

Stormwater Management Narrative
Brown's Point Marina
Block 20, Lots 9, 11.01, 13, 14 & 14.01
Borough of Keyport, Monmouth County, New Jersey

Introduction

Brown's Point Marina is an existing, active marina with frontage along West Front Street a.k.a. C.R 6. The marina includes three buildings – an office, a bathroom facility and a maintenance garage – two multi-level structures for boat rack storage and associated parking and operational areas. Marina area topography slopes east to west toward Matawan Creek.

The proposed improvements will remove the three existing buildings and replace them with one two-story, $\pm 5,500$ square foot maintenance and office building. One section (± 20 ft) from each existing rack will be relocated from its east to west side to accommodate the proposed building. A third rack is proposed, mirrored and adjacent to the existing southern rack, which will be utilized solely for winter storage. The project will also demonstrate onsite parking and circulation.

Stormwater Management Summary

The NJDEP rules regarding stormwater management, N.J.A.C. 7:8-5.2(a), state that stormwater management measures for a major development shall be developed to meet the erosion control, groundwater recharge, stormwater runoff quantity, and stormwater runoff quality standards. N.J.A.C. 7:8-1.2 defines a major development as any development that disturbs one or more acres of land or increases impervious surface by one-quarter acre or more. Since the proposed improvements do not disturb one or more acres of land or increase impervious area by one-quarter acre or more, the project does not qualify as a major development, and thus the NJDEP standards for groundwater recharge, stormwater quantity and stormwater quality do not apply. Additionally, the site runoff will be discharged into the Matawan Creek, a tidal waterbody. Per N.J.A.C. 7:8-5.4(a)3iv, the site is thereby exempt from meeting stormwater quantity standards.

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Runoff from the existing site flows overland into Matawan Creek, and these same drainage patterns will be maintained in the proposed condition. The improvements provide for a negligible increase of impervious area by approximately 0.03 acres. Tables 1 & 2 below provide summaries of the respective pre- and post-development peak runoff rates for the project.

Storm Event (Years)	Pre-Dev Runoff (cfs)
WQ	4.19
2	5.17
10	8.37
100	14.83

Table 1: Pre-Development Peak Runoff Rates

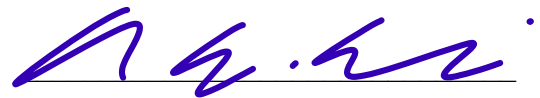
Storm Event (Years)	Post-Dev Runoff (cfs)
WQ	4.26
2	5.21
10	8.41
100	14.87

Table 2: Post-Development Peak Runoff Rates

Conclusion

The proposed improvements will maintain the existing drainage patterns in the post-developed condition. As the project does not qualify as a major development, the NJDEP standards for groundwater recharge, stormwater quantity and stormwater quality do not apply. Further, NJDEP quantity regulations do not apply since Matawan Creek is a tidal water body.

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