

Environmental Impact Report
Preliminary and Final Major Subdivision
Country Woods at Neptune
Neptune Township
Monmouth County, New Jersey



Prepared for Owner:

Yellow Brook Property Co., Inc.
247 Bridge Avenue, Suite 5
Red Bank, New Jersey 07701

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NJPE GE44465

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SECTION 1.0 – INTRODUCTION

A. Statement of Intent

The following Environmental Impact Report (herein referred to as “EIR”) has been prepared for a project known as “Preliminary and Final Major Subdivision for Holy Innocents Block 3101, Lot 1 in the Township of Neptune, Monmouth County, New Jersey **(See Figures)**. This EIR provides a description of the proposed project and site, an inventory of existing environmental conditions and assessment of probable impacts, steps for mitigative measures, a statement addressing irreversible and irretrievable commitment of resources, a list and evaluation of adverse environmental impacts which cannot be avoided and a list of required federal, state, county, and local approvals.

B. Project Description

The Applicant, Yellow Brook Property Co., LLC proposes to subdivide the property with thirty one single family homes and one open space lot. The proposed development will have an access through the extension of Tee Place which is an existing public road. An emergency access is proposed through the adjacent Holy Innocents Roman Catholic Church property through an existing 50 foot wide right-of-way for ingress and egress. Two new roads are proposed along with stormwater management facilities, utilities, landscaping and lighting. Refer to the project site plans for more information.

C. Site Description

As stated, the project site is known as Block 3101, Lot 1 in the Township of Neptune, Monmouth County as designated on Township Tax Map Sheet 31. It contains approximately 29.149 acres and has frontage along the Jumping Brook Road and Tee Place. **(See Figures)**.

The project site is bound to the north by single family homes, a Church to the east, residential uses and a fire house to the south and Jumping Brook Road to the west.



The subject site is presently vacant and wooded. A review of historic aerials indicates that the site was farmed up until about 1970, at which time the site was allowed to naturally revegetate. The site has remained vacant since then.

Wells Brook flows through the site approximately parallel with Jumping Brook Road. The brook has a floodplain as shown on the Flood Insurance Rate Map (FIRM) Panel 34025C0328F, effective September 25, 2009 prepared by FEMA.

Freshwater wetlands are present on the site. They are associated with Wells Brook. The Applicant has filed an application for a Letter of Interpretation (LOI) with the NJDEP on January 18, 2022 and the response from NJDEP is currently pending.

As shown on the Township Zoning Map, the subject property is in the R-1 Very Low Density Residential District, where the proposed single family residences are a permitted use. The adjacent properties to the north are also located within the R-1 District. Ordinance #21-44 permits a R-1 Clustering Overlay development for tracts with a minimum of 12 acres.

The project is suitable for the subject site since it is zoned for the proposed use. As discussed further in this assessment, the proposed project also meets the intent of local, county and state planning guidelines for this area.

SECTION 2.0 - INVENTORY OF EXISTING ENVIRONMENTAL CONDITIONS AND ASSESSMENT OF IMPACT

A. Air Quality

Existing Conditions

The level of air quality in the state of New Jersey is monitored on a regular basis by the NJDEP at a number of stations located throughout the state. The closest station is located at Monmouth University, approximately This station monitors for ozone only. The closest station that monitors for particle pollution is Rutgers University in New Brunswick, approximately 30 miles northwest of the site. Since this monitoring stations are located in a similarly developed



area, it is reasonable to assume that the ambient air quality at the site is similar to the monitoring station. Readings from the NJDEP Air Quality Monitoring Site (nj.gov/dep/airmon) over a three-day period, March 23 through 25, 2022 indicate that the subject site had “GOOD” air quality. **(See Appendix)**

Assessment of Impact

The proposed project will not substantially impact the air quality of Neptune Township. Dust during construction will be mitigated in accordance with applicable Soil Erosion and Sediment Control Standards.

B. Water Quality

Existing Conditions

The site is currently undeveloped. Stormwater runoff presently flows overland towards Wells Brook to the south and southwest.

Assessment of Impact

The proposed improvements will result in more than ¼ acre of new impervious surfaces and will create more than one-acre of disturbance. Therefore, the project will be considered a ‘major development’ and will be subject to both the NJDEP and Township’s Stormwater Management regulations.

The proposed stormwater management system will comply with both the State and Township’s Stormwater Management regulations for water quantity, groundwater recharge, water quality and green infrastructure through the installation of infiltration basins and bio-retention basins.

A total of nine small scale stormwater management basins are proposed, consisting of one small scale infiltration basin and eight small scale bioretention basins. The runoff will be treated for water quality, provide recharge and quantity control in the small scale basins and be ultimately conveyed to three large scale infiltration basins. The three large scale infiltration basins were designed for quantity control only. The basins are located throughout the site and



meets the requirements for requirement for decentralized green infrastructure. The three large scale basins are located near the existing wetlands, where the outfalls will be located.

Therefore, since the project will comply with State and Local requirements, no negative impacts will occur to this resource.

Please refer to the project's Stormwater Management Report which is included as part of this application.

C. Water Supply

Existing Conditions

The site is not developed and thus, does not currently receive potable water service. Existing potable water service lines are present within the surrounding roadway network.

Assessment of Impact

Potable water service for the project will be provided via a connection to the existing watermain located in Country Club Drive. A Will Serve Letter was received from New Jersey American Water Company and it is included in the Appendix.

D. Hydrology

Existing Conditions

Stormwater runoff flows from higher areas in the northerly portion of the property (elev. ± 88) towards the southwest and south (elev. ± 65) As noted, freshwater wetlands are present in the westerly portion of the site and northerly and southeasterly property lines.

