

# **ENVIRONMENTAL IMPACT STATEMENT**

**BLOCK 1500 \* LOTS 1, 2, 5, 20, 21 & 22  
NEPTUNE TOWNSHIP  
MONMOUTH COUNTY, NEW JERSEY**

**PREPARED FOR:  
HOVSONS INC.  
4000 ROUTE 66, 1 HOVCHILD PLAZA  
TINTON FALLS, NJ 07753**

**JULY 2013  
JOB NUMBER: T1706.017**



**TRIDENT ENVIRONMENTAL  
CONSULTANTS**

**Biologists ♦ Landscape Architects ♦  
Scientists ♦ Planners**

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July 28, 2013

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**KYLE WEISE  
SR. ENVIRONMENTAL SCIENTIST**

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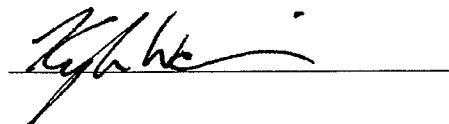
**BLOCK 1500, LOTS 1, 2, 5, 20, 21 & 22  
NEPTUNE TOWNSHIP, MONMOUTH COUNTY  
NEW JERSEY**

**PREPARED FOR:**

**MENK CORPORATION  
4000 ROUTE 66, 1 HOVCHILD PLAZA  
TINTON FALLS, NJ 07753**

**PREPARED BY:**

**TRIDENT ENVIRONMENTAL CONSULTANTS  
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TOMS RIVER, NJ 08755**

A handwritten signature in black ink, appearing to read "Kyle Weise", is written over a horizontal line.

**KYLE WEISE  
SR. ENVIRONMENTAL SCIENTIST**

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## **I. PURPOSE**

This Environmental Impact Statement (EIS) report is the result of an environmental assessment and inventory for the proposed mixed-use development of Block 1500, Lots 1, 2, 5, 20, 21 & 22 (Site) located within the Township of Neptune, Monmouth County, New Jersey. Field studies were conducted on the property by Trident Environmental Consultants (TEC) from September 2012 to July 2013.

This report was prepared in accordance with applicable Neptune Township ordinance (Section 811.01) Environmental Impact Statement. This report presents an inventory of existing environmental conditions at the project site; an analysis of consequential impacts that the proposed project will impose on the site; and an overview of mitigative and restorative efforts toward attenuation or elimination of any potentially adverse impacts.

This assessment was prepared to document the decision making process used to formulate and render a professional opinion concerning the subject property and project. This report was prepared through field studies, discussions with regulatory officials and a review of the following documents:

1. U.S.G.S. Asbury Park Quadrangle Map
2. NJDEP Bureau of GIS Database
3. Neptune Township Land Use Regulations Ordinance
4. Neptune Township Zoning Map

## **II. INTRODUCTION**

### **Site Location:**

The project site is located along the western township boundary of Neptune Township. The subject site is composed of six (6) irregularly shaped parcels that make up a total acreage of 43.26 acres. The proposed project area is fronted by Hovchild Boulevard to the west with approximately 2,294 feet of total frontage. The property is located within an area of Neptune Township that contains a mix of commercial and residential developments.

According to the geographic information systems (GIS) data layer for the New Jersey State Planning Commission's publication "The New Jersey State Development and Redevelopment Plan" (adopted March 1, 2001), the site lies within a Metropolitan Area. The intent of the State Development and Redevelopment is to guide development into a more efficient and serviceable pattern in the area. Metropolitan Areas where designated to revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; and redesign areas of sprawl.

This site is located within a Neptune Township Commercial C-1 Planned Commercial Development Zone. It can found on the Asbury Park USGS Quadrangles with N.A.D. 1983 state plane coordinates of E(x) 606,312 Feet and N(y) 504,306 at the approximate center of the site.

Property:

The subject parcel consists of vacant wooded upland and wetlands with dirt roads meandering through the upland portions of the property. Review of historic aerial photographs show the upland portions of the site appear to have been and remained cleared from the 1930's to the 1980's for farming and airport runway or sight lines. Currently the properties consist of:

Lot 1 & 2: Consists of vacant wooded uplands with dirt trails running throughout the property. An apartment complex is located adjacent to the lots along northern and eastern property boundary. These lots are not located adjacent to the other parcels along Hovchild Boulevard. The site also contains 74 feet of frontage along State Highway Route 33.

