# Monmouth County Future Wastewater Service Area Map

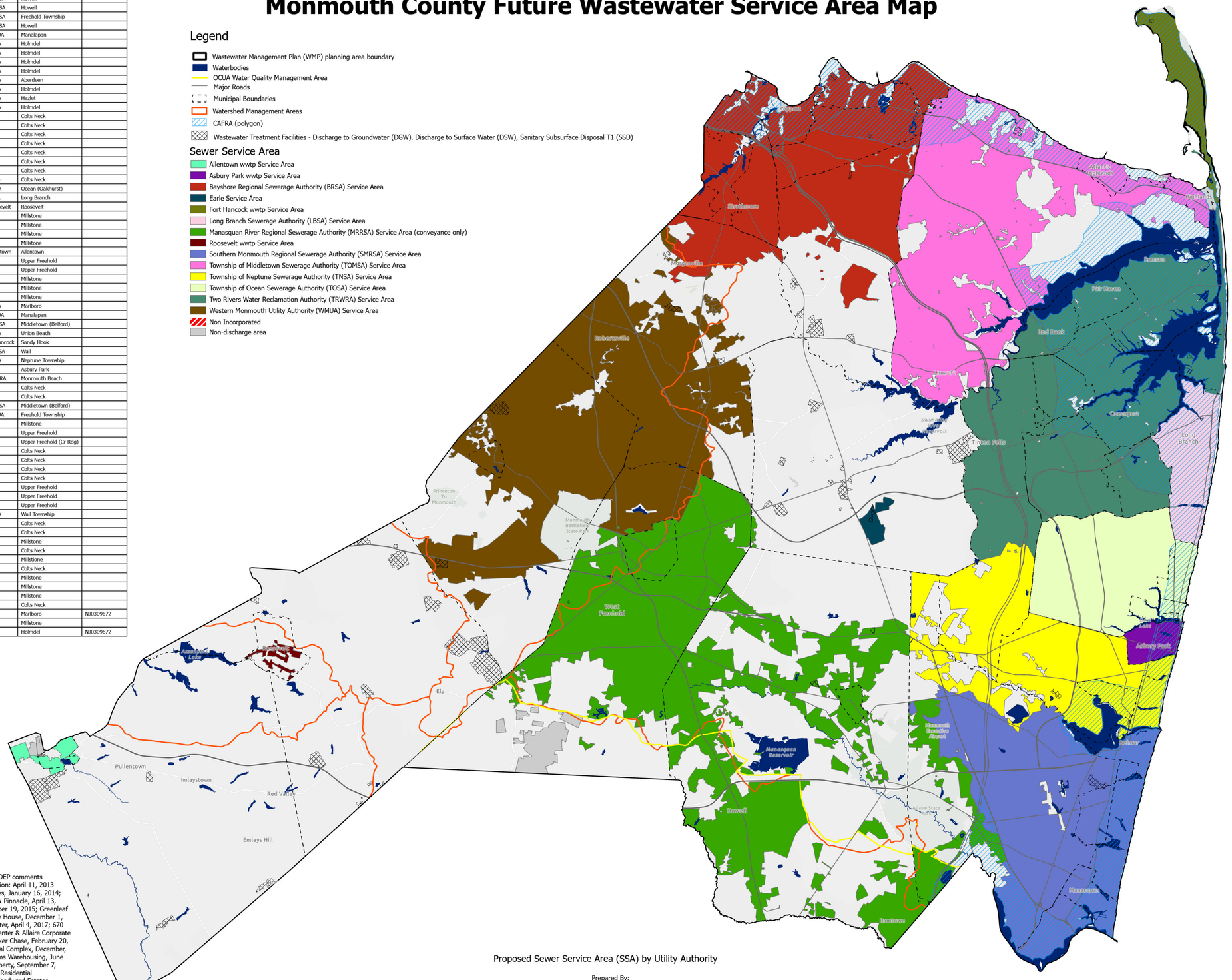
| Facility | NJPDES | Authority | Location | GeneralPermit |
|---|---|---|---|---|
| Angle In Mobile Home Park | NJ0061824 | MRRSA | Howell | |
| Orchard Estates | NJ0142115 | MRRSA | Howell | |
| New Jersey Bell Telephone | NJ0136301 | MRRSA | Freehold Township | |
| Edge of Town Restaurant | NJG0134295 | MRRSA | Howell | |
| Brunswick Country Lanes | NJ0087297 | WMUA | Manalapan | |
| Village School | NJ0027031 | BRSA | Holmdel | |
| Mack-Cali Holmdel WTP | NJ0035718 | BRSA | Holmdel | |
| CareOne at Holmdel | NJ0027529 | BRSA | Holmdel | |
| Remington's Restaurant (Pleasant Valley Inn) | NJ0031674 | BRSA | Holmdel | |
| Aberdeen Water Treatment Plant | NJ0034142 | BRSA | Aberdeen | |
| Holmdel Corporate Center LLC | NJ0068993 | BRSA | Holmdel | |
| Shorelands Water Company | NJ0025453 | BRSA | Hazlet | |
| Shorelands Water Company | NJ0025467 | BRSA | Holmdel | |
| Trump National Golf Club | NJ0147109 | WTF | Colts Neck | |
| Colts Neck High School | NJ0109355 | WTF | Colts Neck | |
| Brandywine Assisting Living At Colts Neck | NJ0133451 | WTF | Colts Neck | |
| Delicious Orchards | NJG0101222 | WTF | Colts Neck | |
| G & F Realty of Richmond | NJ0109029 | WTF | Colts Neck | |
| Colts Neck Inn and Restaurant | NJ0031771 | WTF | Colts Neck | |
| Due Process Golf and Horse Stables LLC | NJ0105759 | WTF | Colts Neck | |
| Naval Weapons Station Earle | NJ0023540 | Earle | Colts Neck | |
| Township of Ocean Sewerage Authority | NJ0024520 | TOSA | Ocean (Oakhurst) | |
| Long Branch Sewerage Authority | NJ0024783 | LBSA | Long Branch | |
| Roosevelt Borough WTP | NJ0022918 | Roosevelt | Roosevelt | |
| Millstone Elementary School | NJ0103268 | WTF | Millstone | |
| Charleston Springs Golf Course (County Park) | NJ0133353 | WTF | Millstone | |
| Frogbridge Day Camp | NJ0133710 | WTF | Millstone | |
| McDonald's Restaurant | NJ0137804 | WTF | Millstone | |
| Allentown Borough WTP | NJ0020206 | Allentown | Allentown | |
| Beacon Hill WTF | NJ0105228 | WTF | Upper Freehold | |
| Crystal Springs Wilderness Lodges & RV Resort | NJ0133698 | WTF | Upper Freehold | |
| Millstone Township Middle School | NJ0162591 | WTF | Millstone | |
| Holmes Corner Shopping Center | NJ0136573 | WTF | Millstone | |
| Luchento's Restaurant | NJG0135194 | WTF | Millstone | |
| Wickatunk Village Inc | NJ0026816 | BRSA | Marlboro | |
| Western Monmouth Utilities Authority | NJ0023728 | WMUA | Manalapan | |
