ENVIRONMENTAL IMPACT STATEMENT

for

HEMENWAY SUBDIVISION

Located at

BLOCK 420; LOT 4

In

NEPTUNE TOWNSHIP
MONMOUTH COUNTY, NJ

Has been prepared for

HEMENWAY CONSTRUCTION

7 CEDAR STREET

NEPTUNE, NJ 07724

On

June 11, 2020

InSite Project No. 19-068-08

Jason L. Fichter, PE, PP
NJPE 43118 – NJPP 5726

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INTRODUCTION

This report is being submitted as part of the development application for Hemenway Construction, located on Block 420; Lot 4 as shown on Sheet 4 of the Official Tax Map of Township of Neptune, Monmouth County, New Jersey. The address of the property is 1228 Fifth Avenue. This Impact Statement has been prepared in accordance with the requirements of Ordinance No. 04-23 and Section 811.01 of the Township's Code, entitled Environmental Impact Statement. This report provides statements regarding the environmental aspects of the project and the anticipated impacts as a result of the development.

PROJECT LOCATION

The project site is located in Neptune Township, and is adjacent to the Township's border with the Borough of Neptune City. The site has frontages on Fifth Avenue to the south, Ridge Avenue to the west, and Sixth Avenue (C.R. 2) to the north. The surrounding area consists of mostly single-family residential uses and few commercial uses.

PROJECT DESCRIPTION

The existing site is developed as Our Lady of Providence Church. The former church on the property was demolished sometime around 2008 and is now a lawn area. A two-story dwelling and asphalt parking area remain. The development proposes to subdivide the lot into 6 parcels, by way of converting the existing church building into a single-family home and constructing 5 new single-family homes. Additional site improvements include but are not limited to underground stormwater management systems and utility connections.

EXISTING CONDITIONS

SOILS

The existing soil classifications for the site are based on the USDA NRCS Web Soil Survey. The survey is useful at the planning level to draw general conclusions about the suitability of a site for certain land uses. Based on the NRCS data, the site consists of the following soil type:

SOIL NAME	HYDROLOGIC GROUP
EvuB – Evesboro-Urban land complex, 0 to 5 percent slopes	A
UR – Urban Land	-

TOPOGRAPHY

Elevations for the site range from 14 to 18 and no steep slopes exist. Under existing conditions, the property slopes towards the surrounding rights-of-way. Proposed slopes will not exceed a maximum 3H:1V rate and any such areas will be stabilized in accordance with Soil Erosion and Sediment Control Standards.

GEOLOGY

According to NJDEP's GeoWeb, the bedrock geology for the subject site is within the Lower Member Kirkwood Formation and is composed of quartz, sand, and clay.

GROUNDWATER HYDROLOGY

Based on the USDA NRCS Web Soil Survey, groundwater is expected to be encountered at a depth greater than six feet below ground elevation.

SURFACE WATER

No surface water exists on the subject property.

WATERSHED

The site is located within the Whale Pond / Shark River / Wreck Pond HUC11 watershed and is part of the Shark River-Deal Lake HUC14 sub-watershed.

VEGETATION AND WILDLIFE

The subject site has few trees on the site and there no forested areas. The surrounding area is developed with residential homes, which is not conducive to wildlife. The site has been previously developed and is mostly grassed or asphalt land cover and as such does not contain any viable vegetation.

LAND USE

The property is zoned within the Medium Density Single-Family Residential (R-4).

AIR QUALITY

The current use of the property has little to no impact on current air quality in the surrounding area.

WATER QUALITY

The current use of the property has no impact on current water quality in the surrounding area.

AMBIENT NOISE LEVEL

The current use of the property has no impact on the ambient noise levels in the surrounding area.

AESTHETIC FEATURES

The existing site contains a church building with an asphalt pavement parking lot. The one-way driveway through the block is inconsistent with surrounding homes.

TREE REMOVAL

The subject property has few trees on the site and there no forested areas. The site has been previously developed and is mostly grassed or asphalt land cover and as such does not contain any viable vegetation. If a Tree Removal Permit is required, the Applicant shall request a waiver for such.

ANTICIPATED IMPACTS

SEWER FACILITIES

The property is service by municipal sewerage system. According to NJDEP's GeoWeb, the site is within the sewer service area of Neptune Township Sewerage Authority and Sewer Treatment Plant (NJPDES 0024872). The treatment plant has a permitted flow of 8.5 MGD and has a planning flow of 5.1 MGD, therefore the treatment plant should have capacity to service the project.

