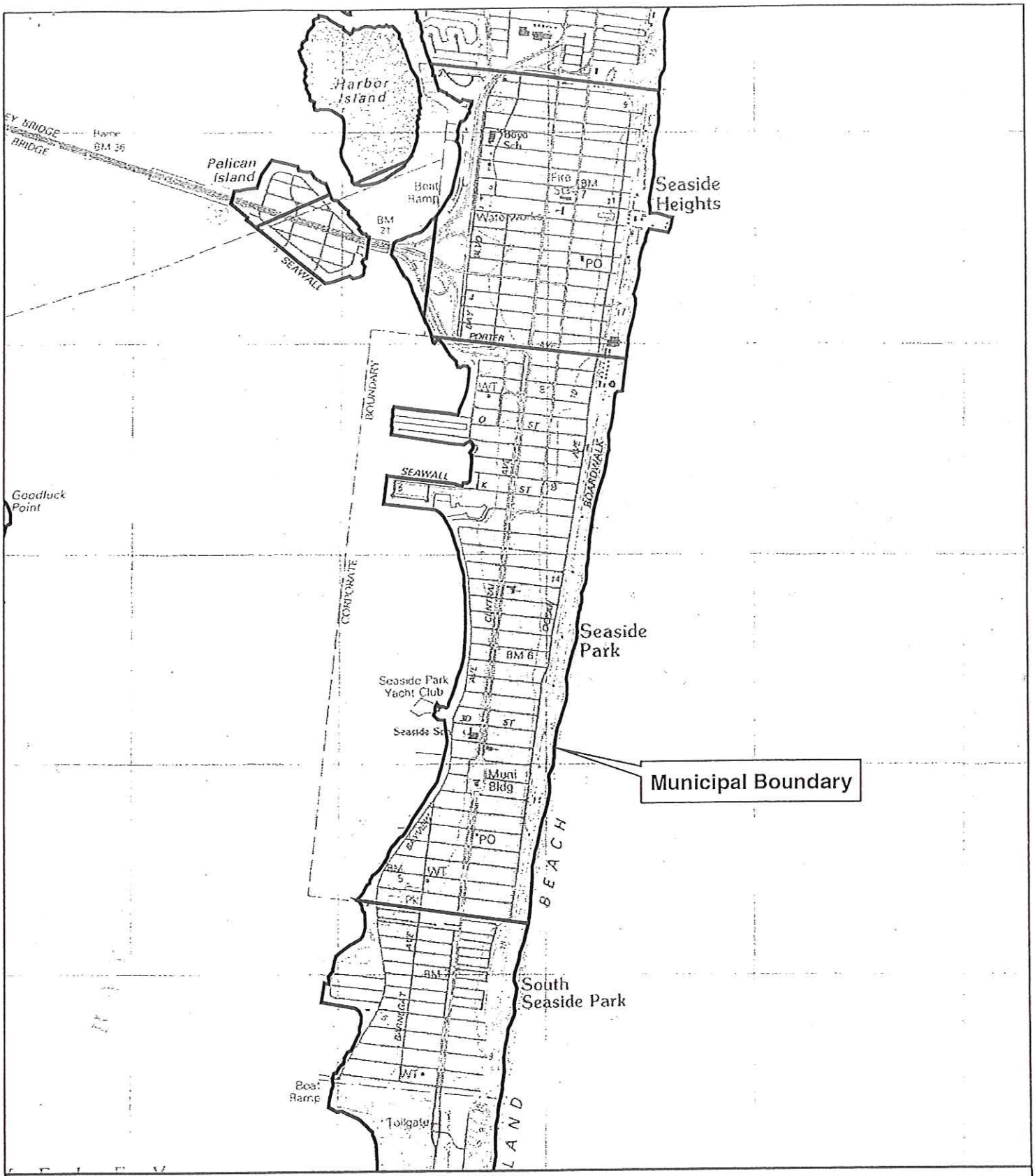
Symbol Legend

Municipal Boundary

C1 Waters

FW2-NT/SE1

FW2-NTC1/SE1/SC



Data Type	Source	Relevant Time Period
USGS Quadrangles		Feb-Apr 2002
Municipal Boundary	NJDEP	1989

