

ENVIRONMENTAL IMPACT STATEMENT

For

InSite Development Partners, LLC

Proposed 4-Story Self Storage Facility

**Block 119.00, Lot 1.01
US Route 22 & Wilson Avenue
Borough of North Plainfield, Somerset County, NJ**

Prepared by:



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A handwritten signature in blue ink that reads 'Thomas J. Muller'. The signature is written in a cursive style and is positioned above a horizontal line.

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**September 2022
DEC# 3041-99-010**

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INTRODUCTION

This Environmental Impact Statement has been prepared in accordance with the requirements of the Borough of North Plainfield Land Use Ordinance, Section §22-72 in support of the Site Plan Application for the proposed development on Lot 1.01, Block 119.00, as shown on the official Tax Maps of the Borough of North Plainfield, Somerset County, New Jersey. The purpose of this Report is to evaluate the effects of the proposed development to the subject property and within the surrounding environment. This Report addresses existing site conditions, proposed site improvements, and evaluation of the project with respect to the Borough of North Plainfield Land Use Ordinance and existing natural resources.

The Report references general and specific characteristics of the subject development to further define how the proposed improvements may impact the existing natural resources within the Borough of North Plainfield.

1. PROJECT DESCRIPTION

The project area is comprised of Block 119.00, Lot 1.01 in the Borough of North Plainfield, Somerset County, New Jersey and consists of 2.164 acres (94,256 SF). The property is located at the corner of US Route 22 and Wilson Avenue. The subject parcel is currently developed as a retail building with associated parking areas, driveways, landscaping, and other associated site amenities. According to the Official Zoning Map for the Borough of North Plainfield, the property is located within the B-3 (Business) Zone. The proposed project consists of constructing a 4-story Self-Storage Facility with a footprint of 29,779 SF and a gross floor area of 119,116 SF, with 12 parking stalls and drive-in overhead doors located around the building. Additional site improvements include grading, landscaping, lighting, and stormwater management facilities. The amount of proposed impervious coverage for the subject development is 62,486 SF.

The subject site is bordered to the north by residential dwellings with commercial uses and Ridge Avenue beyond, to the west by residential dwellings and Wilson Avenue with residential dwellings and commercial uses beyond, to the south by US Route 22 with commercial and residential uses beyond, and to the east by commercial uses with US Route 22 and commercial uses beyond. The property in question is located along NJSH Route 22 in a typical Northern New Jersey setting.

The immediate surrounding vicinity can be categorized as having steep slopes and the subject parcel contains slopes as steep as 30% in some areas. The majority of stormwater runoff on site flows overland towards the existing stormwater conveyance system located onsite. The stormwater from this area is ultimately tributary to the existing drainage facilities located within Wilson Avenue and US Route 22. The Stormwater Management Report, dated September 2022, has been prepared by our office to provide additional insight into the proposed stormwater improvements.

The subject parcel is adjacent to a jug-handle where west-bound traffic can utilize Wilson Avenue to cross over NJSH Route 22. Vehicles are able to access the site from both Wilson Avenue and NJSH Route 22 in both existing and

proposed conditions. The Traffic Impact Study, dated October 19, 2021, last revised September, 2 2022, has been prepared by Dynamic Traffic, LLC, to provide additional insight about the impact of the proposed development.

The existing site contains a trash enclosure with a chain link fence which is likely emptied on a weekly basis. The proposed development will include the installation of a state-of-the-art, screened block wall trash enclosure. In proposed conditions, all open spaces will contain a variety of landscaping selected to resemble the vegetation in surrounding areas.

2. EXISTING SITE INVENTORY

A. AIR QUALITY

The existing air quality surrounding the site is typical of a New Jersey suburban/urban setting. There are existing hazardous air pollutants (HAP's) which are a byproduct of cars, heavy duty trucks, buses, and other highway vehicles which traverse the State Highway corridor.

B. WATER QUALITY

It does not appear that there are any water quality measures set in place for the existing development.

C. WATER SUPPLY

The existing building is currently serviced by public water. There is an existing water main within Wilson Avenue.

D. SURFACE WATERS

The subject parcel is not located within the vicinity of any streams or water bodies. The closest waterbody is the Stony Brook which is over five hundred (500) feet away.

E. WETLANDS

According to the NJDEP GeoWeb Mapping System there are no wetlands located on site or in the vicinity of the subject parcel. The closest documented wetlands are located over five hundred (500) feet away.

F. FLOODPLAINS

According to FEMA mapping the subject parcel is located within Zone X. This area has been determined to be outside the 500-year flood and protected by levee from the 100-year flood.

G. STEEP SLOPES

The existing site contains multiple areas with steep slopes in excess of 30%.

H. CRITICAL AREAS

The existing development is comprised of 36.0% impervious surfaces and does not offer any critical areas.

I. BEDROCK

According to the NJDEP GeoWeb Mapping System the bedrock geology has been classified as Passaic Formation which consists of siltstone and shale. No evidence of carbonate rock formations or bedrock outcroppings have been identified.

J. HYDROLOGY

The majority of stormwater runoff on site flows overland towards the existing stormwater conveyance system located onsite. The stormwater from this area is ultimately tributary to the existing drainage facilities located within Wilson Avenue and US Route 22.

K. NATURAL AND MANMADE DRAINAGE

The majority of stormwater runoff on site flows overland towards the existing stormwater conveyance system located onsite. The stormwater from this area is ultimately tributary to the existing drainage facilities located within Wilson Avenue and US Route 22.

L. GEOLOGY

The site is located in the Piedmont Physiographic Province as mapped by the New Jersey Geological Survey. The immediate site features appear to be consistent with the Piedmont characterization and are typical of this area of New Jersey. Per the New Jersey Geological Survey, the surficial geology of the subject site is classified as Basalt Colluvium which consists of clayey silt with basalt fragments, reddish yellow to yellowish brown. The surficial geology can be as much as 50 feet thick.

M. SOILS

Based on a review of the NRCS Web Soil Survey, there are two soil series mapped within the subject site. Dunellen sandy loam, eight to fifteen percent slopes, is located at the northwestern portion of the site and Amwell gravelly loam, two to six percent slopes, is located at the southeastern portion of the site.

Based on the Somerset County soils survey information, the soil types native to the site include:

SOMERSET COUNTY SOIL SURVEY INFORMATION		
SOIL TYPE (SYMBOL)	SOIL TYPE (NAME)	HYDROLOGIC SOIL GROUP
AmdB	Amwell gravelly loam	C
DunC	Dunellen sandy loam	A

N. SEWERAGE SYSTEMS

Per correspondence with the Borough of North Plainfield Department of Public Works and the NJDEP GeoWeb mapping, sewer service for the existing development is provided via the 8” sanitary sewer main located within Wilson Avenue.

O. TOPOGRAPHY

The subject parcel, as well as the surrounding areas, contain a significant change in grade from the low point of NJSH Route 22 to the north. The largest change in grade on site is from 107.01 to 127.90

P. SLOPE

The existing site contains areas with slopes in excess of 30% and generally slopes from the northern edge of the parcel to the southeastern edge of the parcel which abuts NJSH Route 22. Please refer to the ALTA/NSPS Land Title Survey by Dynamic Survey, dated 07/20/2021, provided under separate cover.

Q. VEGETATION

The existing site is 36.0% impervious and contains several trees and landscaping on the northern portion of the property as well as grass areas along NJSH Route 22 and Wilson Avenue. The site is typical of a northern New Jersey urban/suburban area.

