

INSPECTION OF LAND

277 SOUTH PLAINFIELD AVE

AND

MINFORD AVENUE

THREE D ENTERPRISES

4 E. POINT ROAD

LINCROFT, NJ 07738

INSPECTION IS TO DETERMINE
IF THIS VACANT LAND IS OR IS
NOT A WETLAND AS DEFINED
BY : The 1989 Federal Manual for
Identifying and Delineating
Jurisdictional Wetlands

SITE VISIT

THURSDAY, MARCH 5, 2020

- This office conducted a visit to the subject property to observe the conditions that exist today as well as investigate the history of the site.
- To that end, the site was carefully examined as well as the adjacent properties.
- Interviews were conducted with property owners living adjacent to the subject property, specifically on both sides of Minford Avenue.
- We are in possession of a map indicating that once upon a time, Minford Avenue was a complete municipal street.
- Our findings are quite the contrary, there are two sections of Minford Avenue that were never connected.
- The first runs North West from South Plainfield Avenue then turning 90 degrees to the South West coming to a dead end at the subject property.
- The second runs North East from Oakland Avenue coming to a dead end at the westerly side of the subject property.
- Unlike Ada Place, neither of these streets end in a Cul De Sac they simply come to a dead end.
- This is a significant fact since there was no consideration given to “drainage” on the westerly portion of Minford Avenue there are no municipal catch basins, storm sewers or any reasonable attempt to control storm water run off. The same applies to the other end of Minford Avenue.

DISCUSSIONS WITH LOCAL RESIDENTS

- Our field inspector, dressed in PPE and walking around with a camera attracted the attention of three (3) residents, two (2) on the West side of the subject property and one (1) on the other side of Minford Avenue.
- The two (2) property owners who did not want to be identified confirmed what was observed by our field inspector. The missing section of Minford Avenue had several old growth trees directly in what would have been the path of the road, had it been constructed.
- Both parties claim to be residents of their homes going back to the 1970's and adamantly confirmed that the street was never connected. Additionally, they believe that because the home directly adjacent to the subject property was occupied by a former political figure who had the ability to impede construction of the roadway.
- Our field inspector was told a similar story by the third property owner that was interviewed.
- We also observed that in addition to the storm runoff coming from both ends of Minford Avenue, all of the adjacent homes have their gutter down spouts dumping directly on the ground, with no evidence of drywell systems to hold and contain the runoff.
- We did not go out to the site with levels and surveying equipment, however what we observed is approximately 20,000 square feet of paved roadway draining into the subject property.
- Although this may not seem like a very big number, in a simple 1" summer down pour on this road system, from both sides, will accumulate 12,500 gallons of rain water, much of which will end up on the subject property.

CONCLUSIONS

- This is not the first time we have seen a condition where a piece of land becomes inundated through a series of engineering failures.
- The subject property is not a wet land as defined by statute, however over years of uncontrolled water runoff, the property resembles a wetland.
- In the past we have encountered man made wetlands caused by runoff from adjacent properties, failures to control runoff from paved areas, sidewalks, roofs and yes even above ground pools.
- This property needs to be surveyed, a plan must be developed to control the surface water runoff, possibly including the installation of “dry wells” to create a positive retention and drainage system.
- There is no reason why this land should not be developed based on the assumption that it is a wetland as defined statutorily. The conditions on this property are a direct result of a series of engineering failures, beginning with the failure to connect both ends of Minford Avenue and the failure to install proper storm water sewers and catch basins.
- Please see the attached photos and their captions.

EXISTING CONDITIONS



This photograph was taken during our inspection, the auto in the center of the photo with the lights on, is parked in the middle of Minford Avenue and the camera is pointed to the North East. It is obvious that Minford Avenue never existed in this section. The missing part of the street measures approximately 350 feet

ADDITIONAL EXHIBITS



The termination point of the North East section of Minford Avenue.



The termination point of the South West section of Minford Avenue.

CLOSING STATEMENT

- There is a very large portion of land between both sides of Minford Ave. and it is clear that the municipality would not gain anything by completing the construction of the street.
- The residents, all three (3) that we did talk to like their dead end street and the privacy it affords them.
- Since it was not made into a Cul De Sac, development of the building lots contained in what appears to be approximately 70,000 square feet of developable land should be developed adding to the community a reasonable tax base and the ability to correct a condition created by a series of engineering failures.
- In closing, we do not see this property as being a statutory wetland and development should be approved.

Sincerely,

Damon Kozul P.E.