Figure C-3

Municipal Boundary on USGS Quadrangles

Borough of Seaside Park
Ocean County, New Jersey

N W E S

0 1,000 2,000 Feet

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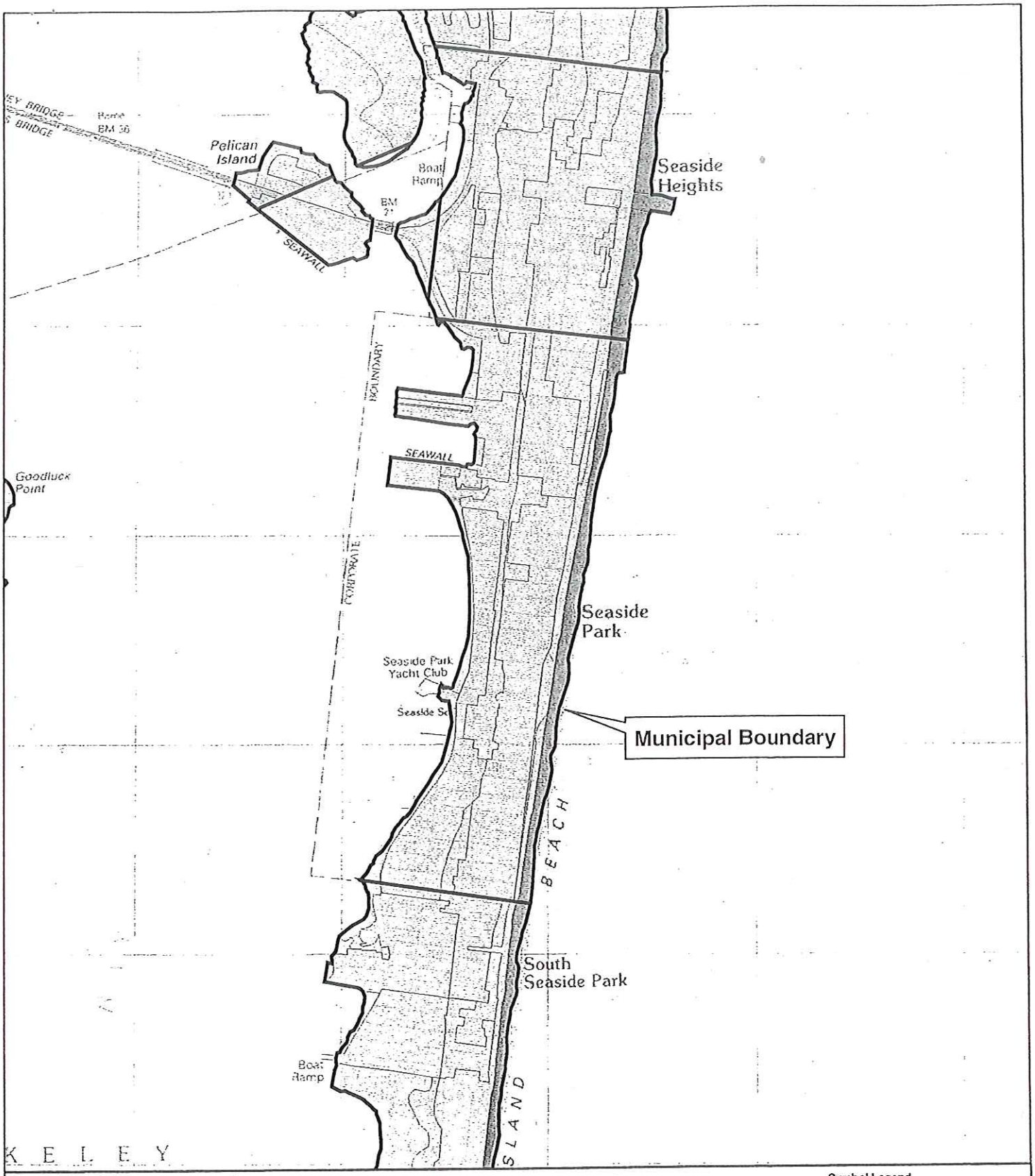
SCHOOR DEPALMA
Engineers and Consultants



Data Type	Source	Relevant Time Period
USGS Quad	UGSG	Feb-Apr 2002
Municipal Boundary	NJDEP	1989
Groundwater Recharge Areas	NJDEP	Various

