

# CREST

Engineering Associates Inc.

## **CURSORY WETLAND INVESTIGATION REPORT**

for

### **COMPASS STORAGE**

Block 404, Lot 7

1109 Ninth Avenue

NEPTUNE TOWNSHIP

MONMOUTH COUNTY, NEW JERSEY

March 13, 2023

**File No. N-5369**

□ 100 Rike Drive  
Millstone Township, NJ 08535  
Ph 609-448-5550 • Fax 609-448-2157

crestnj@crestengineering.net  
www.crestengineering.net

□ 12 Robbins Parkway  
Toms River, NJ 08753  
Ph 732-244-0888 • Fax 732-244-0788

March 13, 2023  
File No. N-5369

**CURSORY WETLAND INVESTIGATION REPORT**  
**Lot- 7, Block-404**  
**Neptune Township, Monmouth County, NJ**

A cursory on-site inspection was performed on March 3, 2023 to determine the absence or presence and extent of Freshwater Wetlands on the above referenced property.

The property is located between the southerly line of Tenth Avenue and northerly line of Ninth Avenue, just west of the intersections of both said roads with Memorial Drive, in Neptune Township. The property is designated as Tax Map Lot-7, Block-404, in Neptune Township, Monmouth County, NJ and is currently almost completely developed with a one story masonry storage building and associated asphalt access drives and parking lot. The site is surrounded by residential dwellings to the west and south beyond Ninth Avenue and a commercial building to the north beyond Tenth Avenue. The Conrail – New York & Long Branch Railroad line is located beyond Memorial Drive to the east. No water bodies were observed on the property or within the immediate vicinity of the site. The property is located in the Whale Pond Brook / Shark River / Wreck Pond Brook Sub-watershed and Watershed. The property slopes slightly sloping from its high point in the west to the east. According to the NJDEP GeoWeb mapping, no Freshwater Wetlands are located on the subject property or within close vicinity thereto. The site investigation found the site conditions to be in conformance with the NJDEP GeoWeb mapping. No Freshwater Wetlands or low lying areas are present onsite.

The site is almost completely developed with a one story masonry storage building and associated asphalt access drives and parking lot. A thin strip of lawn area is located along the westerly property boundary. The vegetative species observed within the strip were mainly associated with dry Urban conditions.

The Web Soil Survey indicates the soils on the property to consist of Urban Land (UR) soils. Urban Land soils do not have designated drainage classifications. The mapped soils have unranked hydric soil ratings and do not appear on the New Jersey Hydric Soils List.

The majority of the surface is covered by asphalt or buildings. Soils encountered throughout the thin strip of lawn area of the site consist of brown sandy loam in the surface and subsurface layers. No mottling was observed. Soils observed during the site investigation appear to be in general conformance with those depicted on the Web Soil Survey.

No evidence of Wetland hydrology, such as, drainage patterns, exposed roots and water stained leaves were observed during the site investigation.

## CONCLUSION

Since no Hydric soils were observed onsite, no Wetland vegetation is present and no evidence of Wetland Hydrology was observed, it is our opinion that no Freshwater Wetlands or buffers are present on the subject property, known as Lot-7, Block-404, Neptune Township. This conclusion is based in accordance with protocol established in the 1998 "Federal Manual for Identifying and Delineating Jurisdictional Wetlands" which has been adopted by the New Jersey Department of Environmental Protection, Land Use Regulation Program, to determine the presence and extent of Freshwater Wetlands in New Jersey.

In order to obtain the official determination of the Absence of Freshwater Wetlands and Transition Area Buffers on the subject property, an application will need to be submitted to the New Jersey Department of Environmental Protection, Land Use Regulation Program for a Freshwater Wetlands Presence / Absence Letter of Interpretation (LOI).

Respectfully submitted,







Peter R. Eshewsky, PLS, PP  
Principal Environmental Specialist  
Crest Engineering Associates Inc.

