

**BOROUGH OF SEASIDE PARK, OCEAN COUNTY, NEW  
JERSEY**

**Environmental Impact Assessment**

**For**

**J STREET MARINA REHABILITATION  
GREEN ACRES APPLICATION**

**February 2026**

**Prepared by:**

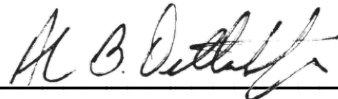
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## **DESCRIPTION OF THE PROPOSED PROJECT**

J Street Marina is comprised of 8.29 acres of land and 8.28 acres of water and provides a Marina for boaters and New Jersey residents. The Marina provides amenities like boat storage during winter , transient docking, and protected dock parking & access for hundreds of boats. There is an existing building on site with restrooms, the Marina area is surrounded by 4' post and rail fencing. Additionally, there is a large grassed open area adjacent to the Marina which hosts farmers markets throughout the summer and is available all year round to the public accessible by sidewalk with several benches throughout the site.

The park is located at the corner of J street and Central Avenue. This location is also known as Block 52, Lot 1 and Block 51 Lots 1-12 and is in the Public (P) zone. The Marina is accessible for vehicle traffic via entrances on K street and J street. The marina and park area are accessible on foot via public sidewalk on I, J and K Street and by boat through Barnegat Bay. Parking is available through the Marina adjacent to the dock stalls and street parking is available on the aforementioned roads. The Marina is surrounded by residential lots, however only a handful of these lots border the Marina itself to the northeast and the west. The Marina Lot fronts on NW Central Avenue (Route 35) which is the Boroughs thoroughfare.

The purpose of this project is to reconstruct the aging bulkhead, docks, piers and decking within the Marina as well as raise the entire bulkhead to Elevation 5.0. The proposed raising of the lot is part of a Borough initiative in the area to battle rising tides and improve on the impact of the tidal flooding that is currently affecting the area. Reconstructing the marina will provide slip holders and marina users with safer access to their vessels, in addition to the structural improvements of the marina lighting improvements will provide increased safety and reduce crime in the area at night. Electrical and water improvements to each individual slip will provide residents with increased accessibility to service their boats.

Currently the bulkhead is aging and showing early signs of deterioration. The proposed improvements are to reconstruct the bulkhead at Elevation 5.0, remove and replace all the timber piers decking and docks with new timber piles, docks and composite decking. Additionally, the site will be raised, and stormwater improvements are proposed to collect stormwater and outlet through the bulkhead at various locations throughout the marina. The marina surface shall be replenished with crushed clam shells, 4" thick. The Borough will also remove and replace the dock lighting poles and provide electric and water to individual slips.

The proposed park improvements will include removal and disposal of existing bulkhead, decking, piers, piles, clearing of the site, introducing fill to the site, grading and stormwater improvements to mitigate potential stormwater ponding throughout the site,

soil erosion & sediment control. Additional details related to the proposed improvements can be viewed within the attached concept plan.

The project will not be multi-phased.

## **DESCRIPTION OF THE ENVIRONMENT**

### **Vegetation**

There is no vegetation within the marina area except for the northeast corner which is dirt and grass due to the use of vehicles, storage and parking. The remainder of the site is grass with a few landscape shrubs and there is an area of native vegetation in the southwest corner of the site that will be undisturbed. Upon completion of construction, topsoil and seed will be installed in the open area of the project site, while the marina will remain the crushed clam material that exists.

### **Wildlife**

There are not threatened or endangered species or critical habitats mapped onsite according to NJDEP Geoweb. It is important to note that since the proposed project area has been previously disturbed for the construction of the existing facilities on site and is currently an active park, there are very limited environmental impacts anticipated to natural resources.

### **Geology, Topography and Soils**

According to Web Soil Survey the entirety of the land site is Psammaquents sulfidic substratum (PstAt), 0-2 percent slopes, frequently flooded. The water portion of the site is Dredge Channel (WDC4), 1 to 4 meter water depth. The existing soil is very poorly drained and there are some existing stormwater issues on site which have been previously addressed with the construction of a few stormwater inlets. The proposed improvements will be adding a layer of well drained soils on top of this layer of poorly drained soil, the changes in topography will have no negative impact to the site and the goal is to improve stormwater by ensuring positive drainage on site and installing stormwater improvements to meet this goal.

