

**ENVIRONMENTAL IMPACT STATEMENT  
FOR PRELIMINARY & FINAL MAJOR  
SITE PLAN APPROVAL**

**704 N.J. STATE HIGHWAY 35  
BLOCK 701 LOT 1  
NEPTUNE TOWNSHIP,  
MONMOUTH COUNTY, NJ**

**Prepared For:**

M&M at Neptune, LLC  
1260 Stelton Road  
Piscataway, NJ 08845

**Prepared by:**



ACT Engineers, Inc.  
320 S. Shore Road, Suite D  
Marmora, New Jersey 08223  
609.927.5580 Ext. 287  
jdix@actengineers.com

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## **EXECUTIVE SUMMARY**

An application for a preliminary and final site plan approval and requested variances and design waivers is being sought for the proposed commercial development, located at the intersection of Route 35 and Asbury Avenue. M&M at Neptune, LLC, the applicant/owner, proposes a new development to replace the abandoned 42,939 Square Foot (SF) Coca-Cola bottling facility with three new commercial facilities;

- Proposed 20,442 SF discount supermarket;
- Ingress / egress from Asbury Avenue;
- Ingress / egress from NJ State Highway 35;
- Associated infrastructure; landscaping and 96 parking spaces.

This Environmental Impact Statement (EIS) is provided in support of the land use application.

The subject property is identified on tax maps as Block 701, Lot 1 in the Township of Neptune, Monmouth County, New Jersey (See Figure 1). The subject property is located on the north side of NJ State Highway Route 35 and bordered to the north by Asbury Avenue. The site is in a planned commercial development zone (C-1) (See Figure 2A), bordered by a commercial corridor to the south and west, and by residential developments to the east and transitional office/residential developments to the north (See Figure 2B). The site is 13.45 acres of existing developed land, containing the former Coca-Cola bottling facility. The proposed development is a permitted use in this zone.

The site currently contains the former 42,939 SF Neptune Coca-Cola bottling facility and associated parking and improvements. The existing vacant building and all existing improvements will be demolished for the proposed commercial development.

The proposed commercial development will be serviced by public gas and water service, connected in Asbury Avenue and public sanitary sewer connected in State Highway Route 35.

There are wetlands on the property, wetland transition areas (buffers), the Hollow Brook stream and, a pond in the southern property corner. No adverse impact to wetlands or wetland transition areas will occur as a result of the proposed project.

Unavoidable adverse impacts resulting from the proposed project include those typically expected with any development, such as, but not limited to, new impervious coverage; soil disturbance and dust during construction; construction noise; and, operational noise compared to the current status of non-operational. However, adverse impacts are not expected to be as significant as if a vacant parcel of land were being developed because the proposed improvements are a redevelopment of a previously developed / disturbed site.

Expected adverse impacts will be mitigated via implementation of an engineered stormwater management design; best management practices; and, operations procedures.

This Environmental Impact Statement (EIS), in support of a site plan approval application, was prepared by Mr. Sean Lynch and Ms. Junetta N. Dix of ACT Engineers Inc. Ms. Dix conducted the field work and supervised the preparation of the EIS. Ms. Dix has over 30-years of experience as an environmental specialist with significant experience in threatened and endangered species studies; environmental impact assessment; wetlands science; natural resource inventories; and, impact mitigation techniques. Environmental support staff who assisted with site inspections are able to recognize the evidence of the presence of a species of flora or fauna by sight, sound, sign, and habitat. Ms. Dix's qualifications have been accepted by numerous land use boards throughout the entire State of New Jersey.

## **1.0 INTRODUCTION AND PROJECT DESCRIPTION**

This Environmental Impact Statement (EIS) is submitted to the Township of Neptune, in support of a preliminary and final major site plan, design waivers and variance application for a commercial development.

The applicant for the proposed project and property is:

M&M at Neptune, LLC  
1260 Stelton Road  
Piscataway, NJ 08845

The subject property is identified on tax maps as Block 701, Lot 1, in the Township of Neptune, Monmouth County, New Jersey (See Figure 1). The subject property is located on the north side of New Jersey State Highway Route 35 and bordered to the north by Asbury Avenue. The site is in a planned commercial development zone, bordered by a commercial corridor to the south and west, and by residential developments to the east and transitional office/residential developments to the north (See Figures 2A & 2B). The site is 13.45 acres of historically developed land in the Neptune Township Planned Commercial Development Zone (C-1). The proposed development is a permitted use within the municipal zone. Approximately half the property on the east side is undeveloped wetlands.

The site currently contains the former 42,939 SF Neptune Coca-Cola bottling facility, access drive, and associated parking. The existing vacant building and all existing improvements will be demolished for the proposed new commercial development.

There are wetlands, wetland transition areas (buffer), the Hollow Brook stream corridor, and, a pond on the property. Onsite wetlands were field-delineated, and the boundaries confirmed by the New Jersey Department of Environmental Protection (NJDEP) via issuance of a Letter of Interpretation, Boundary Verification (NJDEP File

No. 1334-11-0004.1), dated March 4, 2020. Additionally, the NJDEP confirmed the required transition area (buffer) to the wetlands is 50-feet.

M&M at Neptune, LLC, the applicant/owner, proposes a new development to replace the abandoned 42,939 Square Foot (SF) Coca-Cola bottling facility with three new commercial facilities;

- Proposed 20,442 SF discount supermarket;
- Ingress / egress from Asbury Avenue;
- Ingress / egress from NJ State Highway 35;
- Associated infrastructure; landscaping and 96 parking spaces.

The proposed commercial development will be serviced by public gas and water service, connected in Asbury Avenue and public sanitary sewer connected in State Highway Route 35.

This EIS is submitted concurrent with the land use application, to address potential adverse environmental impacts. A site inspection was conducted on January 4, 2019.

The purpose of the inspection was to generally inventory the natural resources of the site and identify and environmentally sensitive areas. A total of 1 person hours was spend walking and inventorying the approximate 13.45-acre property. Although the property is large, most of the investigation focused on the undeveloped part of the property.

Methods and materials employed during the field investigations and utilized for preparation of this report included a review of existing documentation (including but not limited to any local or County Environmental Resource Inventories, aerial photography, soil surveys, NJDEP Landscape and GeoWeb Maps, published literature, etc.), qualitative observations of the site characteristics, such as flora and fauna, and a review

of the proposed project with respect to anticipated positive, adverse, temporary, and unavoidable long term environmental impacts.

The following Inventory of natural resources onsite, possible impacts, and steps taken to minimize same, is submitted now in concert with the site plan application.

This EIS, in support of a site plan approval application, was prepared by Mr. Sean Lynch and Ms. Junetta N. Dix of ACT Engineers Inc. Ms. Dix conducted the field work and supervised the preparation of the EIS. Ms. Dix has over 30-years of experience as an environmental specialist with significant experience in threatened and endangered species studies; environmental impact assessment; wetlands science; natural resource inventories; and, impact mitigation techniques. Environmental support staff who assisted with site inspections are able to recognize the evidence of the presence of a species of flora or fauna by sight, sound, sign, and habitat. Ms. Dix's qualifications have been accepted by numerous land use boards throughout the entire State of New Jersey.

## **2.0 EXISTING ENVIRONMENTAL CONDITIONS INVENTORY AND IMPACT ASSESSMENT**

The following analysis describes the existing environmental conditions and potential impacts associated with the proposed commercial development.

All the existing conditions of the site and the proposed development are depicted on full engineering design plans prepared by EP Design Services, LLC, dated April 20, 2020, and signed by Bradford J. Aller, PE.

### **2.1 Soils**

Soils are formed through the interaction of a variety of physical, chemical, and biological factors that include climate, parent material, topography, biological activities, and time. The degree to which any or all these factors affects the local soil characteristics is quite variable, generally leading to the formation of a mosaic of soil types in any particular locality. The United States Department of Agriculture (USDA) has, through the Soil Conservation Service, mapped soils in detail; for New Jersey, the results of these soil surveys are issued for each county.