Lot 5, 20, 21 & 22: These lots are vacant and contain areas of wooded upland and wetlands. The wetland are located within lots 20 & 21 and the eastern portion of lot 22.

Current Uses of Adjoining Properties:

- North: Commercial (Hotel and Office Building)
- West: Vacant
- East: Residential (Multiple Block and Lots)
- South: Residential (Multiple Block and Lots)

**III. PROPOSED PROJECT**

The proposed building will consist of residential and commercial components. The proposed residential portion of the project will consist of thirteen (13) 24-unit apartment buildings and 4,800 S.F. community center, with a community pool and associated parking. The commercial development proposed is a 10,000 S.F. retail building with associated parking.

**A. Water Supply**

Water service shall be provided by New Jersey American Water Company via an existing 16-inch water main in Hovchild Boulevard. An 8-inch main shall be looped through the residential portions of the project and will service all 312 apartment units and clubhouse. The commercial building will be serviced directly from the existing main in Hovchild Boulevard.

**B. Sewerage Facilities**

Sanitary sewer service will be provided by Neptune Township. 8-inch mains shall be run through the proposed project to serve the proposed commercial building, apartment units and the clubhouse. The proposed main will connect to an existing manhole in Hovchild Boulevard.

#### **IV. EXISTING CONDITIONS**

##### **A. Topography**

The subject property can be found on the Neptune U.S.G.S. Quadrangle Map. Based on review of the topographic survey prepared by FWH Associates, P.A., the site can be characterized as generally flat. Topography of the site general slopes from west to east.

##### Assessment of Potential Project Impact

The development will have a slight impact on topography due to grading for the proposed development. Elevation will be shifted to accommodate new drainage patterns from the proposed development. In accordance with the stormwater management rules the site will not increase off site drainage. Please refer to Appendix B for the Stormwater Management Report, prepared by FWH Associates, for additional information regarding post-development drainage.

##### **B. Soils Mapping**

According to the publication entitled, Soil Survey of Monmouth County, New Jersey by the United States Department of Agriculture, Soil Conservation Service, issued April 1980 and the New Jersey Department of Environmental Protection Geographical Information Systems, two (2) soil series representing three (3) soil types have been identified on the subject property (See Figure 4). The following descriptions are based upon the information contained within that publication.

##### **Evesboro Sand (EveB) 0 to 5% Slopes**

This is a gently sloping, excessively drained soil on divides. Areas of soil are irregular in shape and typically range from twenty-five (25) to one hundred (100) acres in size.

Typically, the surface layer is four (4) inches thick. In the uppermost two (2) inches it is matted, decomposed, organic matter and roots. Below that, it is grayish brown sand. The subsurface layer is yellowish brown sand about five (5) inches thick. The subsoil is yellowish brown sand about twenty-five (25) inches thick. The substratum is yellowish brown sand to a depth of sixty inches or more.

The permeability of this soil is rapid in the subsoil and the substratum. The available water capacity is low. The seasonal high water table is at a depth of more than six (6) feet. Runoff is very slow and water erosion is a slight hazard. Wind erosion is a severe hazard. Organic matter content is low. In unlimed areas reaction is strongly acidic to extremely acidic.

The soil is poorly suited for common field crops, hay, vegetative, positive, and commercial woodland production.



**HboB - Hammonton sandy loam, 2 to 5 percent slopes**

The Hammonton component makes up 85 percent of the map unit. Slopes are 2 to 5 percent. This component is on depressions, flats, coastal plains. The parent material consists of coarse-loamy fluviomarine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 30 inches during January, February, March, April. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

**EvuB - Evesboro-Urban land complex, 0 to 5 percent slopes**

The Evesboro component makes up 60 percent of the map unit. Slopes are 0 to 5 percent. This component is on low hills on coastal plains. The parent material consists of sandy eolian deposits and/or sandy fluviomarine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria.

**Geotechnical Data**

A Geotechnical investigation was performed at the subject property. The investigation included the excavation of thirteen (13) soil pits on the property and eight (8) soil borings. Estimated seasonal high water encountered on-site ranged between forty-three (43) to one hundred and eighty (180) inches from the existing ground surface. Ground water was observed on-site between depths of sixty-four (64) inches to greater than one hundred and eighty (180) inches from existing elevation on-site. The soil logs can be viewed in further detail as Appendix C of this report.

