

Stormwater Management Report

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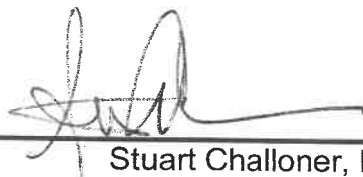
8103 Long Beach Blvd

Block 81, Lots 1 & 12
Borough of Harvey Cedars
Ocean County, New Jersey

January 2026

Project No. 26002

Prepared by:



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8103 Long Beach Blvd
Block 81 Lots 1 & 12
Harvey Cedars, NJ
Prj #26002

Section 1

8103 Long Beach Blvd
Block 81 Lots 1 & 12
Harvey Cedars, NJ
Prj #26002

TABLE OF CONTENTS

SECTION 1

	Page
A. Introduction.....	1-1
B. Design Criteria.....	1-1
C. Existing Conditions.....	1-1
D. Proposed Conditions.....	1-2
E. Water Quality.....	1-2
F. Conclusion.....	1-2

SECTION 2

A. Monmouth County Soil Map.....	2-1
B. USGS Quad Map.....	2-2

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Introduction

Property is known as 8103 Long Beach Blvd, Block 81, Lots 1 & 12 as shown on Tax Map Sheet 7 of the Borough of Harvey Cedars, Ocean County, New Jersey. The area of tract consists of 18,000 SF / 0.41 Acre. The project site is located on the east side on Long Beach Blvd between 81st Street and 82nd Street. The project consists of re-development of the existing site to 4 single family dwellings. The proposed development will result in a net decrease in on-site impervious coverage of 7,806 square feet of impervious coverage.

The site lies in zone AE 7 flood zone as per F.I.R.M. 34025C0509G dated 12/16/2021.

Design Criteria

The following design criteria were utilized in the preparation of this report:

1. New Jersey Administrative Code 7:8 – Stormwater Management Rules
2. New Jersey Standards for Soil Erosion and Sediment Control
3. Borough of Harvey Cedars Stormwater Regulations and Stormwater Control Ordinance

This project does not increase the impervious coverage by .25 acres or more and does not disturb more than 1 acre of area. Therefore, the project is not considered a Major development as specified in the NJAC 7:8 and the Harvey Cedars Ordinance and is not subject to the stormwater requirements.

Existing Conditions

Property is known as 8103 Long Beach Blvd, Block 81, Lots 1 & 12 as shown on Tax Map Sheet 7 of the Borough of Harvey Cedars, Ocean County, New Jersey, area of tract consists of 18,00 SF / 0.41 Acre. The project site is located on the east side on Long Beach Blvd between 81st Street and 82nd Street. The site is bound by Long Beach Blvd on the west, 82nd Street on the north and 81st Street on the south. The site currently consists of a commercial establishment with the majority of the site paved for parking areas or walkways. The onsite soils information is obtained from the "Soil Survey for Ocean County" as prepared by the United States Geological Survey. The mapped onsite soils are (USHOOB) Urban Land-Hooksan Complex with 0-2 percent slopes. The Hydrologic soil group for the mention soil is unranked. The site currently drains to the existing storm sewer inlets within the adjacent roads. A copy of the Soil Survey is provided in section 2 of this report.

Proposed Conditions

The proposed development consists of re-development of the existing site to 4 single family dwellings. In the proposed condition the site will drain as in the existing condition to the existing storm sewer inlets within the adjacent roads. The proposed development will result in a net decrease in on-site impervious coverage (7,806 S.F.) and will not disturb more than one acre. Therefore, the project is not subject to the stormwater management regulations. The project will also remove the paved areas within the public right-of-way currently being utilized as parking areas between the cartway and the property boundary totaling 1,174 S.F. The site will drain to the existing storm sewer system within Long Beach Blvd, 81st Street and 82nd Street, via overland. The net decrease in impervious surfaces will result in a decrease in stormwater discharge for the site.

Water Quality

As mentioned above the project is not classified as a "major project" and in accordance with NJAC 7:8, the application is not required to address storm water quality.

Conclusion

The construction of the proposed improvement will result in a decreased discharge from the site. Therefore reducing the impact the site has on the surrounding areas.