# NJ-GeoWeb



3/13/2023, 3:24:48 PM

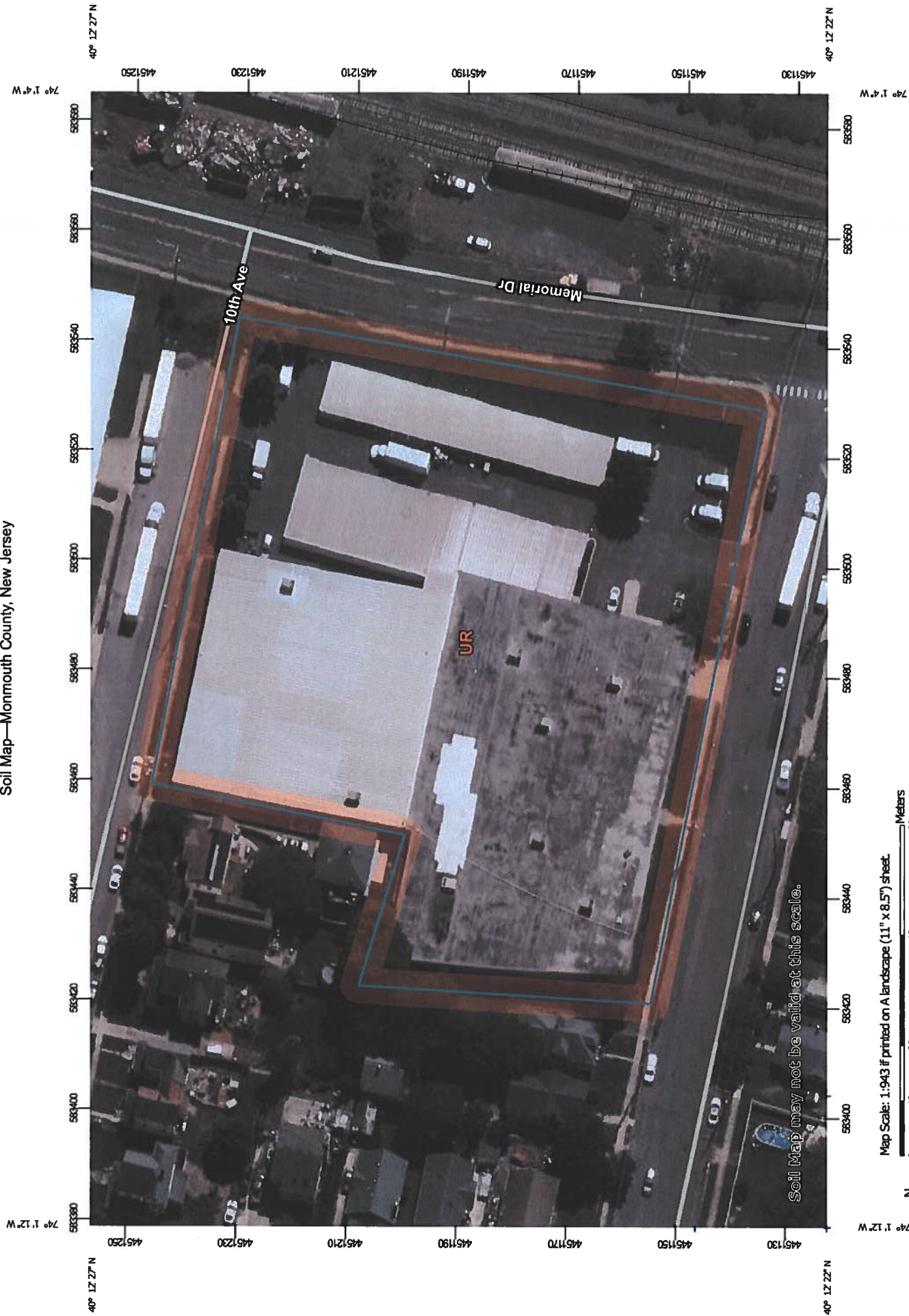
-  County Boundaries
-  Parcels Data (Block and Lot)
-  Municipalities
-  Road Centerlines of NJ

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km





































Soil Map—Monmouth County, New Jersey



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
UR	Urban land	2.4	100.0%
<b>Totals for Area of Interest</b>		<b>2.4</b>	<b>100.0%</b>

## MAP LEGEND

-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Monmouth County, New Jersey  
 Survey Area Data: Version 16, Aug 30, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 4, 2022—Jul 22, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Monmouth County, New Jersey

### UR—Urban land

#### Map Unit Setting

*National map unit symbol:* 4j92

*Elevation:* 0 to 170 feet

*Mean annual precipitation:* 30 to 64 inches

*Mean annual air temperature:* 46 to 79 degrees F

*Frost-free period:* 131 to 178 days

*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Urban land:* 95 percent

*Minor components:* 5 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Urban Land

