

ENVIRONMENTAL IMPACT STATEMENT


1208-1210 5th AVENUE

BLOCK 420, LOT 18
1208-1210 5TH AVENUE
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NJ

1208 5th AVE, LLC
1924 HECK AVENUE
NEPTUNE, NJ 07753

October 16, 2023
InSite Job # 22-2045-01


Andrew J. Grover, PE, LEED AP
Associate


Maeve E. Desmond, PP, AICP
Associate

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INTRODUCTION

This Environmental Impact Statement is being submitted as part of the development application for 1208-1210 Fifth Avenue, also known as Lot 18 within Block 420, in the Township of Neptune, Monmouth County, New Jersey. The Environmental Impact Statement was prepared on behalf of 1208 5th Ave, LLC and in accordance with the requirements of Ordinance No. 04-23 of the Township's Code. The purpose is to document existing environmental conditions and the likely impact from the proposed development. The statement is intended to address the factors listed in subsection C. of Ordinance No. 04-23 and any other factors pertinent to the proposed project.

PROJECT LOCATION

The property is within a mixed residential and commercial area and located east of Route 35, west of Memorial Drive, South of Route 33 and on the north side of Fifth Avenue. The property is situated within the R-4 "Medium Density Single-Family Residential" Zoning District.

The property consists of approximately 0.53 acres and is currently developed with a one (1)-story warehouse, garage, parking area, and exterior storage area. 1208 5th Ave, LLC currently utilizes the property for their commercial business.

PROJECT DESCRIPTION

The applicant is proposing to redevelop the existing property to convert the existing one (1)-story warehouse into a self-storage facility along with outdoor storage units with a new portion of paved parking lot. The proposed project includes the demolition of the existing smaller building and the removal of a portion of the existing gravel.

The redevelopment consists of 61 proposed storage units totaling approximately 8,080 square feet and improvements to the property including enhancements to the landscaping and associated parking. The proposed project is detailed on plans entitled *Preliminary & Final Site Plan for 1208-1210 Fifth Avenue*, prepared by InSite Engineering, dated October 12, 2023.

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EXISTING CONDITIONS INVENTORY

SOILS

The USDA NRCS Web Soil Survey identifies the following mapped soil type on the site:

<u>SOIL NAME</u>	<u>HYDROLOGIC GROUP</u>
EvuB- Evesboro-Urban land complex, 0 to 5 percent slopes	A

Evesboro-Urban land complex is an excessively drained soil type with depth to seasonal high water of greater than 80 inches and is generally well-suited for development.

TOPOGRAPHY

Elevations on the site range from roughly 16 to 19. No steep slopes are present on the site. The property slopes from northwest to southeast.

GEOLOGY

According to NJ-GeoWeb, the subject site is within the coastal Plain upland of New Jersey. The property is underlain by the Lower Member Kirkwood Formation. The Kirkwood formation consists of quartz, sand, and clay.

GROUNDWATER HYDROLOGY

No stormwater detention is proposed. Therefore, the groundwater hydrology of the site is not applicable.

SURFACE WATER

There are no surface waterbodies on the property. NJ-GeoWeb maps the closest waterbody to the property as Sylvan Lake, which is 0.46 miles to the southeast.

SUBWATERSHED

The property is within the “Atl drainage (Shark R – Deal LK)” sub-watershed, which is approximately 2,146.70 Acres. The property is located within the south central portion of this sub-watershed.

VEGETATION, WILDLIFE AND AQUATIC SPECIES

According to the NJ-GeoWeb Landscape Project Version 3.3, there are no mapped habitats for threatened or endangered species. There are no surface waters located on site and therefore there are no habitats for aquatic species to survive.

A survey performed by InSite Surveying, LLC entitled “Boundary & Topographic Survey of Block 420, Lot 18 1208-1210 5th Avenue”, dated 11/08/22, revised 06/12/23, shows that the property is mainly comprised of impervious coverage. Vegetation identified in the survey includes a 5-foot shrub on the southwest area of the site, a 9-foot hedgerow that wraps around the southeast portion of the property and a 12-foot hedgerow that continues around the northeast portion of the site.

LAND USE

The property zoned within the R-4 “Medium Density Single-Family Residential,” where a variety of permitted uses are authorized. The purpose of the R-4 Zone District is to provide for single-family residential development at a density not to exceed 8.7 dwellings units per acre. The zone is currently comprised mainly of residential homes. The proposed project will support the R-4 Zoning District’s purpose of preventing a high-density residential area.

AIR QUALITY

Existing air quality surrounding the site is typical of a central New Jersey suburban setting. There are existing hazardous air pollutants (HAP’s) which come from cars, heavy duty trucks, buses, and other highway vehicles. These vehicles produce diesel particulate matter, diesel exhaust and/or carbon monoxide. There are known health standards associated with these pollutants. There are no other known HAP’s emitted from the current facility.

WATER QUALITY

There are no surface waters present on site. According to the Town of Neptune Municipal Stormwater Management Plan (MSWMP), last revised May 2009, the proposed project is not defined as “major development” considering the limit of disturbance is less than 1 (one) acre and new impervious area is less than ¼ of an acre. Drainage patterns will continue to follow the existing conditions towards the right of way.

AMBIENT NOISE LEVEL

The current ambient noise levels produced from the property are in-kind with neighboring commercial facilities. Any impacts on ambient noise levels from the proposed improvements after construction are anticipated to be negligible.

AESTHETIC FEATURES

The existing site does not contain unique or unusual aesthetic features that would be impacted by the proposed redevelopment. The proposed project will be in character with surrounding commercial development within the vicinity.

TREE REMOVAL

There are no trees on the property. An Evergreen and Shade tree just off site to the southwest and are proposed to be maintained and protected. An additional 12-foot hedgerow is proposed as landscaping improvements and will connect the two existing hedgerows. No tree removal is proposed.

SERVICES AND NATURAL RESOURCES

WASTEWATER MANAGEMENT

The are no wastewater facilities proposed on the site at this time.

WATER SUPPLY

There is an existing water supply to the property that will remain intact along 5th Avenue. The existing infrastructure will meet the demands of the proposed project as the demand for the property has not increased and no impacts to offsite water quality is anticipated.

