

**STORMWATER MANAGEMENT REPORT**

**FOR**

**SHIV PRASAD LLC**

**BLOCK 40, LOTS 3 & 11.01**

**BOROUGH OF WOODBURY HEIGHTS, GLOUCESTER COUNTY, NJ**

**CES# 2946-01**

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## **Introduction**

Consulting Engineer Services (CES) has prepared this Stormwater Management Report for the proposed commercial development located on Block 40, Lots 3 & 11.01 of Woodbury Heights Borough, Gloucester County, New Jersey (hereinafter the “Site”). The Site is approximately 0.50± acres overall and predominately impervious. All site soils are described as HSG B based on the NRCS Soil Survey.

The Site is situated at the southeast intersection of Elm Avenue and Mantua Pike (NJSH Route 45). To the immediate east of the Site is an office building which appears to be vacant. Directly to the north, on the opposite side of Elm Avenue is a vacant land, and a residential dwelling to the northeast. The Site has frontage along Elm Avenue, and currently consists of a former bank building with drive-thru, which is unoccupied.

This report describes the Site with regards to the existing condition compared to the proposed condition to demonstrate compliance with NJAC 7:8.

## **Existing Conditions**

As mentioned above, the Site consists of approximately 0.50± acres overall and predominately impervious. The approximate 0.50± acres flows towards the lot located southeast of the Site. The runoff from this area is assumed to be overland through the site with a termination point at or near the lot located at the southeast corner of the site.

The Site’s existing conditions were determined based upon plan entitled “Plan of Survey & Topography – 30 Elm Avenue – Plate 3, Block 40, Lots 3 & 11.01 – Woodbury Heights Borough, Gloucester County, New Jersey” prepared by Consulting Engineer Services, dated 11/29/22.

## **Proposed Conditions**

In the proposed condition, some minor changes made include the conversion of existing parking spaces and sidewalk to ADA Accessible where it may be applicable and providing a trash enclosure. The impervious cover will remain unchanged from the existing conditions, as no new impervious cover is being proposed.

The stormwater runoff for the Site in the developed condition will remain similar to those under existing conditions.

## ***Stormwater Management Rules (NJAC 7:8)***

In accordance with NJAC 7:8, A project would be considered a “Major Development” if it resulted in one (1) or more acres of disturbance or 0.25 acre of new impervious or regulated motor vehicle surface. As mentioned before, in the developed condition, the impervious cover will remain unchanged. For this





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reason, the project would not be considered a “Major Development” and would not be subjected to NJDEP’s stormwater management rules (NJAC 7:8).

### **Conclusions**

As detailed above, in the post-developed condition, the impervious cover from existing condition remains unchanged. Additionally, the project is not considered a “Major Development” pursuant to NJAC 7:8. The stormwater runoff for the site in the developed condition will remain similar to those under existing conditions. The Site as designed, complies with the appropriate regulations.