**Assessment of Potential Project Impact**

The project will impact all on-site soil types by introduction of additional impervious surfaces and buildings and re-grading. As delineated above, the soils on-site do not pose limitations with regard to building construction. Minimal precautions will need to be taken when dealing with the soils. Additionally, any on-site soils that may be acid producing will be successfully contained using typical Soil Conservation District Methods. Moderate to fast permeability will be encountered with these soils in the area of development. Generally, sloped areas will remain in their natural state. The project will comply with the "New Jersey Standards for Soil Erosion and Sediment Control" for erosion.

### **C. Geology**

This site, which is located in Monmouth County, lies within the Lower Member of the Kirkwood Formation. Kirkwood beds vary in character by region, however, they consist primarily of fine micaceous quartz sand, and in many places there are delicate bands in shades of yellow and salmon-pink throughout the beds. Black lignitic clay occurs in some locations at or near the base. In the southern portion of New Jersey (Salem County) the Kirkwood bed is approximately eighty (80) to ninety (90) feet of chocolate or drab-colored clay above which is fine clayey sand containing large numbers of shells, forming the upper bed of the Kirkwood. Further north, particularly in Monmouth County, the upper beds are comprised of fine micaceous sand with alternating layers of clay ranging from a fraction of an inch to many feet in thickness. The Cretaceous strata below the Kirkwood Sand is relatively level. The total thickness of the formation along its outcrop is one hundred (100) feet or greater. The beds contain abundant fossils.

In parts of New Jersey, the Kirkwood is followed disconformably by Cohansey sand. This formation, which overlies the Kirkwood at its outcrop, is composed of quartz sand, locally with clay laminae, or thicker lens-shaped beds of light-colored clay and occasional lenses of gravel. This formation covers a wider surface area of the Coastal Plain in New Jersey than any other formation.

#### Assessment of Potential Project Impact

No intrusion into the bedrock geology will occur as a result of the proposed project. Surface geology will be disturbed as a result of grading, basin construction and associated earth disturbances. While all proposed land-forming for any project site preparation is sensitive to extensive grade alterations, this project is designed with consideration for responsible site engineering tolerances and in conformance with site stabilization measures of the Soil Conservation District. There is no anticipation of a need for blasting or ripping of bedrock to accommodate allowable grade tolerances for roads, buildings, or utilities within the project.

### **D. Groundwater Aquifer**

The New Jersey Department of Environmental Protection classifies the aquifer in the property vicinity as Class IIA. The New Jersey Department of Environmental Protection defines the primary designated use of a Class IIA aquifer as a potable water source.

The existing groundwater aquifer on site is the Kirkwood-Cohansey aquifer system. This aquifer is composed of sand and gravel with lenses of silt and clay. The water in the Kirkwood-Cohansey aquifer is fresh, acidic, corrosive and low in dissolved solids. Less corrosive water is common in confined aquifers. Iron and manganese levels are locally elevated. Salinity may be elevated in confined parts near coastal areas. Sodium chloride type water is common in the Kirkwood Cohansey aquifer.

Assessment of Potential Project Impact

Although site recharge capabilities will reduce slightly as a result of the addition of impervious coverage, overall this capability will be accounted for by stormwater basins and saved open space. Stormwater collected by the on-site storm sewer system will be diverted to water quality basins. A stormwater management report prepared by FWH Associates can be found in Appendix B.

**E. Vegetation**

The majority of the site consists of mid-successional forest vegetation in the uplands and wetlands due to clearing taking place throughout the site since the 1930's. The Vegetation in this area is primarily composed of an overstory of Red Maple (*Acer rubrum*), Sweetgum (*Liquidambar styraciflua*), Pitch Pine (*Pinus rigida*), Black Locust (*Robinia pseudoacacia*) and Black Cherry (*Prunus serotina*).

Assessment of Potential Project Impact

A tree inventory of the site determined the upland area does not contain any areas of unique vegetation and is typical of vegetation found throughout wooded parcels within Neptune Township. The location of wetlands on the site will help to maintain a large area of vegetation proposed to remain onsite.

Vegetative areas will be cleared for introduction of impervious surfaces. However, the site will be landscaped and will convey the appearance of a carefully designed project that will conform to surrounding land uses.