According to the Monmouth County Soil Survey (USDA, 1989) and New Jersey Department of Environmental Protection (NJDEP) GeoWeb maps, the subject site is mapped as underlain by Urban Land, Elkton Loam (EkaAR) and Evesboro-Urban Land complex (EvuB) soil types (Figure 4A). A brief description of each soil type from the Soil Conservation Service is provided as follows:

Elkton Loam is nearly level and poorly drained. These soils are marine terraces formed from silty eolian deposits over loamy alluvium and/or loamy marine deposits. Runoff is negligible and flooding is rare. Slopes range from 0-2%. Development in these soils is constrained by an apparent seasonal high-water table between the surface and



to a depth of 1 foot. These are hydric soils according to the USDA and Department of the Interior and are mapped as underlying the onsite wetlands.

Evesboro-Urban Land complex is excessively drained soil on low hills, formed from sandy eolian deposits and/or sandy fluviomarine deposits. This soil typically has very low run-off and no flooding. Slopes range from 0-5%. Seasonal high-water table is to a depth of more than 6 feet. Urban land refers to the high percentage of paved impermeable surfaces. This soil is mapped as underlying the upland area of the subject site.

## **2.2 Topography**

The topography of a site or area is a description of the variation in elevation of the land surface with horizontal distance; topography is generally described by contour maps where points of equal elevation are connected by smooth contours. The surficial topography of a site or area reflects the underlying geology as altered by geomorphological processes. The surficial topography, in turn, directly influences the drainage patterns, watercourses, soils, and biological communities evolving on the particular site.

The site is relatively level to gently sloping with elevations ranging from 16 feet in the wetlands in the eastern half of the property to 26 feet where the property borders the intersection of NJ State Hwy. Route 35 and Asbury Avenue in the northwestern portion of the property. Overland runoff is from west to east. Site topography has previously been altered by construction of the existing Coca-Cola bottling facility.

The submitted design plans depict the proposed grading of the site. No disturbance to wetlands or wetlands buffers is proposed. Minor grading is proposed to facilitate stormwater management of the site. The proposed grading will result in topographic slopes of 3 to 1 for the stormwater management basin.

## **2.3 Geology**

The portions of New Jersey that have similar sequences of rock types, geological structures, and geological history have been characterized as Physiographic Provinces – major areas of the state that have experienced specific geological histories and that have similar characteristics at present. From northwest to southeast across the State, the major physiographic provinces are: Appalachian Ridge and Valley, Highlands, Piedmont, and Coastal Plain (Widmer, 1964; Collins and Anderson, 1994).

The Township of Neptune is in the Coastal Plain Province, as is most of Monmouth County. The unconsolidated sediments of this physiographic province are mostly clay, silt, sand and gravel and are classified as continental, coastal or marine deposits. The deposits are mostly derived from fluctuations of sea-level during the Cretaceous and Tertiary periods. The Coastal plains are very flat to gently undulating and erosion resistant.

## **2.4 Groundwater Hydrology**

Neptune Township lies within the Cohansey. Kirkwood, Manasquan and Shark River formations, specifically the Tertiary Kirkwood formation. The property is in the outcrop of coastal plains formations, meaning the formation is exposed at the surface. The lithology of the formation is exposed sand and clay of Coastal Plain bedrock formations, which includes thin, patchy alluvium and colluvium sediments < 3' thick, and pebbles left from erosion of surficial deposits.

Ground water is all water within the soil and subsurface strata that is not at the surface of the land. It includes water that is within the earth that supplies wells and springs. Ground water resources are often functionally linked to overlying land areas and surface water bodies; ground water is often recharged through “outcrop” areas at the land surface and ground water discharges (“seeps”) may contribute to base flows of streams and rivers.

The ground water yields of any particular geological formation are a function of the porosity and permeability of the material comprising the formation (consolidated rock or unconsolidated deposits). Porosity describes the water-containing spaces between individual mineral grains, while permeability is the ease or difficulty with which water is transmitted through interconnecting spaces in the formation. Formations lacking open spaces between the mineral grains have both low porosity and low permeability. Weathering and cracking of the parent bedrock can induce secondary porosity in the formation; water can accumulate and move through these fractures in the primary rock formation

Neptune's ground water is derived from minor aquifers, the Englishtown, Magothy, Raritan, and Potomac aquifers. The property is in the Monmouth watershed management area, the Whale Pond Brook / Shark River / Wreck Pond Brook watershed, and the Deal Lake sub-watershed.

The redevelopment of the property would have a net decrease in the square footage of paved impervious surfaces, which may increase groundwater recharge. The proposed development is a discount supermarket compared with the pre-existing soda bottling plant. It is assumed the bottling plant utilized high yields of potable water and the proposed development will not. Reduced withdraws from the aquifer for potable groundwater are expected as a result of the redevelopment of the site to a use that does not require large quantities of potable water.

## **2.5 Surface Water**

Surface waters include lakes, rivers, ponds, and streams – water bodies at the surface of the land. These waters serve as valuable habitats for aquatic organisms; collect, store and distribute water from rainfall; and serve as important aesthetic and recreational features. The soils and vegetation associated with stream corridors help maintain water quality by slowing the release of rainwater and giving organic compounds in runoff time to decompose before reaching bodies of water. It is important to protect stream corridors, floodplains, and adjacent woodlands.

There are wetlands, wetland transition areas (buffer), the Hollow Brook stream corridor, and, a pond on the property. Onsite wetlands were field-delineated, and the boundaries confirmed by the New Jersey Department of Environmental Protection (NJDEP) via issuance of a Letter of Interpretation, Boundary Verification (NJDEP File No. 1334-11-0004.1), dated March 4, 2020. Additionally, the NJDEP confirmed the required transition area (buffer) to the wetlands is 50-feet.

## **2.6 Sub Watershed**

The property is in the Monmouth watershed management area, the Whale Pond Brook / Shark River / Wreck Pond Brook watershed, and the Deal Lake sub-watershed. The surface waters of the property flow into Hollow Brook, which runs through the property, and is a tributary of Deal Lake.

## **2.7 Vegetation, Wildlife & Aquatic Species, and Communities**

The property has been previously developed and as such the developed areas are mostly devoid of plants and animal communities. The uplands of the property are paved over by parking lot, except for lawn area on the western portion of the property and a line of trees along the western perimeter of the property. The undeveloped part of the property contains herbaceous and wooded wetlands that can be characterized as Riparian/Swamp Forest communities, which are typical along the Hollow Brook stream corridor. This community supports thick woody growth, tolerant of saturated soil conditions. Native species include scarlet oak, pin oak, sweet gum, white ash, silver maple, red maple, box elder, black gum, willow, and sycamore. Typical understories include spicebush, highbush blueberry, and wild azalea

The results of the field inspection and documents review indicate the redevelopment area of the subject property has limited habitat for wildlife use. Any potential habitat value is located within the wetlands area; that will not be disturbed as a result of the proposed project. The redevelopment area of the site is cleared and contains the existing 42,939 SF building. There is minimal native vegetation within the

redevelopment area, with the exception of cultivated lawn area. Additionally, the site is bordered on 3 sides by major transportation corridors and situated within a densely developed area. These adjoining land uses relatively isolate the property from being part of a larger wildlife corridor and/or connected to larger offsite forested and undeveloped land.

The following table identifies those representative wildlife species which may potentially inhabit the site. The table is not intended to be a complete inventory but rather a representative list of common species inhabiting or using the site. Those species denoted with an asterisk\* were observed or documented during the field inspection.