R. WILDLIFE

Due to the location of the property, its proximity to major road ways, and the current development on-site, the existence of wildlife may include species typical of a central New Jersey metropolitan area such as squirrel, possum, skunks, rabbits and the like. Pursuant to NJ GeoWeb mapping, there are no records of endangered or State threatened wildlife located on site.

S. AQUATIC ORGANISMS

Based on NJ GeoWeb mapping, there are no streams or water bodies located on site. The closest stream is located over 500 feet away.

T. NOISE CHARACTERISTICS AND LEVELS

Existing noise levels are consistent with other commercial uses near the site and are typical of a central New Jersey metropolitan area. The majority of noise is generated from vehicular traffic along NJSH Route 22.

U. TRAFFIC CONDITIONS

The existing site is serviced by one full-movement driveway along Wilson Avenue, and an internal driveway from the neighboring Capital One Bank which connects to a right-in right-out driveway along NJSH Route 22. The corner of Route 22 and Wilson Avenue is controlled by a traffic signal and there is a jug-handle adjacent to the property connecting Route 22 to Wilson Avenue.

V. ECOLOGY

The site is located on a State Highway corridor which serves uses ranging from commercial to residential. The surrounding developments are consistent of a typical northern New Jersey metropolitan area.

W. DEMOGRAPHY

According to the 2021 United States Census, there were 20,947 residents living in the Borough of North Plainfield. There were 7,296 housing units with an average household size of 2.94 people. The median family income was \$86,867.

X. LAND USE

The existing building contains retail business which are consistent with other uses along the NJSH Route 22 corridor.

Y. AESTHETICS

The subject property has been developed with the current use for several years and the existing site is consistent of a typical northern New Jersey metropolitan area.

Z. HISTORY AND ARCHEOLOGY

According to NJDEP GeoWeb mapping, the subject parcel is not denoted as a historic property or located within the vicinity of any historic properties.

3. LICENSES, PERMITS AND OTHER APPROVALS

In addition to the Borough of North Plainfield Zoning Board of Adjustment for Preliminary and Final Site Plan approval, the following represents a listing of other required approvals:

Somerset County Planning Board	Amended Site Plan Approval
Somerset-Union Soil Conservation District	Amended Soil Erosion & Sediment Control Plan Certification
North Plainfield Department of Public Works	Sewer Service Approval
New Jersey American Water	Water Service Approval
New Jersey Department of Transportation	Letter of No Interest

4. IMPACT

A. AIR QUALITY

The proposed development will incorporate facilities which provide negligible impact to the existing air quality along the Route 22 corridor. There may be temporary, localized increases in pollutant levels normally associated with vehicular exhaust; however, this is typical of all passenger, construction, delivery vehicles and elevated levels which will dissipate as traffic disperses off-site. In relation to the State Highway traffic and the other adjacent commercial facilities, any air quality impact due to additional vehicular traffic from the proposed improvements would be negligible.

There may also be temporary airborne dust particulates associated with construction activities, but these will also dissipate with the daily construction schedule. Additional soil erosion measures will be employed to mitigate the potential for airborne air quality impacts.

B. WATER QUALITY

The project proposes more than ¼ acre increase in impervious surface; therefore, will comply with the NJDEP stormwater management water quality regulations set forth in N.J.A.C. 7:8 and the Borough of North Plainfield Stormwater Control Ordinance. The proposed development will increase the total amount of impervious surfaces on-site from the existing conditions by 28,499 SF.

C. WATER SUPPLY

The development will be served by the existing water main located within Wilson Avenue. According to the New Jersey American Water Company there are no capacity issues anticipated due to the existing and proposed uses. The self storage has very low water demand.

D. SURFACE WATERS

The subject parcel is not located within the vicinity of any streams or water bodies. The closest waterbody is the Stony Brook which is over five hundred (500) feet away. There will be no negative impacts to surface water systems.

E. WETLANDS

According to the NJDEP GeoWeb Mapping System there are no wetlands located on-site or in the vicinity of the subject parcel. The closest documented wetlands are located over five hundred (500) feet away. There will be no negative impacts to wetlands.

F. FLOODPLAINS

According to FEMA mapping the subject parcel is located within Zone X. This area has been determined to be outside the 500-year flood and protected by levee from the 100-year flood. There will be no negative impacts to floodplains.

G. STEEP SLOPES

The development is proposing to install a retaining wall along both sides and rear of the property. The retaining wall will help mitigate the steep slope areas that currently exist on-site. Soil erosion and sediment control measures shall be put into place in order to ensure steep slopes shall be stabilized.

H. CRITICAL AREAS

The proposed development will decrease the creation of new impervious surfaces on-site to the maximum extent possible. There will be no negative impacts to critical areas.

I. BEDROCK

The proposed development is consistent with other commercial and industrial developments in the area and will not impact the bedrock of the existing site. Per the Report of Preliminary Geotechnical and Stormwater Basin Area Investigation, prepared by Dynamic Earth, LLC, dated August 10, 2021 bedrock was not encountered.

J. HYDROLOGY

The majority of stormwater runoff from the proposed development will be collected by the proposed stormwater collection system on-site. The stormwater collected on-site is ultimately discharged to the existing stormwater conveyance system located within NJSH Route 22. The stormwater management design shall reduce peak flow rates for the proposed development area and meets the minimum peak flow reduction for the 2, 10 and 100-year storm frequencies as dictated by N.J.A.C. 7:8.

K. NATURAL AND MANMADE DRAINAGE

The project is proposing to install a stormwater collection system on-site which will ultimately discharge stormwater to the existing stormwater collection facilities within NJSH Route 22. The site has been strategically graded to ensure positive drainage via sheetflow to the proposed porous pavement. Stormwater generated on the roof of the building and canopy will be collected by roof leaders.

L. GEOLOGY

The proposed development will be constructed and monitored in accordance with a Soil Erosion and Sediment Control Plan pursuant to the New Jersey Soil Erosion and Sediment Control Act and the Somerset-Union Soil Conservation District in order to minimize the development's impact to the local soil geology.

M. SOILS

The proposed development will be constructed and monitored in accordance with a Soil Erosion and Sediment Control Plan pursuant to the New Jersey Soil Erosion and Sediment Control Act and the Somerset-Union Soil Conservation District in order to minimize the development's impact to soils.

Temporary measures to limit erosion will be employed including silt-fencing, inlet filters, and tree protection fencing as shown on the Soil Erosion and Sediment Control Plan.

The completed development will provide permanently stabilized ground surfaces including lawn areas that will reduce sediments from being discharged from the site.

N. SEWERAGE SYSTEMS

The proposed development will utilize a 4" sanitary lateral connection to the existing 10" sanitary sewer main within Wilson Avenue. The self storage use has a very low sewer demand.

O. TOPOGRAPHY

The Grading Plan has been designed to minimize the drastic change in grade across the site by proposing to install a retaining wall with a maximum height of approximately 6'.

P. SLOPE

The Grading Plan has been designed to provide positive drainage, with gentle 1%-5% slopes in paved areas, to ensure stormwater runoff from the proposed development could be directed toward stormwater collection facilities. Soil erosion and sediment control measures shall be put into place in order to ensure steep slopes shall be stabilized.

Q. VEGETATION

The existing landscaped areas will be maintained to the maximum possible extent and native plant species will be planted on the site where practical. Any area that does not contain impervious surfaces will contain proper landscaping.

R. WILDLIFE

It does not appear that the proposed development will have a negative impact on the existing wildlife. Based on NJDEP GeoWeb mapping there are no records of endangered or State threatened wildlife located on site.