**F. Hydrology**

According to the Geographic Information System data the site lies within the Barnegat Bay Watershed Management Area (WMA-12) and the Jumping Brook sub-watershed. The Wells Brook is located within the eastern portion of the site with lots 20 & 21. Wells Brook is classified as FW2-Non-Trout and SE-1 by the NJDEP. FW2-Non-Trout waters typically do not contain trout species, and do not have a suitable environment for the production of such species due to its physical, chemical and/or biotic makeup.

Assessment of Potential Project Impact

The proposed project will not have any significant adverse impacts upon local hydrologic resources. The project has been designed to be located at least 300 feet away from the Wells Brook located onsite. No adverse impacts are anticipated because drainage from the developed portions of the site will be collected in a storm sewer system and treated to meet pre-development runoff conditions.

## **G. Wetlands**

According to the Geographic Information System data layer entitled, "Wetlands, Cross Acceptance (WETLANDS\_CA)", published by the New Jersey Department of Environmental Protection (NJDEP) Office of Information Resources Management (OIRM) Bureau of Geographic Information Systems (BGIS), freshwater wetlands are present on the project site. Upon a site inspection conducted by Trident Environmental Consultants, it was confirmed that wetlands are located on the property.

### Assessment of Potential Project Impact

Trident Environmental Consultants performed a site inspection and identified wetlands to be located onsite. The wetlands have been delineated by our office in preparation of submitting and a Letter of Interpretation (LOI) to the New Jersey Department of Environmental Protection.

## **H. Threatened/Endangered Species**

TEC reviewed Landscape Project Version 3.1 date for threatened/endangered wildlife species potential in the area. The Landscape Project was developed by the NJDEP, Division of Fish and Wildlife, Endangered and Non-Game Species Program (ENSP) as a wildlife-habitat mapping program that is used to identify and map critical habitats for endangered, threatened, and special-concern wildlife. Version 3.1 applies a species-based habitat layer which identifies imperiled and special concern wildlife within each Landscape Region of New Jersey; Atlantic Coastal, Delaware Bay, Piedmont Plains, Pinelands, Skylands and Marine. The Landscape Project uses documented sightings of listed wildlife and, based on a species-specified model, designates areas of suitable habitat contiguous to the sighting as critical habitat. Each species has a specific set of land use/land cover (LU/LC) classes that are combined into a potential layer relating to that species' habitat requirements. Version 3.1 also provides detailed information on the type of occurrence, called a feature label, which includes foraging and breeding, among others, as well as the last year of documented occurrence. The Landscape habitat patches are ranked based on the status of a species record, if present, within or near a polygon. The ranking system applied is as follows:

Rank 1: assigned to species-specific habitat patches that meet habitat-specific suitability requirements such as minimum size or core area criteria for endangered, threatened or special concern wildlife species, but that do not intersect with any confirmed occurrences of such species.

Rank 2: assigned to species-specific habitat patches containing one or more occurrences of species considered to be species of special concern.

Rank 3: assigned to species-specific habitat patches with one or more occurrences of State threatened species.

Rank 4: assigned to species-specific patches containing one or more occurrences of State endangered species.

Rank 5: assigned to species-specific habitat patches containing one or more occurrences of wildlife listed as endangered and threatened pursuant to the Federal Endangered Species Act of 1973.

The Landscape map does indicate an area of Rank 3 habitat located in the northeast corner for Black-crowned night-heron. The habitat is mapped within the area of the wetlands located onsite.

TEC also reviewed the Natural Heritage Grid Map for data on rare plant species and ecological communities. The Natural Heritage Grid Map divides each U.S.G.S. quadrangle map into one hundred (100) cells, with each cell ranging from three hundred fifty eight (358) to three hundred seventy two (372) acres in size. If a rare plant or ecological community is documented anywhere within a cell, then the entire cell will be coded for the occurrence. Each grid cell is coded into one (1) of four (4) categories: 1) S – the location is precisely known within the cell; 2) M – the location is not precisely known but the documented location is only known to within 1.5 miles; 3) BOTH – both precisely known and less precise occurrences are found within the same cell; and 4) NONE – the cell does not contain any aforementioned documented records.

The site lies within a cell coded as NONE and does not contain any documented records.

#### Assessment of Potential Project Impact

It has been determined that no suitable habitat is present on site for any threatened/endangered species to carry out any critical life functions. The proposed project does not encroach upon any substantial or sensitive habitats.

