

**NEW JERSEY DEPARTMENT OF AGRICULTURE  
STATE SOIL CONSERVATION COMMITTEE  
Chapter 251, PL 1975 as amended,  
Engineering Policies- Technical Bulletin**

<b><u>Technical Bulletin:</u></b> 2004-3.0	<b><u>Effective Date:</u></b> August 3, 2004
<b><u>Subject:</u></b> Documenting Stability on Existing Commercial Subdivision Lots	<b><u>From:</u></b> Hunter Bircckhead, P.E., Section Chief

**3.01 PURPOSE**

To address offsite stability for new Chapter 251 applications submitted for commercial construction, within previously approved stormwater drainage systems. (e.g. phased industrial parks)

**3.02 SUMMARY**

To demonstrate conformance with the Standards for Soil Erosion and Sediment Control, designers can utilize one of the following methods:

1. Perform a watershed level analysis in accordance with the Standard for Offsite Stability (21-1); or
2. Design a detention basin on the individual lot(s) proposed for construction in accordance with the Standard for Detention Basin (13-1); or
3. Redesign/reconstruct the existing basin to incorporate the peak reduction(s) for the subject lot(s) and account for the peak flows from the existing parcel(s) and build-out condition of undeveloped lots in the analysis. The existing condition of the analysis should be as the site presently exists; or
4. Design a regional basin in accordance with the appropriate Standards. The basin must incorporate the peak reduction(s) for the subject lot(s) and account for the peak flows from the existing parcels and build-out condition of undeveloped lots in the analysis. The existing condition of the analysis should be as the site presently exists.