S. AQUATIC ORGANISMS

Based on NJDEP GeoWeb mapping, there are no streams or water bodies located on site. Therefore, it is not anticipated that the proposed development will impact any aquatic organisms.

T. NOISE CHARACTERISTICS AND LEVELS

The proposed development will produce the standard noise levels that are to be expected from a typical central New Jersey Metropolitan area.

U. TRAFFIC CONDITIONS

The proposed development will be serviced by one full movement driveway along Wilson Avenue and an internal driveway from the neighboring Capital One Bank which connects to a right-in right-out driveway along NJSH Route 22. The proposed circulation patterns on-site and the driveways along Wilson Avenue and NJSH Route 22 will effectively accommodate the anticipated traffic volume being generated by the proposed development.

V. ECOLOGY

The surrounding developments are consistent with other commercial areas in that they are intended to serve a frequent and dense customer base. Therefore, it is not anticipated that the proposed development will adversely impact the ecology of the area.

W. DEMOGRAPHY

It is not anticipated that the demographics of the Borough of North Plainfield will change as a result of the proposed development.

X. LAND USE

The development is proposing a 4-story self-storage facility. Self-storage businesses are nonpermitted uses in the B-3 Zone. The Applicant will seek Approval from the Zoning Board of Adjustment.

Y. AESTHETICS

Through the updated architecture and installation of landscaping, the proposed development will improve the aesthetics of the site.

Z. HISTORY AND ARCHEOLOGY

There are no known archaeological nor historical features at the site.

5. UNAVOIDABLE EFFECTS

A. AIR AND WATER POLLUTION AND QUALITY

There may be unavoidable effects to the air quality including localized increases in pollutant levels normally associated with vehicular exhaust and airborne dust particulates associated with construction activities. These effects however are typical of those associated with all passenger, construction and delivery vehicles, and elevated levels will dissipate as construction is completed. There is no anticipated water pollution associated with this project.

B. INCREASE IN NOISE

There will be unavoidable noise generated by construction equipment. However, this effect is mitigated once construction is complete. The self-storage use is a very low noise generator.

C. DAMAGE TO PLANTS, TREES AND WILDLIFE SYSTEMS

There are no unavoidable effects to the development on plants, trees or wildlife systems. The existing site contains sparse areas of vegetation and there are no records of endangered or State threatened species on-site. These existing areas will be maintained to the maximum possible extent and native plant species will be planted on the site where practical.

D. DISPLACEMENT OF PEOPLE AND BUSINESSES

The development is not proposing to remove or relocate any existing people or dwellings. Additionally, there will be no net reduction in businesses. The existing use onsite is currently vacant where the proposed use will promote job creation and commerce in the area.

E. IMPEDIMENTS TO EXISTING TRAFFIC FLOW

The proposed circulation patterns on-site and the driveways along Wilson Avenue and NJSH Route 22 will effectively accommodate the anticipated traffic volume being generated by the proposed development. The unavoidable effects include daily (temporary) traffic delays within the adjacent roadways due to construction and possible road closures, but otherwise traffic will not be adversely impacted.

F. INCREASE IN SEDIMENTATION AND SILTATION

For the proposed development, methods will be employed during the construction process that comply with the Somerset-Union Soil Conservation District's Soil Erosion and Sediment Control measures, including silt fencing, inlet filters, tree protection fencing and temporary stabilization of disturbed surfaces at an early stage of site development. A detailed Soil Erosion and Sediment Control Plan has been included within the Site Plan Drawings.

G. WETLANDS

The subject parcel will not have an impact on freshwater wetlands.

H. FLOOD PLAINS

The subject parcel will not be impacted by the flood plain.

I. STEEP SLOPES

The construction of the proposed retaining wall will help reduce the extreme slopes from the existing development.

J. CRITICAL AREAS

There are no critical areas of relevance onsite.

K. SHALLOW BEDROCK

The proposed development does not negatively impact the geology of the site.

6. MINIMIZING ENVIRONMENTAL IMPACT

The following steps will be taken to avoid/minimize adverse environmental impacts during construction and operation:

- Effective implementation of soil erosion and sediment control measures, including tree preservation, silt fencing, and inlet filters, as well as utilization of Stormwater Best Management Practices, should successfully minimize the site development's impact on existing natural resources.
- Strict adherence to the limits of disturbance parameters and stabilizing the construction entrance on Wilson Avenue to reduce the amount of soil being brought off-site.
- Every reasonable effort will be made to protect the existing natural environment with the ultimate goal of providing for minimal disruption throughout the course of construction and after completion.

7. PROJECT ALTERNATIVES

A. "NO ACTION" ALTERNATIVE

With a "No Action" alternative, the following should be considered:

- The outdated building/site remains.
- No improvements to aesthetics.

- No pedestrian improvements.
- No modification to the steep slopes.

B. ALTERNATIVE LAYOUTS

Alternative layouts were considered, however the proposed development results in the most favorable design for the proposed use while also providing the following:

- Proper circulation
- Improved access
- Adequate parking
- Screening from neighbors
- Efficient stormwater management facilities
- Reduced slopes throughout

8. SEWERAGE FACILITIES

Expected sewerage flow calculated in accordance with N.J.A.C. 7:14A is anticipated to be approximately 149 Gallons per day. Our office's correspondence with the North Plainfield Borough Sewer Utility Department and Angelo Bufaino, PE, Senior Vice President of Hatch Mott MacDonald who oversees the Department, indicated that there are no capacity issues with the infrastructure or the sewerage treatment facility.

- A.** The proposed project will connect to the existing sanitary sewer line located within Wilson Avenue.
- B.** The following information be included to satisfy the Environmental Impact Statement Sewerage Facility Requirements as described in the Borough of North Plainfield Land Development Ordinance.
 1. Plan(s) showing proposed routing of building sanitary sewers from the building sewer drain up through the point of connection with the municipal gravity sewer mainline:
 - The internal building sewer system has been included on the architectural plans which have been submitted as part of this application.
 2. Calculation of the estimated sanitary sewage average daily flow rate for existing facilities to be demolished:
 - The estimated sanitary sewage average daily flow rate for the existing facilities to be demolished is approximately 1,215 gallons per day.
 3. Calculation of the estimated average daily flow rate for the proposed facility:
 - The estimated average daily flow rate for the proposed facility is approximately 149 gallons per day.

4. Calculations demonstrating that the proposed building sewer will be adequately sized in accordance with National Standard Plumbing Code 2015 as adopted pursuant to N.J.A.C. 5:23-3.15.
 - o The internal building sewer system has been included on the architectural plans which have been submitted as part of this application.

9. WATER SUPPLY

Potable water service to the site is to be provided by NJ American Water.

- A. The proposed project will not be utilizing a well for the water source.
- B. The project will require water service as provided by New Jersey American Water. Per the correspondence with NJAW, water is available from the 6” water main within Wilson Avenue. The office of NJAW would not provide written confirmation of the available capacity until a formal application has been filed.
- C. Installation of the proposed water service connecting to the existing water main, as well as the abandonment of the existing water service, will be in compliance with the State and Local regulations.

10. DRAINAGE

- A. Peak Flow Rates of Stormwater Runoff for Pre and Post Construction.