#### **I. Air Quality**

Each year, the New Jersey Department of Environmental Protection Bureau of Air Monitoring produces an Air Quality Report, which summarizes air quality data for the entire State. The most recent report available is based on 2011 data. This report provides concentrations of individual pollutants and compares them to the National and New Jersey Ambient Air Quality Standards (AAQS). As stated in this report, the major objectives of monitoring air pollutant levels are:

- To provide an early warning system for pollutant levels that may have the potential to endanger public health;
- To assess air quality in light of established public health and welfare standards; and
- To track air pollution trends and changes in ambient air quality due to changes in the amount of pollutants emitted.

New Jersey has been divided into nine (9) Pollutant Standards Index reporting regions. An air quality summary and forecast, known as the Pollutant Standards Index (PSI) is reported daily for each region in New Jersey. Each pollutant monitored in the region is given a numerical PSI rating based on the concentration recorded for the previous day. The total PSI for the region is equal to the highest rating given to any pollutant within that region. A PSI rating of one hundred (100) or greater indicates that at least one pollutant has reached or exceeded the applicable primary ambient air quality standard.

Neptune Township is located within the Northern Coastal Region. In the Northern Coastal Region, monitoring sites are located in Freehold for carbon monoxide and particulate matter and at Monmouth University and Colliers Mills for ozone.

**Table 1: National and New Jersey Ambient Air Quality Standards**

	<u>Primary</u>	<u>Secondary</u>
Total suspended Particulates (ug/m <sup>3</sup> )		
12-month geometric mean <sup>b</sup>	75	60 <sup>c</sup>
Average 24-hour concentration <sup>b</sup>	260	150
Inhalable Particulates (PM10) (ug/m <sup>3</sup> )		
Annual arithmetic mean	50 <sup>d</sup>	50 <sup>d</sup>
24-hour average	150 <sup>d</sup>	150 <sup>d</sup>
Sulfur Dioxide (SO <sup>2</sup> ) (ug/m <sup>3</sup> )		
12-month arithmetic mean	80 (0.03 ppm)	60 (0.02 ppm) <sup>e</sup>
Average 24-hour concentration	365 (0.14 ppm)	260 (0.10 ppm)
Average 3-hour concentration	-	1300 (0.50 ppm) <sup>e</sup>
Nitrogen Dioxide (NO <sup>2</sup> ) (ug/m <sup>3</sup> )		
12-month arithmetic mean	100 (0.053 ppm)	100 (0.053 ppm)
Carbon Monoxide (CO) (ug/m <sup>3</sup> )		
Average 8-hour concentration	10 (9 ppm)	10 (9 ppm) <sup>f</sup>
Average 1-hour concentration	40 (35 ppm)	40 (35 ppm) <sup>f</sup>
Ozone (O <sup>3</sup> ) (ug/m <sup>3</sup> )		
Maximum daily 1-hour average	235 (0.12 ppm) <sup>f</sup>	160 (0.08 ppm) <sup>b</sup>
1-hour average	-	235 (0.12 ppm) <sup>d</sup>
Lead (Pb) (ug/m <sup>3</sup> )		
3-month average <sup>b</sup>	1.5	1.5
Quarterly Mean <sup>d</sup>	1.5	1.5

Notes:

- New Jersey standards are not to be exceeded more than once in any 12-month period, while National short-term standards are not to be exceeded more than once in a calendar year.
- New Jersey standard only.
- Intended as guideline for achieving short-term standards.
- National Ambient Air Quality Standard.
- National standards uses block averages, midnight to midnight, rather than moving averages.
- Maximum daily 1-hour average: averaged over a three (3) year period, the expected number of days above the standard must be less than or equal to one.

Source: New Jersey Department of Environmental Protection, Bureau of Air Monitoring, 2011 Air Quality Report.

The 2011 Annual Summary reports that in the Northern Coastal Region three hundred twenty-seven (327) days were classified as Good; twenty-six (26) days were classified as Moderate, eleven (11) days were classified as Unhealthy for Sensitive Groups. This data is based on three hundred sixty-five (365) days in 2011.

The Air Quality Report includes a listing of the Highest Pollutant Standards Index with the location for days that were Unhealthy (UH), Very Unhealthy (VUH), and Unhealthy for Sensitive Groups (USG). All the listings for the Northern Coastal region were Ozone (O3). Sources of air contaminants surrounding the site would be vehicular traffic associated with surrounding roadways and residences.

