

Chapter 9: Community Facilities/Open Space

A. Community Facilities

Community facilities and services include, but are not limited to, the schools, libraries, emergency services, parks, water and sewer infrastructure. These are available to the community and help define the quality of life for Wall Township residents. Many of the facilities and services are provided by the municipality and funded by municipal property taxes. Other services, such as Fire and First Aid, are volunteer organizations and depend on charitable donations. Wall Township has an excellent level of community facilities and services to assist its residents. A descriptive inventory of the facilities and services is provided in this section, and the locations of the facilities are shown in Figure 9.

Municipal Complex

In 1990, in a generally centralized location on Allaire Road, Wall Township constructed a Municipal Complex consisting of a town hall, a library, a police station and recreation area. The town hall building contains a public meeting room and offices for municipal administration.

Public Works

The Township Public Works Department facility is located on Tiltens Corner Road. The property contains facilities and equipment for roads, sanitation, buildings and grounds, recycling and water and sewer functions of the Township. The current site is considered to be adequate for the next five to ten years.

Library

The Wall Township Library moved to a new location in May 1990 in the aforementioned Township municipal complex on Allaire Road. The facility, a branch of the Monmouth County Library system, has its own separate building with a collection of over 50,000 volumes and approximately 13,000 square feet of building area. The size of the facility is expected to be satisfactory for the near future.

Schools

The Wall Township School District provides public education for grades kindergarten through 12. The school facilities consists of four (4) elementary schools (grades K-5), an intermediate school (grades 6-8) and a high school. (The primary school is not included in the above list and is used only for Special Education. Utilization of the facility for education after this school year is not certain according to the Board of Education). The school facilities, enrollments and capacities are as provided in Table 16. The geographic locations of the Wall Township schools are shown in the Community Facilities Map, Figure 9.

TABLE 16

INVENTORY OF WALL TOWNSHIP SCHOOLS, 1998

School Name	Grades	Existing Capacity (1996)	Enrollment*
Primary	Spec. Educ./Pre-School	NA	33
Allenwood	K-5	530	433
Central	K-5	605	572
Old Mill	K-5	590	519
West Belmar	K-5	275	227
Intermediate	6, 7 & 8	760	893
Wall High	9-12	909	1043
TOTAL			3720

Source: Wall Township Board of Education

*November 30, 1998

The table indicates that enrollment at the elementary level (K-5) is well within capacity of the current facilities, however, for the grades 6 through 12, enrollment currently exceeds building capacity. The Board of Education has retained an architect to design additions to all the schools except Primary School. No new schools are proposed by the Board of Education at this time. The geographic locations of the Wall Township schools are shown in the Community Facilities Plan, Figure 9. The Plan identifies two vacant parcels, currently owned by the Board of Education, and therefore available as future school sites.

A consultant to the Wall Township Board of Education prepared a Demographic Study and Enrollment Projection in October 1994 which included an enrollment forecast to the year 2004. The consultant indicated that a 29% increase in student population was likely for grades K-8 by the year 2004, and a 62% increase was projected for grades 9-12 for the same time period.

Hospitals and First Aid Facilities

There are currently no hospitals located within Wall Township. The Township is served by a number of hospitals in the local area such as Jersey Shore Medical Center on Route 33 in Neptune Township; Brick Hospital, on Jack Martin Boulevard/Route 88 in Brick Township; and Monmouth Medical Center in Long Branch.

Emergency first aid service in Wall Township is provided by two volunteer First Aid squads: the Wall Community First Aid Squad and the Wall Township First Aid and Rescue Squad. Wall Township is in the process of creating a first aid service based upon a combination of paid employees and volunteer members. The new service is expected to commence in the Fall of 1999.

Fire Departments

There are a total of six fire stations of three fire companies providing fire protection to residents and businesses in Wall Township. The fire stations and their locations are as follows:

1. Glendola Fire Co. #1 - located on Belmar Boulevard near Allenwood Road.
2. Glendola Fire Co. #2- located on Industrial Road near the Allaire Airport.
3. South Wall Fire Co. #1 - located on Atlantic Avenue near Route 34.
4. South Wall Fire Co. Substation - located on Route 35 and Church Road.
5. Wall Fire Co. #1 of West Belmar - Route 71 near Finley avenue.
6. West Belmar Fire Co. Substation - located on 18th Avenue near Old Mill Road.

Each fire station is staffed by volunteers and funded by a combination of municipal funds and charitable donations. Earle Naval facility has its own fire protection.