WATER SUPPLY

According to NJDEP's GeoWeb, the site is in the service area of New Jersey American Water Company – Coastal North, PWID NJ1345001. The water supply firm capacity is 79.6 MGD and the current peak is 71.0 MGD, with a 8.6 MPG surplus. The water company should have capacity to service the project.

SURFACE DRAINAGE, STORMWATER MANAGEMENT, AND FLOOD HAZARD

Under existing conditions, there is a drainage divide across the property creating two drainage areas. One area drains towards Fifth and Ridge Avenues, while the other area drains towards Sixth Avenue. The stormwater from these two areas ultimately converge at the inlet at the southeast corner of the Ridge Avenue and Sixth Avenue intersection (point of analysis, POA). Stormwater entering Fifth Avenue and Ridge Avenue is conveyed via gutter flow to the POA. Stormwater entering Sixth Avenue is conveyed via gutter and/or pipe flow to the same POA.

The drainage pattern of the site will remain similar to the existing conditions. The increase in impervious area proposed under full build out is to be captured and routed into twenty-four drywells to offset the additional runoff. The remaining areas drain overland into the adjacent rights-of-way. The project will comply with stormwater quantity regulations by use of these drywells. The proposed development is located within Planning Area 1 (Metropolitan Planning Area) and is not required to meet groundwater recharge.

According to FEMA's current Preliminary FIRM entitled, "Preliminary Flood Insurance Rate Map (FIRM)", Community Panel #34025C0334G, dated 01/31/14, the site is not within a flood hazard area and is located in Zone X, areas outside the 0.2% chance flood.

According to FEMA's current Effective FIRM entitled, "Flood Insurance Rate Map (FIRM)", Community Panel #34025C0334F, dated 09/25/09, the site is not within a flood hazard area and is located in Zone X, areas outside the 0.2% chance flood. The FEMA maps and the record survey reference the NAVD88 vertical datum.

SOLID WASTE DISPOSAL

Waste collection for the proposed residential homes shall be through the Township.

AIR QUALITY

There are no predicted adverse impacts associated with air quality with this project. The proposed development will not require any air permits from the New Jersey Department of Environmental Protection. During construction, all vehicles will comply with state regulations to keep emissions within acceptable limits. The contractor will provide dust control throughout the parking lot and construction site to minimize airborne particles. After construction, conditions will return to typical levels.

AMBIENT NOISE LEVEL

During the construction phases of this project the surrounding area may experience elevated ambient noise levels due to the operation of heavy-duty construction equipment. As required pursuant to the Township of Neptune Municipal Land Use Ordinance all contractors/construction will comply with New Jersey Department of Environmental Protection standards set forth at N.J.A.C. 7:29-1.1 et. seq.

Upon completion of construction, ambient noise is expected to return to normal levels. No adverse impacts to neighbors are anticipated due to noise.

TRAFFIC

There are no adverse impacts on the environment from the traffic generation of the proposed development.

COMMUNITY IMPACT

The former church on the property was demolished sometime around 2008. The remaining two-story dwelling onsite will be converted into a single-family home. The proposed residential development is well suited for the existing property and is consistent with the neighboring uses. A Community Impact Statement has been prepared for this application.

VISUAL IMPACT

The proposed project will transform the existing empty lawn and parking lot into aesthetically pleasing residential homes consistent with the surrounding area.

HISTORIC LANDMARKS

According to NJDEP's GeoWeb, the site is not located on a historic property.

LIGHTING

There are no adverse impacts on the environment from the lighting of the proposed development.

WETLANDS

No freshwater wetlands appear to exist on the project site.

WATERCOURSES / WATERFRONT / SHORELINE FEATURES

There are no water features located on site.

ENERGY CONSERVATION

New construction will conform to the latest building codes and current energy efficient standards.

ENVIRONMENTAL PROTECTIVE MEASURES

In accordance with the Soil Erosion and Sediment Control Act, soil erosion measures will be incorporated into the design and graphically depicted on the Soil Erosion and Sediment Control Plans. These measures consist of, but are not limited to:

- Sediment Barriers and Silt Fences
- Stabilized Construction Access
- Topsoil Stockpiles
- Temporary and Permanent Stabilization

An application will be filed to the Soil Conservation District for the plan to be certified. A NJPDES permit will also be obtained.

