

ENVIRONMENTAL IMPACT ASSESSMENT

(Block 512, Lots 5, 6, 8, 9, and 10 – Division Street Park Development)

1. DESCRIPTION OF THE PROPOSED ACTION

- a. The Township proposes the development of a new public park along Division Street and Corlies Avenue on Township-owned property. The project includes installation of a landscaped walking path with pervious surfacing, an art garden, a small bandshell with grass seating, benches, signage, a water fountain, and a bike repair station. One parcel contains an existing dwelling that will be demolished under a 2024 Green Acres Acquisition Grant prior to park construction. The proposed park will connect directly to the existing Division Street playground, which is Green Acres-encumbered and listed on the Township's Recreation and Open Space Inventory (ROSI). The site is also located across from a Township-owned community garden that is likewise listed on the Township's ROSI, reinforcing the area's established public recreation use.
- b. The objective of the project is to enhance neighborhood aesthetics, expand publicly accessible open space, and improve connectivity between existing recreational facilities. The project will transform previously developed residential lots into a cohesive passive recreation area serving Township residents.
- c. The project is proposed as a complete development under this application. No phasing is currently planned.

2. DESCRIPTION OF THE ENVIRONMENT

- a. **Vegetation** - The project area consists primarily of maintained lawn areas associated with prior residential use, along with several existing mature trees and ornamental plantings. The site does not contain forested areas or significant natural habitat. No tree removal is proposed as part of the project.
- b. **Wildlife, Including State and Federal Threatened and Endangered Species and Critical Habitats** - The site is located within a developed residential area and does not contain natural habitat suitable for State or federally listed threatened or endangered species. No critical habitats are present on the property.
- c. **Geology, Topography, and Soils** - The site is generally flat and previously disturbed through decades of residential development. Topography is level, and soils are characteristic of a developed urban block. No steep slopes or unique geologic features are present.
- d. **Water Resources/Hydrology** - The property contains no wetlands, streams, open water, or riparian zones. The site is located outside of regulated flood hazard areas and lies within FEMA Flood Zone X. There are no tidelands or coastal features associated with the project area.

e. **Historic/Archeological Resources** - The site consists of previously developed residential parcels and does not contain known historic or archaeological resources. The existing dwelling to be demolished is not designated as historic.

f. **Transportation/Access to Site** - The property fronts Division Street and Corlies Avenue and is accessible via existing municipal roadways. Sidewalks and pedestrian access are available in the surrounding neighborhood, and the project will enhance connectivity to adjacent ROSI-listed recreation properties.

g. **Adjacent Land Uses/Description of the Surrounding Neighborhood** - Surrounding land uses consist primarily of residential properties, Corlies Avenue frontage, and existing municipal recreational facilities, including the Division Street playground and community garden located across the street. The neighborhood is suburban in character, and the proposed park is consistent with surrounding land uses.

3. ENVIRONMENTAL IMPACT ANALYSIS OF PROPOSED ACTION

a. **Affected Resources and Significance of Impacts** - The project will occur on previously developed and disturbed residential parcels. No wetlands, streams, riparian zones, flood hazard areas, or critical habitats will be affected. Several existing mature trees are located on site; however, no tree removal is proposed. Minor grading associated with installation of the walking path, bandshell, and landscaping improvements will occur within previously altered soils. Impacts are minimal and primarily beneficial, as the project increases landscaped open space, improves stormwater infiltration through the use of pervious surfaces, and expands publicly accessible recreation land contiguous with existing ROSI-listed properties.

b. **Short-Term and Long-Term Project Impacts** - Short-term impacts during construction will include temporary soil disturbance, localized construction noise, and minor construction traffic. These impacts will be temporary and controlled through standard construction practices. Long-term impacts are expected to be beneficial, as the project converts fragmented residential lots into a cohesive public open space that enhances aesthetics, pedestrian connectivity, and neighborhood recreation opportunities.

c. **Anticipated Increase in Recreation and Overall Use of Site Over Time** - The project is anticipated to increase passive recreational use by providing additional green space and amenities adjacent to existing ROSI-listed recreational properties. The park is designed to serve neighborhood residents and complement existing facilities without generating significant increases in traffic or regional-scale activity.

d. **Adjacent Environmental Features Potentially Affected** - The surrounding area consists primarily of residential development and existing public recreational properties. No environmentally sensitive features are located adjacent to the project area that would be affected by the proposal. The project is compatible with surrounding land uses and is not expected to produce off-site environmental impacts.

e. **Permits and Administrative Approvals Required** - The project does not require waterfront development, wetlands, flood hazard, or coastal permits, as the site contains no regulated environmental features. Standard construction permits and local approvals will be obtained as required.

f. **Natural Heritage Data Request** - The project site consists entirely of previously disturbed land and does not impact undisturbed natural areas; therefore, a Natural Heritage Data Request is not required.

g. **Sea Level Rise Considerations** - The project site is located outside of mapped flood hazard areas and is not subject to tidal influence. Given its inland location and elevation, the project is not anticipated to be impacted by sea level rise, and no special design considerations related to sea level rise are required.

4. ALTERNATIVES TO THE PROPOSED ACTION

a. **Alternate Sites** - No alternate sites were considered. The project expands Township-owned parcels directly adjacent to existing ROSI-listed recreational properties, and relocation would not meet the project's objectives.

b. **Alternate Levels and Types of Development** - Alternatives include leaving the site as-is or developing it for residential or other uses. Maintaining current conditions would provide limited public benefit, while more intensive development was not pursued. The proposed passive park design is appropriate for the neighborhood.

c. **Comparison of Environmental Impacts** - The no-action alternative would not improve site conditions. Residential redevelopment would increase impervious coverage and intensity of use. The proposed park results in minimal construction impacts and long-term environmental benefits through expanded landscaped open space and pervious surfaces.

5. MITIGATING MEASURES

The project will implement standard construction best management practices to control temporary impacts, including soil stabilization, dust control, and proper material handling. Construction activities will be limited to previously disturbed areas. No tree removal is proposed. The use of pervious walking surfaces and expanded landscaping will improve stormwater infiltration and overall site conditions. No additional mitigation measures are required due to the limited and temporary nature of construction impacts.

6. AUTHORS AND QUALIFICATIONS

Keith Daly, P.E., C.M.E., C.F.M.
Remington and Vernick Engineers
Township Engineer