### **Water Resource/Hydrology**

J Street Marina fronts on the Barnegat Bay. The project site is within the Barnegat Bay Central & Tribes Watershed (HUC11) and the Barnegat Bay Watershed Management Area. The project site is within the Flood Hazard Area and has portions of the site considered Zone X (Area of Minimal Flood Hazard), Zone AE (EL 6) and Zone AE (EL 7) according to the FEMA FIRM Maps (Map #34029C0337F). The existing building on site is raised, no structures as a part of this application would require compliance with the FEMA base flood elevations.

According to NJDEP Geoweb there are no wetlands indicated on site.



## **Historic/Archeological Resources**

According to NJDEP Geoweb, the site is not located within a designated historical area. However, according to NJDEP Geoweb a portion of the site is within the Historically Filled – contamination not determined area. While the NJDEP states that the contamination is not determined, it is safe to assume that there is no contamination due to the fact the adjacent neighborhood on K court is in the same filled zone and houses residential development. Therefore, if this contaminated soil there would be documentation stating such.

## **Transportation/Access to Site**

J Street Marina is easily accessible by K street and J street via NW Central Avenue (Route 35) by car and via I, J, K and NW Central Avenue (Route 35) by foot. NW Central Avenue (Route 35) is a two lane signalized major collector roadway with a bike lane and street parking, the speed limit is 25 mph. I, J and K Streets are residential neighborhood streets with sidewalks, public parking and a speed limit of 25 mph. The site has unstriped parking throughout the marina and public street parking adjacent to the site in all directions for easy access to the marina/open space via crosswalks. The marina has adequate parking for the existing facilities and proposed. The marina/open space is accessible by foot/bike at multiple location, many visitors arrive on foot/bicycle especially during the summer months where there is an influx of visitors.

## **Adjacent Land Uses**

The project site lies within the Public (P) Zone the adjacent properties along I, J and K Street are within the Residential (R) Zone. The uses of these properties are Residential.

## **ENVIRONMENTAL IMPACT ANALYSIS OF PROPOSED ACTION**

### **Affected Resources and the Significance of Each Impact**

Due to the nature of the site being previously disturbed for the construction of the marina, no significant impacts are anticipated as a result of the proposed site raising, stormwater improvements and grading. On the water side the bulkhead, piers, docks and piles are all being replaced in their current locations. They will be raised to a higher elevation placing them above tidal waters and the improvements will not impact the functioning of open water areas in the Marina Basin. Since the proposed improvements are to be replaced in their same locations there is no increased disturbance to the bottom of the Barnegat Bay. The marina currently is not mapped to have any SAV, therefore no vegetation or wildlife will be adversely impacted. There are no negatively affected resources as a result of the proposed project and no significant impacts to any natural resources. A positive impact is improving the existing aging facilities and raising an area that deals with repeated tidal flooding.

## **Short Term and Long Term Project Impacts**

Any negative short-term impacts associated with the construction activities may include roadway disruptions, or disturbances causing noise, odor, turbidity in the marina, loss of use of existing facilities etc. to residents. However, all impacts will be temporary and it's expected that most if not all impacts will remain within the marina which will limit the direct impacts to adjacent homeowners. There are no impacts to marine aquatic life anticipated for this project.

Long term, the reconstructed raised marina will provide advanced safety, improved resident experience and conformance with the Borough initiative in raising low-lying frequently flooded areas which provides less restricted access to residents for years to come. All long term impacts are positive in nature.

## **Anticipated Increase in Recreation and Overall Use**

J Street Marina is well-used marina and open space park by the community and neighboring towns. The marina is used by full time and seasonal residents alike, the open space is used by the residents year-round with a large increase in summer months for Borough Events like the Farmers Market and various flea markets. Therefore, it is inherent that the structures and facilities on site are updated to ensure safety, accessibility and aren't negatively impacted by tidal flooding. It is a popular marina/open space in the Borough and upgraded facilities will keep the existing users returning and attract new visitors in the coming years.

Furthermore, the raising of the bulkhead to Elevation 5.0 will be a further step in the Boroughs efforts against rising tides and tidal flooding that currently causes damage and restricts access to affected areas. The marina and surrounding streets have suitable parking and access points to safely accommodate any increase in traffic.