**Table 1 - Wildlife Species Potentially Inhabiting the Site**

<b>Scientific Name</b>	<b>Common Name</b>
<b>MAMMALS</b>	
<i>Odocoileus virginianus</i> *	Whitetail Deer
<i>Scalopus aquaticus</i>	Eastern Mole
<i>Sylvilagus floridanus</i>	Eastern Cottontail Rabbit
<i>Tmias striatus</i> *	Eastern Chipmunk
<i>Siurus carolinensis</i> *	Eastern Gray Squirrel
<i>Peromyscus leucopus</i>	White-footed Mouse
<i>Mus musculus</i>	House Mouse
<i>Procyon loter</i>	Raccoon
<i>Mephitis</i>	Striped Skunk
<b>REPTILES</b>	
<i>Thamnophis sauritus</i>	Eastern Ribbon Snake
<i>Thamnophis s. sirtalis</i> *	Eastern Garter Snake
<i>Storeria dekayi</i>	Northern Brown Snake
<b>BIRDS</b>	
<i>Cyanocitta cristata</i>	Common Blue Jay

Scientific Name	Common Name
<i>Corvus brachyrhynchos</i>	Common Crow
<i>Parus atricapillus</i>	Black-capped Chickadee
<i>Turdus migratorius</i>	American Robin
<i>Sturnus vulgaris</i>	Starling
<i>Corvus brachyrhynchos</i>	American Crow
<i>Cathartes aura</i>	Turkey Vulture

### ***Mammals***

The proposed development is expected to have minimal adverse effect on species diversity or populations. The upland area of the site is not expected to provide suitable habitat for mammals. Also, the site has historically been developed and operated as a manufacturing facility with significant human activity. The wetlands and a 50-foot transition area will remain undisturbed and continue to provide some habitat value.

### ***Birds***

The proposed development is expected to have limited adverse impacts upon the avifauna of the area. The property is now primarily developed with no naturally occurring vegetation in the redevelopment area.

The proposed landscaping plan will include shrubs and other indigenous species that would tend to attract wintering species such as Northern Cardinal, House Finch and American Goldfinch.

### ***Reptiles and Amphibians***

There is a pond and wetlands on the property. Reptile and amphibian species that may be present will continue to inhabit these areas, protected in perpetuity.

## ***Threatened or Endangered Species***

Areas known to be inhabited on a seasonal or permanent basis by any wildlife (fauna) or vegetation (flora) identified as "endangered" or "threatened" species on official Federal or State lists of endangered or threatened species, or under active consideration for State or National listing, are considered protection areas.

The NJDEP, Division of Fish and Wildlife, Endangered and Nongame Species Program has developed the 'Landscape Project' to document the value of various types of habitats within New Jersey. It categorizes these habitats into one of five groups according to their value as suitable habitat for threatened or endangered species (five being the highest). The following is a description of each rank:

- Rank 5** is assigned to species-specific patches containing one or more occurrences of wildlife listed as endangered or threatened pursuant to the Federal Endangered Species Act of 1973.
- Rank 4** is assigned to species-specific patches with one or more occurrences of State endangered species.
- Rank 3** is assigned to species-specific patches containing one or more occurrences of State threatened species.
- Rank 2** is assigned to species-specific patches containing one or more occurrences of species considered to be species of special concern (this rank represents "rare species" of wildlife as defined in the Highlands Water Protection and Planning Act rules).
- Rank 1** is assigned to species-specific patches that meet habitat-specific suitability requirements such as minimum size criteria for endangered, threatened, or priority wildlife species, but that do not intersect with any confirmed occurrences of such species.
- Rank 0** is assigned to species-specific patches that do not contain any species occurrences and do not meet any habitat-specific suitability requirements.

A review of the NJDEP GeoWeb website confirms the subject site has no associated Landscape mapping and a '0 Rank'. The subject site does not meet any habitat-specific suitability requirements for any State or Federally listed threatened or endangered species or any species of special concern.

## **2.8 Land Use**

The subject site is currently developed with the former 42,939 SF Neptune Coca-Cola bottling facility and associated expanses of paved parking lots. The area is zoned Planned Commercial Development (C-1) and the proposed development is a permitted use. Certain design waivers and variances are requested as part of the Major Site Plan application.

## **2.9 Air Quality and Ambient Noise Level**

The Federal and State environmental regulatory agencies have established permissible concentrations, termed air quality standards, for common airborne pollutants such as carbon monoxide, hydrocarbons, nitrogen oxides, photochemical oxidants, and lead. These standards have been shown to reduce to an acceptable level the risk of health effects to vulnerable human populations, primarily the young, the elderly, and those with respiratory ailments. Primary standards define air quality levels intended to protect the public health with an adequate margin of safety. The secondary standards define levels of air quality intended to protect the public welfare from any known or anticipated adverse effects of a pollutant.

The Township of Neptune is located within the New Jersey/New York/Connecticut Air Quality Control Region. The EPA has classified this area as Priority 1, meaning that violations of established standards of each criterion pollutant have been recorded at monitoring sites within the region. New Jersey, as a whole, is in violation of the ozone standard and the concern over the abatement of this air contaminant is regional (i.e., spanning several northeastern states). Monmouth county is one of many NJ counties out of compliance with standards established by the federal



Clean Air Act of 1990. The reason Monmouth County is out of compliance is because of automotive vehicles, which produce 80% of the state's volatile organic compounds (VOCs) and nitrous oxides. VOCs react with sunlight to produce ground level ozone. The nearby Monmouth University air quality monitoring station in West Long Branch monitors ground level ozone and particulates. The NJDEP annual air quality reports also provide information on longer-term trends in the state, provided summary data for all monitoring locations from 1975 to the latest year reported. Examination of those data indicates that the percentage of sampling locations reporting violating of the primary sulfur dioxide and lead standards has been low over that 20-year interval, that violations of the primary carbon monoxide standard have exhibited a slight decline, and that the violations of the primary ozone standard have shown a somewhat erratic downward trend.

These trends in air quality have been occurring despite significant population increases in the central and southern regions of the state, and the concomitant increase in vehicular traffic associated with population growth. These countervailing trends appear to be the result of more effective emissions controls on vehicle exhausts and on industrial emissions, the net result of which is a decline in overall air loadings over the past 20 years as summarized in the NJDEP report for 2017.

The proposed development is actually a redevelopment of a larger industrial development with a smaller, retail development. The property is located at a junction of two major roadways, Asbury Avenue and NJ State Route 35. As such, air quality may be negatively impacted by the traffic that surrounds the traffic property.

A "Letter of No Interest" was requested by the project traffic engineers to the N.J. Department of Transportation (Stonefield, 2019). The Letter request was prepared per the specifications of the New Jersey State Highway Access Management Code (NJAC 16:47-8.2). Per the Access Management Code, a "significant increase in traffic" means an increase of 100 or more trips in any peak hour, measured cumulatively from the last executed permit, or, if applicable, grandfathered volumes established for the lot or site.

A comparison of traffic generated by the existing 42,939 SF manufacturing building and the traffic that would be generated by the proposed approximate 21,000 SF discount supermarket was completed. Based on the analysis and review of the Site & Geometry Plan, the modification to the subject property would not generate a “significant increase in traffic” to the State Highway access. Similarly, the proposed redevelopment is not expected to result in significant increases to air pollution from automobile traffic.

Traffic-related noise is an unavoidable impact although the traffic as a result of the commercial development should be comparable to the impact of Coca Cola bottling facility when it was operational. Landscaping and buffering via implementation of municipal set-backs will aid in mitigating any adverse noise impacts. The property also contains noise buffering woody vegetation in the eastern portion of the property, which serves an important role in reducing noise levels for adjacent residual areas to the east, these woody plants will not be removed for the proposed development and will continue to buffer noise pollution. All other sides of the property are surrounded by major roadways that are a greater source of noise pollution than the proposed type of development.

## **2.10 Water Quality, Surface Drainage and Stormwater Management**

A Stormwater Management plan is proposed to direct stormwater runoff to the existing onsite retention basin, and percolation to the ground. The proposed stormwater management plan is consistent with Best Management Practices for controlling both runoff rates and volumes to the point of analysis. Drainage inlets, with associated piping are proposed along the proposed driveway and parking areas. The inlets and piping will collect and convey runoff from the impervious areas into the proposed retention basin. The basin will aid in filtration and settling of solids and pollutants prior to discharge of stormwater to the ground. No adverse significant impacts to groundwater and/or groundwater quality is expected as a result of the proposed project.