The subject site does have a flood plain associated with Wells Brook, however, the flood hazard area is not affected by the proposed development. Refer to the Flood Insurance Rate Map (FIRM) Panel 34025C0329F, effective September 25, 2009.



Assessment of Impact

Proposed stormwater patterns will continue to mimic existing conditions since water will generally flow from the north to the south. As noted, the proposed stormwater management system will comply with both the State and Township's Stormwater Management regulations for water quantity, groundwater recharge, water quality and green infrastructure through the installation of infiltration basins and bio-retention basins.

Full details of the proposed storm water system can be found in the project's site plan documents and stormwater management report.

A Freshwater Wetlands Letter of Interpretation, general permit GP-11 for outfalls and Transition Area Waiver (TAW) will be required from the New Jersey Department of Environmental Protection (NJDEP). The NJDEP will review the proposed disturbances and the Applicant will make the required revisions if requested by the NJDEP.

E. Geology

Existing Conditions

Township of Neptune is located in the Coastal Plain Province for New Jersey.¹ This area consists of a series of unconsolidated deposits of sand with some clay, silt and gravel. The formations of this area date from the Cretaceous through Tertiary and Quaternary Periods.

Assessment of Impact

No negative impacts are anticipated to the geologic composition of the site. Test Pits to confirm/verify actual onsite conditions have also been performed to ensure that the development does not cause any negative impacts to the area's geology.

¹ Source: Tedrow, JCF, Soils of New Jersey, 1986



F. Soils

Existing Conditions

The subject site contains five (5) soil types (**see Figures**). A brief description of each series and their capabilities for community development are as follows^{1&2}:

1. ***Hammonton sandy loam, 2 to 5% slopes*** - This series is the predominant soil type found throughout the site. These soils are moderately well drained or somewhat poorly drained in depressional areas. Permeability is moderate to moderately rapid. Available water capacity is moderate and the depth to seasonal high water table is 1.5 to 4 feet from January to April.
2. ***Evesboro Sand, 0% to 5% Slopes (EveB)*** - This series is found in the northerly and easterly portion of the site and is composed of gently sloping, excessively drained soil on divides. 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.
3. ***Evesboro Sand, 5% to 10% Slopes (EveC)*** - This series is found in the most southerly portion of the site and is composed of moderately sloping, excessively drained soil on side slopes. Permeability of this soil is rapid in the subsoil and the substratum and the available water capacity is low. The seasonal high water table is at a depth of more than six (6) feet.
4. ***Evesboro-Urban Land Complex, 0% to 5% Slopes (EvuB)*** - This series is found in the most northerly and easterly portions of the site, near adjacent developments. This series is composed near level and gently sloping, excessively drained Evesboro Sand and Urban Land. Permeability of this soil is rapid in the subsoil and the substratum and the available water capacity is low. The seasonal high water table is at a depth of more than six (6) feet.
5. ***Downer Loamy Sand, 5% to 10% slopes, Northern Tidewater Area (DocCO)*** – This series is located in the southeasterly portion of the site and is well drained.

² Source: USDA, NRCS, Soil Survey of Monmouth County and USDA Soils Website (nrcs.usda.gov)



Permeability is moderately high to high. Available water capacity is moderate and the depth to seasonal high water table is at a depth greater than six (6) feet.

Assessment of Impact

No negative impacts will occur since the project proposes only moderate disturbance to the site's soil for the installation of the proposed development. Forty two (42) test pits were performed in conjunction with the proposed improvements in order to confirm the USDA mapping and for more accurate information for the soil capabilities and limitations. Finally, a soil erosion and sediment control plan will be submitted to the Freehold Conservation District as part of the application to ensure that excessive surface erosion will not occur. Approval will be forwarded to the Township upon receipt.

Therefore, for the reasons stated above, the project complies with this section of the requirements.

G. Sewage Systems

Existing Conditions

The subject site is undeveloped and does not presently have sanitary sewer service. A 12-inch sanitary sewer is located within a 20 ft wide easement on the subject property.

Assessment of Impact

NJDEP GeoWeb indicates that the site is located in the Township of Neptune Sewerage Authority service area. The proposed project will connect to the existing on-site sewer for service. An 8-inch sewer main and a connection to an existing 12-inch sanitary sewer located within an existing easement on the subject site is proposed. A Will Serve letter is pending.

H. Topography / Slope

Existing Conditions



The site's topography slopes downward across the site from the highest point in the northern section (elevation ± 88) to the lowest point in the westerly section (elevation ± 73) and southerly section (elevation ± 65).

Assessment of Impact

The proposed project will alter the topography slightly but will maintain the same drainage patterns that currently exist. Grading and drainage measures in accordance with applicable Rules and Regulations have been incorporated into the site plans. A Soil Erosion and Sediment Control plan has been prepared and an application will be submitted to Freehold Soil Conservation District to ensure that excessive surface erosion does not occur. Approval from the District will be forwarded to the Township upon receipt.

Therefore, no negative impacts will occur to this resource.

I. Vegetation

Existing Conditions

As previously noted, the subject site is vacant and wooded. As observed during multiple site visits, the predominant vegetation consists of the following species: Oak (*Quercus*), Maple (*Acer*) and Sweetgum (*Liquidambar*).

Assessment of Impact

All existing vegetation to remain will be protected prior to and during construction in accordance with the methods shown on the project's Soil Erosion and Sediment Control Plans.

