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To: Shaun Fine (PSE&G)

From: Christopher M. Cirrotti, PE

Info: Peter McCabe, Steven Andron, Victoria Schaller, Elana Seelman (Langan)

Date: December 11, 2024

Re: Bloomfield Township Stormwater Control Compliance Summary
PSE&G MGP Parking Project
45 West Street
Block 306, Lot 55 & 85
Bloomfield Township, Essex County, New Jersey
Langan Project No.: 101019902

The purpose of this memorandum is to summarize compliance with the Bloomfield Township stormwater management requirements for the PSE&G MGP Parking Project (Project).

The subject site is comprised of approximately 16,610 square feet (sq. ft.) (0.381 acres) located in the located at 45 West Street in Bloomfield Township, Essex County, New Jersey. The site is identified as Block 306, Lots 55 and 85 on the municipal tax map. The site is located within an area generally consisting of both commercial and residential developments. The site is generally bounded by residential properties to the east, a worship center to the north, West Street and a commercial building to the west, and a parking lot to the south.

The site is currently vacant, having previously been the site of a gas holder and an electrical substation, which ceased operations in 1985. Between 1985 and 2004, the site had been used as a vehicle impound. Due to onsite soil contamination, a soil cap was installed on Lot 55 in 2010. The soil cap consists of six inches of clean #57 crushed stone underlain by 18 inches of dense graded aggregate. Lot 85 consists of six inches of clean #57 crushed stone underlain by six inches of dense graded aggregate.

The site is relatively flat, with surface elevations ranging from approximately 111 from the northwest side of the site to approximately 106 feet (in the southeastern corner of the site) North American Vertical Datum of 1988 (NAVD88).

The site lies entirely within a Flood Hazard Area, per FEMA FIRM Maps Panel number 34013C0112G, effective April 3, 2020. The site has an NJDEP 100-year flood plain elevation of 116 to 116.7 feet.

DESCRIPTION OF PROPOSED PROJECT

The planned MGP Parking lot is to be used as temporary parking, while the parking lot on neighboring Lot 57 is removed for onsite soil remediation. The total limit of disturbance for the proposed Project is approximately 16,250 sq. ft. or 0.37 acres. The proposed improvements will be located mostly within the existing gravel areas on the subject property. The Project will result

MEMO

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December 11, 2024 - Page 2 of 3

in only minimal changes to existing grades and as such will not result in changes to existing drainage patterns. Although the site lies within a Flood Hazard Area, the since proposed grading will match the existing contours the project will result in no net fill onsite. Stormwater onsite will continue to drain from the northwest to the southeast via overland flow to a series of existing catch basins. The only modification in surface cover consists of approximately 10,180 sq. ft. or 0.23 acres in new pavement, which will be installed over the existing stone soil cap.

SUMMARY OF STORMWATER CONTROL COMPLIANCE

General Stormwater Control Compliance

Bloomfield Township requires that the Stormwater Control requirements set forth in §494 of the Bloomfield Township Municipal Code be met for all major developments. Pursuant to §494-2, a major development is defined as, an individual development, as well as multiple developments that individually or collectively result in:

1. The disturbance of one or more acres of land since February 2, 2004;
2. The creation of 1/4 acre or more of regulated impervious surface since February 2, 2004;
3. The creation of 1/4 acre or more of regulated motor vehicle surface since March 2, 2021;
or,
4. A combination of 2 and 3, above of this definition that totals an area of 1/4 acre or more.
The same surface shall not be counted twice when determining if the combination area equals 1/4 acre or more.

The total limit of disturbance for the proposed Project is approximately 16,250 sq. ft. or 0.37 acres, which is less than the one-acre threshold. There will only be a 10,180 sq. ft. or 0.23 acre increase in motor vehicle surface on-site.

As shown in the aerial photograph comparison provided below, the previous substation and pavement areas have been removed since December 2002 and there has been no increase in impervious surface or vehicular driving surface since 2002. The limits of proposed motor vehicle surface will not meet or exceed 0.25 acres. Therefore, the proposed project does not meet the definition of a major development, and as such, the requirements set forth at §494 of the Bloomfield Township Municipal Code are not applicable to the proposed project.

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Bloomfield Township, Essex County, New Jersey
Langan Project No.: 101019902
December 11, 2024 - Page 3 of 3



December 2002 Aerial (Google Earth)



June 2022 Aerial (Google Earth)

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Professional Engineer
NJ License No. 24GE03853800

NJ Certificate of Authorization No. 24GA27996400
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