## **Adjacent Environmental Features Affected**

Adverse impacts to off-site properties are not anticipated as a result of this project. It is assumed that all of the construction activities will be contained to the site itself. There are no trees or vegetation of any kind proposed to be removed. No environmentally sensitive areas, submerged aquatic vegetation areas or T&E Species habitat will be disturbed as a result of the project and impacts to the site will be mitigated to the maximum extent practicable.

## **Permits Required for Project**

This project will require an NJDEP CAFRA permit as it is located in the CAFRA Boundary Zone. Also required is an NJDEP Waterfront Development Individual Permit for all work below the Mean High Water Line. An Ocean County Soil Erosion and Sediment Control Permit is required as more than 5,000 SF of disturbance. In addition, a

Nationwide General permit from the Army Corps of Engineers must be obtained for all work below the Mean High Water Line.

### **Natural Heritage Data Request Form**

According to NJDEP Geoweb there are no mapped T&E Species present on site. The proposed improvements are situated in a existing developed site of the same use. As such, the proposed project is not anticipated to impact any threatened and endangered species, and a Natural Heritage Data Request form was not required.

### **If/How the Project may be Impacted by Sea Level Rise**

A main goal of this project is to raise a site that is already affected by the rise in Sea Level, as most of the site is within the Flood Hazard Area (AE EL 6/7). After construction of this project the site's ability to handle rise in sea level will be greatly increased and lesser storm events will no longer affect the area. Any structures or electrical facilities shall conform to base flood elevation requirements. Therefore, the sites impact by sea level rise will be greatly improved.

### **ALTERNATIVES OF THE PROPOSED ACTION**

Due to the fact that this is an existing site and most of the improvements are to be reconstructed "in kind"/offer no change in location of improvements there are no proposed alternatives for the proposed project. The proposed project is encouraged by both the Borough Council and the public as evident in the community survey response. No alternatives are needed or proposed.

### **MITIGATING MEASURES**

Based on review of the Green Acres Program for Park Development, the proposed project complies with regulations pertaining to improving the existing Marina and Open Space facility within J Street Marina.

As with any construction, there are certain unavoidable impacts such as noise, dust, odor, etc. However, most of these impacts should remain within the Marina and not affect the neighboring properties too much. All mitigation techniques to limit these adverse effects shall be used during construction. The Borough of Seaside Park has completed similar scope projects before and is capable and experienced in adverse impact mitigation for projects of this nature. Special attention shall be paid to mitigation measures for negative impacts within the water. Although no vegetation or aquatic life is suspected to be impacted by the project it is imperative that mitigation measures such as turbidity barriers and other methods shall be used to limit disturbance within the marina.