Potable Water Facilities

Potable water is supplied to many areas of Wall Township by the Wall Water Department. The sources of the potable water are eight (8) groundwater wells and the Manasquan River Reservoir. Each of the municipal wells has chlorination and sodium phosphate treatment. Table 17 provides a list of the existing Wall Township potable water supply wells, location, geologic formation source of water, capacity and storage.

Potable water service is provided by the Wall Township Water Department. There are approximately 8,600 residential and business customers for water and sewer services as of April 1997. The Wall Township Water Department currently serves 85-90% of the population of the Township. Water usage is approximately 2.5 million gallons per day (MGD) and 3.5 MGD at peak usage.

There are currently no major capital improvements proposed for the water system and the Township has adequate capacity for current and near term population growth.

Glendola Reservoir

In the northeast corner of the Township, the New Jersey-American Water Company maintains the Glendola Reservoir which is operated as an “off-river storage facility to provide storage for flows pumped from the Shark River and Jumping Brook.” (Monmouth County Planning Board, 1978.) The property is located north of Belmar Boulevard and West of Gully Road, in the Glendola section of Wall. The reservoir has a capacity of one billion gallons.

TABLE 17

**POTABLE WELLS
WALL TOWNSHIP**

Well #	Location	Geologic Formation	Capacity (GPM)	Storage
1	Imperial Park #1	Mt. Laurel	320	Yes
2	Rose Hill	Mt. Laurel	275	No
3	Allenwood A	Englishtown	330	Yes
4	Allenwood B	Englishtown	325	Yes
5	West Belmar	Mt. Laurel /Englishtown	170	Yes
6	Route 34	Mt. Laurel	370	Yes
7	Imperial Park #2	Englishtown	330	Yes
9	Imperial Park #3	Mt. Laurel	320	Yes

Source: Bay Pointe Engineering Associates, Inc., Fall 1996.

Sanitary Sewer Facilities

The sanitary sewer collection systems within Wall Township are owned and operated by the Wall Sewer Department. Wastewater flows from most of the Township discharge are treated at the Southern Monmouth Regional Sewage Authority Treatment Plant located just east of Route 35 and south of 18th Avenue. The western portion of the Township is served by the Manasquan River Regional Sewage Authority and in an area in the northern part of Wall sewage flows go to the Township of Neptune Sewage Authority.

Wall Township is a member with Sea Girt, Brielle, Belmar, and South Belmar of the South Monmouth Regional Sewerage Authority (SMRSA). The Authority operates the sewage treatment plant (STP) for the treatment of all sewage flows from the member municipalities at the STP noted above. There are currently no restrictions on sewer hook-ups for the SMRSA sewer area.

Sewer Service Areas

Figure 10 delineates the status of the sewer service area in terms of sewer service availability. The areas shown in the drawing are divided into four (4) categories: existing sewer areas; areas which will be sewer in the near future; areas which can be easily sewer in the future with a short sewer extension; and areas where no sewers are planned.

In general, the existing sewer areas are situated north of Route 138, east of Route 35 and west of the Brielle Circle along the Manasquan. Most of the Township is located within the sewer service area and is slated for sewer extension in the near or long term. The areas which will now be sewer are primarily the Allaire State Park, Brisbane Center and the Manasquan Wildlife Management area.

The map also delineates the jurisdictional boundaries between the SMRSA, the Manasquan River Regional Sewage Authority and the Township of Neptune Sewage Authority.

B. Recreation and Open Space

Figure 9 delineates all municipal, county and state recreation and open space properties within Wall Township

State Facilities

State recreation and open space facilities in Wall Township consist of Allaire State Park, Manasquan River Wildlife Management Area, and Manasquan Watershed. Allaire State Park contains an historic village, a railroad museum, camping and picnic areas and the Spring Meadow Golf Course. Allaire has a total land area of 612.5 acres within Wall Township. The Manasquan properties are located along the Manasquan River for wildlife conservation and water quality purposes and do not contain active recreation facilities.

Camp Evans Reuse Plan

Following an announcement from the US Defense Department that Camp Evans was a surplus facility and would be closed by 1999, the Wall Township Committee formed an Advisory Committee in January 1994 to develop a Reuse Master Plan. Camp Evans, a 258 acre site, was a signal research and development facility of Fort Monmouth (Eatontown area) NJ. A plan was prepared by professional consultants and with public input. The Reuse Plan was adopted by the Wall Township Committee on January 24, 1996. The following overview of the Plan was provided in the Executive Summary:

"The adopted preferred reuse plan consists of two basic land uses: parkland and educational facilities. It provides for redevelopment of approximately 188 acres of active and passive recreation uses; the preservation and reuse of the existing historic Marconi Dormitories, laboratories and residences for a community learning center; and the reuse of other structures for community and educational purposes including a facility for two area foodbanks that provide support services for the homeless and other needy area residents."