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Block 81 Lots 1 & 12
Harvey Cedars, NJ
Prj #26002

Section 2



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SOILS MAP
 8103 LONG BEACH BLVD
 SITUATED IN
 BOROUGH OF HARVEY CEDARS
 OCEAN COUNTY, NEW JERSEY

Date:
 JAN. 29, 2026

Scale:
 1"=100'

Drawn By:
 SGP

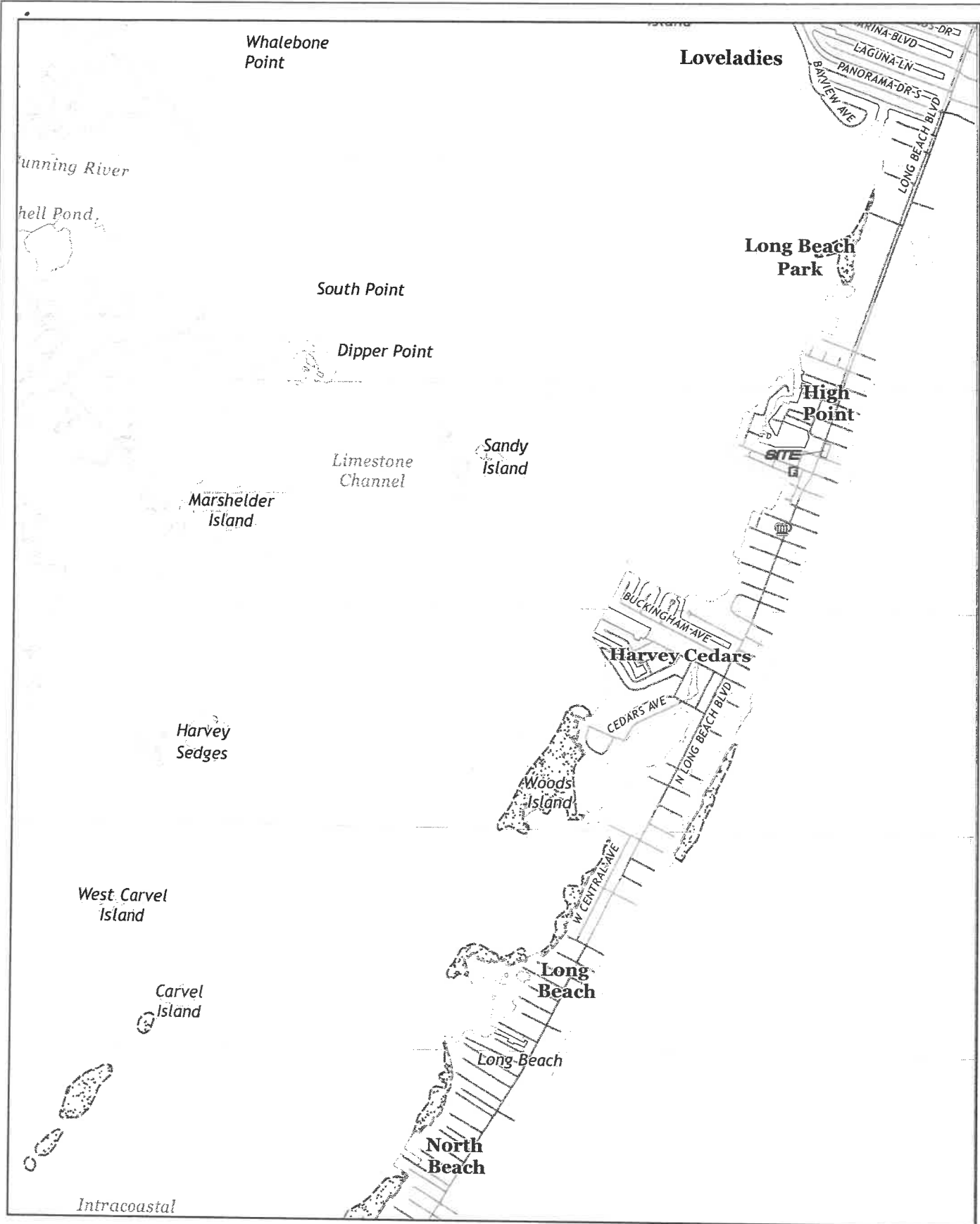
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Field Book:

Sheet No.:

1 of 1



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USGS MAP

8103 LONG BEACH BLVD

SITUATED IN
BOROUGH OF HARVEY CEDARS
OCEAN COUNTY, NEW JERSEY

Date:

JAN. 29, 2026

Scale:

1"=2000'

Drawn By:

SGP

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SGP

File No.:

26002

Field Book:

Sheet No.:

1 of 1