### **ATTACHMENTS**

Attachment A: Site Location Map

Attachment B: USGS Map

Attachment C: Wetlands Map

Attachment D: Flood Map


Attachment E: Tax Map

Attachment F: Soil Map

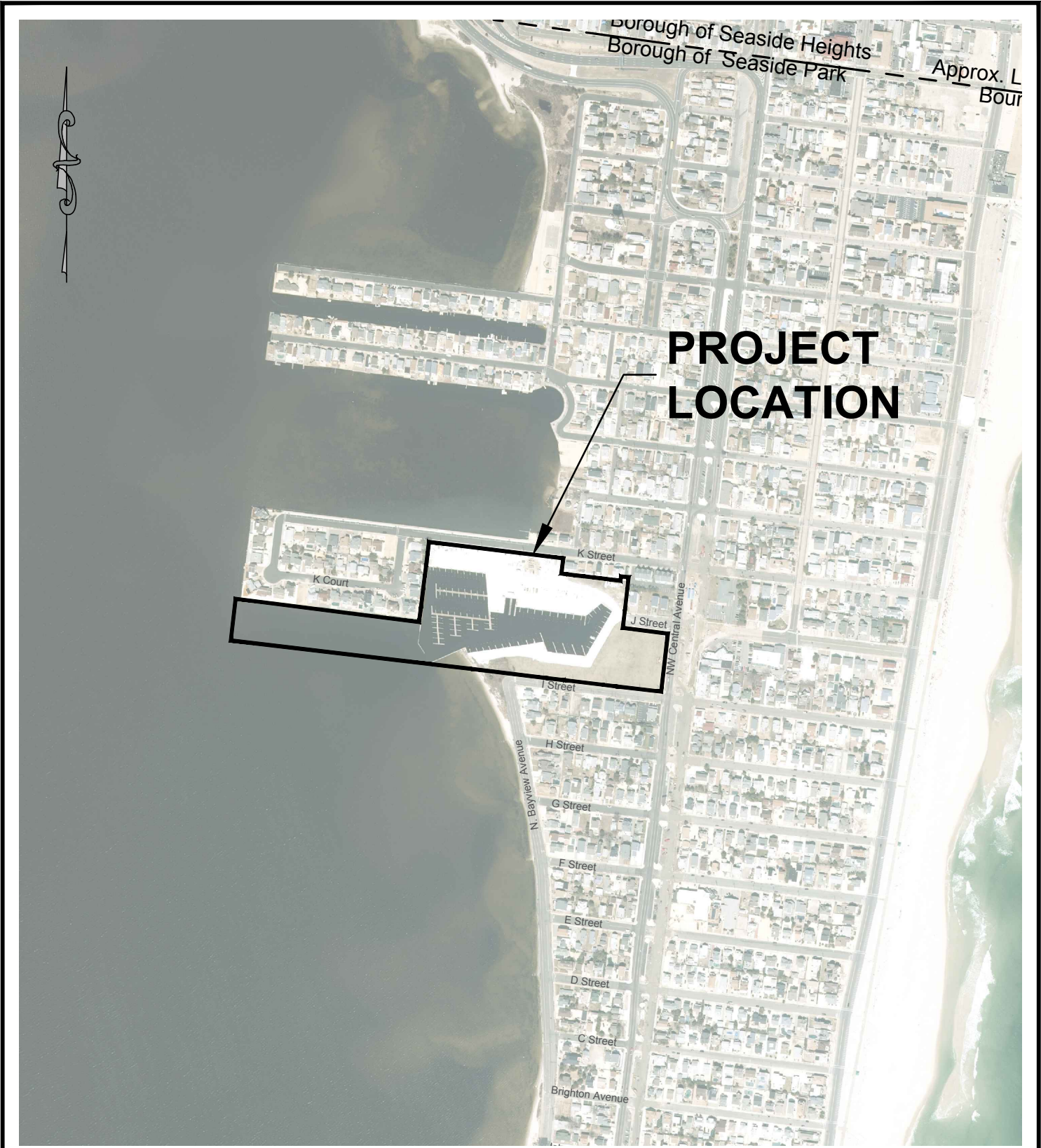
Attachment G: Historically Filled Map

### **Certification**

I certify under penalty of law that I have personally examined and am familiar with the information submitted herein, including all attached documents, and that based on my inquire of those individuals immediately responsible for obtaining the information to the best of my knowledge I believe that the submitted information is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute, I am personally liable for the penalties.

Signature:  Date: February 6, 2026

Print Name/Title: Alan B. Dittenhofer, P.E., P.P., C.M.E., Borough Engineer



**SEASIDE PARK MARINA  
(J STREET MARINA)**

<p><b>PROJECT LOCATION MAP</b></p> <p><b>BOROUGH OF SEASIDE PARK</b> <b>OCEAN COUNTY, NEW JERSEY</b></p>	<div data-bbox="641 1827 836 1953"> </div> <div data-bbox="836 1827 925 1953"> <p>SCALE: 1" = 600'</p> </div>	<p align="center"><b>REMINGTON &amp; VERNICK</b> <b>ENGINEERS</b></p> <p align="center">9 ALLEN STREET, TOMS RIVER, NJ 08753, (732) 286-9220 ~ENGINEERING EXCELLENCE~</p>	<p>SHEET No. OF 1 / 1</p>
	<p>DATE: 02/2026</p>	<p>DRAWN BY: PO</p> <p>CHECKED BY: TD</p> <p>JOB No.: 1528 - T - 088</p> <p>FILE: 1528T088 - Application Maps.dwg</p>	





# SEASIDE PARK MARINA (J STREET MARINA)

U.S.G.S. MAP

BOROUGH OF SEASIDE PARK  
OCEAN COUNTY, NEW JERSEY



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## SEASIDE PARK MARINA (J STREET MARINA)