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Figure C-4

Groundwater Recharge Areas in the Borough

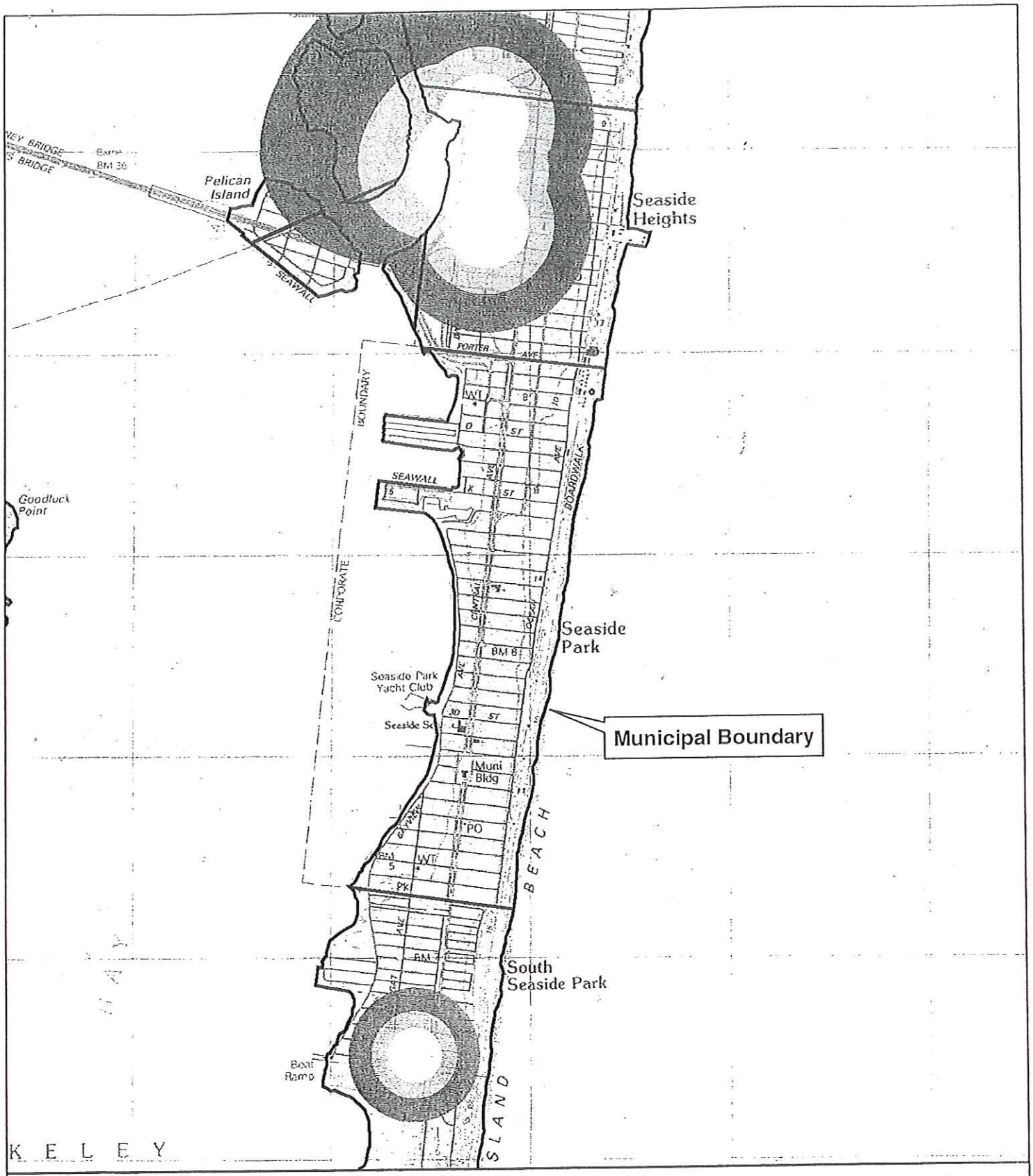
Borough of Seaside Park
Ocean County, New Jersey

N W E S

SCHOOR DEPALMA Engineers and Consultants

Symbol Legend
- Municipal Boundary

Ground Water Recharge Areas
- 0.00 in/yr
- 0.01 - 9.00 in/yr
- 9.01 - 12.00 in/yr
- 12.01 - 16.00 in/yr
- 16.01 - 22.74 in/yr



Data Type	Source	Relevant Time Period
USGS Quadrangles	USGS	Feb-Apr 2002
Municipal Boundary	NJDEP	1989
Wellhead Protection Areas	NJDEP	2004 (Updated)

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Figure C-5

Wellhead Protection Areas in the Borough

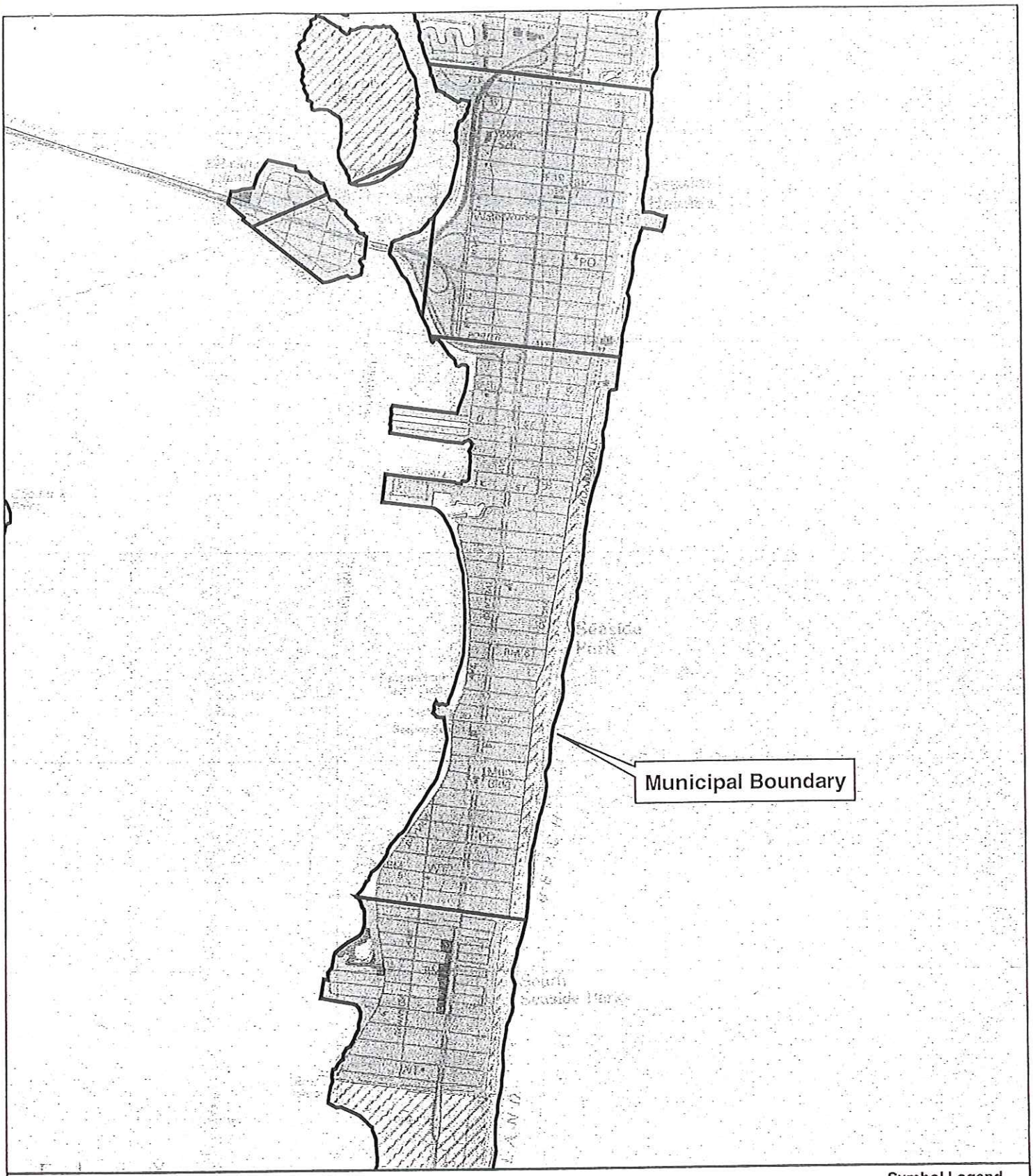
Borough of Seaside Park
Ocean County, New Jersey