### **2.11 Aesthetic features**

The property occurs in the Planned Commercial Development (C-1) zone and the proposed development is a permitted use. The property currently contains a vacant factory. Redevelopment of the site will result in improved aesthetics and character the area that is heavily trafficked.

### **2.12 Existing Woodlands**

The only existing woodlands on the subject site are located within the jurisdictional wetlands. This area will be preserved in perpetuity and no disturbance to the woodlands will occur as a result of the proposed redevelopment project.

### **2.13 Utilities**

Wastewater / sewer service will be provided by the Township of Neptune Sewerage Authority (TNSA) with a proposed connection from the site to an existing main in NJ State Highway 35.

Water and gas service are proposed via a connection to existing infrastructure in Asbury Avenue.

Potable water will be supplied by New Jersey-American Water Company, Eastern Division.

### **2.14 Community & Visual Impact**

The property occurs in the Planned Commercial Development zone and the proposed development is a permitted use. The development is consistent with the visual impacts of the neighborhood and is appropriately located on a State Highway. A landscaping plan is proposed to improve the visual impact of the proposed redevelopment; however, currently the site contains a vacant building.

The proposed project is a retail development and no impacts to the Township school system are expected. Sewer and water service are required; however, the demand for the proposed retail development versus the former industrial / manufacturing is expected to be significantly less. Continued fire and police service to the redevelopment is required.

### **3.0 ENVIRONMENTAL CONSTROLS, UNAVOIDABLE ADVERSE ENVIRONMENTAL IMPACTS AND MINIMIZATION STEPS**

Every proposed development results in unavoidable adverse environmental impacts. However, the subject application seeks approval for a redevelopment of a previously developed site. The site currently contains a 42,939 SF vacant manufacturing and distribution facility. The proposed redevelopment seeks approval for a 21,720 SF discount supermarket. Redevelopment is proposed within an area of former development and thus, typical adverse impacts such as tree clearing and loss of woodlands; loss of wildlife habitat; increase impervious coverage; and increased traffic are not expected. Rather, a reduction in the area of impervious coverage from approximately 25% to 21% will occur. Traffic generated by the supermarket is expected to be less than that which was generated by the manufacturing facility and more personal vehicles versus distribution trucks.

Unavoidable adverse impacts expected as a result of the proposed action are as follows:

1. Solid waste and recycling are required from the Township, County or Contractor.
2. Sewer and water service are required; although expected to be less than that which was necessary for the manufacturing facility.
3. Temporary displacement of mammals and certain avian species during construction is expected and is unavoidable.
4. Temporary soil disturbance, dust and noise will occur during construction but will be controlled via implementation of an approval soil erosion and sediment control plan and best management practices. Specifically, silt fencing will be installed as appropriate to prevent soil migration and sedimentation. Any slopes will be stabilized in accordance with an approved plan.

Landscaping and storm water management are incorporated as a vital part of the site design. Planted trees as well as those that are able to be preserved

consume carbon dioxide, a by-product of the combustion of organic fuel materials. Properly planted and nurtured trees will contribute to the creation of sound barriers to help in the reduction of the noise level made by expected increased vehicular traffic. The landscaping and buffering will aid in absorbing noise and carbon monoxide emissions and also, to provide visual buffering.

#### 4.0 REQUIRED PERMITS

The following lists the permits and approvals required for the proposed project:

AGENCY	PERMIT TYPE	DATE SUBMITTED	NUMBER	STATUS
Neptune Township Land Use Board	Preliminary and Final Site Plan application, including design waivers and variances	Subject Application	TBD	Subject Application - Pending
Monmouth County Planning Board	Site Plan Approval		TBD	
Monmouth County Soil Conservation District	<ul style="list-style-type: none"> <li>• Soil Erosion and Sediment Control Certification</li> <li>• General NJPDES Stormwater Discharge Approval</li> </ul>		TBD TBD	
New Jersey Department of Transportation	<ul style="list-style-type: none"> <li>• Letter of No Interest</li> </ul>	7/30/2019	TBD	Pending
New Jersey Department of Environmental Protection, Division of Land Use	<ul style="list-style-type: none"> <li>• Letter of Interpretation, Boundary Verification confirming wetlands line</li> </ul>	Approved 3/4/2020	1334011-0004.1	Approved