| Monmouth County Bayshore Outfall Authority | NJ0024694 | TOMSA | Middletown (Belford) | |
| Bayshore Regional Sewerage Treatment Plant | NJ0024708 | BRSA | Union Beach | |
| Sandy Hook WTP (Gateway National Recreation Area) | NJ0022314 | Ft.Hancock | Sandy Hook | |
| South Monmouth Regional Sewerage Authority | NJ0024562 | SMRSA | Wall | |
| Township of Neptune Sewerage Authority | NJ0024872 | TNSA | Neptune Township | |
| Asbury Park Water Quality Control Facility | NJ0025241 | AP | Asbury Park | |
| Two River Water Reclamation Authority | NJ0026735 | TRWRA | Monmouth Beach | |
| Cedar Drive School | NJG0108961 | WTF | Colts Neck | |
| Conover Road School | NJG0108979 | WTF | Colts Neck | |
| Township of Middletown Sewerage Authority | NJ0025356 | TOMSA | Middletown (Belford) | |
| Monmouth Battlefield State Park Treatment Plant | NJ0091219 | WMUA | Freehold Township | |
| WaWa Store #909 | NJ0140767 | WTF | Millstone | |
| Allentown Caging (Michael Cioro Bldg) | NJ0162370 | WTF | Upper Freehold | |
| New Jersey Christian Academy | NJG0138061 | WTF | Upper Freehold (Cr Rdg) | |
| Huddy's Restaurant/former Meridian School | NJ0182966 | WTF | Colts Neck | |
| Village Inn | NJG0158631 | WTF | Colts Neck | |
| Colts Neck Shopping Center | NJG0085341 | WTF | Colts Neck | |
| Colts Neck Golf and Country Club | NJ0137201 | WTF | Colts Neck | |
| Ashford Estates | NJ0179990 | WTF | Upper Freehold | |
| Ashford Estates | NJ0179990 | WTF | Upper Freehold | |
| Ashford Estates | NJ0179990 | WTF | Upper Freehold | |
| Econo-Lodge | NJ0074977 | TNSA | Wall Township | |
| Colts Town Plaza (Coltstown Group LLC) | NJG0136166 | WTF | Colts Neck | |
| Colts Neck Reformed Church | NJG0176486 | WTF | Colts Neck | |
| XXXIII Riverside Associates _B18_L2.02 | NJ0210901 | WTF | Millstone | |
| Hockhockson Farm (JTS Land Trust) | NJ0286508 | WTF | Colts Neck | |
| Millstone River Mart | NJ0298891 | WTF | Millstone | |
| Colts Neck Muncipal Complex | | WTF | Colts Neck | |
| Showplace Farms Warehousing | NJ0315541 | WTF | Millstone | |
| Burnt Tavern Road Affordable Housing | NJ0355283 | WTF | Millstone | |
| Novad Court Affordable Housing | | WTF | Millstone | |
| Colts Neck Manor | NJ0157058 | WTF | Colts Neck | |
| Marlboro Group Home | NJG0262731 | WTF | Marlboro | NJ0309672 |
| Hexa Builders Millstone aka Millstone Commons | NJ0329754 | WTF | Millstone | |
| Saint Mina Coptic Orthodox Church | NJ0373354 | WTF | Holmdel | NJ0309672 |