Assessment of Potential Project Impact

Construction of the proposed project will cause minimal and temporary effects to the surrounding environment in the form of fumes, dust, and odors from machinery. After completion of the proposed project, slight to moderate localized increase in air pollutants may be detectable from traffic emissions associated with the residential and commercial development.

The proposed development will not result in any significant increases in air pollution within the region. Moderate-scale residential developments, which this project is classified as, do not produce any significant impacts to the environment from thermal discharges associated with the project site.

**J. Noise Characteristics**

The site is located in a mixed residential and commercial area. Contributors to local noise levels are traffic along surrounding roadways in conjunction with adjacent residential communities and commercial buildings.

Four (4) sample locations were chosen throughout the site. These sample locations were randomly chosen to obtain a baseline noise level for the entire site. All noise readings were recorded in decibels (dB). Sample readings are shown in Table 2.

**Table 2: Noise Readings On-Site (Peaks)**

<u>Location</u>	<u>Average (7 a.m.)</u>	<u>Average (3 p.m.)</u>	<u>Source</u>
1	62	64	Roadway (Hovchild Blvd)
2	50	52	Rear of Lot 22
3	52	52	Center of Lot 5
4	54	55	Lot 1

**Table 3: Common Reference Noise Levels**

<b><u>Common Outdoor Noise Level</u></b>	<b><u>Noise Level (DbA)</u></b>	<b><u>Common Indoor Noise Level</u></b>
Jet Flyover at 1,000 Feet	110	Rock Band
Gas Lawn Mower at 3 Feet	100	Inside Subway Train
Diesel Truck at 50 Feet	90	Food Blender at 3 Feet
Noisy Urban Daytime	80	Garbage Disposal at 3 Feet
Gas Lawn Mower at 100 Feet	70	Vacuum Cleaner at 10 Feet
Heavy Traffic at 300 Feet	60	Large Business Office
Quiet Urban Daytime	50	Dishwasher Next Room
Quiet Urban Nighttime	40	Small Theater
Quiet Rural Nighttime	30	Bedroom at Night

At the present time, noise sources include the natural noise (birds, animals, etc.), local traffic, and residential noise. During the construction phase of this project, noise levels will be temporarily increased from heavy equipment, trucks, and various construction practices.

**Assessment of Potential Project Impacts**

The proposed project will result in increased noise levels before, during and after construction. Temporary noise levels will increase primarily through the use of heavy machinery and residential construction. This includes vegetation removal, grading, sewer and water installation, house construction, and roadway and infrastructure construction. Permanent noise levels will remain as a result of residential uses. Typical residential noises include vehicle traffic and yard maintenance, however are typically temporary and at low, unobtrusive levels.

**K. Traffic**

A traffic study was performed by McDonough & Rea Associates (MRA). A copy of the traffic report can be found in Appendix D.

**L. Aesthetics**

The proposed project will remove existing wooded uplands and implement a carefully designed residential and commercial project. The post construction phase of the project will be landscaped with vegetation that will be both aesthetically pleasing and non-invasive to the environment.

**Assessment of Potential Project Impact**

The proposed mixed-use development of the site will bring minimal change to the existing aesthetics to a more visually pleasing development than what currently exists. The clearing will take place within areas previously cleared throughout the properties history. Upon completion the surrounding areas of the project will be landscaped to convey a carefully designed development and will conform to surrounding land use practices.



**V. ADVERSE ENVIRONMENTAL IMPACTS THAT CANNOT BE AVOIDED**

A number of undesirable environmental impacts are unavoidable during and after construction. They are as follows:

- A. The permanent removal of a portion of natural land that will in turn eliminate some areas of wildlife habitat, thus resulting in the displacement of some species, however, no threatened or endangered species will be impacted.
- B. During construction, clearing and grading will give rise to wind-blown dust, soil erosion, sedimentation and turbidity, increased noise levels, traffic obstructions, and a reduction of air and water quality within the area of the site.
- C. Traffic conditions within the area of the project will increase during the construction and post-development phases of the project, however as detailed in the attached traffic report, not above acceptable levels.
- D. Locally, a slight increase in noise and air pollutants will be encountered as a result of increased traffic conditions and automobile servicing.
- E. Solid waste will be generated from the proposed project, resulting in increased municipal and private services within the area.
- F. The infrastructure of Neptune Township will be tasked with a slight increased demand for public municipal services (police, fire, etc.) as well as utilities for the site.