N W E S

Symbol Legend
- Municipal Boundary

Wellhead Protection Areas
- 2 Year
- 5 Year
- 12 Year

SCHOOR DEPALMA Engineers and Consultants



Data Type	Source	Relevant Time Period
USGS Quad	UGSG	Feb-Apr 2002
Municipal Boundary	NJDEP	1989
Land Use/ Land Cover	NJDEP	1995/1997

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Figure C-6

Borough's Existing Land Use

Borough of Seaside Park
Ocean County, New Jersey

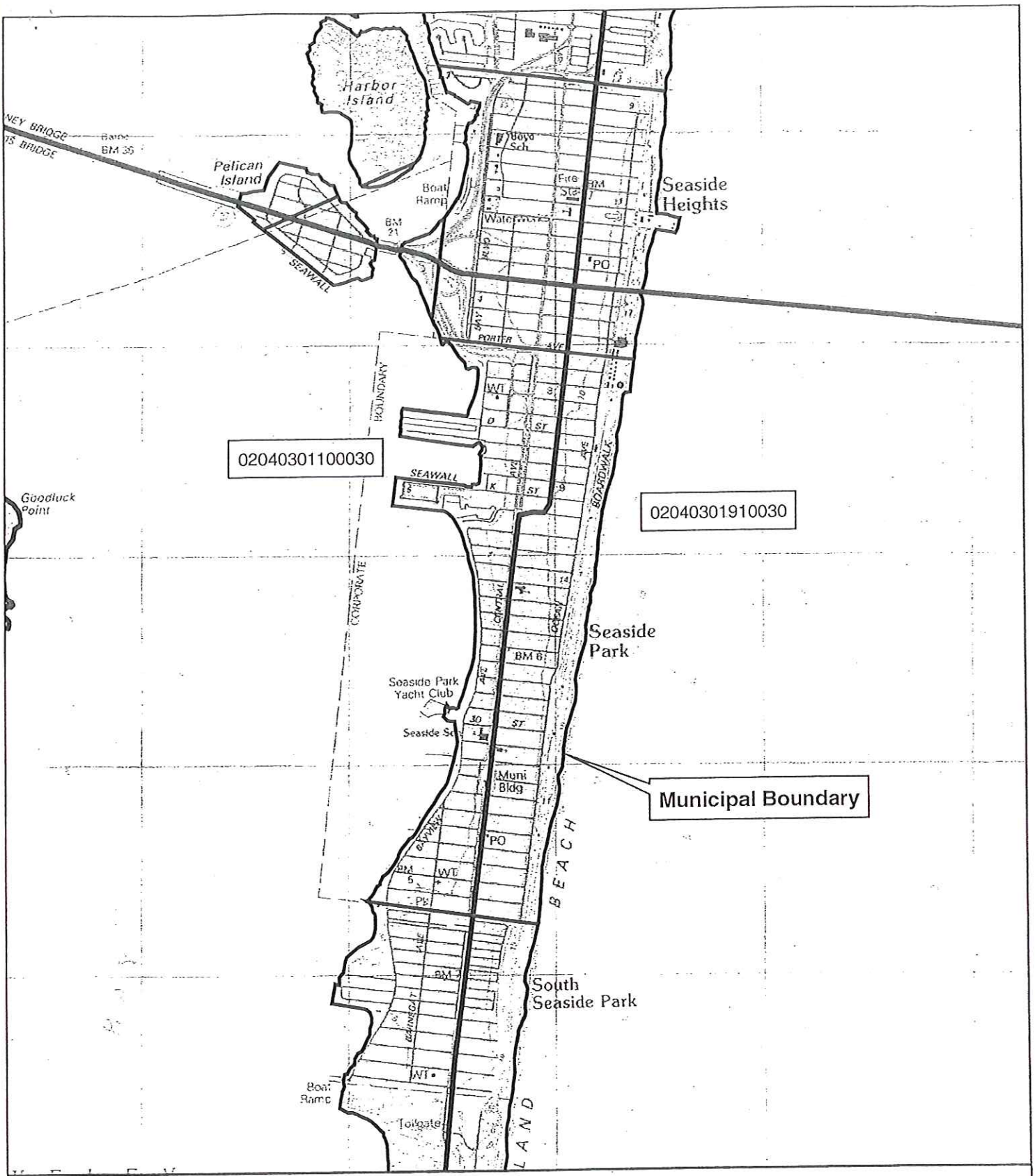
SCHOOR DEPALMA Engineers and Consultants