**WETLANDS LOCATION MAP**

**BOROUGH OF SEASIDE PARK  
OCEAN COUNTY, NEW JERSEY**



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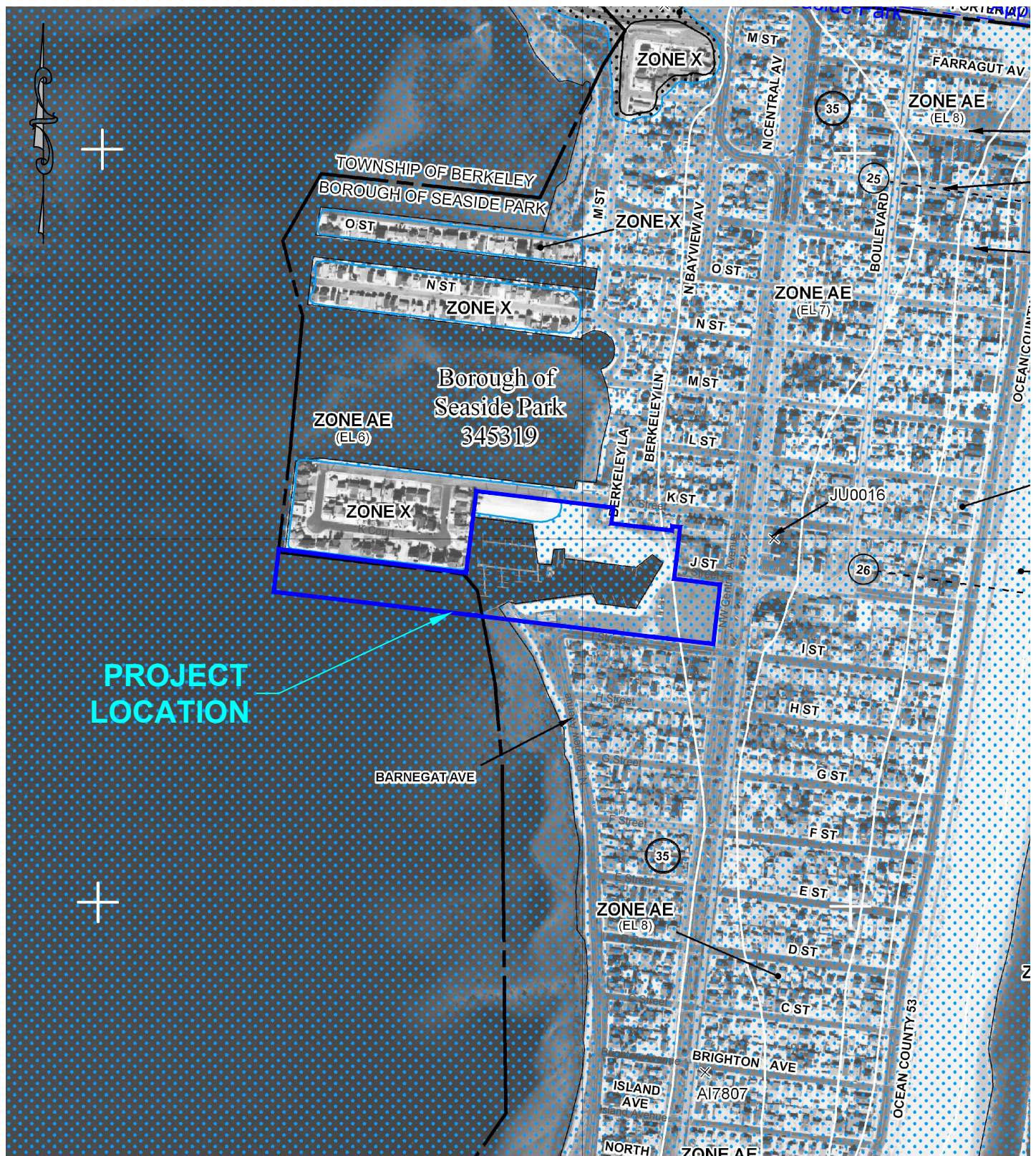
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# SEASIDE PARK MARINA (J STREET MARINA)

FIRM MAP 34029C0337F

BOROUGH OF SEASIDE PARK  
OCEAN COUNTY, NEW JERSEY



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SEASIDE PARK MARINA  
(J STREET MARINA)

