



December 23, 2019

QUESTIONS AND ANSWERS REGARDING THE JACKSON TOWNSHIP MUA APPROVAL PROCESS

Question 1: Can sewers be installed anywhere in Jackson Township?

Answer 1: No. Less than 50% of Jackson Township can potentially have sewers installed. The New Jersey Department of Environmental Protection (“NJDEP”) regulates where sewers can be installed and the approved sewer service area map can be found on the Ocean County Planning Department’s website. If you click on the link below, it will take you to the Ocean County Wastewater Management Plan (a.k.a. “208 Plan”):

www.planning.co.ocean.nj.us/frmEPWastewaterManagement

Question 2: Why does the NJDEP regulate where sewers can be installed?

Answer 2: The NJDEP re-evaluated all of the approved sewer service areas in 2013 and many previously approved areas were removed due to the potential of environmental features such as the presence of freshwater wetlands or threatened and endangered species.

Question 3: Why is the sewer service area map located on the Ocean County website?

Answer 3: The County of Ocean (“County”) is the lead agency on wastewater management planning in this region. The County will involve the Jackson Township Municipal Utilities Authority (“Authority”), the Township of Jackson (“Township”) and Ocean County Utilities Authority (“OCUA”) as needed in this process.

Question 4: Does the Authority have the right to approve development projects?

Answer 4: No. The Authority can approve the potential installation of water and sewer mains. However, these projects typically need NJDEP approval as well. The wastewater component of a project needs what is known as a Treatment Works Approval (“TWA”) and the potable water component of a project needs what is known as a Bureau of Water Systems Engineering (“BWSE”) permit. Both of these approvals are issued by the NJDEP prior to Final Approval.

Question 5: Why does the Authority typically provide Preliminary, Tentative and Final Approvals for each project?

Answer 5: The Authority approvals are separated into 3 steps as follows:

- a. Preliminary Approval means that conceptually the project could be served by water and sewer;
- b. Tentative Approval means that a project is largely complete and can be submitted to the NJDEP for approval; and
- c. Final Approval means that a project has received all outside agency permits and is ready for construction.

Question 6: Does the Authority have the legal right to comment on any aspects of the project other than the water and sewer systems?

Answer 6: No. The Authority does not have the legal right to comment upon the density, zoning, traffic, proximity to environmental features, etc. Other entities including the Planning or Zoning Boards, the NJDEP, the County or the Pinelands are responsible for these reviews. The Authority's reviews are limited, by law, to the technical aspects of the water and sewer systems.