The Wall Township Committee is currently determining the feasibility of ownership of Camp Evans to meet the Town's open space and conservation goals. Township ownership of this site is subject to several conditions, one of which is a satisfactory environmental cleanup prior to any transfer.

The current schedule calls for the property to be turned over to the Township of Wall in September 1999 pending the results of all the environmental analysis. News accounts in the Fall of 1997 indicated that Brookdale Community College, the Community College of Monmouth County, was investigating the feasibility of acquiring a portion of the tract for a satellite campus. In terms of the Master Plan, the Camp Evans property is designated for community facilities and open space purposes.

Municipal

Table 18 contains a list of public developed and undeveloped recreation sites in Wall Township. The list is the official inventory as it was submitted to the NJ Green Acres Program and the properties may only be used for recreation or conservation unless State approval is granted by the NJ Green Acres Program for a modification. The largest developed tract on the list is the Municipal Complex with 48 acres and the second largest is the Old Eckman Farm on Bailey's Corner Road. The total developed recreation acreage in 1996 was 212 acres in 16 parcels.

In terms of undeveloped open space and conservation sites, Wall owns 254 acres of land. Over 50% of the land area of the fifteen (15) tracts is situated at the Hannabrand Brook Farm (Silo Farm) on Allaire Road with 114 acres along the Hannabrand Brook.

TABLE 18
RECREATION AND OPEN SPACE INVENTORY
WALL TOWNSHIP

A. Developed Sites

#	Name	Location	Acres
1	Marigold Park	Marigold Avenue	5
2	Brice Park	Allenwood Road	30
3	Allenwood Center	Allenwood-Lakewood Road at Ramshorn Dr.	1
4	West Atlantic Ave.	W. Atlantic at First Ave.	1
5	Dolan Field	Atlantic Ave. & Tilton's Corner Road	36
6	Orchard Park	Church & Penn Ave.	8
7	Old Mill Park	Old Mill Road	22
8	Rash Field	Highway 71	5
9	George Frame Park	I Street, West Belmar	4
10	Fisk Park	Cleveland Ave. & Grant St.	1
11	Roosevelt Park	Lincoln Ave. & Taft St.	2
12	North Wall Little League	Marconi Road	5
13	Rose Hill Park	Stines Road	1
14	Wall Municipal Complex	Allaire & Bailey's Corner Road	48
15	Airplane Park	New Bedford Rd. & Belmar Blvd.	1
16	Old Eckman Farm (LAM)	Bailey's Corner Road	42
Subtotal			212

Table 18 (con't)

RECREATION AND OPEN SPACE INVENTORY
Wall Township

B. Undeveloped Sites

#	Name	Location	Acres
1	Shark River	Belmar Blvd.	2
2	Marconi	Brighton Ave. & Marconi R.	20
3	Schoolhouse Road	-	5
4	Weshnak Manor	Conservation Easement Celeste Drive	1*
5	Mueller Manor	Conservation Easement	2 <u>+</u>
6	Governor's Crossing	Virginia/Adams/Pacific	4 <u>+</u>
7	Barrymore Enterprises	Conservation Easement Mill Pond Court	3*
8	Stonebrook	Conservation Easement Ocean Road	6*
9	Rankin Farms	Conservation Easement Horseshoe Drive	2*
10	Woodfield Avenue	Conservation Easement	2*
11	(Route 18)	Allaire Avenue	3
12	Hurleys-Pond Park	Allenwood Road	24
13	(Allaire Road)	-	33
14	Hannabrand Brook Farm (Silo Farm)	Allaire Road	114
15	Mahogany TR.	-	3
Undeveloped Subtotal			224

Total All Sites

436

*Area of conservation easement

Source: 1996 Recreation and Open Space Inventory submitted to the NJ Green Acres Program, prepared by Bay Pointe Engineering Associates, Inc., October 1996.

County

Monmouth County maintains two park properties in Wall Township – Shark River Park (portion) and Bel-Aire golf Course. The bulk of Shark River Park, including the golf course is situated in Neptune Township. The Shark River Golf Course has 379.4 acres in Wall Township, and the facility is an 18 hole course open to the general public. Monmouth County purchased additional property in northern Wall in 1997.

In late 1997 Monmouth County acquired title to the Bel-Aire Golf Course located at the northeast corner of Allaire Road and Route 34. Bel-Aire was a privately owned 18 hole, par 3 golf course, open to the general public. The County purchase of this golf course will preserve the aesthetic qualities of this property along Route 34 and insure golf recreational opportunities at this location for the long term.