## Legend

- Wastewater Management Plan (WMP) planning area boundary
- Waterbodies
- OCUA Water Quality Management Area
- Major Roads
- Municipal Boundaries
- Watershed Management Areas
- CAFRA (polygon)
- Wastewater Treatment Facilities - Discharge to Groundwater (DGW). Discharge to Surface Water (DSW), Sanitary Subsurface Disposal T1 (SSD)

## Sewer Service Area

- Allentown wwtp Service Area
- Asbury Park wwtp Service Area
- Bayshore Regional Sewerage Authority (BRSA) Service Area
- Earle Service Area
- Fort Hancock wwtp Service Area
- Long Branch Sewerage Authority (LBSA) Service Area
- Manasquan River Regional Sewerage Authority (MRRSA) Service Area (conveyance only)
- Roosevelt wwtp Service Area
- Southern Monmouth Regional Sewerage Authority (SMRSA) Service Area
- Township of Middletown Sewerage Authority (TOMSA) Service Area
- Township of Neptune Sewerage Authority (TNSA) Service Area
- Township of Ocean Sewerage Authority (TOSA) Service Area
- Two Rivers Water Reclamation Authority (TRWRA) Service Area
- Western Monmouth Utility Authority (WMUA) Service Area
- Non Incorporated
- Non-discharge area