SURFACE DRAINAGE AND STORMWATER MANAGEMENT

As mentioned above, the proposed project does not meet the definition of "Major Development." Therefore, compliance with the Stormwater Management Rules is not required. The existing grade of the property will remain as such to allow stormwater runoff to flow from the northwest portion of the site to the southeastern portion of the property to the right of way. The collection of surface drainage and stormwater runoff will remain as it currently exists.

STREAM CORRIDORS

There are no surface waters near the site. As mentioned, the closest waterbody is Sylvan Lake, which is approximately 0.46 miles away from the property. This section is not applicable.

SOLID WASTE DISPOSAL

The proposed redevelopment includes the construction of an 8' x 15' trash enclosure at the northeast portion of the property. Solid waste and recyclable materials will be separated and on site and collected by a private hauler.

AIR QUALITY

There may be some temporary airborne dust particles associated with the construction process, but these conditions will be localized and will dissipate with the stoppage of each workday. Dust will be controlled through the daily watering of the construction entrances/exits and circulation aisles and cleaning of the streets as necessary. It is not anticipated that the proposed development will have a noticeable impact on air quality.

NOISE

Ambient noise levels during construction are anticipated to increase slightly. Upon completion of construction, ambient noise is expected to be typical of a commercial facility and existing commercial uses in the vicinity. No adverse impacts to neighbors are anticipated due to noise.

TRAFFIC

McDonough & Rea Associates, Inc. have been hired to prepare a traffic statement for the proposed redevelopment. An inventory of existing traffic and road conditions in the area, estimates of traffic to be generated by the redevelopment and an assessment of the proposed redevelopment to provide safe and adequate traffic patterns will be provided.

COMMUNITY IMPACT

The impact of the proposed redevelopment will not require an increase in municipal services or facilities. The proposed project will not generate an increase in residents or school children and will not create an additional cost to the tax payers.

VISUAL IMPACT

The existing conditions of the property include an open gravel lot with pallets, crates, a dumpster, and a rundown garage. The proposed redevelopment including the removal of the garage, a paved surface parking area and landscaping improvements will enhance the visuals of the property.

ARTIFICIAL LIGHT

Any artificial lighting proposed for the site will comply with the Neptune Township lighting standards.

CRITICAL AND ENVIRONMENTALLY SENSITIVE AREAS

A site visit conducted by InSite Engineering on 8/2/2023, confirmed there are no wetlands on the property or within the near vicinity. The property is not mapped within a flood hazard area and there are no regulated waters within 0.46 miles of the site. The site is not within a riparian zone and there are no slopes greater than 15%. According to NJ-GeoWeb the site is not mapped within

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a habitat for threatened or endangered species. The property is located within the CAFRA area. However, according to the Coastal Zone Management Rules per N.J.A.C. 7:7, a CAFRA permit is not required. There are no environmentally sensitive areas present on the property. It is not anticipated that the proposed redevelopment will have adverse impacts on environmentally sensitive areas.

ENERGY CONSERVATION

The proposed project is anticipated to utilize typical energy levels for commercial development. The use of solar or wind energy is not proposed.

ENVIRONMENTAL PROTECTIVE MEASURES

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

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

ADVERSE IMPACTS WHICH CANNOT BE AVOIDED

During the construction phase of the proposed redevelopment, sedimentation and siltation will increase. Soil erosion controls will be implemented to mitigate adverse impacts and minimize any soil loss. The construction phase will also slightly increase ambient noise levels. After the completion of construction, noise levels will decrease and remain at the levels of a typical

commercial development. Other adverse impacts as a result of the proposed development are not anticipated.

SUMMARY OF ENVIRONMENTAL ASSESSMENT

The proposed redevelopment does not appear to have any adverse environmental impacts that would outweigh the benefits of enhancing the existing commercial business into a self-storage facility. The property has been previously developed and does not contain any environmentally sensitive areas, such as surface water, riparian zone, flood hazard area or the presence of threatened or endangered species. Negative impacts to environmentally sensitive areas are not anticipated as a result of the proposed project.

PERMITS

Following is a list of the agencies from which approvals, permits, and licenses are anticipated to be required:

- Township of Neptune Board of Adjustment - Preliminary and Final Major Site Plan Approval
- Monmouth County Planning Board – Site Plan Approval
- Freehold Soil Conservation District – Soil Erosion & Sediment Control Plan Certification

IMPACTS ON THE ENVIRONMENT AND THE COMMUNITY

As mentioned above and outlined in this Environmental Impact Statement, impacts on the environment are anticipated to be de minimis. The proposed project is not anticipated to generate any additional residents nor public school students. The proposed redevelopment will however generate additional tax revenue for the Township of Neptune. The benefits of the redevelopment outweigh any adverse impacts to the environment.

STEPS TO MINIMIZE IMPACTS

The proposed project includes several practices to ensure that impacts to the environment are minimal. These practices include preservation of the existing vegetation on and off-site of the property, landscaping improvements, and maintaining the existing grade to continue the current

drainage patterns towards the right of way. The implementation of soil erosion and sediment control measures along with the use of silt fencing will also contribute to minimizing the potential impacts to the environment.

ALTERNATIVE ACTIONS

Alternatives to the proposed project were taken into consideration, such as the no build option. However, this would not allow the applicant to meet the goal of redeveloping the property. As the property has been previously developed and there are no environmentally sensitive areas on the property, other alternatives to the proposed redevelopment would not impact the environment any less. The proposed project is not anticipated to have any adverse impacts on the environment.

OFF-SITE SECONDARY IMPACTS

SURFACE RUNOFF AND FLOODING

There are no surface waters on or in the near vicinity of the property and the site is not within a flood hazard area. No flooding is anticipated. Surface runoff is proposed to maintain the existing drainage patterns from the northwest to the southeast towards the right of way.

NONPOINT SOURCE POLLUTION

Existing conditions on the property do not contribute to pollution of the air and water within the surrounding region. Pollution in the surrounding area is not foreseen as a result of the proposed project.