REVIEW AGENCIES

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

- Township of Neptune Planning Board
- Monmouth County Planning Board
- Freehold Soil Conservation District
- New Jersey American Water Company
- Township of Neptune Sewerage Authority

CONCLUSION

In summary, the proposed improvements will result in minimal environmental impact on the site or the surrounding area and is designed in substantial conformance with the Neptune Township Ordinance. The site is currently developed with a church building and asphalt parking lot that is inconsistent with the neighborhood. The proposed project is well suited for the existing property and the use is complimentary to the surrounding area. Alternate design concepts are always possible; however, the impacts to the environment from alternative designs with similar uses would be the same as proposed.

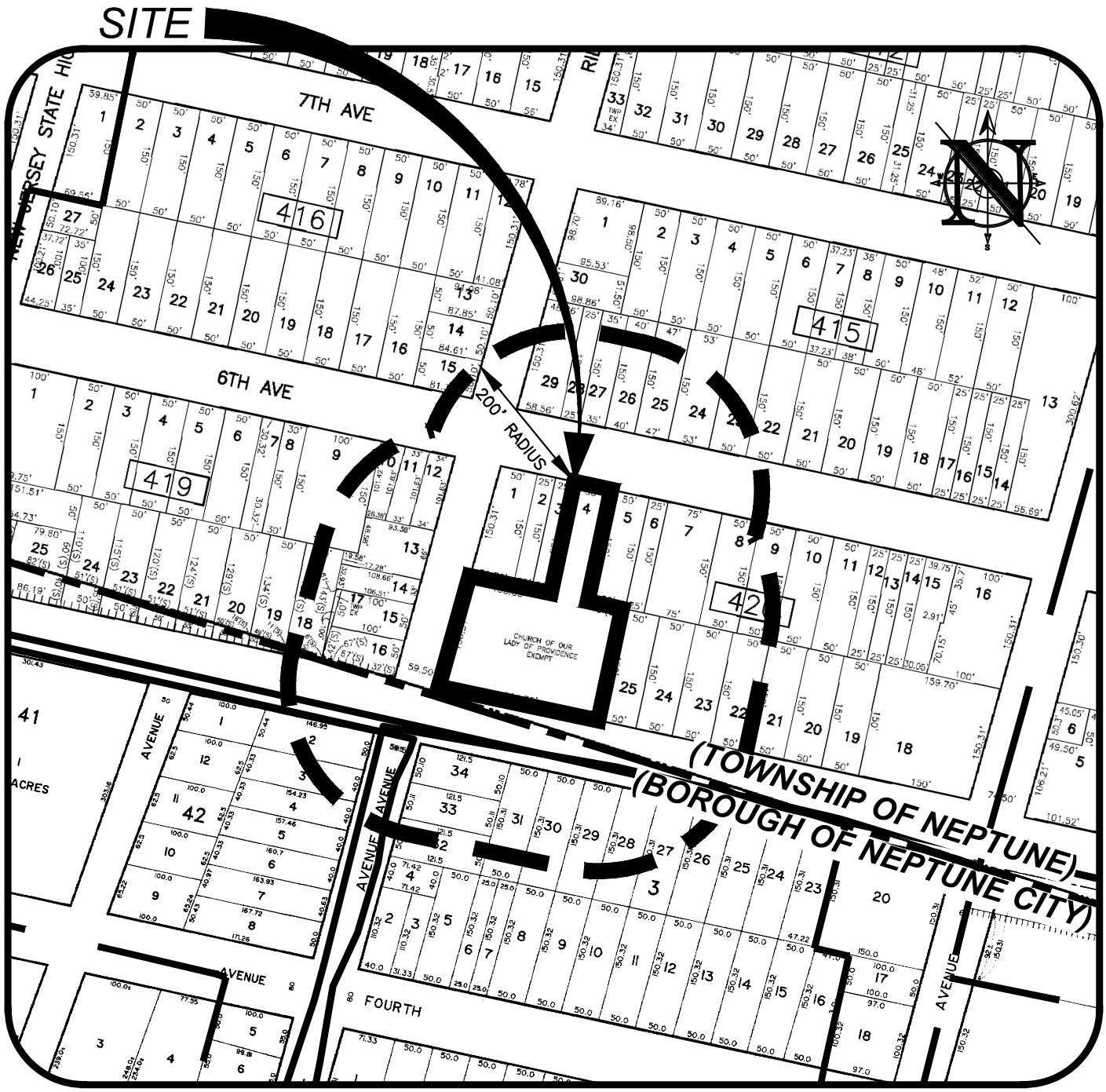
APPENDIX A

Tax Map

USGS Map

Soils Map

FEMA Map



PLAN

200 0 200

Scale 1"=200'