	Existing Conditions	Proposed Conditions
	Peak Flow (cfs)	Peak Flow (cfs)
2-year	2.096	0.927
10-year	4.057	2.487
100-year	8.458	6.585

- B. The proposed conditions will provide ground cover and trees in areas that are not impervious. Please find the Landscape Plan sheet in the Preliminary and Final Site Plan set, prepared by our office.
- C. The stormwater management design meets the minimum peak flow reduction for the 2, 10 and 100-year storm frequencies as dictated by N.J.A.C. 7:8. The project is proposing a stormwater collection system on site that will ultimately discharge stormwater into the existing stormwater system within NJSH Route 22.
- D. Per the FEMA Flood Insurance Rate Mapping, the site is located in Zone X, which is associated with the 500 year storm.
- E. An application is pending with the Somerset-Union Soil Conservation District and Soil Erosion and Sedimentation Control Certification is anticipated.

11. SOLID WASTE DISPOSAL

The project is proposing to install a block wall trash enclosure. A trash truck will pick up trash 2-3 times per week as needed and a recycling truck will pick up recyclables 2-3 times per week. The size and location of the proposed trash enclosure is depicted on the Preliminary and Final Site Plan set, prepared by our office. Refuse areas are limited to use by office staff only and customers are not permitted to discard materials onsite.

12. AIR POLLUTION

The proposed development shall incorporate facilities which provide negligible impact to the existing air quality along the State Roadway corridor. There may be temporary, localized increases in pollutant levels normally associated with vehicular exhaust. This is typical of all passenger, construction, delivery vehicles and elevated levels which will dissipate as traffic disperses off-site. In relation to the State Highway traffic and the other adjacent commercial facilities, any air quality impact due to additional vehicular traffic from the propose improvements would be negligible.

There may also be temporary airborne dust particulates associated with construction activities, but these will also dissipate with the daily construction schedule. Additionally soil erosion measures will be employed to mitigate the potential for airborne air quality impacts.

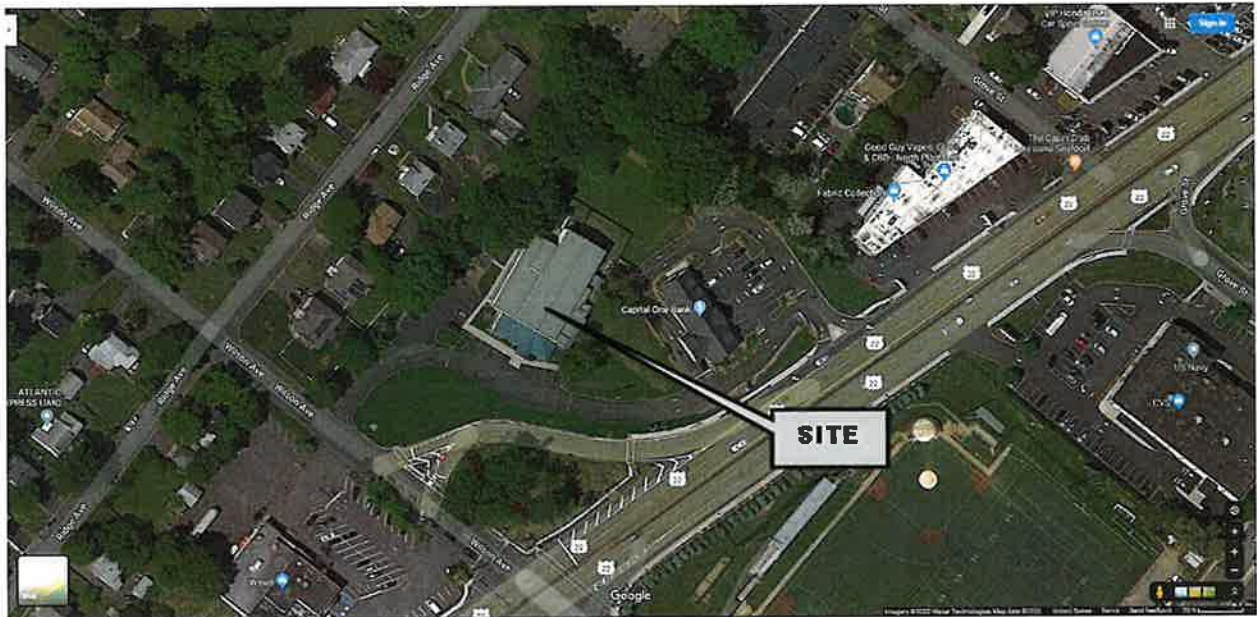
13. SUMMARY

The proposed site has been designed to benefit the surrounding area. The new state-of-the-art facilities will be an improvement over the existing outdated conditions and provide for a more community-oriented development while bringing about jobs for the local economy and significant tax revenues for the municipal tax base. Redevelopment of the site will be advantageous to the Borough and will provide updated infrastructure and stormwater management measures per state and local industry regulations. Its location, traffic volume, and subsequent high visibility make it an ideal location for the proposed development. Based on our analysis of the subject site with respect to the various aforementioned environmental factors, the proposed self-storage facility at the subject location does not result in adverse environmental impacts to the public health, safety and welfare of the subject site and surrounding neighbors.

APPENDIX

AERIAL MAP

Aerial Photo Map



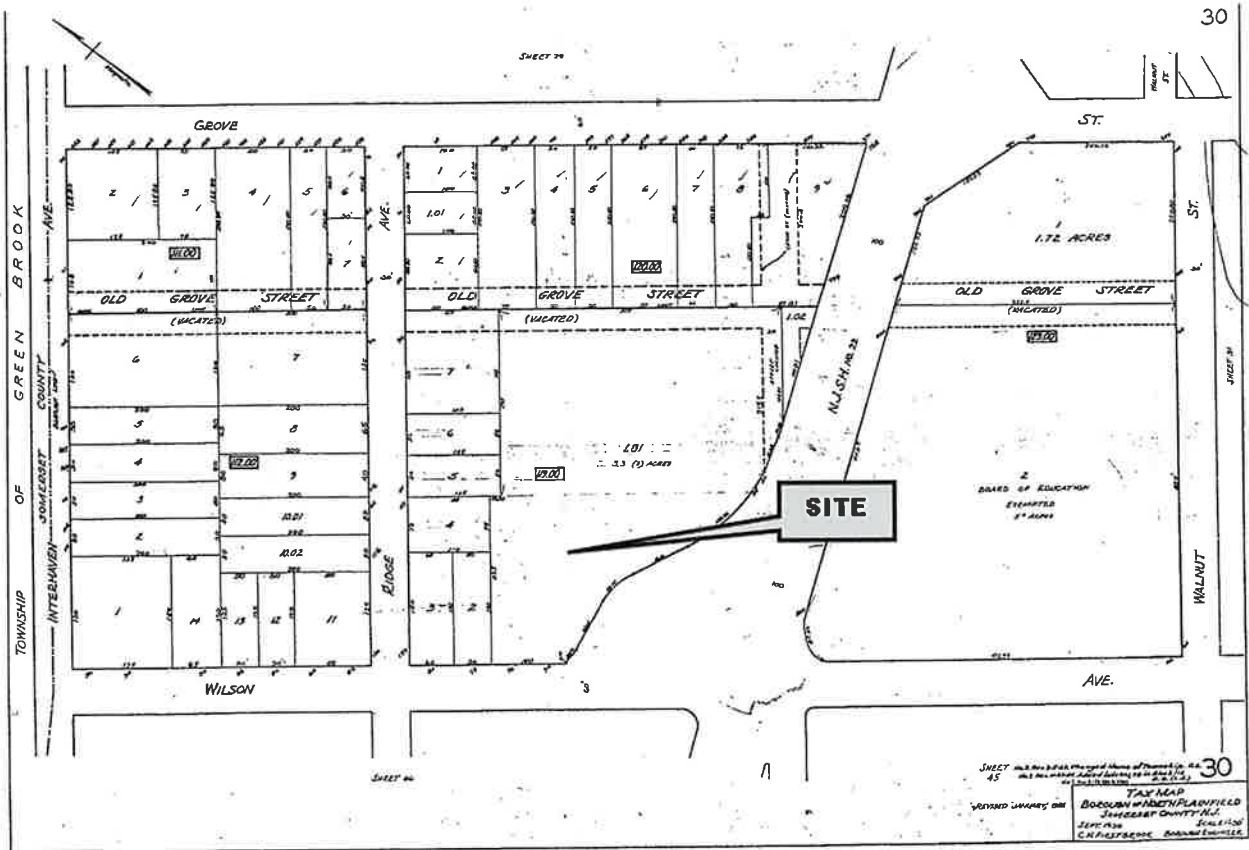
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714 S. Greenville Avenue, Suite 100, Allen, TX 75002 T. 972-534-2100