SEDIMENTATION AND EROSION

As mentioned above, strict adherence to the limits of disturbance parameters and stabilizing the construction entrance will help reduce the amount of soil being brought off site. Effective implementation of soil erosion and sediment control measures, and silt fencing should successfully minimize the site's redevelopment impact on sedimentation and erosion to areas off-site. A soil

erosion certification approval by the local soil conservation district will be received prior to any soil disturbance on site.

WATER SUPPLY QUALITY AND QUANTITY

There is an existing water supply to the property that will remain intact along 5th Avenue. The existing infrastructure will meet the demands of the proposed project as the demand for the property has not increased and no impacts to offsite water quality is anticipated.

TRAFFIC CONGESTION

Please refer to the traffic report being prepared by McDonough & Rea Associates, Inc.

HABITAT FRAGMENTATION

The property has been previously developed with impervious coverage and according to NJ-GeoWeb, there are no mapped habitats that support threatened or endangered species. Habitat fragmentation is not anticipated as a result of the proposed redevelopment.

STATEMENT OF QUALIFICATIONS

Please see the Appendix for a Statement of Qualifications for Andrew Grover, PE, LEED AP and Maeve Desmond, PP, AICP.

CONCLUSION

This Environmental Impact Statement concludes that the proposed improvements will result in minimal environmental impact on the site and the surrounding area and is designed in substantial conformance with the Township's Ordinance. The proposed project is well suited for the existing property and the use is complementary to the surrounding area.

LIST OF APPENDICES

Road Map

Tax Map

USGS Map

Soils Map

FEMA FIRM Map

Natural Heritage Program Letter

Statement of Qualifications

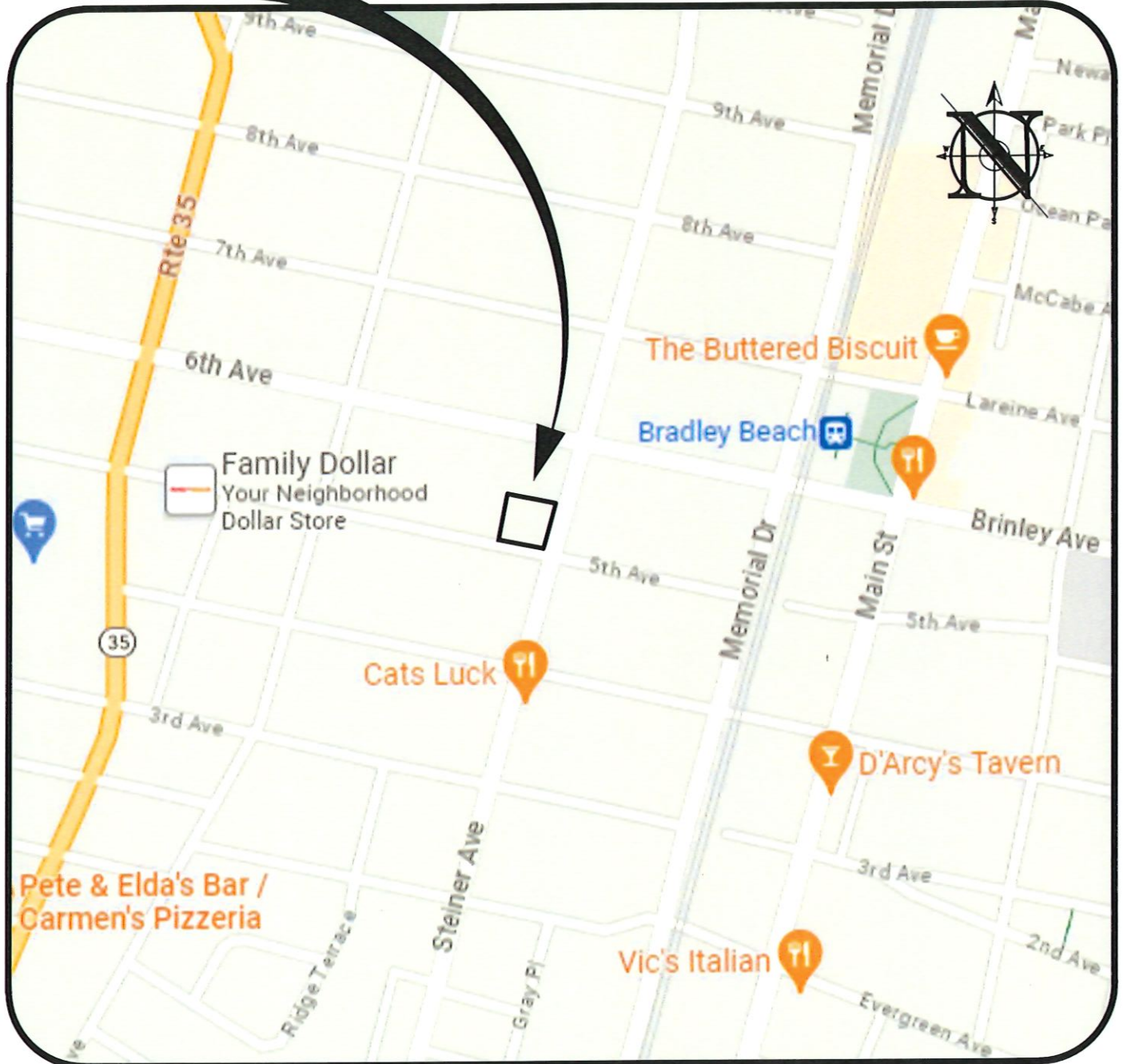
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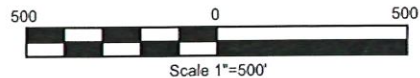
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SITE