Symbol Legend

- Municipal Boundary

Land Use

- AGRICULTURE
- BARREN LAND
- FOREST
- URBAN
- WATER
- WETLANDS



Data Type	Source	Relevant Time Period
USGS Quad	UGSG	Feb-Apr 2002
Municipal Boundary	NJDEP	1989
HUC14	NJDEP	2000

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Figure C-7

Hydrologic Units (HUC14) Within the Borough

Borough of Seaside Park
Ocean County, New Jersey

Symbol Legend

- NJDEP Huc 14
- Municipal Boundary

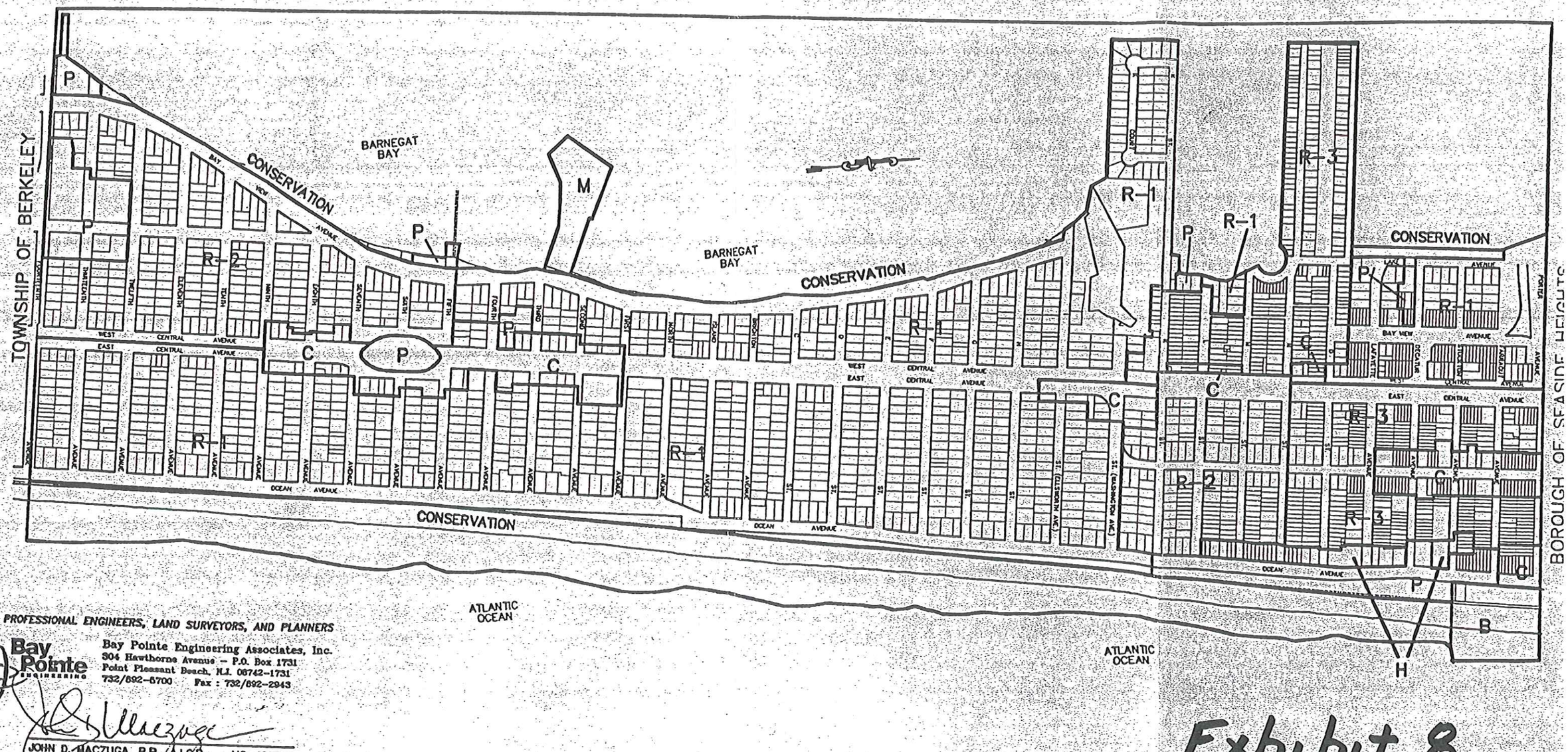
N W E S

SCHOOR DEPALMA Engineers and Consultants

ZONING MAP
BOROUGH OF SEASIDE PARK
Ocean County, New Jersey

ZONING MAP
ADOPTED JUNE 1987
REVISED SEPTEMBER 1998
SCALE: 1"=600'