TAX MAP EXHIBIT

InSite Engineering, LLC
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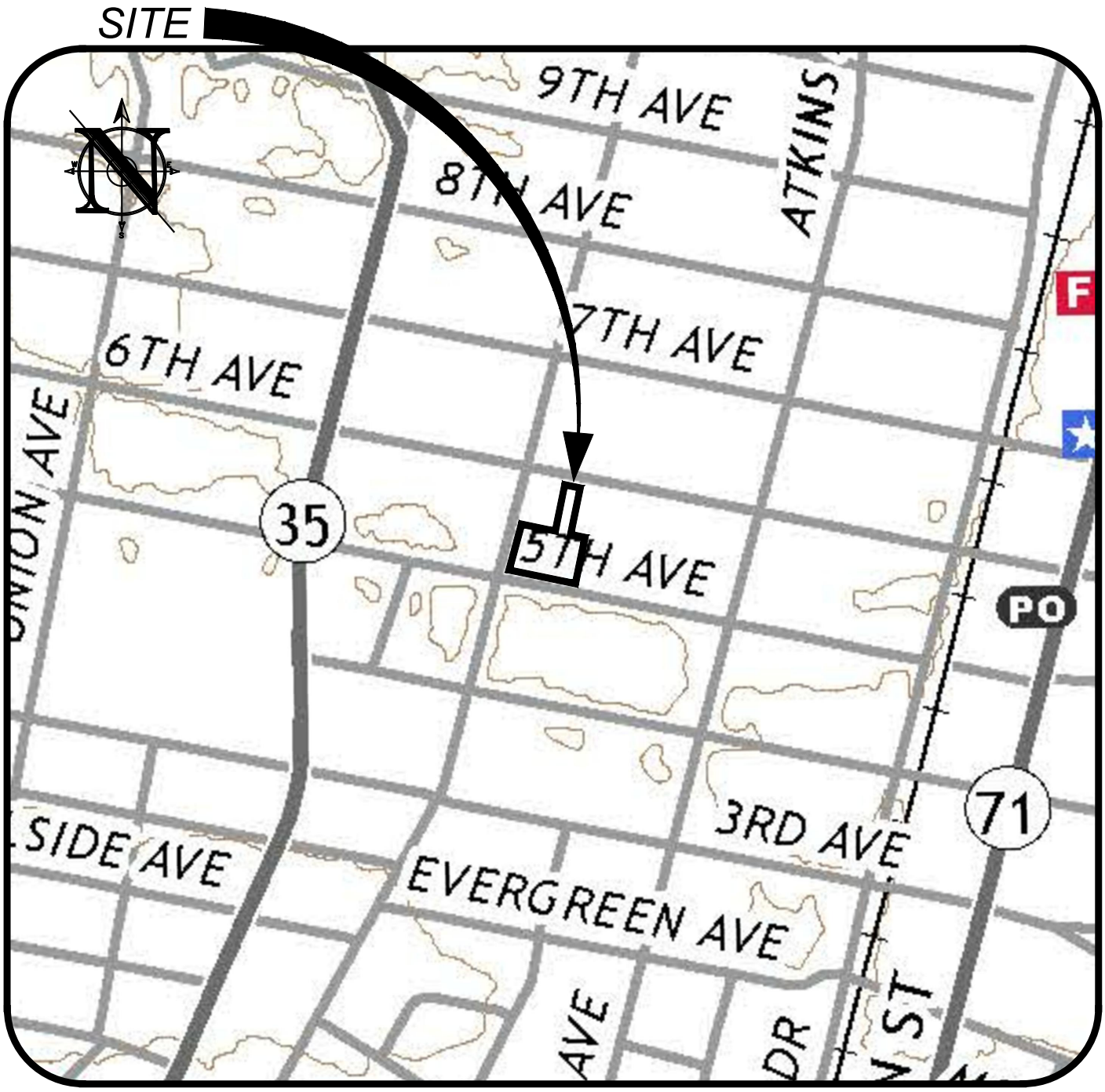
Engineering • Surveying • Planning

Site Location:
BLOCK 420, LOT 4
1228 5TH AVENUE
TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NJ

InSite Project No.
19-068-08
Drawing No.
01-Exhibits
Date
September 06, 2019

Reference:
TAX MAP #4
TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NJ
DATED DECEMBER 2013

Revisions



PLAN

500 0 500

Scale 1"=500'

USGS MAP EXHIBIT

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Date
September 06, 2019

Reference:

UNITED STATES GEOLOGICAL SURVEY
TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NJ 2016