TAX MAP

BOROUGH OF SEASIDE PARK  
OCEAN COUNTY, NEW JERSEY



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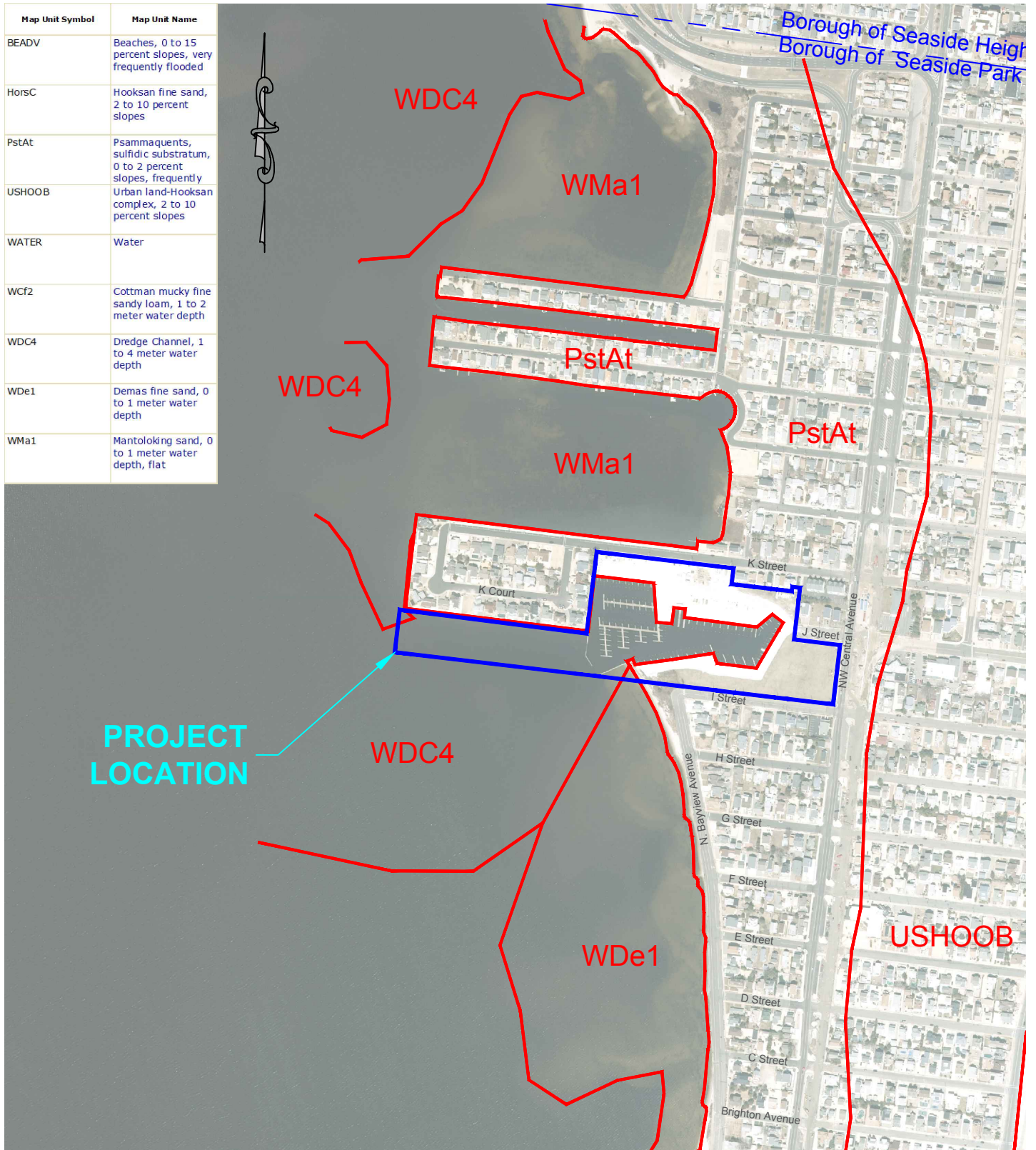
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Map Unit Symbol	Map Unit Name
BEADV	Beaches, 0 to 15 percent slopes, very frequently flooded
HorsC	Hooksan fine sand, 2 to 10 percent slopes
PstAt	Psammaquents, sulfidic substratum, 0 to 2 percent slopes, frequently
USHOOB	Urban land-Hooksan complex, 2 to 10 percent slopes
WATER	Water
WCf2	Cottman mucky fine sandy loam, 1 to 2 meter water depth
WDC4	Dredge Channel, 1 to 4 meter water depth
WDe1	Demas fine sand, 0 to 1 meter water depth
WMa1	Mantoloking sand, 0 to 1 meter water depth, flat