PLAN



ROAD MAP EXHIBIT



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 CERTIFICATE OF AUTHORIZATION:
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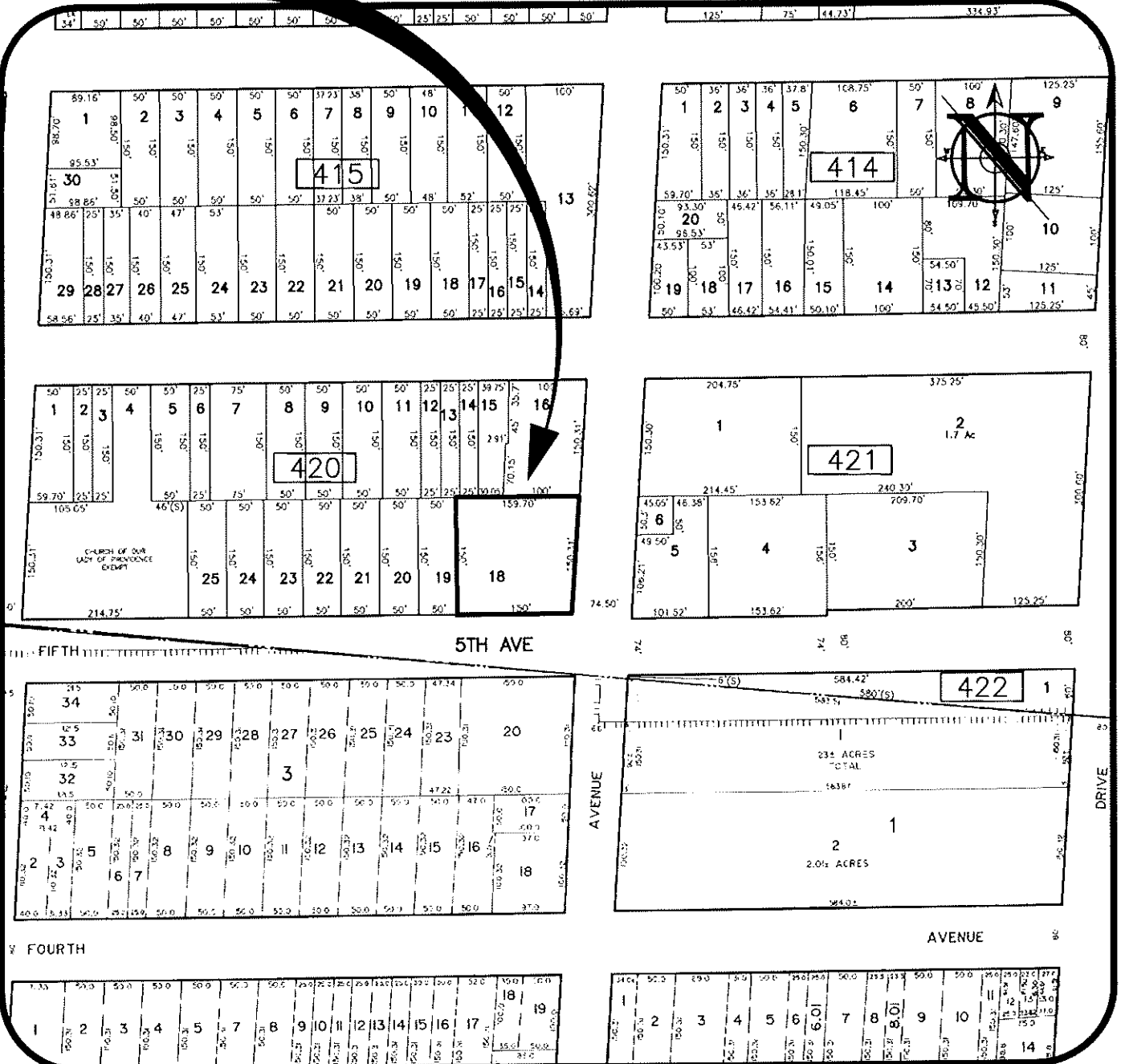
Site Location:
 1208-1210 Fifth Avenue
 Block 420, Lot 18
 Township of Neptune, Monmouth County, NJ

Reference:
 Google Maps- 2023

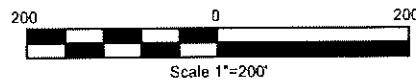
InSite Project No.
 22-2045-01
Drawing No.
 22-2045-01r0
Date
 July 31, 2023

Revisions

SITE



PLAN



TAX MAP EXHIBIT



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Site Location:
 1208-1210 Fifth Avenue
 Block 420, Lot 18
 Township of Neptune, Monmouth County, NJ