Portions of the wooded areas at the site will be disturbed from the development, primarily in the central portion of the property. Trees will be planted along the northerly boundary to supplement the existing buffer to the existing homes. Trees and shrubs will be planted throughout the site.



While there will be impacts to the existing vegetation within the developed portion of the site, the proposed development will incorporate new plantings to the maximum extent possible. Approximately 14.413 acres are proposed to be disturbed. Therefore, the remaining 14.736 acres +/- of the site will remain wooded and undisturbed.

J. Wildlife and Habitat

Existing Conditions

Based on the Natural Heritage Database response received on July 13, 2021, there are no species documented as possibly occurring on the project site in the New Jersey Natural Heritage Database. There are no Natural Heritage Priority Sites on the site. Based on the search of the Landscape Project 3.3, there are no vernal pool habitats, nor are there any rare wildlife species or wildlife habitat documents in the Landscape Project 3.3 Stream Habitat file. The Landscape Project 3.3 did map the following on the Species Based Patches:

- Black-crowned Night-heron
- Cooper's Hawk
- Great Blue Heron
- Eastern Box Turtle

The following species are documented within the immediate vicinity of the project site based on the Species Based Patches:

- Black-crowned Night-heron
- Cooper's Hawk
- Great Blue Heron
- Wood Thrush
- Eastern Box Turtle

Additionally, the following species are documented within the site and in the immediate vicinity by the Endangered and Nongame Species Program:



- Coastal Bog Metarranthis

The following species or wildlife habitat may exist within one mile of the project site:

- Bald Eagle
- Black-crowned Night-heron
- Cooper's Hawk
- Great Blue Heron
- Osprey
- Wood Thrush
- Eastern Box Turtle
- Coastal Bog Metarranthis

Assessment of Impact

The proposed project will disturb the wooded areas where some of these species may dwell, however, developed areas will be planted with new deciduous and evergreen trees and shrubs which will supplement and enhance the existing habitat, especially along the site's boundaries. The disturbance is limited to upland areas which are not regulated and less likely to contain the habitats which are conducive to the species. The disturbances associated with the project will be as permitted by the NJDEP and the appropriate permits will be obtained.

Therefore, for the reasons stated above, impacts to the wildlife will be limited by maintaining the wetlands and wetland buffers as permitted by the regulations as well as limiting the disturbance for the proposed development to the upland (environmentally unregulated) areas.

K. Noise Characteristics and Levels

Existing Conditions



Table 1 displays common noise levels associated with a range of indoor and outdoor activities. Levels of 70 decibels (dBA) or above have been generally accepted as interfering with normal conversation. Noise levels in the range of 45 to 55 dBA can be disruptive to normal sleep patterns.

Assessment of Impact

Actual on-site measurements of noise levels were not conducted for this EIR, however, it can be concluded that the noise levels will be very similar to those of the adjacent existing single family residences. Temporary increased noise levels will be generated during construction, however, this will cease upon completion of the project. Any noise associated with the proposed use will be further attenuated from the existing wooded material and new landscaping. Construction shall be limited to times allowed by the Township of Neptune.

Thus for these reasons, the project complies with this section of the requirements.



TABLE 1³

COMMON NOISE LEVELS

COMMON OUTDOOR NOISE LEVELS	NOISE LEVEL (DbA)	COMMON INDOOR NOISE LEVELS
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	Flood Blender at 3 feet
Noisy Urban Daytime	80	Garbage Disposal at 3 feet Shouting at 3 feet
Gas Lawn Mower at 100 feet	70	Vacuum Cleaner at 10 feet
Commercial Area		Normal Speech at 3 feet
Heavy Traffic at 300 feet	60	Large Business Office
Quiet Urban Daytime	50	Dishwasher Next Room
Quiet Urban Nighttime	40	Small Theater
Quiet Suburban Nighttime		Large Conference

³ Source: Bolt, Beranek & Newman, Inc. Fundamentals and Abatement of Highway Traffic Noise, Office of Environmental Policy, Federal Highway Administration, U.S. Department of Transportation, Washington D.C., 1973.



(background)
Room Library

Quiet Rural Nighttime

30

Bedroom at Night
Concert Hall (background)

20

Broadcast and Recording
Studio

10

Threshold of Hearing

L. Demography

Existing Conditions

According to the 2020 census, Township of Neptune contains approximately 8.18 square miles and has population of approximately 28,061 citizens.⁴ Based upon these facts, the population density is around 3,430 citizens per square mile. The population race is composed of a mix of White, African American, Asian and Hispanic. There are 11,614 total households in the Township with an average of 2.34 people per household.

Assessment of Impact

The proposed development will not cause negative impacts to the community, although it will increase the population. The total number of new residents is anticipated to be 117 based on the Rutgers 2006 “Who Lives in New Jersey” study by Listokin. The estimate for school age children is 1.035 children per house, for a total of 32 children, which is not a major addition to the school system. Community services, such as the Hamilton Fire Station, are located near the project site with easy access.

⁴ www.census.gov



M. Land Use

Existing Conditions

The Township of Neptune Zoning Map indicates the subject property is in the R-1 Very Low Density Residential District (**See Figures**). The properties to the north and east are also zoned R-1. Two of the properties to the south are zoned R-1 as well. Zones B-1 and C-5 are located to the south. Zone R-2 is located to the east on the easterly side of Jumping Brook Road. Single family residences are a permitted use in the R-1 zone.

Assessment of Impact

The proposed uses are permitted within the R-1 zone and are therefore in conformance with the intent of the Township Ordinance, thus, no negative impacts will occur. Any variances or design waivers that are required will be identified and requested at the time of the project's site plan submission.