0 0.5 1 2 3 4 Miles

Submitted: February 21, 2012; Revised: March 22, 2013 - per NJDEP comments
Adopted by the New Jersey Department of Environmental Protection: April 11, 2013
NJDEP adopted Amendment Revisions: XXXIII Riverside Associates, January 16, 2014; Harbor Road Water Treatment Facility, February 9, 2015; Harms & Pinnacle, April 13, 2015; Conover Hills, October 8, 2015; Sunnyside at Howell, October 19, 2015; Greenleaf (B3s Wholesale Club), November 13, 2015; RMS Hospital & Mattie House, December 1, 2015;Friendship Circle, January 11, 2016; Mill Club Shopping Center, April 4, 2017; 670 West Front Street LLC (Blaisdell), April 13, 2017; Wall Business Center & Allaire Corporate Campus, March 12, 2018; Hockhockson Farm, May 18, 2018; Parker Chase, February 20, 2019; Millstone River Mart, January 24, 2020; Colts Neck Municipal Complex, December, 14 2020; Eagle Oaks Golf Course, June 21, 2021; Showplace Farms Warehousing, June 21, 2021; GSS Industries, September 7, 2021; Iron Ore Road Property, September 7, 2021; Views at Monmouth Manor, May 16, 2022; Greenwich Park Residential Development, January 5, 2023; Hyde Park, February 24, 2023; Woodward Estates, December 20, 2023; Charleston Meadows, May 2, 2024; 255 Squankum Road Warehouse, November 21, 2024; Howell Ridge aka Enclave at Howell, February 9, 2026; Avalon Middletown, February 24, 2026; Estates at Brock Farms, Freehold Township, April 7, 2026; Golden Meadows Estates, Freehold Township, April 7, 2026; Gaitway Farms, June 2, 2026.

Proposed Sewer Service Area (SSA) by Utility Authority


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Last updated: November 4, 2026

## NJDEP Map Notes

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.

Per NJDEP directive, any pumpout facility for a marine sanitation device located at a marina shall discharge collected wastewater to the same treatment works as the land based sewage generating structures of the marina, and such connection is deemed consistent with this wastewater management plan.

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). See municipal chapters for additional information.

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.

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 (N3SA 58:11-23) or individual Treatment Works Approval or New Jersey Pollutant Discharge Elimination System Permits (under NJAC 7:14A). It also applies to ISSDS which require only local approvals. Compliance with the connection requirement has been demonstrated through adoption of municipal and/or sewerage authority ordinances. See municipal chapters for additional information.

Development in areas mapped as wetlands, flood prone areas, suitable habitat for endangered and threatened species as identified on the Department's Landscape Maps of Habitat for Endangered, Threatened and Other Priority Wildlife as Rank 3.4. and 5, Natural Heritage Priority Sites, riparian zones, steep slopes, or designated river areas may be subject to special regulation under Federal or State statutes or rules, and interested persons should check with the Department for the latest information. Depiction of environmental features shall be for general information purposes only, and shall not be construed to define the legal geographic jurisdiction of such statutes or rules.

Areas located within the watershed of a Freshwater One (FW1) stream, as classified in the Surface Water Quality Standards, and/or that have Class 1-A ground water (Ground Water of Special Ecological Significance), as classified in the Ground Water Quality Standards, are identified as "Non-degradation water area based on the Surface Water Quality Standards at N.J.A.C. 7:8, 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.

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-3.28), Endangered or Threatened Wildlife or Vegetation Species Habitat (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.

New Jersey's Coastal Zone Management Program generally prohibits new development on beaches, dunes and in coastal high hazard areas; therefore, any of these areas previously included in sewer service areas were removed. Existing lawful development that is already connected to the wastewater treatment works remains consistent with this wastewater management plan. New development necessary to support the Department's public access policies for which there is no alternative location as demonstrated by a CAFRA permit issued by the NJDEP under N.J.S.A. 13:19-1 et seq., will also be considered consistent with this wastewater management plan.