Reference:
 Township of Neptune-Tax Map
 Sheet 4
 Date: April 2014

InSite Project No.
 22-2045-01
 Drawing No.
 22-2045-01r0
 Date
 July 31, 2023

Revisions

SITE



PLAN



USGS MAP EXHIBIT



InSite Engineering, LLC
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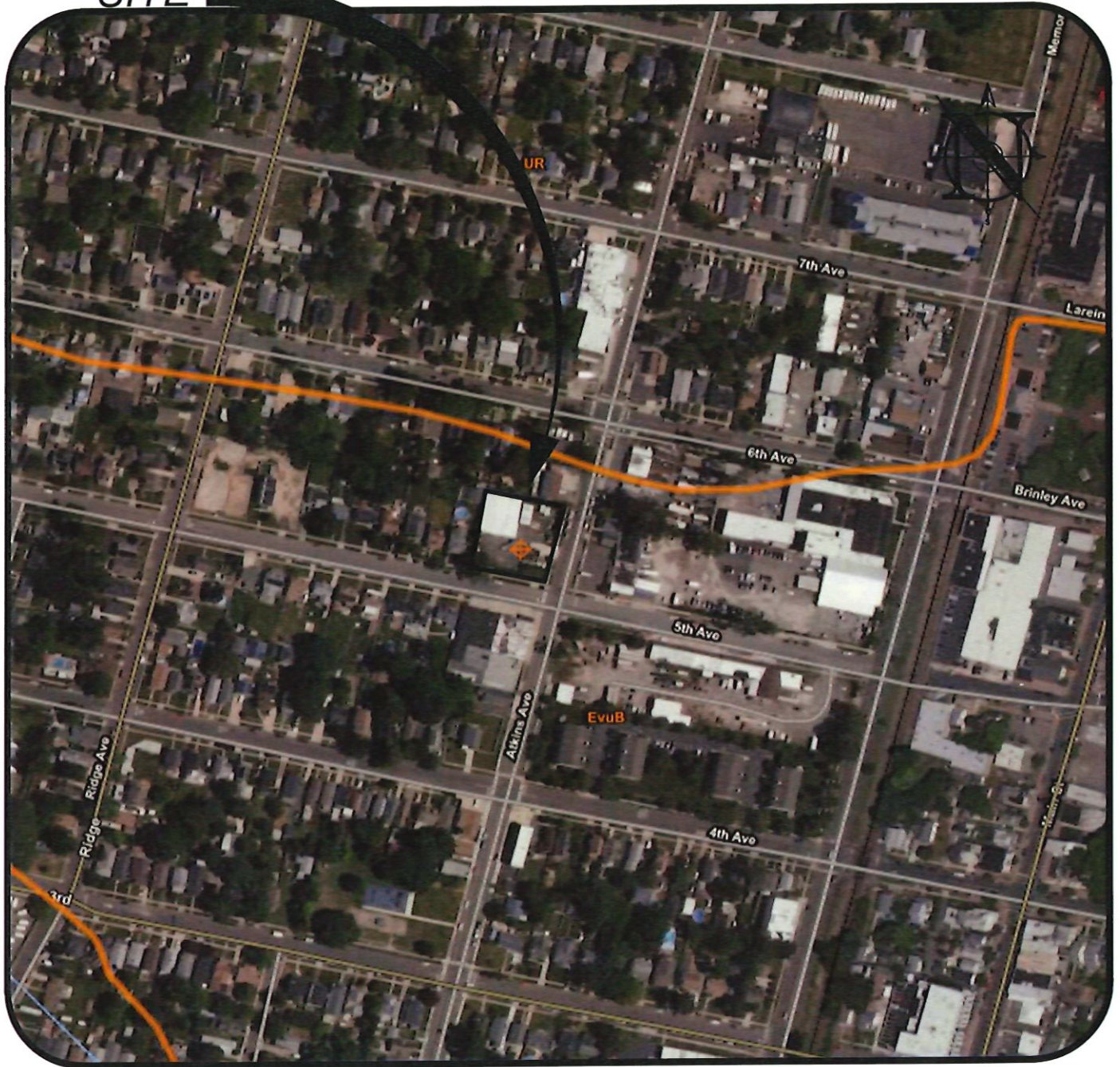
Site Location:
 1208-1210 Fifth Avenue
 Block 420, Lot 18
 Township of Neptune, Monmouth County, NJ

Reference:
 US Geological Survey
 Asbury Park Quadrangle-2019

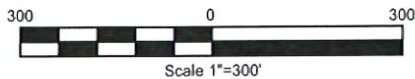
InSite Project No.
 22-2045-01
Drawing No.
 22-2045-01r0
Date
 July 31, 2023

Revisions

SITE



PLAN



Soils Legend

EvuB—Evesboro—Urban land complex, 0 to 5 percent slopes

SOIL MAP EXHIBIT



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Site Location:
 1208-1210 Fifth Avenue
 Block 420, Lot 18
 Township of Neptune, Monmouth County, NJ

Reference:
 United States Department of Agriculture
 Natural Resources Conservation Service
 Web Soil Survey

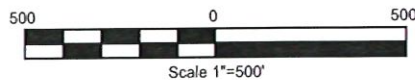
InSite Project No.
 22-2045-01
Drawing No.
 22-2045-01r0
Date
 July 31, 2023

Revisions

SITE



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EFFECTIVE FEMA FIRM EXHIBIT



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Site Location:
 1208-1210 Fifth Avenue
 Block 420, Lot 18
 Township of Neptune, Monmouth County, NJ

Reference:
 Federal Emergency Management Agency
 Effective Flood Insurance Rate Map
 Map Number: 34025C0334G
 Effective Date: June 15, 2022

InSite Project No.
 22-2045-01
Drawing No.
 22-2045-01r0
Date
 July 31, 2023

Revisions



State of New Jersey

MAIL CODE 501-04

DEPARTMENT OF ENVIRONMENTAL PROTECTION

STATE PARKS, FORESTS & HISTORIC SITES

OFFICE OF NATURAL LANDS MANAGEMENT

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PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

SHAWN M. LATOURETTE
Commissioner

August 14, 2023

Brennen Fitzsimmons
InSite Engineering, LLC
1955 Route 34, Suite 1A
Wall, NJ 07719

Re: 1208-1210 Fifth Avenue
Block(s) - 420, Lot(s) - 18
Neptune Township, Monmouth County

Dear Brennen Fitzsimmons:

Thank you for your data request regarding rare species information for the above referenced project site.

Searches of the Natural Heritage Database and the Landscape Project (Version 3.3) are based on a representation of the boundaries of your project site in our Geographic Information System (GIS). We make every effort to accurately transfer your project bounds from the map(s) submitted with the Natural Heritage Data Request Form into our GIS. We do not typically verify that your project bounds are accurate, or check them against other sources.

We have checked the Landscape Project habitat mapping and the Biotics Database for occurrences of any rare wildlife species or wildlife habitat on the referenced site. The Natural Heritage Database was searched for occurrences of rare plant species or ecological communities that may be on the project site. Please refer to Table 1 (attached) to determine if any rare plant species, ecological communities, or rare wildlife species or wildlife habitat are documented on site. A detailed report is provided for each category coded as 'Yes' in Table 1.

We have also checked the Landscape Project habitat mapping and Biotics Database for occurrences of rare wildlife species or wildlife habitat in the immediate vicinity (within ¼ mile) of the referenced site. Additionally, the Natural Heritage Database was checked for occurrences of rare plant species or ecological communities within ¼ mile of the site. Please refer to Table 2 (attached) to determine if any rare plant species, ecological communities, or rare wildlife species or wildlife habitat are documented within the immediate vicinity of the site. Detailed reports are provided for all categories coded as 'Yes' in Table 2. These reports may include species that have also been documented on the project site.

We have also checked the Landscape Project habitat mapping and Biotics Database for all occurrences of rare wildlife species or wildlife habitat within one mile of the referenced site. Please refer to Table 3 (attached) to determine if any rare wildlife species or wildlife habitat is documented within one mile of the project site. Detailed reports are provided for each category coded as 'Yes' in Table 3. These reports may include species that have also been documented on the project site.