N. Aesthetics

Existing Conditions

As previously noted, the subject site is presently vacant and wooded.

Assessment of Impact

It is in our opinion that the proposed project will not have any negative visual impacts to the area since it will be developed in a zone where the type of uses are permitted. Additionally, as much vegetation as possible will be retained and/or supplemented with new material to provide four season interest to the area.

O. History and Archaeology

Existing Conditions

A review of the NJDEP Geoweb shows that the site is not listed as a Historical Site, nor is it listed as a Critical Environmental Site.



Assessment of Impact

Since the existing site is not known to contain any historic and/or archeological landmarks, no impact to this resource will occur.

SECTION 3.0 – STEPS TO MINIMIZE ENVIRONMENTAL IMPACTS

Various mitigating measures will be implemented to reduce the minor short term and long-term environmental impacts that will occur from the new development. Certain steps will be undertaken to ensure the impacts that do occur are minimal and that the proposed project is compatible with the surrounding environment including:

1. **Noise** - Construction noise, which is a temporary impact, can be mitigated by the proper selection of construction equipment. The ambient noise level may limitedly increase during construction; however, it should not generally be uncomfortable or objectionable. Some of the methods of reducing noise impact during the construction phase may include the following:
 - a. Installation of noise suppressors on all construction equipment, where applicable.
 - b. Limitation of construction operations to normal working hours during weekdays and whenever possible, elimination of work on weekends.
 - c. Expeditious scheduling of those activities that generates noise to minimize their duration.

2. **Surface Water Runoff** - A Soil Erosion and Sediment Control Plan will be submitted as part of the application. District approval will be forwarded to the Township upon receipt. Some of the erosion control procedures shown on the plan include:
 - a. Installation of hay bale filters or silt fence to trap sediment before leaving the site.
 - b. Installation of a gravel tracking pad to prevent off-site tracking of mud.
 - c. Installation of inlet filters

3. **Air Quality** - Construction work will also have a minimal temporary impact on air quality. This impact will occur mainly from truck and construction equipment exhaust emissions and dust associated with the construction. Both impacts, besides being



temporary, will be mitigated by minimizing vehicular idling time, and using accepted construction techniques. Dust will be controlled in accordance with Soil Erosion and Sediment Control Standards as regulated by the local Soil Conservation District.

SECTION 4.0 - COMMITMENT OF IRREVERSIBLE AND IRRETRIEVABLE RESOURCES

Any type of development will have irreversible and irretrievable impacts. The proposed project will comply with all applicable rules, regulations, standards and procedures to minimize any adverse impacts. The portion of the site which will be developed, is not known to contain any significant or unique resource value elements; therefore, it is reasonable to assume that the construction of the project will not cause any detrimental impacts.

Natural materials used and displaced by the development of the project are recognized as irretrievable resources. The raw materials and minerals comprising common construction materials (concrete, wood, steel, etc.) are lost to future generations. Fossil fuels and other petroleum products consumed are effectively irreversible.

SECTION 5.0 – EVALUATION OF ADVERSE ENVIRONMENTAL IMPACTS

The Applicant will comply with all applicable rules, regulations, standards and procedures that regulate the development of this type of community. Adverse environmental impacts that might occur will be minimal as follows:

1. **Noise** – Due to the relatively passive nature of the project, location, and the absence of any large amounts of noise generated activities, the proposed project will not have any impact to any off-site or off-tract areas.
2. **Surface Water Runoff** – The impervious surfaces created from the new building and roadways will be managed through an onsite stormwater management system that incorporates green infrastructure (bioretention basins and infiltration basins) to provide groundwater recharge, water quality treatment and peak rate attenuation in accordance with the NJDEP requirements.
3. **Displacement of People and Businesses** – The proposed development will not cause the displacement of any people or businesses since the site is undeveloped.



4. **Increase in Municipal Services** – Because of its small size in comparison to the overall size of the Township, the proposed development should not significantly increase demand on municipal services.

SECTION 6.0 - LIST OF REQUIRED LOCAL, COUNTY, STATE AND FEDERAL APPROVALS

List of required known Local, County, State and Federal approvals:

A. Local

1. Township of Neptune Planning Board: Preliminary and Final Major Site Plan Approval - ***Pending***

B. County

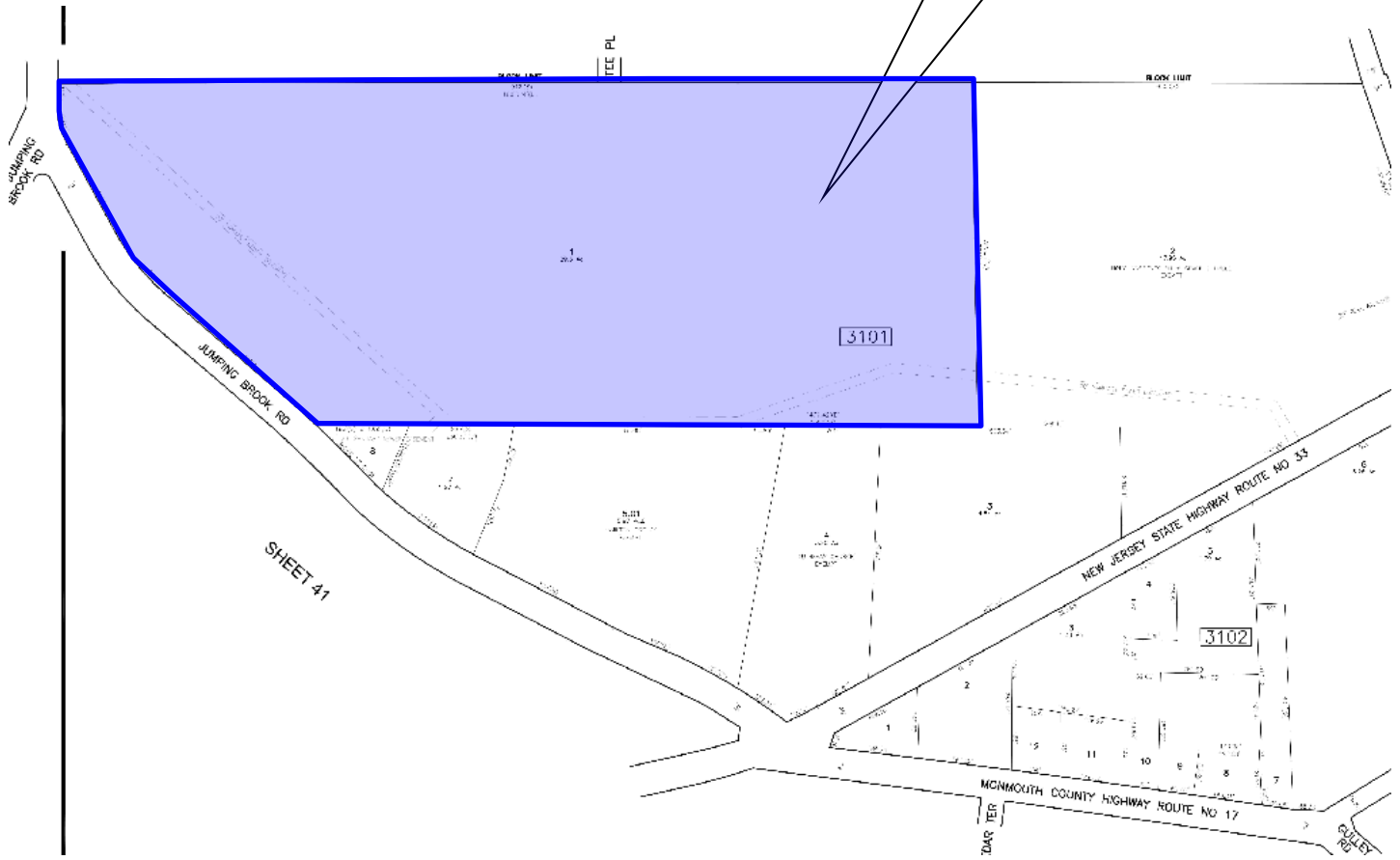
1. Monmouth County Planning Board – ***To be submitted***

C. State

1. New Jersey Department of Environmental Protection (NJDEP): Freshwater Wetlands Letter of Interpretation – ***Pending***
2. New Jersey Department of Environmental Protection (NJDEP): General Permits and Flood Hazard Area Permit (as required) – ***To be submitted***
3. Soil Erosion and Sediment Control Permit: Freehold SCD – ***To be submitted***
4. NJDEP 5G3 Permit: Authorization to Discharge Stormwater – ***To be submitted after Freehold SCD Certification is issued***