R-1	LOW DENSITY RESIDENTIAL
R-2	MEDIUM DENSITY RESIDENTIAL
R-3	HIGH DENSITY RESIDENTIAL
C	COMMERCIAL
B	BOARDWALK
H	HOTEL
P	PUBLIC
M	MARINA
	CONSERVATION



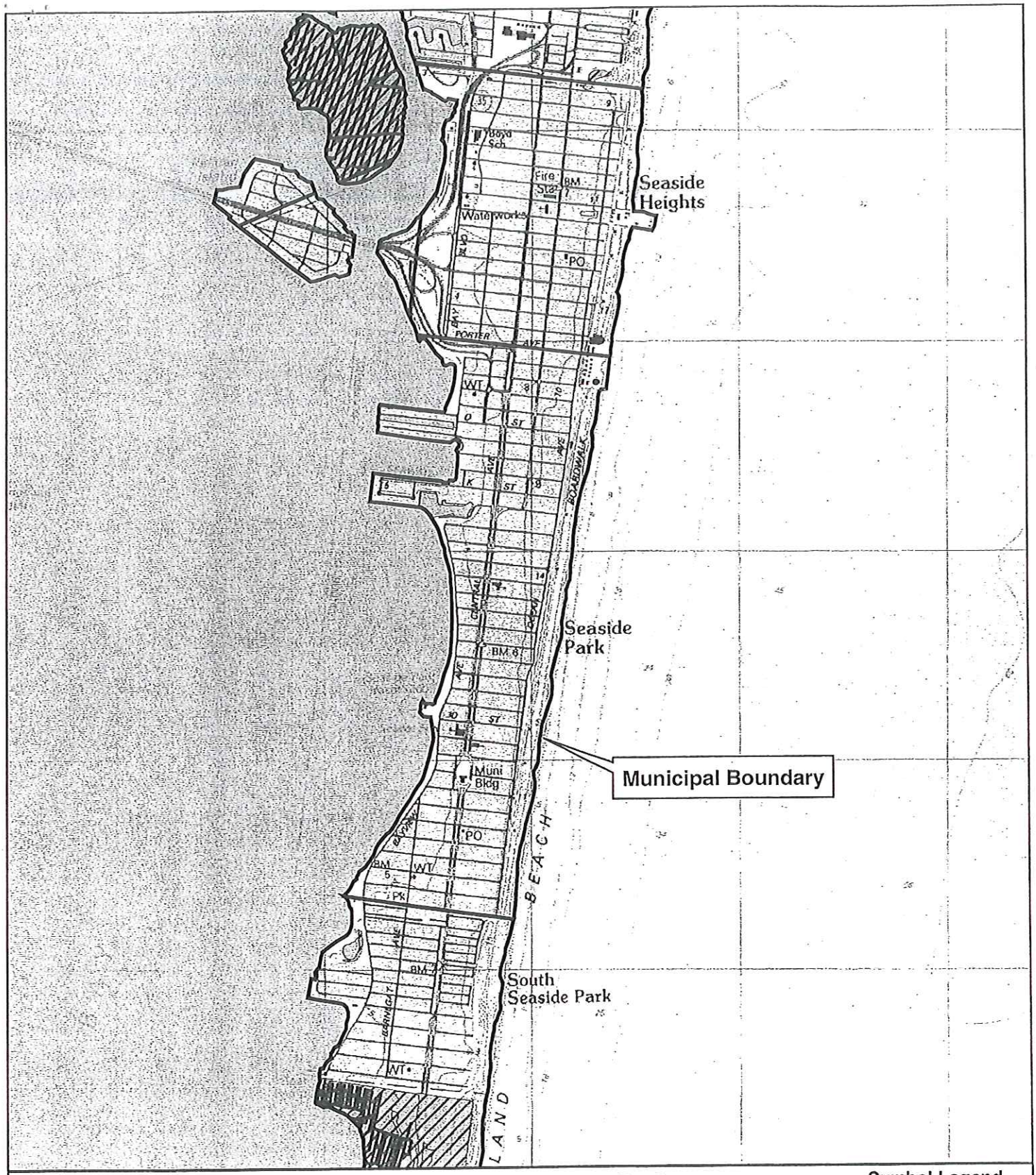
PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND PLANNERS

Bay Pointe ENGINEERING

Bay Pointe Engineering Associates, Inc.
304 Hawthorne Avenue – P.O. Box 1731
Point Pleasant Beach, N.J. 08742-1731
732/892-5700 Fax : 732/892-2943

JOHN D. MACZUGA, P.P., C.L.C.P. LIC. #01714

Exhibit 8



Data Type	Source	Relevant Time Period
USGS Quad	UGSG	Feb-Apr 2002
Municipal Boundary	NJDEP	1989
Wetlands	NJDEP	1986
Lakes	NJDEP	1986
Streams	NJDEP	1998