For requests submitted in order to make a riparian zone width determination as part of a Flood Hazard Area Control Act (FHACA) rule application, we report records for all rare plant species and ecological communities tracked by the Natural Heritage Program that may be on, or in the immediate vicinity of, your project site. A subset of these plant species is also covered by the FHACA rules when the records are located within one mile of the project site. One-mile searches for FHACA plant species will only report precisely located occurrences for those wetland plant species identified under the FHACA regulations as being critically dependent on the watercourse. Please refer to Table 3 (attached) to determine if any precisely located rare wetland plant species covered by the FHACA rules have been documented. Detailed reports are

provided for each category coded as 'Yes' in Table 3. These reports may include species that have also been documented on, or in the immediate vicinity of, the project site.

The Natural Heritage Program reviews its data periodically to identify priority sites for natural diversity in the State. Included as priority sites are some of the State's best habitats for rare and endangered species and ecological communities. Please refer to Tables 1, 2 and 3 (attached) to determine if any priority sites are located on, in the immediate vicinity, or within one mile of the project site.

A list of rare plant species and ecological communities that have been documented from the county (or counties), referenced above, can be downloaded from <https://nj.gov/dep/parksandforests/natural/heritage/database.html>. If suitable habitat is present at the project site, the species in that list have potential to be present.

Status and rank codes used in the tables and lists are defined in EXPLANATION OF CODES USED IN NATURAL HERITAGE REPORTS, which can be downloaded from https://nj.gov/dep/parksandforests/natural/docs/nhpcodes_2010.pdf.

Beginning May 9, 2017, the Natural Heritage Program reports for wildlife species will utilize data from Landscape Project Version 3.3. If you have questions concerning the wildlife records or wildlife species mentioned in this response, we recommend that you visit the interactive web application at the following URL, <https://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=0e6a44098c524ed99bf739953cb4d4c7>, or contact the Division of Fish and Wildlife, Endangered and Nongame Species Program at (609) 292-9400.

For additional information regarding any Federally listed plant or animal species, please contact the U.S. Fish & Wildlife Service, New Jersey Field Office at <http://www.fws.gov/northeast/njfieldoffice/endangered/consultation.html>.

Information supplied by the Natural Heritage Program summarizes existing data known to the program at the time of the request regarding the biological elements (species and/or ecological communities) or their locations. They should never be regarded as final statements on the elements or areas being considered, nor should they be substituted for on-site surveys required for environmental assessments.

Thank you for consulting the Natural Heritage Program. The attached invoice details the payment due for processing this data request. Feel free to contact us again regarding any future data requests.

Sincerely,



Robert J. Cartica
Administrator

c: NHP File No. 23-4007421-28342

Table 1: On Site Data Request Search Results (6 Possible Reports)

<u>Report Name</u>	<u>Included</u>	<u>Number of Pages</u>
1. Possibly on Project Site Based on Search of Natural Heritage Database: Rare Plant Species and Ecological Communities Currently Recorded in the New Jersey Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites On Site	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.3 Species Based Patches	No	0 pages included
4. Vernal Pool Habitat on the Project Site Based on Search of Landscape Project 3.3	No	0 pages included
5. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	No	0 pages included
6. Other Animal Species On the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	Yes	1 page(s) included

Other Animal Species
On the Project Site Based on
Additional Species Tracked by
Endangered and Nongame Species Program

Scientific Name	Common Name	Federal Protection Status	State Protection Status	Grank	Strank
<i>Invertebrate Animals</i>					
Metarranthis pilosaria	Coastal Bog Metarranthis			G3G4	S3S4
Total number of records:		1			

Table 2: Vicinity Data Request Search Results (6 possible reports)

<u>Report Name</u>	<u>Included</u>	<u>Number of Pages</u>
1. Immediate Vicinity of the Project Site Based on Search of Natural Heritage Database: Rare Plant Species and Ecological Communities Currently Recorded in the New Jersey Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites within the Immediate Vicinity	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat Within the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.3 Species Based Patches	No	0 pages included
4. Vernal Pool Habitat In the Immediate Vicinity of Project Site Based on Search of Landscape Project 3.3	No	0 pages included
5. Rare Wildlife Species or Wildlife Habitat In the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	No	0 pages included
6. Other Animal Species In the Immediate Vicinity of the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	Yes	1 page(s) included

Other Animal Species

In the Immediate Vicinity of the Project Site Based on

Additional Species Tracked by

Endangered and Nongame Species Program

Scientific Name	Common Name	Federal Protection Status	State Protection Status	Grank	Srank
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Invertebrate Animals

Metarranthis pilosaria	Coastal Bog Metarranthis			G3G4	S3S4
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Total number of records: 1

**Table 3: Within 1 Mile for Riparian Zone Width Determination
(6 possible reports)**

<u>Report Name</u>	<u>Included</u>	<u>Number of Pages</u>
1. Rare Plant Species Occurrences for Riparian Zone Width Determination (Flood Hazard Area Control Act Rule Application) - Within One Mile of the Project Site Based on Search of Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites for Riparian Zone Width Determination - Within One Mile of the Project Site	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat for Riparian Zone Width Determination - Within One Mile of the Project Site Based on Search of Landscape Project 3.3 Species Based Patches	Yes	2 page(s) included
4. Vernal Pool Habitat for Riparian Zone Width Determination - Within One Mile of the Project Site Based on Search of Landscape Project 3.3	No	0 pages included
5. Rare Wildlife Species or Wildlife Habitat for Riparian Zone Width Determination - Within One Mile of the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	No	0 pages included
6. Other Animal Species for Riparian Zone Width Determination - Within One Mile of the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	Yes	1 page(s) included

**Rare Wildlife Species or Wildlife Habitat for Riparian Zone Width Determination
Within One Mile of the Project Site
Based on Search of Landscape Project 3.3 Species Based Patches**