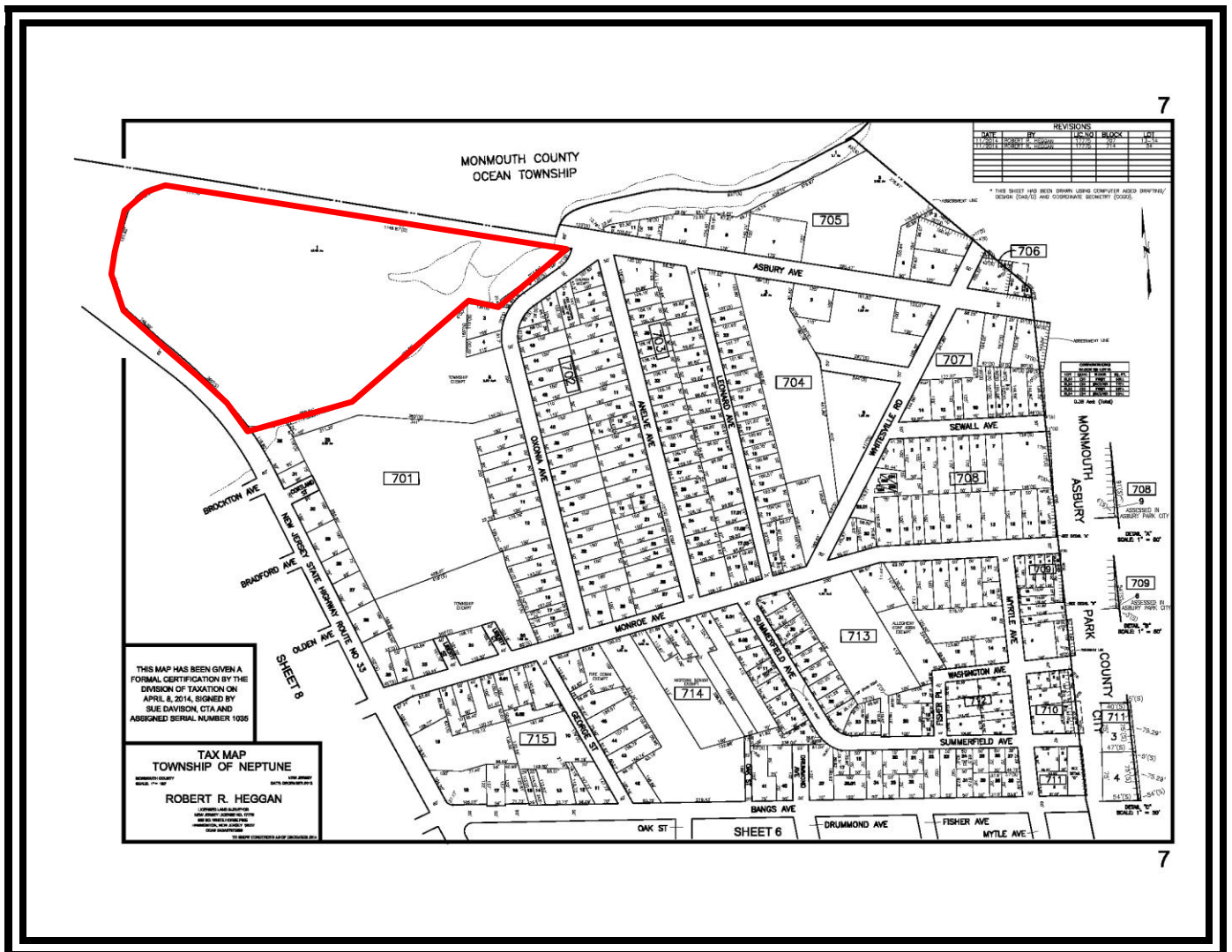
## 5.0 REFERENCES

- Endangered and Threatened Wildlife in New Jersey. New Jersey Department of Environmental Protection, Division of Fish, Game and Wildlife, Endangered and Nongame Species Program and USDA Soil Conservation Service.
- Federal Emergency Management Act 100 Year Flood Hazard Maps.
- Gill, H.E., and Farlekas, G.M., 1976, Geohydrologic maps of the Potomac- Raritan- Magothy aquifer system in the New Jersey Coastal Plain: U.S. Geological Survey Hydrologic Investigations Atlas 557, 2 sheets, scale 1:500,000.
- Munsell, Munsell Soil Color Chart, Baltimore, MD, 1975.
- New Jersey Department of Environmental Protection (NJDEP) GeoWeb and Landscape maps. <http://www.nj.gov/dep/gis/newmapping.htm>.
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- New Jersey Register of Historic Places. 2018, May 21. New Jersey Division of Parks and Forestry. <https://www.state.nj.us/dep/hpo/1identify/nrsr.htm>. Accessed August 18, 2018.
- "New Jersey's Record Trees", New Jersey Outdoors, September/October 2000.
- NJDEP Stormwater Management Rules. N.J.A.C. 7:8 *et seq.*
- Pucci, A.A., Jr., Murashige, J.E., and Pope, D.A., 1989, Hydraulic properties of the middle and upper aquifers of the Potomac-Raritan- Magothy aquifer system in the northern Coastal Plain of New Jersey: New Jersey Geological Survey Geological; Survey Report 18, 74 p.
- Stonefield. July 30, 2019. Request for NJDOT "Letter of No Interest", Proposed Discount Supermarket, Block 701, Lot 1, Township of Neptune, Monmouth County, NJ.
- United States Department of Agriculture, Soil Conservation Service, Soil Survey of Monmouth County, New Jersey.

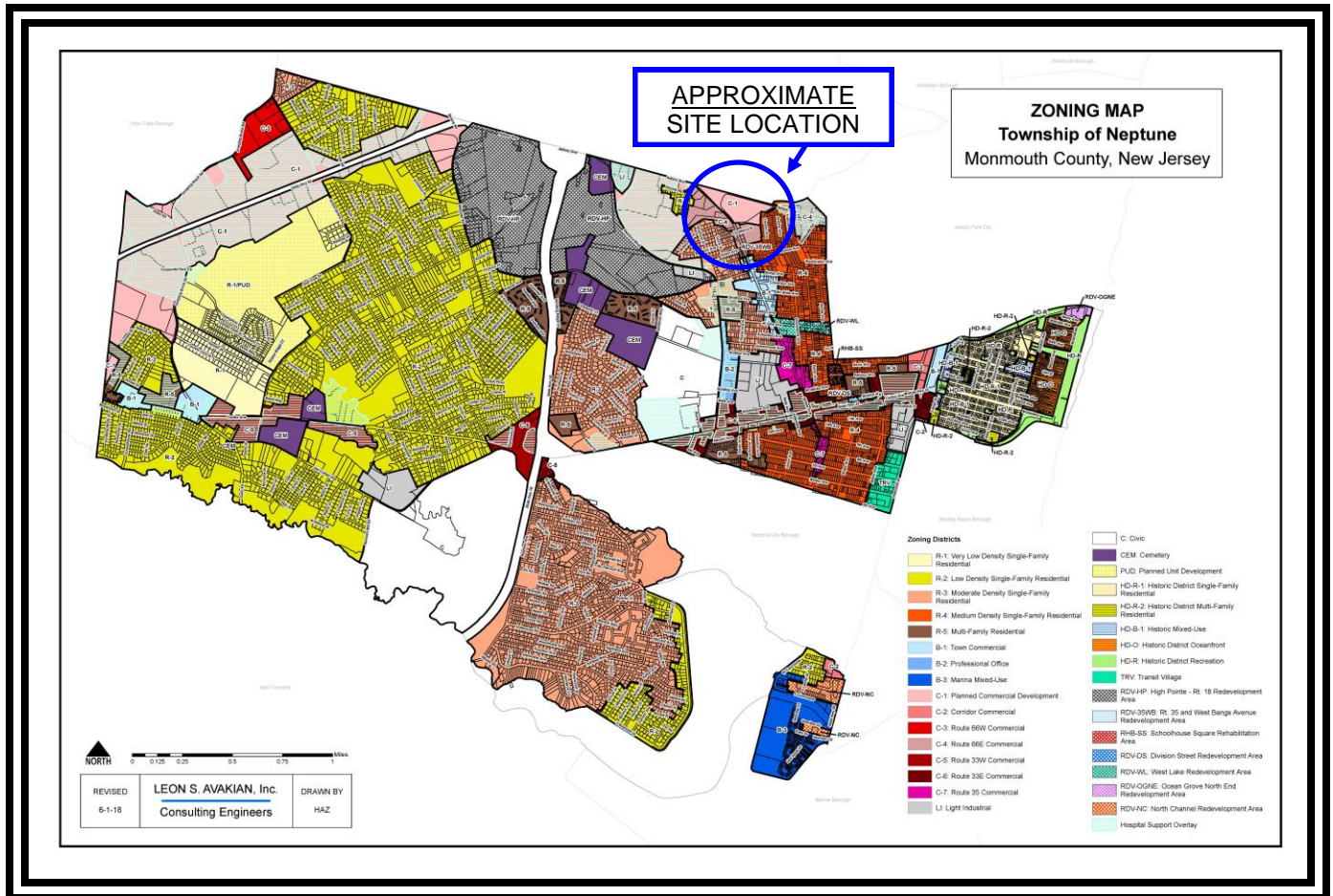


**EXHIBIT I – FIGURES**

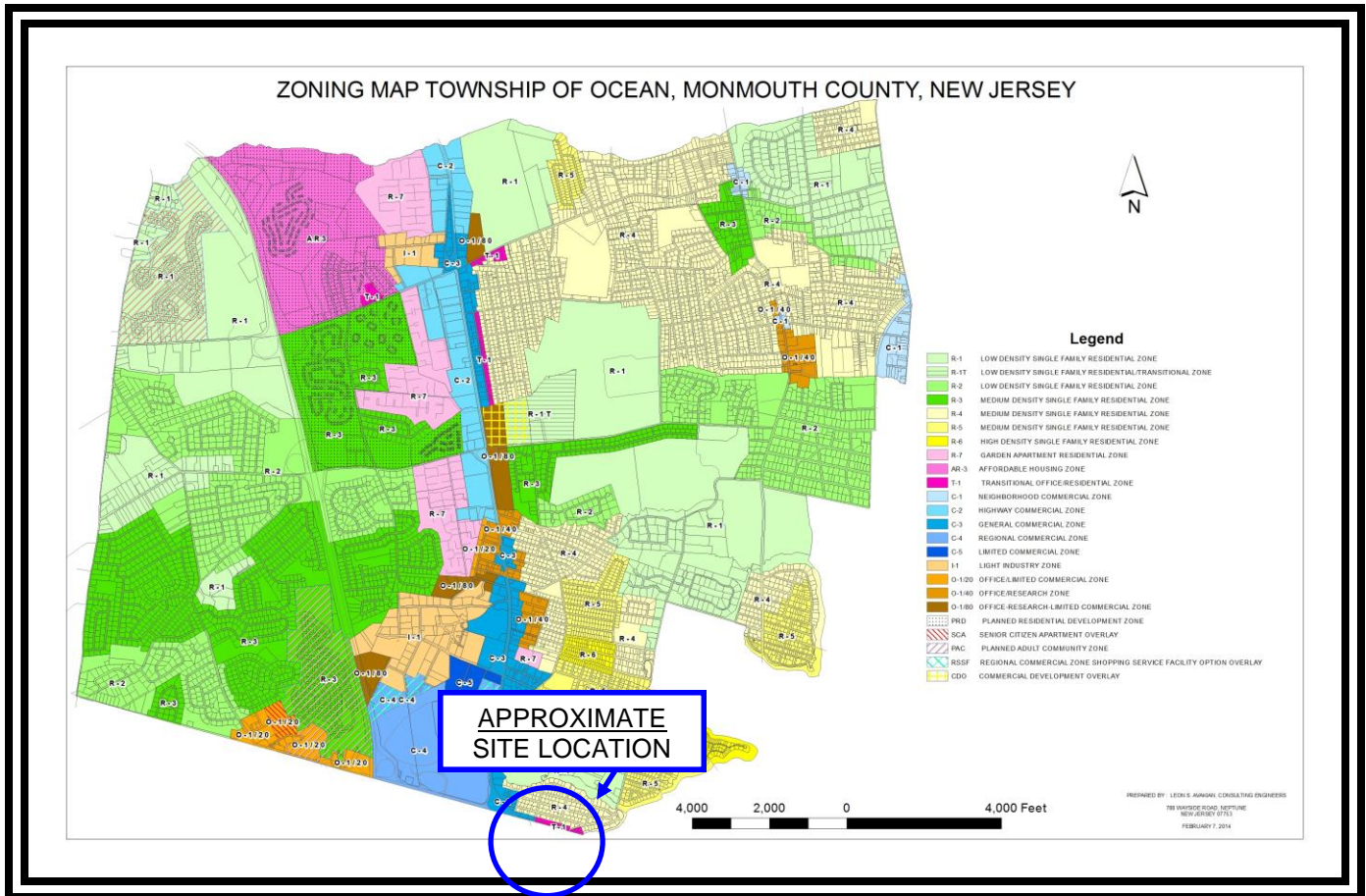
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**FIGURE 1 – TAX MAP**  
**Block 701, Lot 1; Neptune Township; Monmouth County**  
**Source: Neptune Township Tax Maps**  
**Scale: Not to Scale**