TAX MAP

Tax Map



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245 Main Street, Suite 110, Chester, NJ 07930 T. 908-879-9229
 8 Robbins Street, Suite 102, Toms River, NJ 08753 T. 732-974-0198
 826 Newtown Yardley Rd., Suite 201, Newtown, PA 18940 T. 267-685-0276

100 NE 5th Avenue, Suite B2, Delray Beach, FL 33483 T. 561-291-8570
 14521 Old Katy Road, Suite 270, Houston, TX 77079 T. 281-789-6400
 714 S. Greenville Avenue, Suite 100, Allen, TX 75002 T. 972-534-2100

ZONE MAP

Zone Map



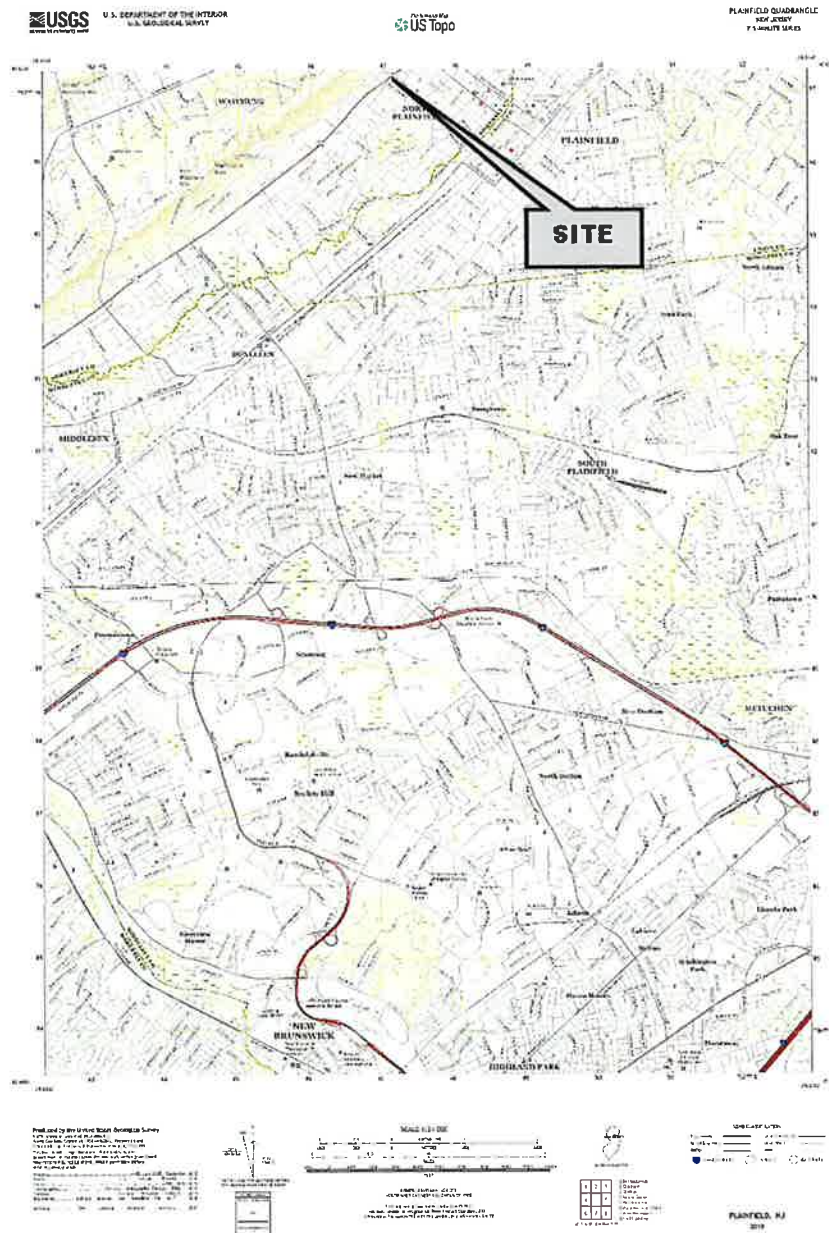
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8 Robbins Street, Suite 102, Toms River, NJ 08753 T. 732-974-0198
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USGS MAP

USGS Map Adelphia Quad



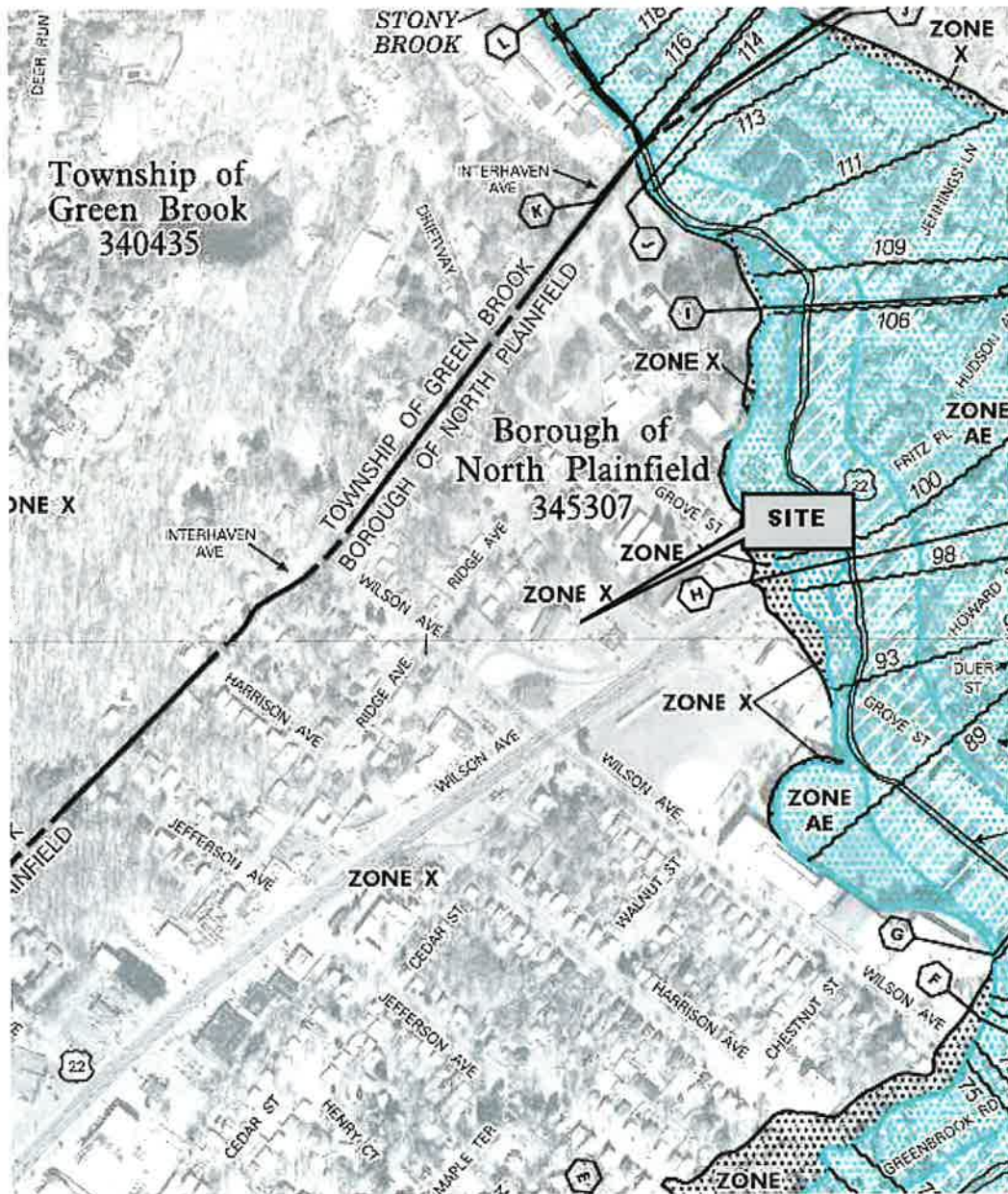
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FEMA FLOOD INSURANCE RATE MAP (FIRM)