Greenways

The Monmouth County Open Space Plan proposes several “greenways” through Wall Township. A greenway is defined in the Monmouth County Park Recreation and Open Space Plan as an “elongated and continuous strip of land and/or water under public control through ownership, easement or other arrangement which serves recreation or conservation needs. A greenway could be a protective buffer on both sides of a stream, a bikeway, or a walking trail within an open space between the residential developments.

The County proposes a greenway along the Shark River from Earle Naval Ammunition Depot to Shark River Park, another along the Wreck Pond Brook from Route 34 to the Ocean, and one along the Edgar Felix Bikeway.

Open Space Acquisition Program

Wall Township initiated a one year program to purchase land parcels in the Township for recreation and open space purposes. It is innovative because it is a systematic purchase program at the municipal level funded by real estate taxes. According to the "Wall Township Newsletter," a publication of the Wall Township governing body, (Fall 1996), over 400 acres were acquired during the previous 12 months.

Bikeway

Another recreational facility of the Township is the Edgar Felix Bikeway. The bike path begins in Manasquan Borough, traverses the Township and crosses into Howell Township at the Manasquan River Reservoir. The bikeway property consists of various tax lots individually owned by either General Public Utilities (GPU), Wall Township or the State of New Jersey.

Based on the recommendation in the Circulation Plan Element that the State of New Jersey not construct the extension of Route 18 from the Route 138 interchange to the Brielle Circle, as proposed, the current right-of-way of the freeway would be an excellent bikeway route. Therefore, a bikeway route is proposed in the current right-of-way. A bikeway in the Route 18 right-of-way could also be connected to the Felix bikeway or sidewalks along various intersecting streets throughout the central portion of the Township to create an extensive network for bicycling, as well as walking and jogging.

Recreation and Open Space Needs

There are two standard planning methods to determine the adequacy of a municipality's supply of recreation and open space land. The first technique is the "Area Percentage Method" which is based on the assumption that 3 percent of a municipality's land area (after subtracting environmentally sensitive lands) should be designated for recreation and open space purposes. Using this method, the calculation for Wall Township is shown in Table 19.

TABLE 19
WALL RECREATION SUPPLY ANALYSIS
AREA PERCENTAGE METHOD

TOTAL LAND AREA	19,846.4 ACRES
MINUS ENVIRONMENTALLY SENS. LANDS*	6,127.1 ACRES
NET LAND AREA	13,719.3 ACRES
3% OF NET LAND AREA	411.6 ACRES
WALL TWSP RECREATION INVENTORY**	436.0 ACRES
RECREATION SURPLUS	24.4 ACRES

* Freshwater wetlands, Flood Hazard and Steep Slope Areas.

** Green Acres Inventory.

The analysis above indicates that Wall Township has a small surplus, about 6 percent above the minimum amount, of recreation and open space land. This result does not mean that Wall should terminate all open space acquisitions. The results should be interpreted as a benchmark to measure the Town's progress and for comparison to other municipalities.

The second planning approach to determine the adequacy of a municipality's recreational area is to relate the recreation inventory to the population. For the second method, the standard is ten acres of municipal recreation and open space property per 1000 persons. Based on this standard, Wall Township had a 1997 population of 23,659 persons and should have 237 acres of recreation and open space land. (See Table 20) In fact, Wall Township has 436 acres of recreation and open space, almost double the amount of land required by the population standard. Note that the referenced standards are national in nature and may not relate to local preferences.

TABLE 20

**WALL RECREATION SUPPLY ANALYSIS
POPULATION RATIO METHOD**

Standard: 10 acres per 1000 persons

1997 estimate: 23,659 persons

$$23659/1000 = 23.659$$

$$23.659 \times 10 \text{ acres} = 237 \text{ acres required}$$

Wall Recreation Inventory = 436 acres

surplus = 199 acres.

The above analysis of the municipal recreation area indicates that Wall Township meets the general standards for recreation and open space purposes. The calculations are a snapshot, however, since the Township is continually growing and new recreation lands are added to the municipal inventory on a sporadic basis (subject to funding and land availability). Also note that the methodologies do not incorporate the demand for recreation lands by the business community. Wall Township has a fairly large employment base which includes several large employers, industrial concerns and office parks. The business community demands recreation areas for softball leagues and picnic areas.

The calculation of recreational lands does not take into account county and state lands, since such properties serve larger regional or state needs. Shark River County Park, Allaire State Park and the Bel-Aire Golf Course are examples of county and state lands available in Wall Township which serve regional and local recreational and open space needs of residents beyond the municipal recreational inventory. Also note that ballfields and other facilities at the schools are not part of the inventory, yet are available to serve residents' recreation needs.