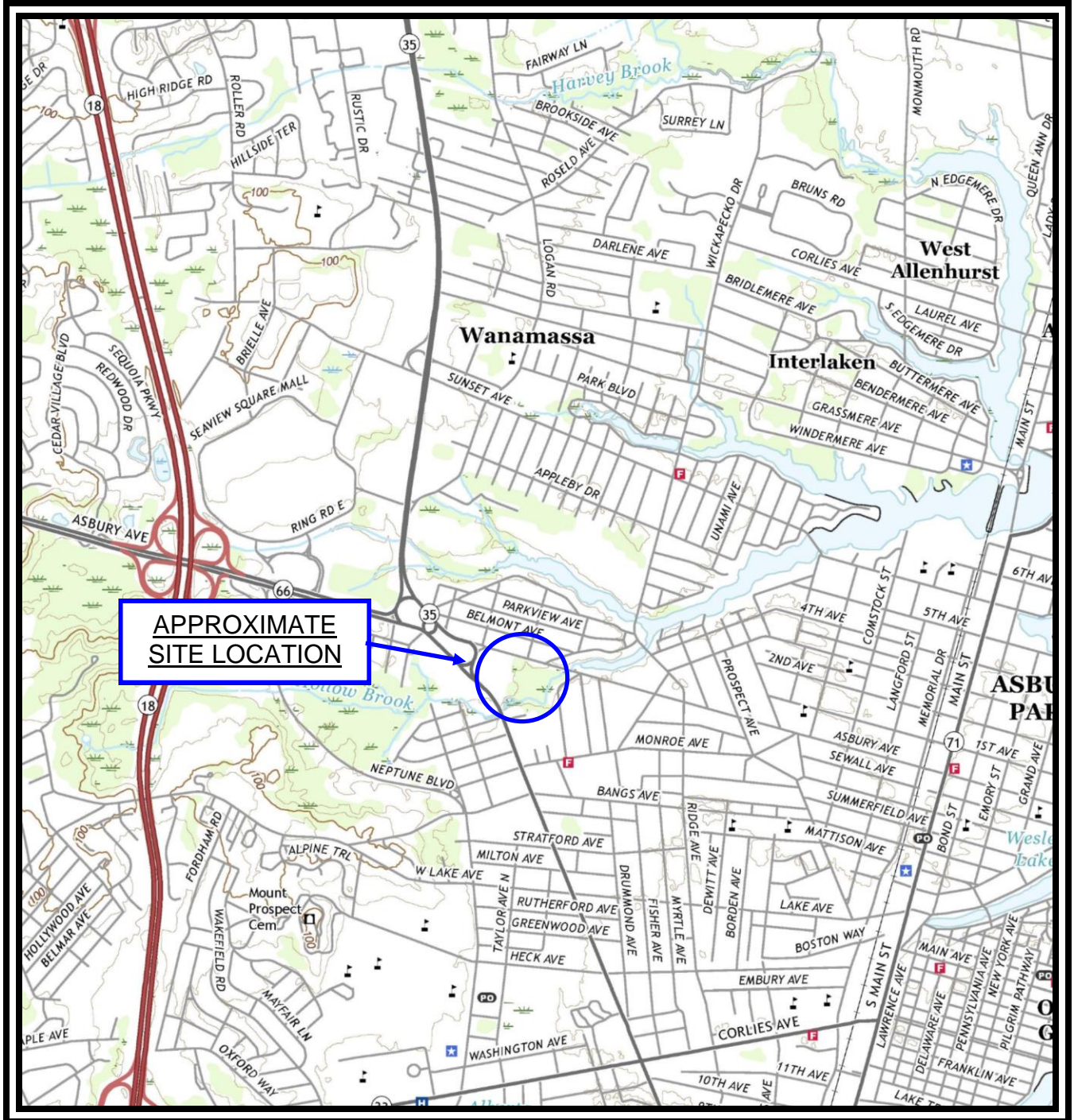


**FIGURE 2A – ZONING MAP**  
**Block 701, Lot 1; Neptune Township; Monmouth County**  
**Source: Neptune Township Zoning Maps**  
**Scale: Not to Scale**



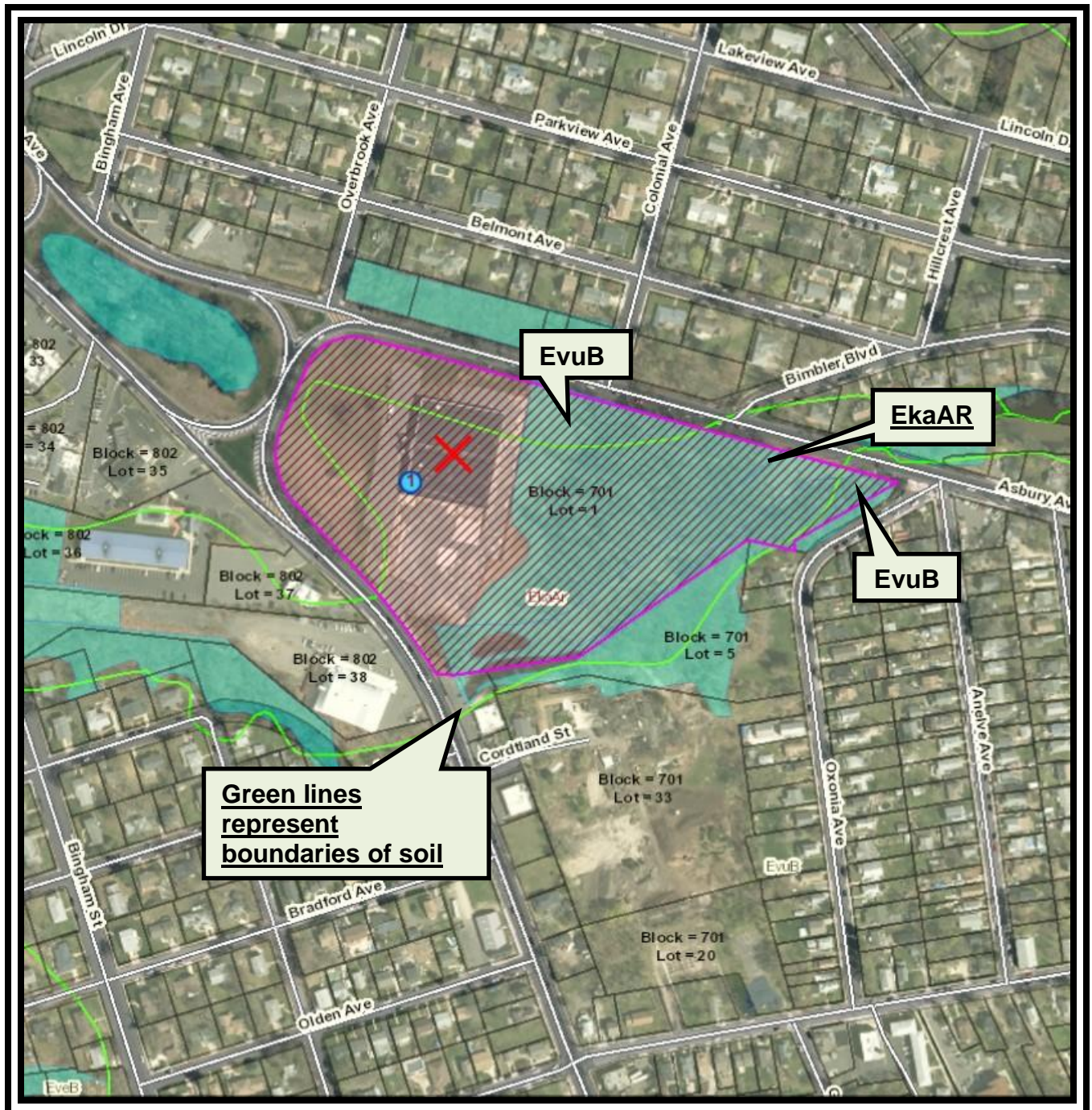
**FIGURE 2B – ZONING MAP**  
**Block 701, Lot 1; Neptune Township; Monmouth County**  
**Source: Ocean Township Zoning Maps**  
**Scale: Not to Scale**





