

PROJECT:

# Sylvan Woods



LOCATION:

Howell, NJ

DEVELOPER:

Ginsburg Development  
Companies

AMS Acquisitions

SERVICES:

Site Civil

Geostructural

PROJECT SUMMARY:

SESI undertook this project in 2011 to ultimately facilitate the development of the nearly 116-acre property with a 55+ garden apartment community that will consist of four residential buildings—each with 25 units—and offer a clubhouse and pool. The existing New Jersey Department of Environmental Protection (NJDEP)-regulated Flood Hazard Area proved a significant consideration during the property preparation process, as did how the new complex would affect the water management systems

A particular challenge of the property was the brook that bisects the parcels, with wetland areas and associated buffers along both sides of the streambank. In addition, a 100-year floodplain was previously delineated. SESI conducted a hydrologic analysis and worked closely with the developer to assess the best options for construction. The results indicated a need to install three on-site drainage areas in the mostly-wooded areas, draining toward the wetlands. In the areas of pavement and driveways, catch basins were recommended for stormwater draining to underground treatment and detention/infiltration systems. This site can also utilize 10,000 SF of pervious concrete, with the roof drainage discharge into the drainage store of the pervious concrete. Where pervious concrete was not feasible, an underground infiltration system can be put in place.

The project continued through 2024, when SESI's site department submitted the final major site plans and inspected the site buildings for compliance with the 2010 ADA Standards for Accessible Design. Shortly thereafter, the geotechnical department provided construction observation services during retaining wall repair construction along the northeast corner, south and southeast corner of the clubhouse.