FEMA Flood Insurance Rate Map (FIRM)



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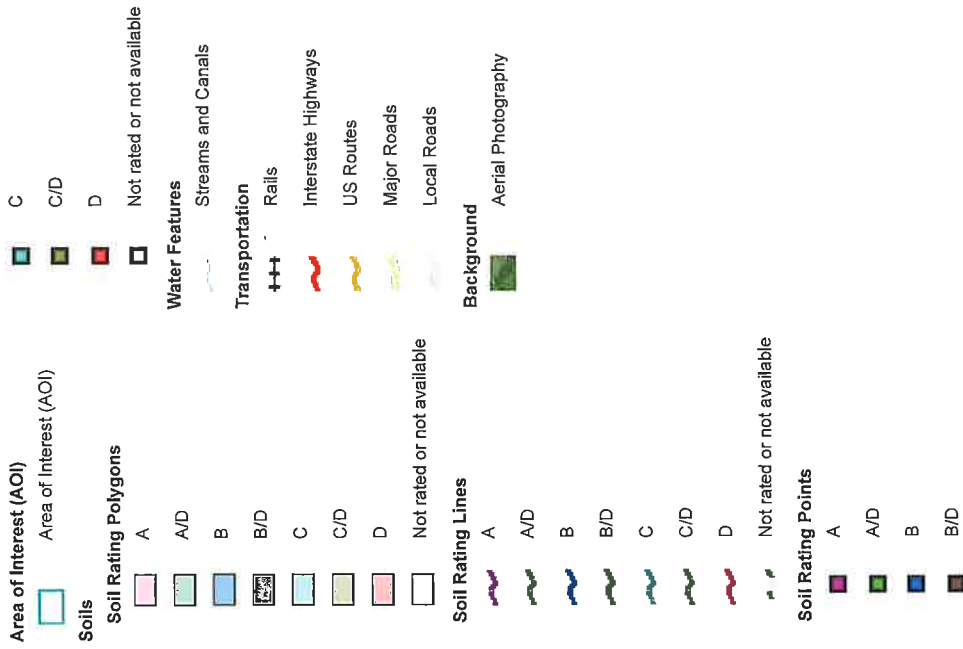
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NRCS WEB SOIL SURVEY

Hydrologic Soil Group—Somerset County, New Jersey



MAP LEGEND



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: Somerset County, New Jersey
 Survey Area Data: Version 18, Jun 1, 2020

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

Date(s) aerial images were photographed: Jul 26, 2019—Jul 31, 2019

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.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AmdB	Amwell gravelly loam, 2 to 6 percent slopes	C	2.6	74.0%
DunC	Dunellen sandy loam, 8 to 15 percent slopes	A	0.9	26.0%
Totals for Area of Interest			3.5	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

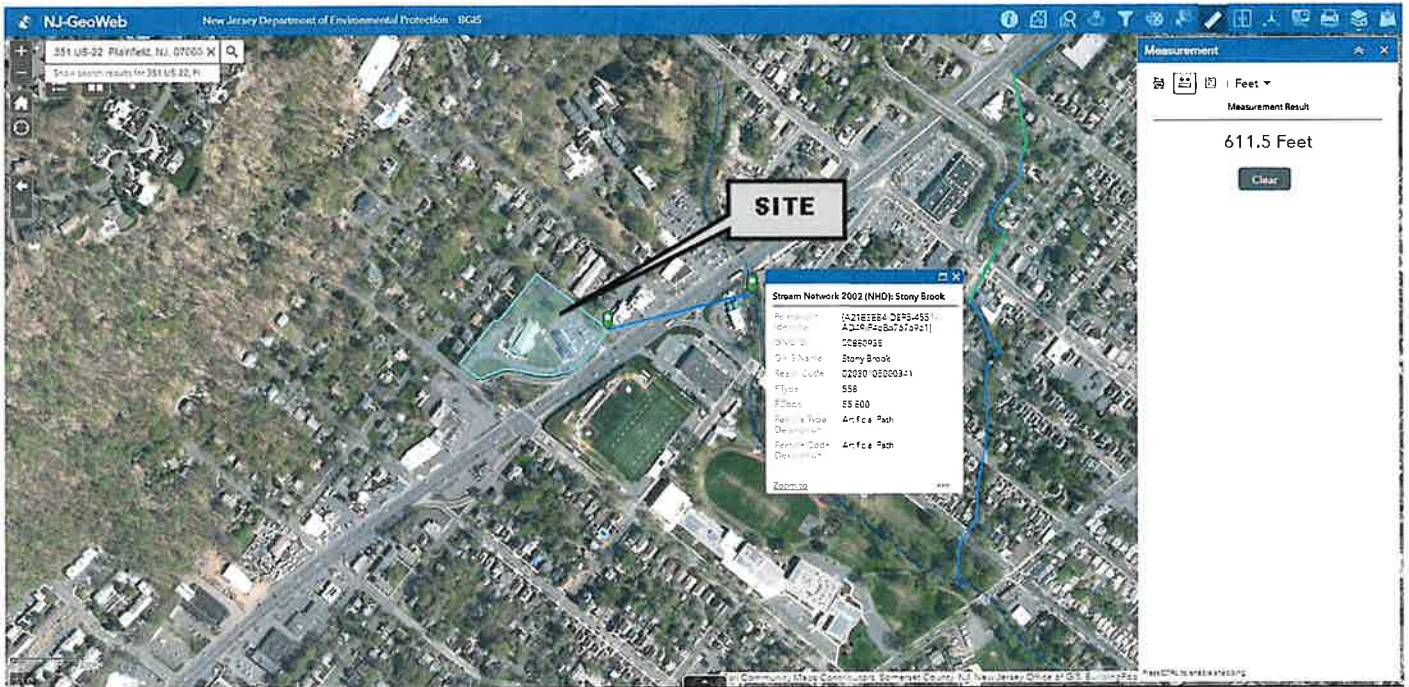
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