APPENDIX A
Figures

PROJECT SITE



TAX MAP

MAP SOURCE : TOWNSHIP OF NEPTUNE SHEET NO. 31



**Proposed Residential Subdivision
Block 3101 Lot 1
Township of Neptune
Monmouth County, New Jersey**

SCALE: **Not to Scale**

DATE: **December 2021**

JOB No.: **17340.002**

DRAWING **1**

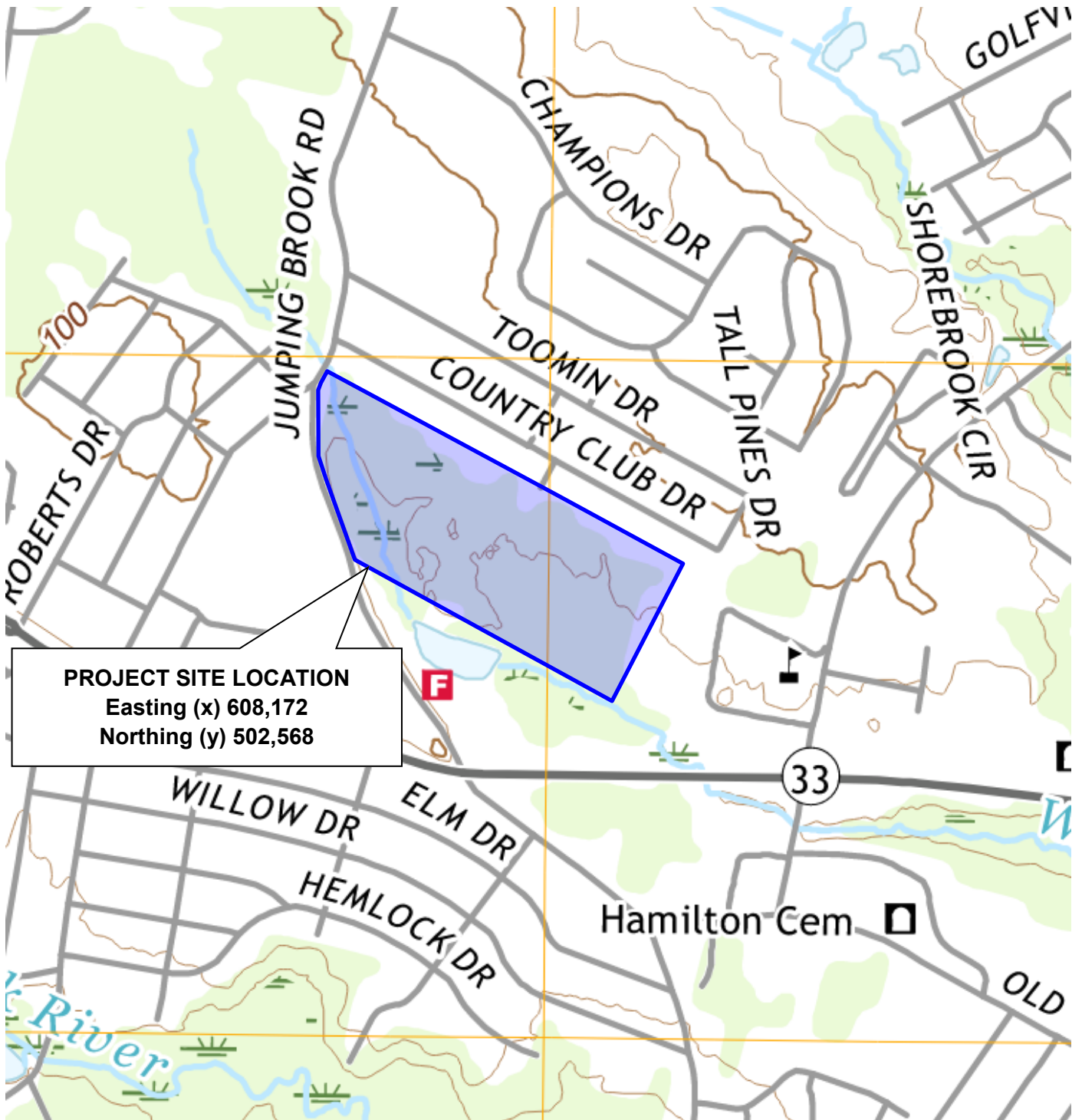


LOCATION MAP
 MAP SOURCE : GOOGLE MAPS



**Proposed Subdivision
 Block 3101 Lot 1
 Township of Neptune
 Monmouth County, New Jersey**

SCALE:	Not to Scale	DATE:	December 2021	JOB No.:	17340.002	DRAWING No.:	2
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USGS TOPOGRAPHIC MAP

Map Source: TNM Download v2 (nationalmap.gov)

USGS Quadrangle: Asbury Park, NJ 2019



**Proposed Subdivision
Block 3101 Lot 1
Township of Neptune
Monmouth County, New Jersey**

SCALE: Not to Scale	DATE: December 2021	JOB No.: 17340.002	DRAWING No.: 3
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SOIL MAP

MAP SOURCE : WEB SOIL SURVEY

Soils:

DocCO: Downer loamy sand, 5 to 10 percent slopes, Northern Tidewater Area

EveB: Evesboro sand, 0 to 5 percent slopes

EveC: Evesboro sand, 5 to 10 percent slopes

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

HboB: Hammonton sandy loam, 2 to 5 percent slopes



Proposed Subdivision
Block 3101 Lot 1
Township of Neptune
Monmouth County, New Jersey

SCALE: **Not to Scale**

DATE: **December 2021**

JOB No.: **17340.002**

DRAWING **4**



FLOOD INSURANCE RATE MAP

Map Source: FIRM Map 34025C0328F Panel 329 of 457
 Effective Date: September 25, 2009



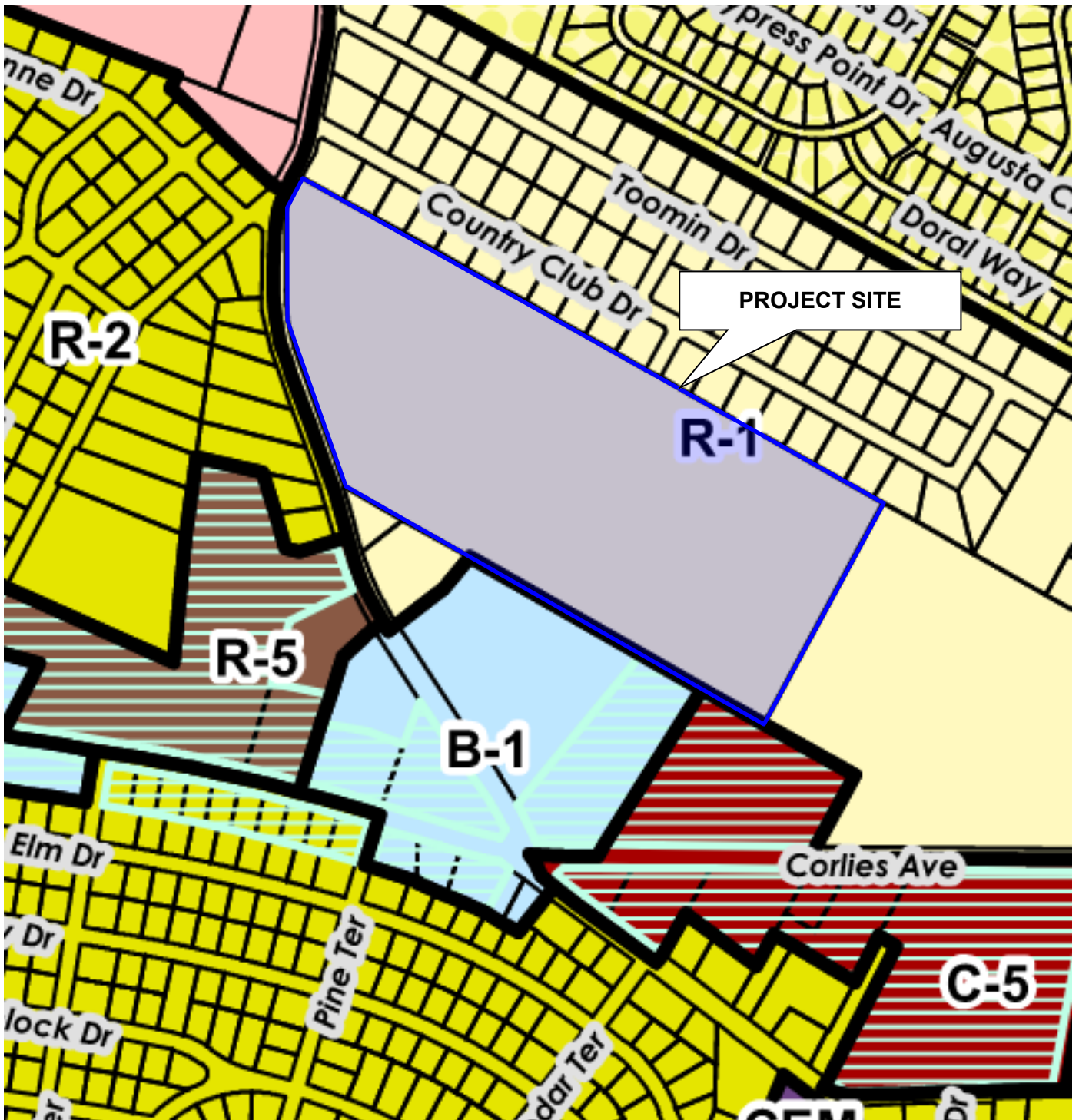
Proposed Subdivision
Block 3101 Lot 1
Township of Neptune
Monmouth County, New Jersey

