

STORMWATER STATEMENT

For

Phase I Redevelopment

Prepared for

Edgewater Park Urban Renewal, LLC

Block 1202.09, Lots 2 & 11
4355 US Route 130
Edgewater Park Township
Burlington County, New Jersey

Prepared by



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1. Introduction

The purpose of this report is to analyze the stormwater drainage conditions that will occur as a result of the repair and reconstruction of a portion of the parking field located at 4355 US Route 130, within Edgewater Park Township, Burlington County, New Jersey. The subject area is more specifically defined as being located on Block 1202.09, Lots 2 & 11, at the front of the existing Big Lots retail store. The proposed reconstruction is shown in “Minor Site Plan” prepared by Bohler Engineering, dated 04/29/2020, last revised 11/11/2020. The specific area where the parking improvements are proposed will hereafter be referenced as the “Site,” and is also considered the limit of Phase I of the proposed site redevelopment.

The scope of this study includes analysis of the existing drainage characteristics of the site compared with the post-development drainage conditions.

The construction of the proposed improvements on the Site will result in a decrease in impervious area of approximately 11,081 SF (0.25 acres) and will disturb approximately 0.86 acres of land. The New Jersey Department of Environmental Protection (NJDEP) defines a major development as proposing an increase in impervious of 0.25 acres and/or disturbs one or more acres of land. Therefore, this project does not qualify as a major development by the NJDEP.

2. Existing Site Conditions

Under existing conditions, the property consists of a shopping center, including an existing Dunkin Donuts fast food restaurant, a vacant fueling station, vacant retail and a Big Lots retail store. The property is bordered to the north and west by single family residential housing; to the east by Woodlane Road with multi-family housing beyond; to the south by US Route 130 with commercial and retail uses beyond. At the subject area of the Site, an existing stormwater system collects runoff via a series of inlets and storm sewer pipes, a portion of which drains to the public rights-of-way and a portion to the existing basin at the northern side of the site. The site contains almost entirely impervious surfaces, with few landscape areas or islands throughout the parking field, and slopes gradually from north to south towards the intersection of Woodlane Road and Route 130.

The existing basin on-site is currently being surveyed in greater detail and will be further assessed as part of future redevelopment efforts on-site as a condition of the redevelopment plan. Upon completion of the additional survey, a maintenance plan will be developed for the stormwater basin with township professionals.

3. Post Development Conditions

The post-development conditions consist mainly of the disturbance of approximately 0.69 acres of asphalt to provide additional landscape islands throughout the parking field. Other proposed improvements include parking re-striping, ADA parking spaces and signage, crosswalks, ADA ramps, and lighting/landscaping improvements. The proposed improvements result in a decrease in total site impervious area of 11,081 SF, and therefore no additional stormwater management improvements are required to satisfy NJDEP’s stormwater recharge, water quality, or water

quantity requirements. Existing drainage patterns will be maintained, and therefore each downstream inlet and pipe will experience a reduction in total stormwater volume and peak flows due to the reduction in impervious area. No changes are proposed to the stormwater infrastructure.

4. Conclusions

In summary, the proposed improvements illustrated on the drawings prepared by Bohler meet the requirements set forth by the NJDEP Stormwater Regulations. The overall existing drainage patterns are being maintained, runoff rates/volumes will show a decrease as a result of the decrease in overall impervious coverage, and water quality measures are not required for the proposed improvements. Our office anticipates no negative impacts to the surrounding areas.