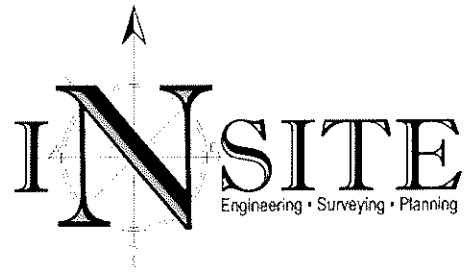
Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Strank
<i>Aves</i>	Bald Eagle	Haliaeetus leucocephalus	Foraging	4	NA	State Endangered	G5	S1B,S2N
	Black-crowned Night-heron	Nycticorax nycticorax	Foraging	3	NA	State Threatened	G5	S2B,S3N
	Cliff Swallow	Petrochelidon pyrrhonota	Breeding Sighting-Confirmed	2	NA	Special Concern	G5	S3B,S4N
	Great Blue Heron	Ardea herodias	Foraging	2	NA	Special Concern	G5	S3B,S4N
	Least Tern	Sternula antillarum	Foraging	4	NA	State Endangered	G4	S1B,S1N
	Osprey	Pandion haliaetus	Foraging	3	NA	State Threatened	G5	S2B,S4N
	Osprey	Pandion haliaetus	Nest	3	NA	State Threatened	G5	S2B,S4N
	Wood Thrush	Hylocichla mustelina	Breeding Sighting	2	NA	Special Concern	G4	S3B,S4N
	Fin Whale	Balaenoptera physalus	Live Individual Sighting	5	Federally Listed Endangered	State Endangered	G3G4	S1
	Humpback Whale	Megaptera novaeangliae	Live Individual Sighting	5	Federally Listed Endangered	State Endangered	G4	S1
<i>Mammalia</i>								

**Rare Wildlife Species or Wildlife Habitat for Riparian Zone Width Determination
Within One Mile of the Project Site
Based on Search of Landscape Project 3.3 Species Based Patches**

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Strank
<i>Reptilia</i>	North Atlantic Right Whale	Eubalaena glacialis	Live Individual Sighting	5	Federally Listed Endangered	State Endangered	G1	S1
	Atlantic Leatherback	Dermochelys coriacea	Occupied Habitat	5	Federally Listed Endangered	State Endangered	G2	S1
	Eastern Box Turtle	Terrapene carolina carolina	Occupied Habitat	2	NA	Special Concern	G5T5	S3

Other Animal Species for Riparian Zone Width Determination
Within One Mile of the Project Site
Based on Additional Species Tracked by
Endangered and Nongame Species Program

Scientific Name	Common Name	Federal Protection Status	State Protection Status	Grank	Strank
<i>Invertebrate Animals</i>					
Metarranthis pilosaria	Coastal Bog Metarranthis			G3G4	S3S4
Total number of records:		1			



ANDREW J. GROVER, PE, LEED AP

ASSOCIATE

PROFESSIONAL BACKGROUND

Mr. Grover has been managing and designing all types of land development projects throughout the State of New Jersey since 2002. Prior to working for InSite Engineering, Mr. Grover was an in-house engineer for one of the nation's leading home builders. He has been involved in all phases of projects from acquisition, design/permitting, construction and finally to close out phase. He has a great respect and understanding for other project team members such as architects, environmental engineers, and landscape architects that promotes a healthy team collaboration to deliver the client the best product to meet their ultimate development goals.

EXPERIENCE

Mr. Grover serves as an Associate at InSite Engineering and is responsible for the oversight and completion of land development, site engineering, permitting, and design approvals of residential, commercial, military, hospitality, and institution site developments. Mr. Grover had been responsible for civil site design projects for over 20 years. The following is a list of his representative development projects:

- **Reserve at Franklin Lakes, Franklin Lakes, Bergen County, NJ:** Site engineering and permitting services for the redevelopment of former 130-acre High Mountain Golf Course into multi-residential units consisting of 160 carriage homes, 60 single family homes, and 55 affordable units.
- **Enclave at Princeton Junction, West Windsor, Mercer County, NJ:** Site engineering and permitting services of a 45-acre site into multi-residential units consisting of 51 townhouse lots, 7 corporate suite buildings containing 192 units, 40 apartments and 22,662 SF of office/retail use.
- **10 Provost Street, Jersey City, Hudson County, NJ:** Site engineering and permitting services for second phase of Provost Square development consisting of a 28-story building with 242 residential units, 12,486 SF of retail space as well as an outdoor plaza area to tie together future phases of project.
- **151 Bay Street, Jersey City, Hudson County, NJ:** Site engineering and permitting services for third phase of Provost Square development, this phase consists of the redevelopment of the former A & P Annex building into a 34-story building with 259 residential units, 12 live/work artist studios, 6,289 SF of retail space and 550 seat community theater on first floor.
- **Freedom Village at West Windsor, West Windsor, Mercer County, NJ:** Site engineering and permitting for 72-unit apartment community. All buildings are two-story with elevators and private entrances, making all units barrier-free. Special detail was taken to design and construct all site access to be 100% barrier free. In addition, worked with LEED AP to prepare necessary documentation for site to receive LEED Certified level.

- **Regency at Cranbury, Cranbury, Middlesex County, NJ:** Site engineering and permitting services for the development of a 71-acre site into 167 single family units. This active adult community contain will a clubhouse and several amenities including pool and tennis courts.
- **Princeton Manor, South Brunswick Township, Middlesex County, NJ:** Site engineering and permitting of 220-acre site consisting of 349-unit active adult community with clubhouse and amenities.
- **Route 17 Retail Shopping Center, Ridgewood, Bergen County, NJ:** Site Engineering and permitting services for retail shopping center along route 17 in Ridgewood.
- **Rutgers University's Center for Advance Infrastructure and Transportation (CAIT) Building, Busch Campus, Piscataway, Middlesex County, NJ:** Site engineering and permitting for the CAIT building on the Busch campus of Rutgers University.
- **New Security Gates at Main & Commercial Security Access Entrances at McGuire Air Force Base, Burlington County, NJ:** Site engineering and permitting for the anti-terrorism security buildings & gates at the main and commercial entrances to McGuire Air Force Base.
- **Dennis Substation, Dennis Township, Cape May County, NJ:** Site engineering and permitting services for power substation for Atlantic City Electric (Conectiv Power Delivery).
- **McGuire AFB / Fort Dix Housing Privatization Project, Burlington County, NJ:** Site engineering and permitting for the privatization of over 2,000 residential units for military families to be able to remain on base without the need to find homes out in neighboring towns. Previous housing and it's infrastructure on base was outdated and in need of major repairs/upgrades.
- **Stone Hill Church (Westerly Road Church), Princeton Township, Mercer County, NJ:** Site engineering and permitting for a, 18-acre site in order to construct a new 43,940 square foot church building containing 535 seat sanctuary and other amenities.
- **Residence Inn by Marriott, Egg Harbor Township, Atlantic County, NJ:** Site engineering and permitting for 4-story hotel building containing 101-rooms.
- **Burlington Neck Warehouse, Burlington Township, Burling County, NJ:** Site engineering and permitting for the redevelopment of a former Hercules inc. site into four (4) large warehouse buildings totaling 1.6 million square feet.