##### Setting

*Parent material:* Surface covered by pavement, concrete, buildings, and other structures underlain by disturbed and natural soil material

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 8s

*Hydric soil rating:* Unranked

#### Minor Components

##### Udorthents

*Percent of map unit:* 5 percent

*Landform:* Low hills

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Hydric soil rating:* No

## Data Source Information

Soil Survey Area: Monmouth County, New Jersey

Survey Area Data: Version 16, Aug 30, 2022

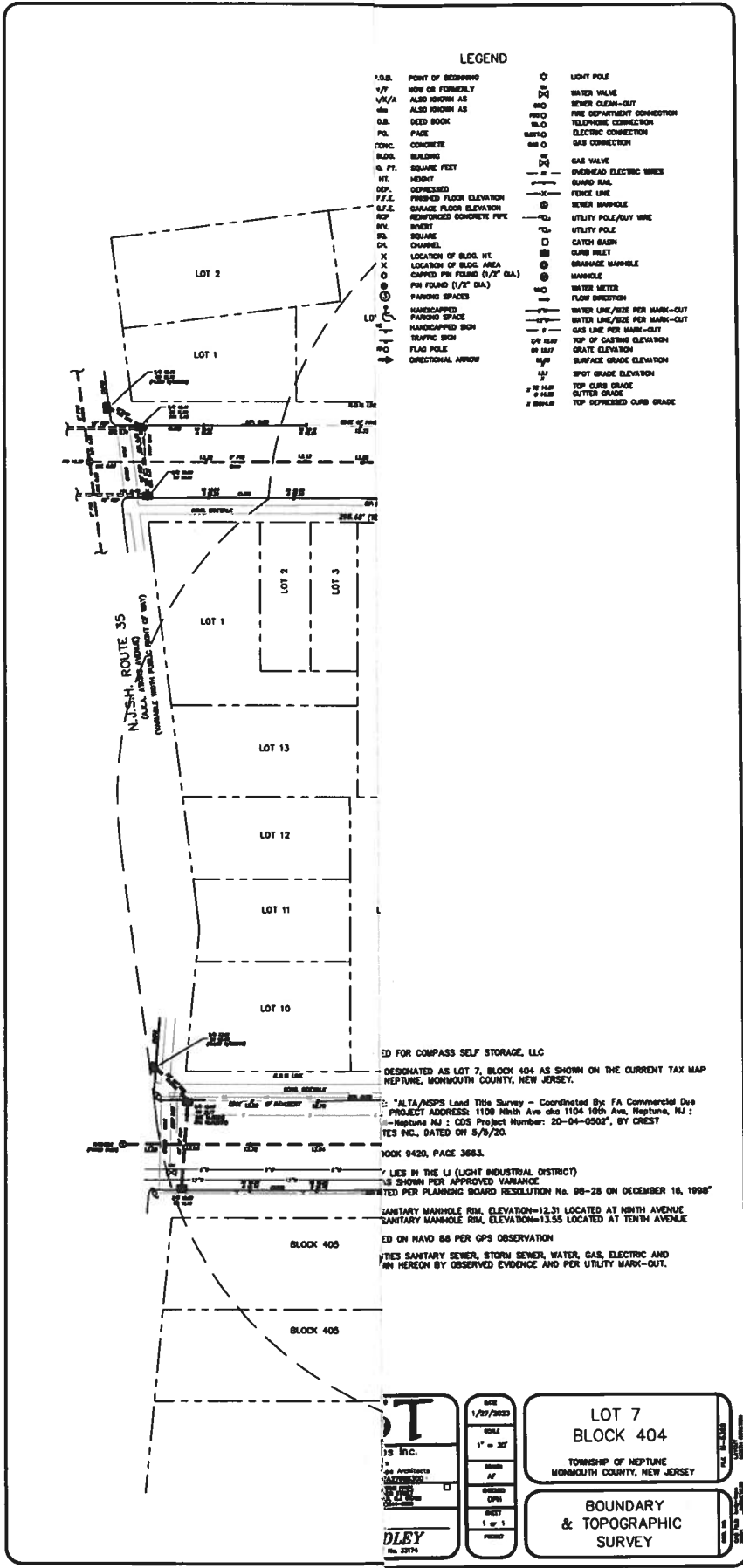












### LEGEND

1/8" O.B.	POINT OF BEGINNING	☆	LIGHT POLE
1/4" F	ROW OR FOREVERLY	W	WATER VALVE
1/4" A	ALSO SHOWN AS	WV	SEWER CLEAN-OUT
1/4" B	ALSO SHOWN AS	FD	FIRE DEPARTMENT CONNECTION
O.B.	DEED BOOK	TE	TELEPHONE CONNECTION
Pg.	PAGE	EC	ELECTRIC CONNECTION
CONC.	CONCRETE	GC	GAS CONNECTION
BLDG.	BUILDING	GV	GAS VALVE
S. FT.	SQUARE FEET	OE	OVERHEAD ELECTRIC WIRES
HT.	HEIGHT	GR	GUARD RAIL
DEP.	DEPRESSED	FL	FENCE LINE
F.F.L.	FINISHED FLOOR ELEVATION	SM	SEWER MANHOLE
S.F.L.	GARAGE FLOOR ELEVATION	UP	UTILITY POLE/OUT WIRE
RCF	REINFORCED CONCRETE PIPE	UF	UTILITY POLE
RY	RYHET	CB	CATCH BASIN
SL	SLOPE	CR	CURB RILEY
CH	CHANNEL	GM	GRASSHOLE MANHOLE
X	LOCATION OF BLDG. HT.	M	MANHOLE
X	LOCATION OF BLDG. AREA	WM	WATER METER
X	CAPPED PIPE FOUND (1/2" DIA.)	FD	FLOW DIRECTION
X	PIPE FOUND (1/2" DIA.)	WM	WATER LINE/PIPE PER MARK-OUT
○	MANHOLE	GL	GAS LINE PER MARK-OUT
○	PIPE FOUND (1/2" DIA.)	TE	TOP OF CASTING ELEVATION