## SEASIDE PARK MARINA (J STREET MARINA)

### SOIL SURVEY MAP

BOROUGH OF SEASIDE PARK  
OCEAN COUNTY, NEW JERSEY



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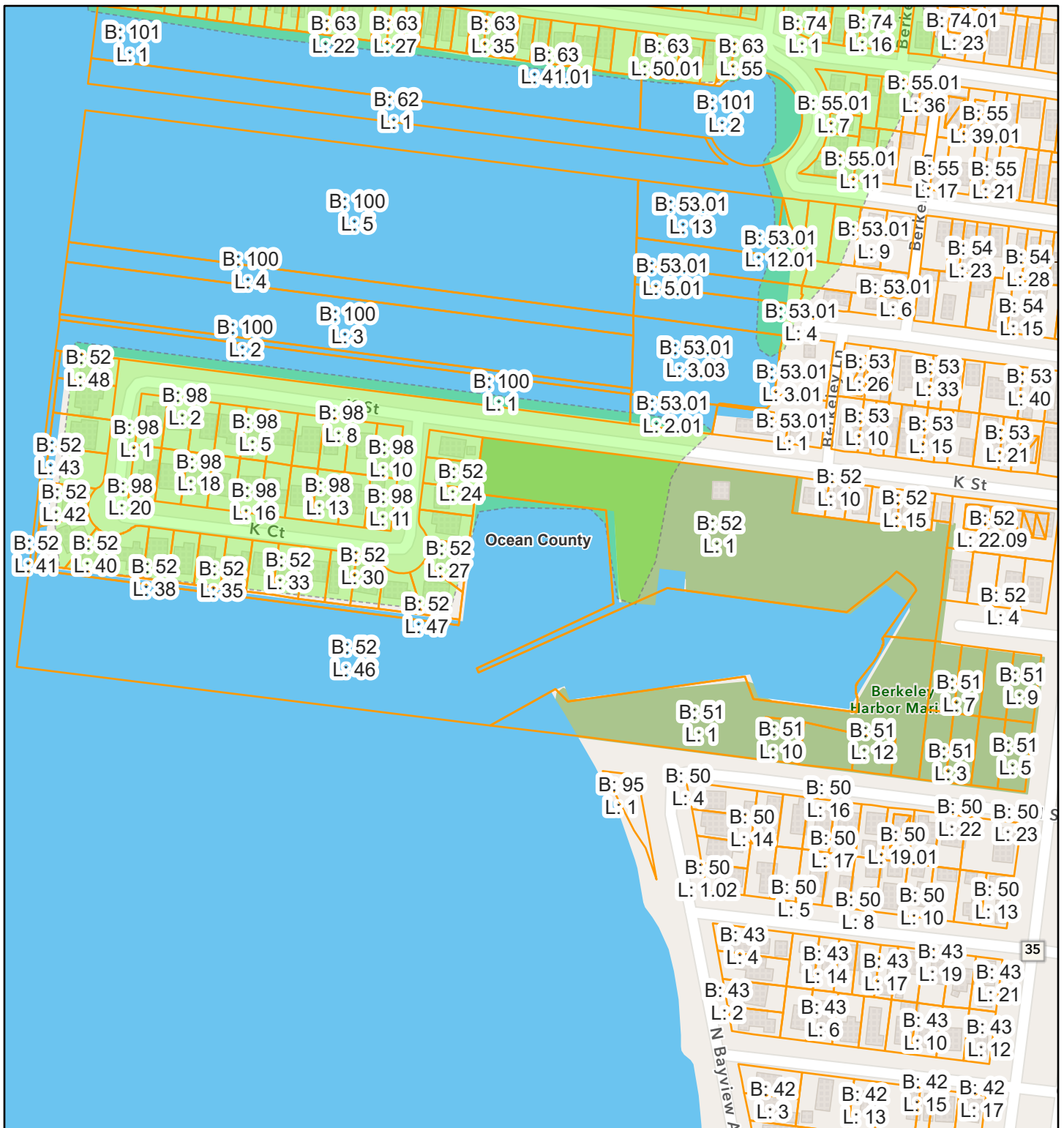
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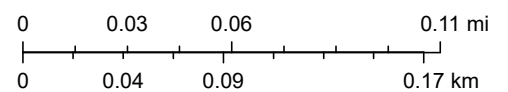
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# NJ-GeoWeb Map



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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community