**VI. MEASURES TO MINIMIZE ADVERSE ENVIRONMENTAL IMPACTS**

1. Vegetation Destruction

The project will preserve existing vegetation wherever feasible within the contexts of the proposed grading and site plan. Vegetation removal will take place over a period of time to allow for dispersal of wildlife to adjacent areas. The landscaping will be both aesthetically pleasing and beneficial to wildlife.

2. Soil Erosion

Construction operations will be performed in accordance with an approved Soil Erosion and Sediment Control Plan. This plan will be in accordance with the Standards for Soil and Sediment Control in New Jersey in an effort to eliminate any adverse impacts because of soil erosion and sedimentation, wind-blown dust, and odor problems. These practices will include silt fencing, hay bale filters, hydro-seeding, and other techniques as recommended by the Standard.

3. Solid Waste Disposal

Solid waste disposal will be in accordance with Neptune Township requirements. Auto batteries, white goods, motor oil, oil filters, anti-freeze and used tires are all Monmouth County mandated recyclable materials that are accepted by the Recycling Center.

4. Energy Utilization

The proposed project will impose slight demand to electricity and gas utilities as to provide energy to the site.

**VII. REQUIRED LICENSES, PERMITS, AND APPROVALS**

**Agency**

**Status**

**Soil Conservation District**

Soil Erosion and Sediment Control Plan Certification

To be Submitted

**Monmouth County Planning Board**

Major Site Plan Approval

To be Submitted

Minor Subdivision Approval

To be Submitted

**Neptune Township Planning Board**

Major Site Plan Approval

To be Submitted

**New Jersey Department of Environmental Protection**

Letter of Interpretation

To be Submitted

Transition Area Waiver

To be Submitted

**VIII. SUMMARY**

As determined within the context of this report, the proposed development should have a minimal adverse impact on the natural environment due to proper design and implementation of the proposed project and the existing condition of the site.

The habitat of the land does not contain unique qualities to support rare or endangered species, and it is typical of land within the developed area of Neptune Township. Wildlife, vegetation, air and water quality, soil conditions, and aesthetics will all be minimally affected adversely in the long term; however, maximum controls will minimize or eliminate any of these impacts will be taken wherever appropriate.

The proposed project is surrounded by roadways and residential developments. The new development will blend with the already developed surrounding area. In addition to the existing surrounding uses supporting the development, all required infrastructure is located at the property boundary. Little, if any, disturbance to the surrounding areas will be required to provide the proposed project with the same.

Overall, the proposed project will create both positive and negative impacts for the Township and its residential and natural communities, however the careful design, construction, and management of the project shall limit the possibility of future adverse environmental impacts.

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***Environmental Impact Statement***

**Block 1500, Lots 1, 2, 5, 20, 21 & 22**

**Neptune Township, Monmouth County, New Jersey**

July 28, 2013

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Stormwater Management Report: Neptune Township, Monmouth County, New Jersey FWH Associates, P.A.

Neptune Township Zoning Plan

Neptune Township Land Use Regulations Ordinance

Doc: 07T706EIS017

# ***FIGURES***




Job No.: T1706.017  
 Scale: 1" = 2,000'  
 Date: 06/18/13  
 Drawn By: CM

This map was developed using Geographic Information Systems. No warranty is made by the County of Monmouth regarding the accuracy of the data. The user assumes all liability for any errors or omissions. This map is for visual display purposes only and all dimensions are approximate.

# Monmouth County Roads Map

Block 1500 \* Lots 1, 2, 5, 20, 21 & 22  
 Neptune Twp., Monmouth Co., New Jersey



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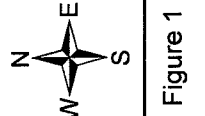


Figure 1



Job No.: T1706.017  
 Scale: 1" = 2,000'  
 Date: 06/18/13  
 Drawn By: CM



Source: NJDEP  
 The secondary project has not been verified by the NJDEP and is for informational purposes only.  
 All locations are approximate.

Figure 2

# U.S.G.S. Asbury Park Quadrangle Map

Block 1500 \* Lots 1, 2, 5, 20, 21 & 22  
 Neptune Twp., Monmouth Co., New Jersey

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