NJDEP GEOWEB STREAMS AND WATER BODIES MAP

NJDEP GeoWeb Streams and Water Bodies Map



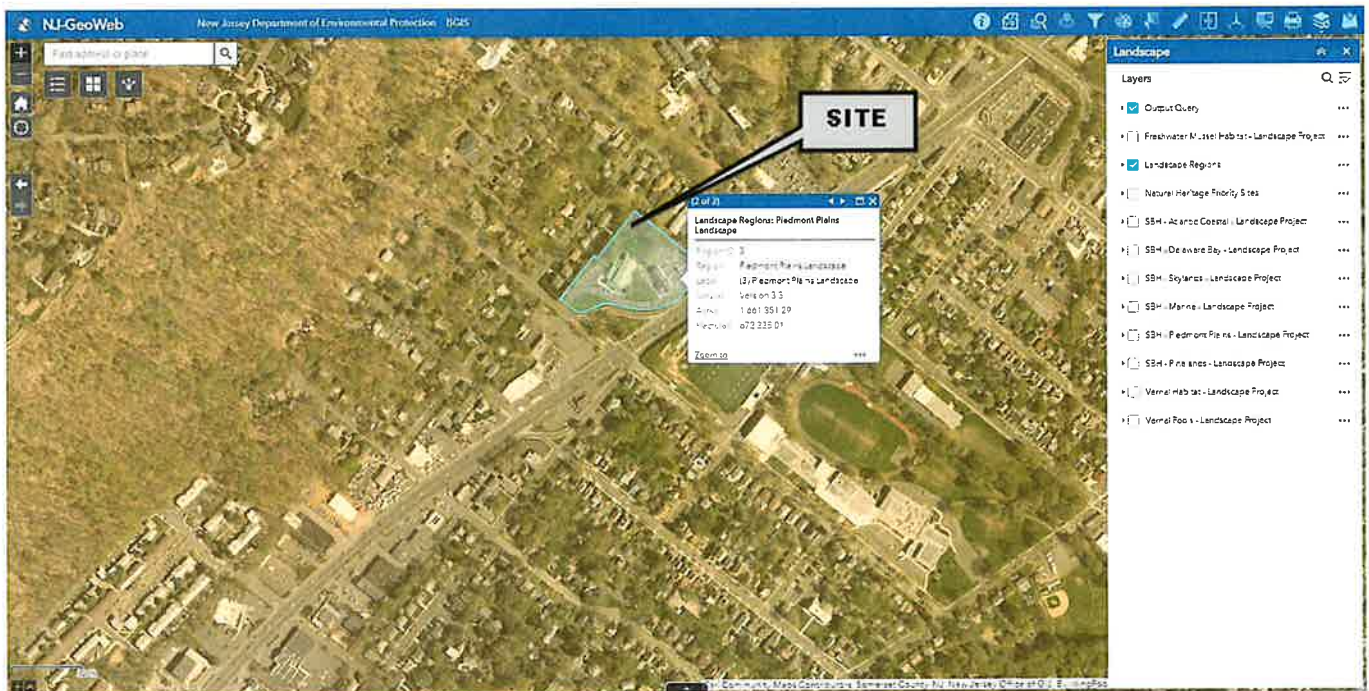
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NJDEP GEOWEB LANDSCAPE REGIONS MAP

NJDEP GeoWeb Landscape Regions Map



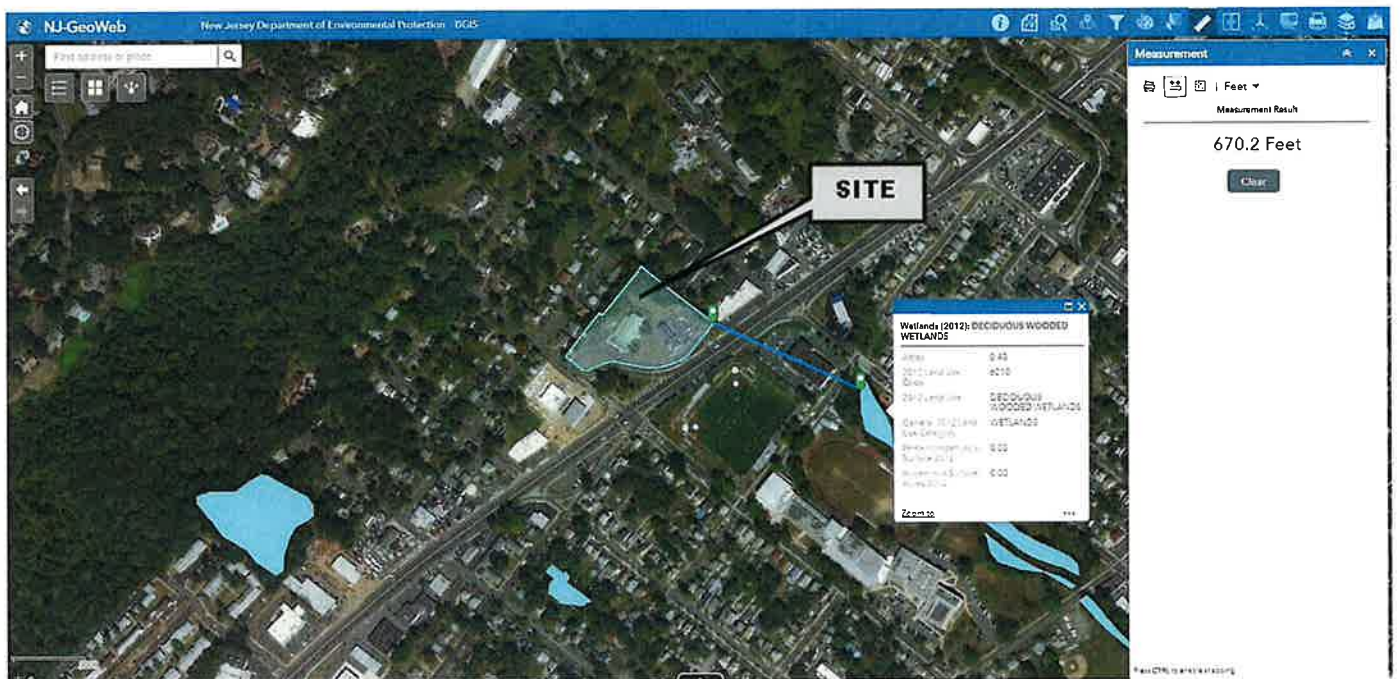
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NJDEP GEOWEB WETLANDS MAP

NJDEP GeoWeb Wetlands Map



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NJDEP GEOWEB BEDROCK GEOLOGY MAP

NJDEP GeoWeb Bedrock Geology Map



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NJDEP GEOWEB HISTORIC PROPERTIES MAP

NJDEP GeoWeb Historic Properties Map



**(§22-72 ENVIRONMENTAL IMPACT STATEMENT
ORDINANCE)**

(§22-72) ENVIRONMENTAL IMPACT STATEMENT ORDINANCE

22-72 ENVIRONMENTAL IMPACT STATEMENT.

22-72.1 Requirements and Applicability.