**FIGURE 3 – USGS SITE LOCATION MAP**  
Block 701, Lot 1; Neptune Township; Monmouth County  
Source: USGS Topographic Map, Asbury Park Quadrangle  
Scale: Not to Scale





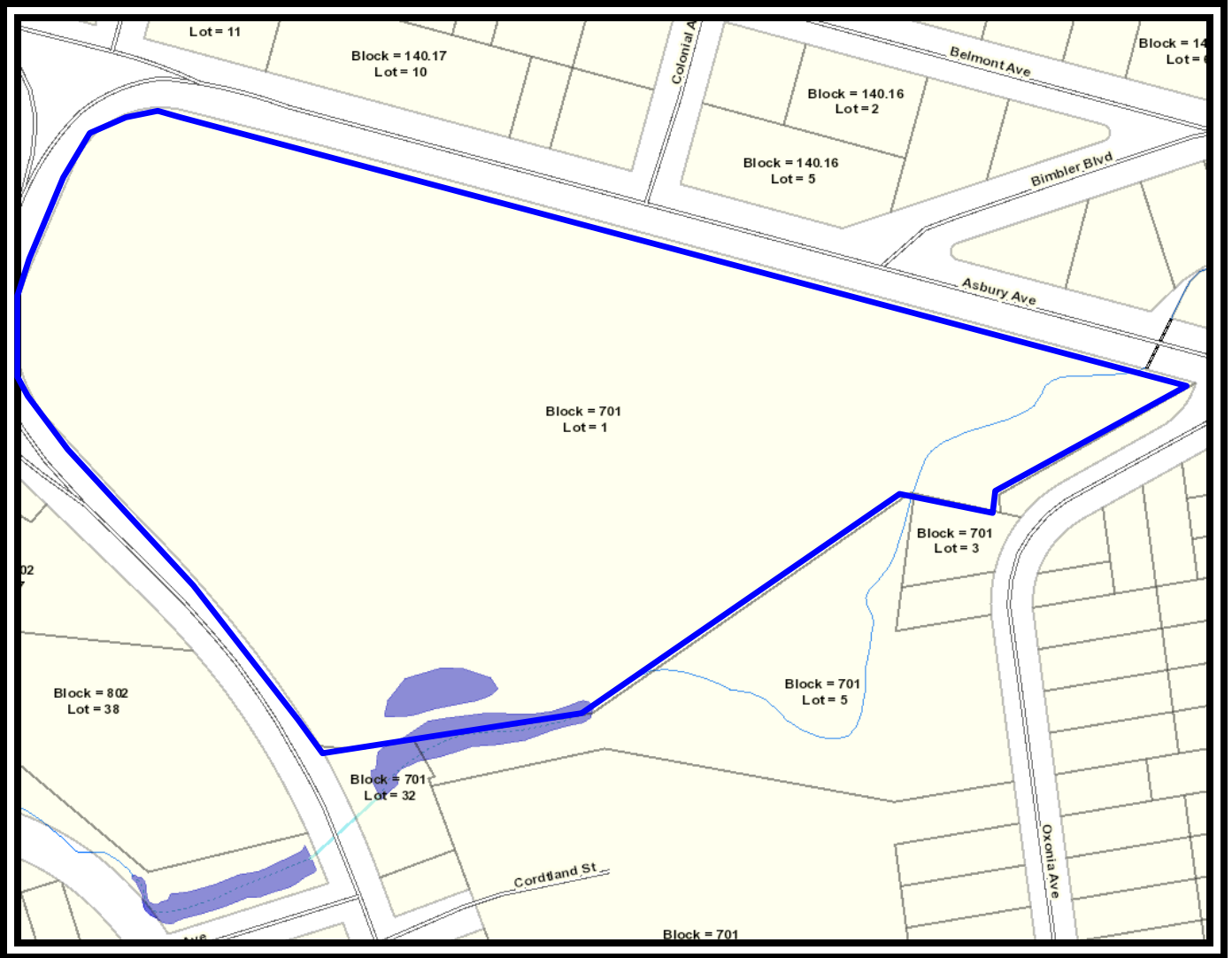
**FIGURE 4 – SOILS MAP**  
**Block 701, Lot 1; Neptune Township; Monmouth County**  
**Source: NJDEP GeoWeb 2015 aerial mapping, with soils layer applied**  
**Scale: Not to Scale**

EvuB - Evesboro-Urban land complex, 0 to 5 percent slopes  
 EkaAR - Elkton loam, 0 to 2 percent slopes, rarely flooded