EDUCATION

Lafayette College, Easton, PA, Bachelor of Science in Civil Engineering

Stevens Institute of Technology, Hoboken, NJ, Master of Engineering in Civil Engineering

PROFESSIONAL LICENSES

New Jersey Professional Engineer, Lic. No. 47123

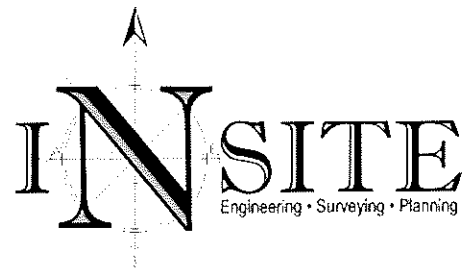
Pennsylvania Professional Engineer, Lic No. 74257

LEED Accredited Professional

PROFESSIONAL AFFILIATIONS

Society of American Military Engineers (SAME)

American Society of Civil Engineers (ASCE)



MAEVE E. DESMOND, AICP, PP

ASSOCIATE

PROFESSIONAL BACKGROUND

Maeve E. Desmond, PP, AICP, is an experienced land development consultant and has been practicing in the field since 2001. Ms. Desmond has successfully navigated a great number of commercial, industrial, marine, residential, utility, and public development projects through the New Jersey Department of Environmental Protection (NJDEP) regulatory approval process and secured numerous freshwater wetlands, flood hazard area, CAFRA, and waterfront development permits. Ms. Desmond also gained valuable experience in the entitlement and construction processes by working as an urban planner in South Florida representing developers and providing land use due diligence services and processing site plans and other entitlement applications with local governments. A dedicated problem solver and creative thinker, Ms. Desmond is committed to providing clients with outstanding service by working hard to understand their goals and outlining a path to achieve them.

EXPERIENCE

Ms. Desmond leads the Environmental Department at InSite Engineering, providing land use environmental consulting services to private and public sector clients. Ms. Desmond is responsible for field investigations and wetlands delineations, consultation with design teams, and oversight on permit application submittals to regulatory agencies. Representative projects include:

- **Pennsauken Self Storage:** Conducted field investigation and constraints analysis for redevelopment of a waterfront property in Pennsauken Township, New Jersey with a self storage facility. Secured approval of an Upland Waterfront Development Individual Permit, Letter of Interpretation, and Transition Area Waiver for the project.
- **Rumson Country Club:** Secured a CAFRA Individual Permit from NJDEP for additions to the Clubhouse and expansion of parking area at Rumson Country Club.
- **Matawan Junction:** Conducted an environmental constraints investigation and analysis for redevelopment of former commercial site with a mixed use, transit-oriented development. Secured approval from NJDEP for an Upland Waterfront Development Individual Permit for the project.
- **72 Eagle Rock:** Delineated wetlands at approximately 26-acre redevelopment site. Obtained freshwater wetlands and flood hazard area approvals from NJDEP for conversion of office development to multi-family residential use.
- **At Home Recreation:** Delineated extensive wetlands and evaluated environmental constraints for a retail building expansion for storage. Secured NJDEP approval of a Flood Hazard Area Verification and Individual Permit, Letter of Interpretation, and Transition Area Waiver.

- **Brant Beach Yacht Club:** Reviewed extensive permit history for the Brant Beach Yacht Club marina in Long Beach, NJ to evaluate legality of existing structures. Obtained approval from NJDEP and the US Army Corps of Engineers to legalize existing unpermitted structures.
- **River Road Trail:** Conducted field investigation for wetlands and environmental constraints for a section of proposed River Road right-of-way widening along the Delaware River to accommodate a multi-purpose trail and new stormwater management measures. Secured approval of an Upland Waterfront Development Permit and Freshwater Wetlands General Permit from NJDEP and Nationwide Permit from the U.S. Army Corps of Engineers for the project.
- **Reconstruction of Repaupo Creek Levee:** Conducted field investigation and delineated extensive wetlands adjacent to an existing linear park located on a Delaware River levee. Worked with the design team to secure environmental permits from the NJDEP and U.S. Army Corps of Engineers to raise the levee and maintain the linear park for public use.
- **PSE&G Kearny Peaking Project:** Conducted field investigation at the proposed site of a natural gas peaking plant located adjacent to a tidal portion of the Hackensack River. Secured an Upland Waterfront Development Permit and Freshwater Wetlands Permit from NJDEP for the project and consulted with the US Army Corps of Engineers to confirm no jurisdiction.
- **Raritan River Marsh Main:** Conducted field investigation and delineated wetlands in the vicinity of proposed jacking pits for a watermain to be directionally drilled under a tidal portion of the Raritan River. Secured a Waterfront Development Individual Permit from NJDEP for the project.

EDUCATION

University of Delaware, Bachelor of Science in Plant and Soil Sciences

Edward J. Bloustein School of Planning and Public Policy at Rutgers University,
Master's Degree in City and Regional Planning

PROFESSIONAL LICENSES/CERTIFICATIONS

New Jersey Professional Planner, License No. 33LI00618500
American Institute of Certified Planners (AICP)

PROFESSIONAL AFFILIATIONS

American Planning Association, New Jersey Chapter
New Jersey Builders Association