- a. No major subdivision or major site plan shall receive preliminary approval until an Environmental Impact Statement (EIS) shall have been submitted to and approved by the Planning Board and/or the Zoning Board of Adjustment, unless the Planning Board or the Zoning Board of Adjustment waives this requirement pursuant to subsection 22-72.5, below. The purpose of requiring an Environmental Impact Statement is to permit the Planning Board/Zoning Board of Adjustment to assess the impact of the proposed project upon the environment. Particular emphasis should be given to assessing the impact of the proposed development upon water and air resources, pollution of all kinds, drainage, waste disposal, wetlands, floodplains, steep slopes, shallow bedrock, critical areas and landscape.
- b. No application for development shall be approved as set forth above, unless it has been affirmatively determined, after an environmental appraisal, that the proposed project:
 1. Will not result in significant adverse impact on the environment;
 2. Has been conceived and designed in such a manner that it will not significantly impair natural processes; and,
 3. Will not place a disproportionate or excessive demand upon the total resources available to the project site and to the impact areas.(Ord. #08-21)

22-72.2 Definition.

An Environmental Impact Statement ("EIS") shall be defined as a separate written description and analysis of all possible direct and indirect effects a development will have on the site of the proposed development, as well as adjacent and noncontiguous areas, with particular reference to the effect of the project on the public health, safety and welfare, the protection of public and private property and the protection, preservation and enhancement of the natural environment. (Ord. #08-21)

22-72.3 Contents of Statement.

The EIS shall contain information and analysis with respect to the following:

- a. The location of the project and a description of the project, including maps and drawings, specifying what is to be done and how it is to be done during construction and operation. The description shall locate the project within its regional, municipal and neighborhood setting, including its relation to surrounding properties, roads, utility lines, parks, recreational sites, historic sites, rivers, streams and vegetative patterns. The project description shall include contours, buildings and other structures, roads, paved areas, grading and regrading, adjacent natural streams, floodplains, wetlands, critical areas, water supply, drainage, stormwater runoff plans, sediment and soil erosion control, traffic patterns, waste disposal plans and open space management plans.
- b. An inventory of existing environmental conditions at the project site and in the affected region, including delineation of all on-site easements, deed restrictions, rights-of-way, stream encroachment lines, wetlands and floodplains. The inventory shall describe air quality, water quality, water supply, surface waters (including streams, ponds and marshes), wetlands, floodplains, steep slopes, critical areas, bedrock, hydrology, natural and manmade drainage, geology, soils and properties thereof (including capabilities and limitations), sewerage systems, topography, slope, vegetation, wetlands, wildlife, aquatic organisms, noise characteristics and levels, traffic conditions, ecology, demography, land use, aesthetics, history and archeology. Air and water quality shall be described with reference to standards promulgated by the New Jersey Department of Environmental Protection.

- c. A listing of all licenses, permits or other approvals required by municipal, County or State law and the status of each.
- d. An assessment of the probable temporary and long-term environmental impact of the project, both adverse and beneficial, supported by environmental data, on the topics described in paragraph b. above.
- e. A listing and evaluation of any probable adverse environmental impacts and damage to natural resources which cannot be avoided, both on site and off site, as a result of the project, with emphasis upon air and water pollution and quality, increase in noise, damage to plants, trees and wildlife systems, displacement of people and businesses, impediments to existing traffic flow and increase in sedimentation and siltation. Impacts upon any wetlands, floodplains, steep slopes, critical areas and shallow bedrock shall also be set forth and evaluated.
- f. A thorough discussion of the steps to be taken during and after construction, both at the project site and in the surrounding area, to minimize the adverse environmental effects described above, such description to be accompanied by necessary maps, schedules and other explanatory data as may be needed to clarify.
- g. A statement of alternatives to the proposed project which might avoid some or all of the adverse environmental effects of the proposed project. The statement should include the reasons for the acceptability or nonacceptability of each alternative and an analysis of the costs and social impact(s) of the alternatives.
- h. *Sewerage Facilities.* An estimate of the expected flow of sewage, process water and/or other wastewater expected from the proposed development. If any flow is expected, the EIS must discuss:
 - 1. If the disposal is on site, the data on underlying geology, water table, soils analysis, soil stratigraphy, percolation tests for every sewage disposal site, topography, location and depth of aquifers, depth, capacity and type of construction of all wells within five hundred (500') feet of the site and any other pertinent data.
 - 2. If the disposal is off site, the plant design capacity, the monthly average and peak flows for the past twelve (12) months, the daily average and peak flows, any enforcement action against the plant, the receiving water quality standards, the stream quality data from Federal, State or private sources, the stream flow (minimum average seven (7) consecutive day flow with a frequency of occurrence of ten (10) years), plans for the sewage treatment facility (local plans) and State regional planning policy and flows expected from other approved subdivisions which are dependent upon the sewage treatment facilities in question.
 - 3. Compliance with all applicable State and local sewage and health regulations and with all groundwater standards of the NJDEP.
- i. *Water Supply.* A showing that an adequate potable water supply is available and not threatened by nearby use of other land and:
 - 1. If the water is to be supplied from the site, the location and depth of all private and public water supplies within five hundred (500') feet of the development improvements, the location, depth and adequacy of the proposed private or public water supplies to serve the proposed development improvements and the geologic description of subsurface conditions.
 - 2. If the supply is from facilities off site, including private water companies, the amount of diversion granted by the NJDEP, Division of Water Resources, the present amount of diversion and diversions expected from other approved subdivisions or site plans which are dependent upon the present diversions granted by the Division of Water Resources. The applicant must submit documentary proof that the facility has the available excess capacity in terms of its allowable diversion and equipment to supply the proposed project and is willing to do so.
 - 3. Compliance with all State and local regulations.
- j. *Drainage.* There must be a showing that stormwater runoff from the site is so controlled that on-site and off-site erosion will not be either caused or worsened and that the potential for downstream flooding will not be increased as a result of the development. The EIS must also state:
 - 1. Volume and peak flow rates of stormwater runoff expected from the undeveloped site and to be generated by new improvements, including volumes and rates for two (2), five (5), ten (10), twenty-five (25), fifty (50) and one hundred (100) year storm frequencies having durations producing maximum flow rates before and after the proposed development;

2. Data on landscaping, vegetation maps, trees and ground cover existing on site compared with what would exist with the proposed development;
 3. Any increase in rate or velocity of runoff and change in drainage patterns;
 4. Plans for disposition of stormwater, whether by retention or detention on site or by other means so as to protect downstream property;
 5. If the proposed development lies in whole or in part in a floodplain, a description of potential flood damages, including a summary of flood stages from Federal and State sources; and,
 6. Submission of an erosion and sedimentation control plan reviewed by the local Soil Conservation District, if applicable.
- k. *Solid Waste Disposal*. Submission of a plan for disposal by means of a facility operating in compliance with the State Sanitary Code.
- l. *Air Pollution*. A showing that no visible smoke or deleterious chemical changes are produced in the atmosphere by heating or incinerating devices or by any processing of materials.
(Ord. #08-21)

22-72.4 Submission and Review.

- a. Ten (10) copies of the EIS shall be submitted to the Planning Board or the Zoning Board of Adjustment for distribution to applicable Borough officials and review.
- b. In reviewing the EIS, the Planning Board/Zoning Board of Adjustment shall take into consideration the effect of the applicant's proposal upon all aspects of the environment including, but not limited to, water quality, water supply, sewage disposal and environmental preservation.
- c. The Planning Board/Zoning Board of Adjustment shall approve an EIS only if it determines that the proposed development will not result in appreciable harm to the natural environment, has been designed with a view toward the protection of natural resources and will not place an excessive demand upon the total resources available for such proposal and for any future proposals. The EIS approval shall be part of the overall approval for any major subdivision or major site plan and the Planning Board/Zoning Board of Adjustment may impose any conditions on approval of the EIS in the same manner and to the same extent as conditions which may be imposed for major subdivision or major site plan approval. The time limits specified for major subdivision or major site plan approvals shall apply.
(Ord. #08-21)