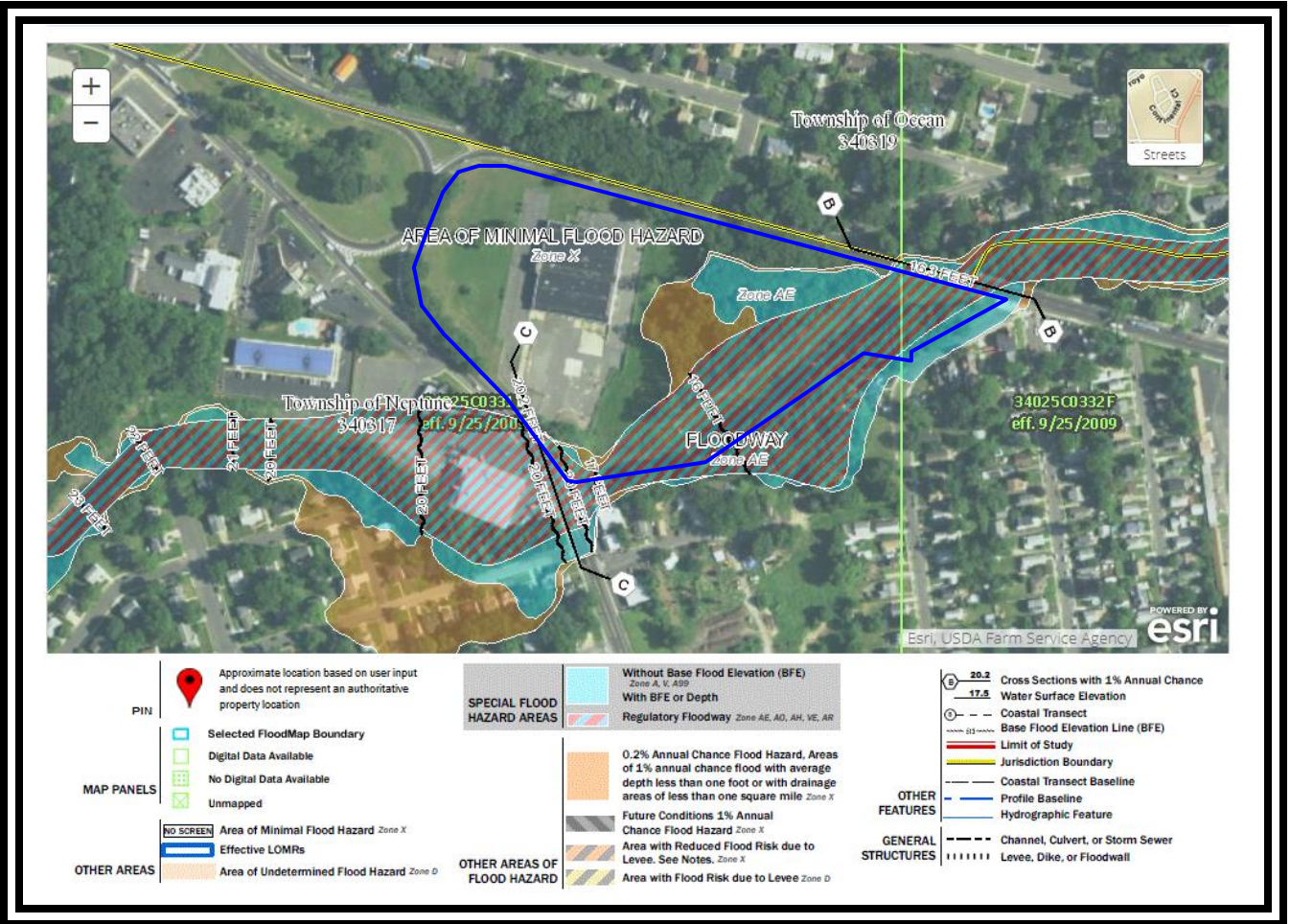


**FIGURE 5 – AERIAL MAP**  
**Block 701, Lot 1; Neptune Township; Monmouth County**  
**Source: Google Maps 2019**



**FIGURE 6 – WATER BODIES AND STREAMS**  
**Block 701, Lot 1; Neptune Township; Monmouth County**  
**Source: NJ GeoWeb**





**FIGURE 7 – Flood Hazards**  
**Block 701, Lot 1; Neptune Township; Monmouth County**  
**Source: FEMA FIRM**

**EXHIBIT II - RESUME OF PREPARER**

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**JUNETTA N. DIX**  
**DIRECTOR, Environmental Services**

**PROFESSIONAL CREDENTIALS**

Master of Environmental Management (M.E.M), Duke University  
B.S., Marine Biology, University of North Carolina at Wilmington  
Senior Professional Wetland Scientist, Society of Wetland Scientists

**PROFESSIONAL PROFILE**

Ms. Dix has thirty-years of experience as an environmental manager in the environmental consulting field. Her responsibilities as an environmental manager have included oversight and conduct of field studies; wetlands delineations, impact assessment and mitigation; threatened and endangered species' surveys and habitat assessments; environmental site audits; environmental impact assessment; land use planning; and preparation of compliance statements in support of various local, State, federal, and Pinelands Commission permit applications.

Proficient in wetlands science, Ms. Dix is recognized by the Council of Engineering and Scientific Specialty Boards (CESB) as a certified Professional Wetland Scientist, experienced in New Jersey Department of Environmental Protection, U.S. Army Corps of Engineers and Pinelands Commission field methodology. Ms. Dix has considerable field experience in threatened and endangered species surveys and habitat assessments; sampling and analysis of aquatic population dynamics; pollution impact assessment; site remediation; and groundwater and soil sampling procedures.

**PROFESSIONAL EXPERIENCE**

**City of Ocean City; Cape May County, NJ:** Ms. Dix is currently on retainer as General Environmental Consultant to Ocean City. Ms. Dix's responsibilities include feasibility analyses of environmental permitting for various city projects; preparation, submittal and monitoring of environmental permits and oversight of construction activities to ensure environmental compliance. Ms. Dix has completed permitting and regulatory compliance for a "rails to trails" project; boardwalk improvements; dredging and dredged material management; stormwater outfalls; municipal bulkheads and numerous public access to the beach improvements. Environmental issues include coastal wetlands; CAFRA, wetlands mitigation; and coastal engineering I construction.

**Expressway Solar and Egg Harbor Family Associates, Egg Harbor Township:** Ms. Dix prepared, submitted and obtained Coastal Area Facility Review Act (CAFRA) Individual Permits first for a solar array proposed on the 52-acre site and then, secondly for a 136-unit residential development, that was subsequently constructed. Pertinent issues included critical wildlife habitat, forest preservation and threatened or endangered species habitat impacts.

**City of Sea Isle, Cape May County, JFK Boulevard and Excursion Park Improvements:** Ms. Dix prepared and obtained a Coastal Area Facility Review Act (CAFRA) permit, for significant improvements to JFK Boulevard and Excursion Park. The project includes significant recreational improvements adjacent to the promenade (boardwalk), including new

traffic pattern, landscaping, park improvements, and band shell. JNDI is currently providing oversight of the construction of the project to document regulatory compliance.

**Atlantic County Firing Range, Egg Harbor Township:** As a subcontractor to the engineer, M. Dix completed a field delineation of jurisdictional wetlands, applied for, and obtained wetlands approvals, for the proposed expansion of the archery range into a firing range.

**Egg Harbor City, Atlantic County, New High School Project:** M. Dix conducted field studies on the >100-acre site, to obtain Pinelands Commission approval, for the construction of a new high school in Egg Harbor City. Responsibilities included wetland investigations; threatened or endangered species habitat assessment; Pinelands Commission coordination. Pinelands approval was obtained, and the high school construction completed.

**South Jersey Transportation Authority, Atlantic City Expressway Pleasantville Toll Plaza and Widening Project:** As SBE subconsultant to SJTA, Ms. Dix provided environmental consulting services for the proposed Atlantic City Expressway Pleasantville Toll Plaza improvements. Services included a field delineation of jurisdictional freshwater wetlands, preparation of a wetlands report documenting the results of the field investigations, and guidance to the project engineers during the preliminary design phase to minimize adverse environmental impacts and identify applicable environmental permits/approvals.

**Public Service Enterprise Group (formerly Public Service Electric & Gas Company), Estuary Enhancement Program. Salem Generating Station, NJ:** As "Lead Permitting Engineer", Ms. Dix was responsible for oversight of all regulatory and permitting issues for the PSEG Estuary Enhancement Program (EEP). The EEP was created as a result of NJPDES special conditions mandating the creation/enhancement of over 20,000 acres of tidal wetlands; installation of numerous fish ladders; modifications to the generating station design intake system; and wetlands restoration via *Phragmites australis* eradication and control. Ms. Dix's responsibilities included regulatory applicability assessment ; application preparation; management of over 200 NJDEP, U.S. Army Corps of Engineers, Delaware River Basin Commission , and local applications and permits; preparation of mitigation proposals; threatened and endangered species assessments ; Phase I Environmental Site Assessments for property acquisition; oversight and quality control/assurance review of Master Contractors and other consultants; and assistance/guidance in wetland restoration design strategies.

**Rutgers, The State University of New Jersey, Institute of Marine and Coastal Sciences:** As a result of considerable New Jersey regulatory compliance experience and a background in marine biology, Ms. Dix was retained by Rutgers University as a general environmental consultant for the Multispecies Aquaculture Demonstration Facility in Cape May, New Jersey. Her Responsibilities included providing regulatory assessment oversight, quality control/quality assurance review of all project documents, preparation and submittal of a CAFRA, Waterfront Development, and Water Quality permit application, and design consultation for regulatory compliance and minimization of adverse environmental impacts for the proposed aquaculture facility. A significant design constraint for the project was the presence of breeding habitat for tiger salamanders. A survey for the species was completed and a preservation plan implemented.