

Scope Engineering, Inc.

P.O. Box 58, Collingswood, NJ 08108

P: 609-971-0700

E: operations@scopeengineering.com

June 29, 2026

Stormwater Management Summary Report for:
2500 Ridgeway Blvd, Block 72.01, Lot 9, Manchester Twp, Ocean Co.

Executive Summary

Altering land cover through commercial development has the potential to adversely impact groundwater recharge and stormwater quality and quantity both at and downstream of a development site if stormwater runoff is not managed properly. The goal of this report is to outline the proposed stormwater conditions and strategies used to minimize the impacts of runoff from development at 2500 Ridgeway Boulevard in Manchester Township. This report has been prepared to support the applicant's application for site plan review and to address stormwater management considerations according to the New Jersey Department of Environmental Protection stormwater management rules (N.J.A.C. 7:8) and the Township of Manchester's development regulations.

The subject site is an 8.925 +/- acre lot in the Pinelands Office, Research, and Light Industrial "POR-LI" zoning district of Manchester Township. The subject site is currently developed to accommodate operations for Wickberg Marine Contracting, LLC ("WMC"). WMC specializes in marine construction including dredging, installation of docks, piers, etc.

The subject site consists of approximately 6.14 acres of cleared land. The existing cleared area is utilized as a storage yard for heavy machinery and equipment associated with the marine contracting company that uses the site. Given the operations at the site, and compaction of the soils from the large machinery, the entire cleared area is considered to be impervious.

The site is bounded by a wooded lot to the north, a partially developed, partially wooded lot for Mid Jersey Building Supply to the south, a wooded area to the west, and Ridgeway Boulevard to the east. The site is currently graded so that runoff discharges southeasterly toward the rear lot line where the property meets a largely wooded, undeveloped area.



Figure 1. Aerial Image of Subject Site and Surrounding Areas

The applicant is proposing to legalize the existing Civil Engineering / Heavy Construction land use, office trailer, gravel driveway, parking spaces, and storage tent and propose a new water line and 10'x10' storage shed for a hose and spigot.

“Major development” according to the NJ Department of Environmental Protection rules for Stormwater Management at NJAC 7:8, is defined as follows:

- a) The disturbance of one or more acres of land since February 2, 2004;
- b) The creation of $\frac{1}{4}$ acre or more of regulated impervious surface since February 2, 2004;
- c) The creation of $\frac{1}{4}$ acre or more of regulated motor vehicle surface since March 2, 2021; and
- d) A combination of (b) and (c) above that totals an area of $\frac{1}{4}$ acre or more.

The proposed project will result in a 0.025-acre increase in land disturbance for the new water line and no new impervious surface as the majority of new improvements are proposed in existing disturbed and impervious areas. Accordingly, the proposed project is not considered a major development or regulated under NJAC 7:8.

While exempt under NJAC 7:8 the project has been designed to address stormwater standards with appropriate site improvements & grading.

Soils Description

Soil Surveys for Ocean County have been prepared by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS). At the subject site, the following shallow subsurface information has been determined using the Soil Survey maps:

Soil Symbol	Soil Name	Hydrologic Soil Group
EveB	Evesboro sand, 0 to 5% slopes	A

The soils in this classification are typically comprised of sand. The soils have a measured permeability range of 2 to 20 inches per hour.

Stormwater Water Quantity

As a redevelopment project within a sub-rural environment the proposed project has been designed to maintain existing drainage patterns which direct flows into the adjacent wooded lot, to the rear of the property, where stormwater can infiltrate into undisturbed soils. The present site is predominantly covered with impervious material including storage areas for heavy machinery and gravel/dirt drive aisles.

Because proposed improvements are predominantly located above existing impervious and/or disturbed areas, the project will not result in an increase of impervious surface. Accordingly, the post-construction stormwater runoff will not impact existing drainage patterns downstream of the project site differently than existing conditions.

Water Quality

Stormwater management measures shall be designed to reduce the post-construction load of total suspended solids (TSS) in stormwater runoff only where an additional one-quarter acre of impervious surface is being proposed on a development site. The proposed development maintains the existing impervious condition of the site and will result in no degradation of stormwater quality relative to current baseline conditions.

Groundwater Recharge

With a net increase in impervious coverage of under 0.25 acres, groundwater recharge requirements are not applicable. However, because the proposed development maintains the existing impervious condition of the site no reduction in groundwater recharge is proposed.

Conclusion

The proposed project, not meeting the definition of Major Development, will result in a no net increase in impervious coverage (i.e. less than a ¼ acre increase) and have less than 1 acre of disturbance. Accordingly, the project will provide for maintained water quantity, quality, and recharge conditions and the post-construction stormwater runoff will not impact existing drainage patterns downstream of the project site differently than existing conditions.

Prepared By:

SCOPE ENGINEERING, INC.

A handwritten signature in black ink, appearing to read "Matthew R. Martin".

Matthew R. Martin, PE
NJ PE License #44165