SCALE: **Not to Scale**

DATE: **December 2021**

JOB No.: **17340.002**

DRAWING No.: **5**



ZONING MAP

Map Source: Township of Neptune, Monmouth County
Last Revised: June 1, 2018



Proposed Subdivision
Block 3101 Lot 1
Township of Neptune
Monmouth County, New Jersey

SCALE: **Not to Scale**

DATE: **December 2021**

JOB No.: **17340.002**

DRAWING No.: **6**

APPENDIX B
Air Quality Readings

New Jersey

Current Air Quality

Historical Air Quality

2022/03/23

Reporting Area	Daily AQI for Ozone	Daily AQI for PM2.5	Daily AQI for PM10
Brigantine	35 Good	17 Good	●
Camden	40 Good	21 Good	●
Chester	31 Good	18 Good	●
Clarksboro	38 Good	●	●
Flemington	29 Good	14 Good	●
Fort Lee	31 Good	18 Good	●
Millville	35 Good	19 Good	●
Monmouth	35 Good	●	●
New Brunswick	35 Good	14 Good	●
New Jersey	40 Good	24 Good	●
New Jersey Highlands	31 Good	18 Good	●
Newark	30 Good	24 Good	●
Ocean County and Colliers Mills	37 Good	●	●
Ramapo	31 Good	●	●
Rider University	35 Good	15 Good	●



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New Jersey

Current Air Quality

Historical Air Quality

2022/03/24

Reporting Area	Daily AQI for Ozone	Daily AQI for PM2.5	Daily AQI for PM10
Brigantine	21 Good	15 Good	●
Camden	21 Good	21 Good	●
Chester	28 Good	11 Good	●
Clarksboro	11 Good	●	●
Flemington	17 Good	17 Good	●
Fort Lee	●	24 Good	●
Millville	19 Good	19 Good	●
Monmouth	24 Good	●	●
New Brunswick	14 Good	28 Good	●
New Jersey	28 Good	28 Good	●
New Jersey Highlands	28 Good	17 Good	●
Newark	24 Good	27 Good	●
Ocean County and Colliers Mills	26 Good	●	●
Ramapo	28 Good	●	●
Rider University	21 Good	19 Good	●



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New Jersey

Current Air Quality

Historical Air Quality

2022/03/25

Reporting Area	Daily AQI for Ozone	Daily AQI for PM2.5	Daily AQI for PM10
Brigantine	37 Good	10 Good	●
Camden	36 Good	33 Good	●
Chester	34 Good	19 Good	●
Clarksboro	39 Good	●	●
Flemington	31 Good	13 Good	●
Fort Lee	32 Good	20 Good	●
Millville	39 Good	23 Good	●
Monmouth	34 Good	●	●
New Brunswick	35 Good	14 Good	●
New Jersey	39 Good	33 Good	●
New Jersey Highlands	35 Good	19 Good	●
Newark	33 Good	27 Good	●
Ocean County and Colliers Mills	37 Good	●	●
Ramapo	35 Good	●	●
Rider University	36 Good	19 Good	●



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APPENDIX C
Will Serve Letters



New Jersey American Water
1 Water Street
Camden, NJ 08102

6/25/2021

Brian Decina
French & Parrello Associates, PA
1800 Rt 34, Suite 101
Wall, NJ 07719

RE: Water Service Availability, Neptune, NJ

Dear Brian,

Thank you for your inquiry with New Jersey American Water (NJAW) regarding water service for the project located at Block 3101 Lot 1, Neptune, Monmouth County, NJ. This letter is to inform you that your project is within the NJAW franchise service. To receive water service from NJAW you will need to fund a main extension onto your site that NJAW will construct. NJAW has water mains in Jumping Brook Road and W Bangs Ave that can be used for services or an extension. I have provided you with a map of those mains in addition to this letter.