Revisions

SITE

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EvuB	Evesboro-Urban land complex, 0 to 5 percent slopes	A	1.8	82.7%
UR	Urban land		0.4	17.3%
Totals for Area of Interest			**2.2**	**100.0%**

PLAN

50 0 50

Scale 1"=50'

SOILS MAP EXHIBIT

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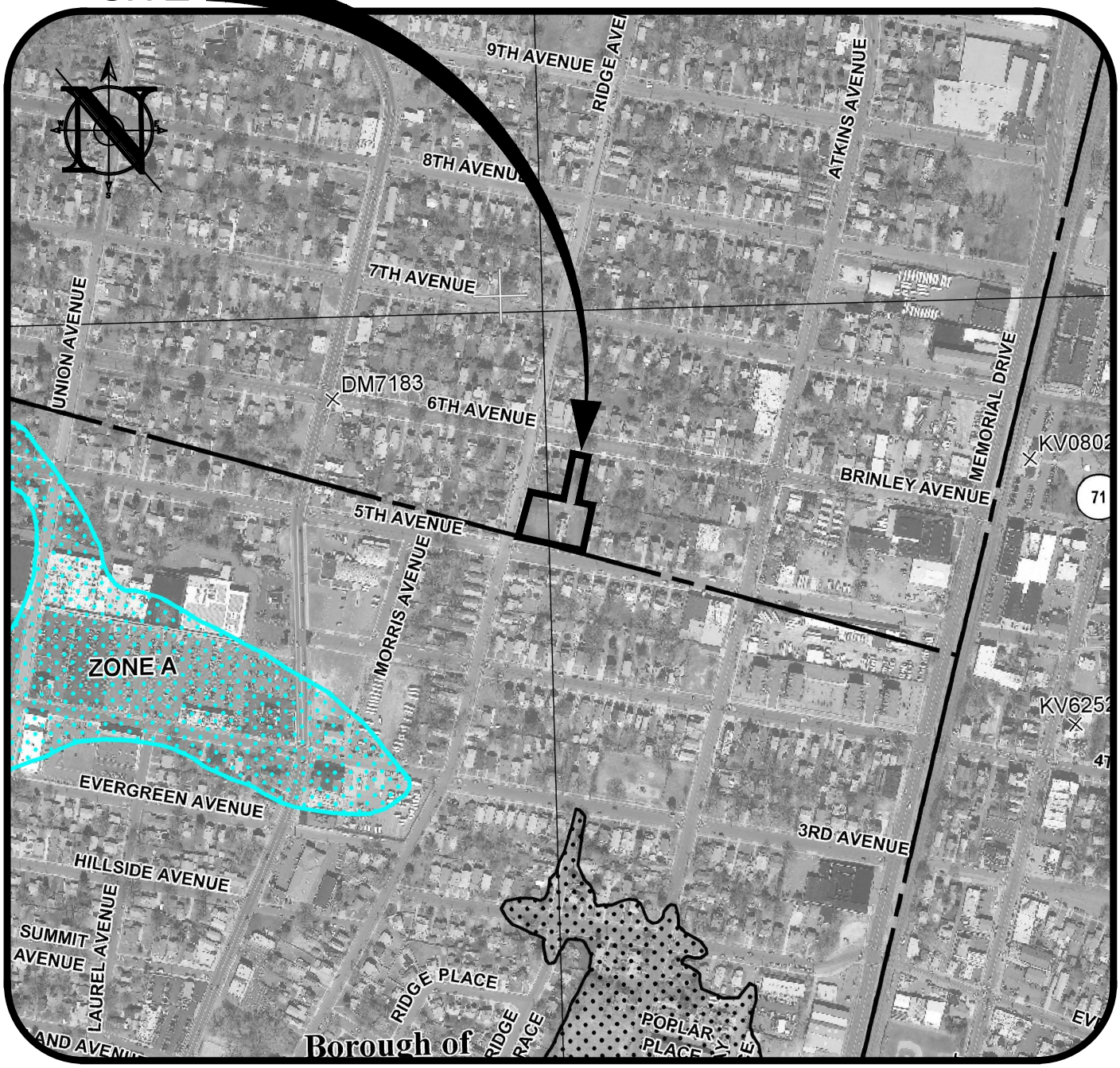
Reference:
USDA WEB SOIL SURVEY

Revisions



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Scale 1"=500'

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TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NJ

Reference:

FLOOD INSURANCE RATE MAP
MONMOUTH COUNTY, NJ
MAP NUMBER 34025C0334G
DATED 01/31/2014

InSite Project No.
19-068-08
Drawing No.
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Date
September 06, 2019

Revisions