0 1,000 2,000 Feet

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Figure C-9

Wetlands and Water Land Uses within the Borough

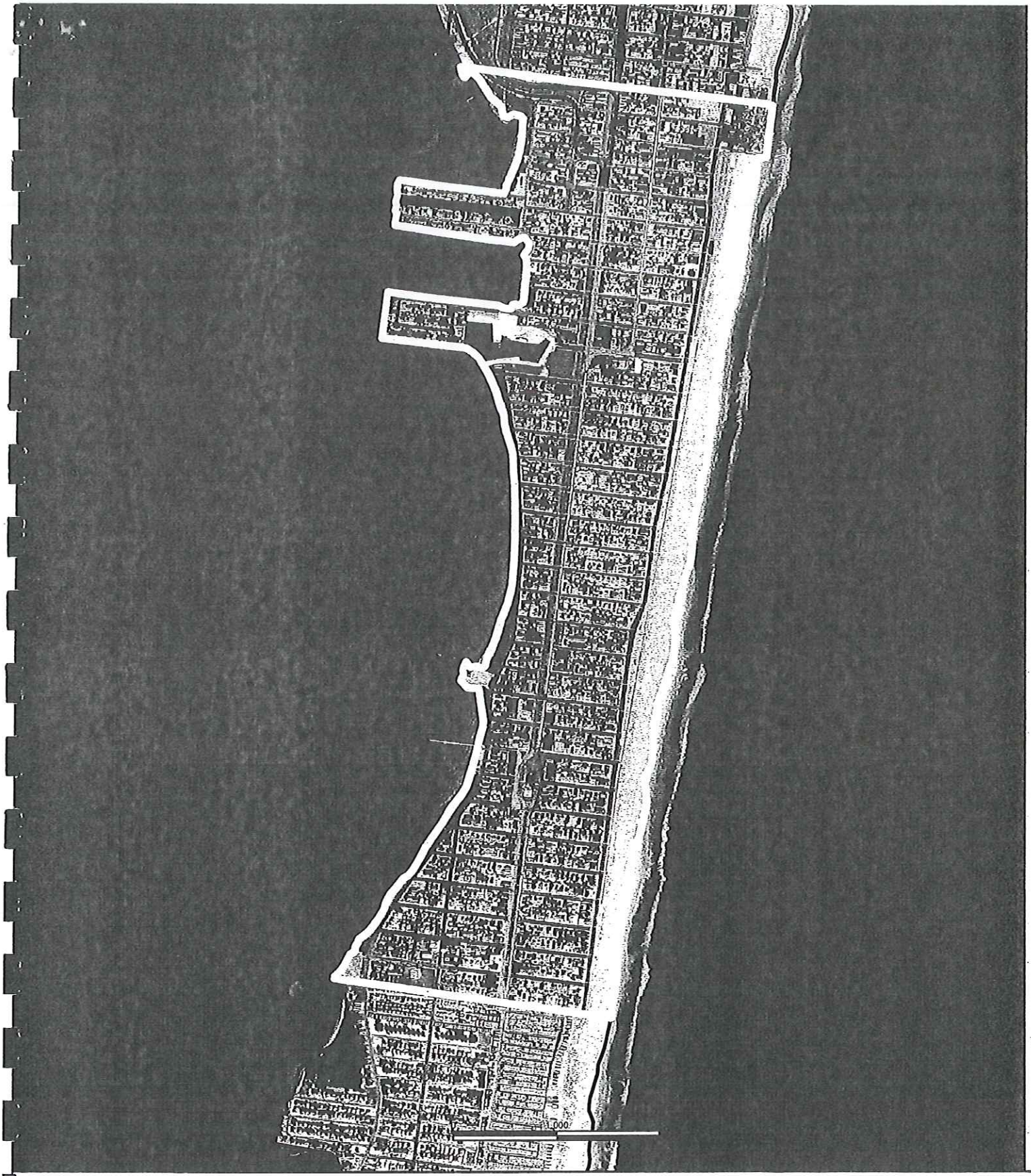
Borough of Seaside Park
Ocean County, New Jersey

Symbol Legend

- Streams
- Lakes
- Wetlands
- Municipal Boundary

N W E S

SCHOOR DEPALMA Engineers and Consultants



Data Type	Source	Relevant Time Period
USGS Quad	UGSG	Feb-Apr 2002
Municipal Boundary	NJDEP	1989
Zoning Districts	Morris County GIS	

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Figure C-10

Aerial Photograph of the Borough

Borough of Seaside Park
Ocean County, New Jersey

SCHOOR DEPALMA

File

OCEAN COUNTY PLANNING BOARD
P O Box 2191
Toms River, New Jersey 08754-2191
Telephone (732) 929-2054
Telecopier (732) 244-8396

June 16, 2006

The Honorable Robert W. Matthies, Mayor
Borough of Seaside Park
1701 N. Ocean Avenue
P.O. Box B
Seaside Park, NJ 08752

Re: Review of the Borough of Seaside Park Municipal Stormwater Management Plan and Ordinance

Dear Mayor Matthies,

As you know, the County Planning Board is the official review agency for Municipal Stormwater Management Plans and Ordinances. We have reviewed both your stormwater management plan (SWMP) and ordinance and have attached a checklist with comments.

The Borough is in compliance with most of the requirements. However, a few sections will require additional information before the Plan and Ordinance are considered complete. Therefore, Seaside Park Borough's Stormwater Management Plan and Ordinance are conditionally approved. The Borough shall have within 180 days of this conditional approval to adopt the amendments to the municipal stormwater plan and ordinances specified and resubmit them.