Please note that this letter is not a will serve letter, approval, or guarantee for water service. While we currently have additional capacity in our system to serve your project, capacity can change from time to time as various projects continue to submit applications and it is neither reserved nor guaranteed that your project can be served in the future. Additionally, hydraulic analysis needs to be completed once the formal application is received.

If you have any questions on the main extension process, please reach out to me to review. For resources on the main extensions and for our online application please see our website at <https://www.amwater.com/njaw/About-Us/Doing-Business-with-Us/developers>

Sincerely,

Kevin Rodier

Engineering Project Manager, Developer Services

APPENDIX D
Natural Heritage Program (NHP) Correspondence

Department of Environmental Protection
Office of Natural Lands Management
 Mail Code 501-04, P.O. Box 420
 Trenton, New Jersey 08625-0420
 Tel. (609) 984-1339; Fax. (609) 984-1427



Invoice

		Date	Invoice #
		7/13/2021	22379
Bill to: French & Parrello Associates, P.A. 1800 Route 34, Suite 101 Wall, NJ 07719		Make check payable to: <i>DEP - Office of Natural Lands Management</i> Include this invoice with payment & send to: <i>NJDEP Office of Natural Lands Management</i> <i>Mail Code 501-04, P.O. Box 420</i> <i>Trenton, New Jersey 08625-0420</i>	
Quantity (hrs.)	Description	Rate (per hr.)	Amount
1	Natural Heritage Database search for locational information of rare species and ecological communities. Project: 21-4007421-22379	\$ 70.00	\$ 70.00
Mark W. Kalusz Project Name: Holy Innocents		Total	\$ 70.00



State of New Jersey

MAIL CODE 501-04

DEPARTMENT OF ENVIRONMENTAL PROTECTION

DIVISION OF PARKS & FORESTRY

NEW JERSEY FOREST SERVICE

OFFICE OF NATURAL LANDS MANAGEMENT

P.O. BOX 420

TRENTON, NJ 08625-0420

Tel. (609) 984-1339 Fax (609) 984-0427

PHILIP D. MURPHY

Governor

SHEILA Y. OLIVER

Lt. Governor

SHAWN M. LATOURETTE

Commissioner

July 13, 2021

Mark W. Kalusz
French & Parrello Associates, P.A.
1800 Route 34, Suite 101
Wall, NJ 07719

Re: Holy Innocents
Block(s) - 3101, Lot(s) - 1
Neptune Township, Monmouth County

Dear Mr. Kalusz:

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 <http://www.state.nj.us/dep/parksandforests/natural/heritage/countylist.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 http://www.state.nj.us/dep/parksandforests/natural/heritage/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>.

PLEASE SEE 'CAUTIONS AND RESTRICTIONS ON NHP DATA', which can be downloaded from <http://www.state.nj.us/dep/parksandforests/natural/heritage/newcaution2008.pdf>.

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. 21-4007421-22379

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	Yes	1 page(s) 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

**Rare Wildlife Species or Wildlife Habitat on 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>	Black-crowned Night-heron	Nycticorax nycticorax	Foraging	3	NA	State Threatened	G5	S2B,S3N
	Cooper's Hawk	Accipiter cooperii	Nest	2	NA	Special Concern	G5	S3B,S4N
	Great Blue Heron	Ardea herodias	Foraging	2	NA	Special Concern	G5	S3B,S4N
	Eastern Box Turtle	Terrapene carolina carolina	Occupied Habitat	2	NA	Special Concern	G5T5	S3
<i>Reptilia</i>								

**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	Srank
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Invertebrate Animals

Metarranthis pilosaria	Coastal Bog Metarranthis		G3G4		S3S4
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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	Yes	1 page(s) 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

**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**

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
<i>Aves</i>	Black-crowned Night-heron	Nycticorax nycticorax	Foraging	3	NA	State Threatened	G5	S2B,S3N
	Cooper's Hawk	Accipiter cooperii	Nest	2	NA	Special Concern	G5	S3B,S4N
	Great Blue Heron	Ardea herodias	Foraging	2	NA	Special Concern	G5	S3B,S4N
	Wood Thrush	Hylocichla mustelina	Breeding Sighting	2	NA	Special Concern	G4	S3B,S4N
	Eastern Box Turtle	Terrapene carolina carolina	Occupied Habitat	2	NA	Special Concern	G5T5	S3
<i>Reptilia</i>								

**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	1 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	Yes	1 page(s) 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	Srank
<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
	Cooper's Hawk	Accipiter cooperii	Nest	2	NA	Special Concern	G5	S3B,S4N
	Great Blue Heron	Ardea herodias	Foraging	2	NA	Special Concern	G5	S3B,S4N
	Osprey	Pandion haliaetus	Foraging	3	NA	State Threatened	G5	S2B,S4N
	Wood Thrush	Hylocichla mustelina	Breeding Sighting	2	NA	Special Concern	G4	S3B,S4N
	Eastern Box Turtle	Terrapene carolina carolina	Occupied Habitat	2	NA	Special Concern	G5T5	S3

Reptilia

**Vernal Pool Habitat for Riparian Zone Width Determination
Within One Mile of the Project Site
Based on Search of Landscape Project 3.3**

Vernal Pool Habitat Type **Vernal Pool Habitat ID**

Potential vernal habitat area 1508

Total number of records: 1

**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	Srank
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Invertebrate Animals

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