○	MANHOLE	GR	GRADE ELEVATION
○	MANHOLE	SG	SURFACE GRADE ELEVATION
○	MANHOLE	SP	SPOT GRADE ELEVATION
○	MANHOLE	CG	TOP CURB GRADE
○	MANHOLE	OG	OUTER GRADE
○	MANHOLE	DP	TOP DEPRESSED CURB GRADE

ED FOR COMPASS SELF STORAGE, LLC

DESIGNATED AS LOT 7, BLOCK 404 AS SHOWN ON THE CURRENT TAX MAP NEPTUNE, MONMOUTH COUNTY, NEW JERSEY.

ALTA/NSPS Land Title Survey - Coordinated By: FA Commercial Dev  
 PROJECT ADDRESS: 1108 Ninth Ave aka 1104 10th Ave, Neptune, NJ :  
 Neptune NJ : CDS Project Number: 20-04-0502", BY CREST  
 RES INC., DATED ON 5/9/20.

BOOK 9420, PAGE 3663.

LIES IN THE UJ (LIGHT INDUSTRIAL DISTRICT)  
 AS SHOWN PER APPROVED VARIANCE  
 PER PLANNING BOARD RESOLUTION No. 08-28 ON DECEMBER 16, 1998"

SANITARY MANHOLE RIM, ELEVATION=12.31 LOCATED AT NINTH AVENUE  
 SANITARY MANHOLE RIM, ELEVATION=13.55 LOCATED AT TENTH AVENUE  
 ED ON NAVD 88 PER GPS OBSERVATION  
 YTES SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRIC AND  
 AN HEREON BY OBSERVED EVIDENCE AND PER UTILITY MARK-OUT.

DATE  
1/21/2023

SCALE  
1" = 30'

CREATED BY  
AF

DESIGNED BY  
AF

CHECKED BY  
AF

DATE  
1/21/2023

PROJECT  
LOT 7

LOT 7  
BLOCK 404

TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NEW JERSEY

BOUNDARY  
& TOPOGRAPHIC  
SURVEY

ALTA/NSPS Land Title Survey - Coordinated By: FA Commercial Dev  
 PROJECT ADDRESS: 1108 Ninth Ave aka 1104 10th Ave, Neptune, NJ :  
 Neptune NJ : CDS Project Number: 20-04-0502", BY CREST  
 RES INC., DATED ON 5/9/20.