We would be happy to meet with you to discuss the items noted above. If you have questions or comments regarding the modifications, please contact me at (732) 929-2054.

Very truly yours,

Tiffany Robinson

Tiffany Robinson
Assistant Planner

Cc: David J. McKeon, Assistant Planning Director
Ronald A. Lotrecchio, County Engineer, Ocean County

SPECIAL ASSISTANCE/ACCOMMODATIONS UPON REQUEST.

OCEAN COUNTY MUNICIPAL STORMWATER PLAN REVIEW

Municipality: Seaside Park Borough Pinelands Ordinance Required: No

Date of SWMP Adopted: May 24, 2006 Date Adopted SWMP Submitted to the County: June 2, 2006

Date Ordinance Adopted: May 24, 2006 Date Adopted Ordinance Submitted to the County: June 2, 2006

Master Plan Amended: No

	Sufficient	Sufficient with Recommendations	Insufficient	Not Applicable	Comments
GENERAL	☒	☐	☐	☐	
INTRODUCTION	☒	☐	☐	☐	
General Discussion	☒	☐	☐	☐	
Hydrologic Cycle	☒	☐	☐	☐	
Quantity Issues	☒	☐	☐	☐	
Groundwater Recharge Issues	☒	☐	☐	☐	
Water Quality Issues	☒	☐	☐	☐	
Description of Municipality	☐	☐	☒	☐	See Below
Size in Square Miles	☒	☐	☐	☐	
Population and trends	☐	☐	☒	☐	Please update the population to reflect the latest County estimate (2004) for the Borough of Seaside Park using the information from the Ocean County Data Book available in print or online at www.planning.co.ocean.nj.us.
Waterways	☒	☐	☐	☐	

Waterways Health	☒	☐	☐	☐	
TMDLs	☐	☐	☒	☐	Please discuss the proposed TMDLs for total coliform to address shellfish impaired waters of the Barnegat Bay, published February 21, 2006
Existing Stormwater Problems	☒	☐	☐	☐	
MUNICIPAL STORMWATER PLAN GOALS	☒	☐	☐	☐	
9 Minimum Goals Identified	☒	☐	☐	☐	
Achievement of 9 Minimum Goals	☒	☐	☐	☐	
CONSISTENCY WITH OTHER PLANS AND REGULATIONS	☐	☐	☒	☐	See Below
TMDLs	☐	☐	☒	☐	Please discuss the proposed TMDLs for total coliform to address shellfish impaired waters of the Barnegat Bay, published February 21, 2006
Existing Municipal SWMP	☐	☐	☐	☒	
Regional SWMPs	☐	☐	☐	☒	
RSIS	☒	☐	☐	☐	
Coordination with the Ocean SCD	☒	☐	☐	☐	
Pinelands	☐	☐	☐	☒	
CAFRA	☐	☒	☐	☐	It should be included in the Plan that the CAFRA Rules incorporate the new Stormwater Rules by reference. When submitting for a CAFRA Permit and requesting a waiver from the performance standards, DEP could require a mitigation plan even if the Borough does not.
REQUIRED MAPPING	☒	☐	☐	☐	

Waterbodies (USGS and Soil Surveys)	☒	☐	☐	☐	
Groundwater Recharge Areas	☒	☐	☐	☐	
Well Head Protection Areas	☒	☐	☐	☐	
RECOMMEDED STORWMATER CONTROL ORDINANCE(S)	☐	☐	☒	☐	The Stormwater Management Ordinance does not specify any penalties for violation of the Ordinance.
DESIGN AND PERFORMANCE STANDARDS	☒	☐	☐	☐	
SAFETY STANDARDS FOR STORMWATER MANAGEMENT BASINS	☒	☐	☐	☐	
LONG-TERM O&M OF BMPS	☐	☐	☒	☐	The Plan addresses long term O & M after construction in terms of corrective and preventative maintenance, but does not address compliance and enforcement mechanisms for non-compliance.
ADDITIONAL MEASURES	☐	☐	☒	☐	
Wellhead Protection Ordinance	☐	☐	☐	☒	
Mitigation Plan	☐	☐	☒	☐	Please provide specific projects for sites that have current water quality, water quantity and groundwater recharge deficiencies. We recommend that the list for water quality mitigation tie in the proposed TMDLs for the Barnegat Bay if possible. We also recommend that the language in this section include that the issuance of a waiver under a Land Use permit by the Department does not automatically waive the requirement for mitigation to be performed under the municipal review. Also include language that the applicant must obtain all required permits for the mitigation project prior to municipal approval and that the mitigation should be addressed on site as

					much as possible before looking off site.
Stream Corridor Protection Plan	☐	☐	☐	☒	
IF MORE THAN 640 ACRES OF DEVELOPABLE LAND (DUE IN 2006)	☐	☐	☐	☒	
Land Use/Build Out Analysis	☐	☐	☐	☒	Less than 1 square mile vacant land documented
Master Plan Review and Evaluation	☐	☐	☐	☒	
Official Map Review and Evaluation	☐	☐	☐	☒	
Development Regulations Review and Evaluation	☐	☐	☐	☒	