

T2565.0001  
November 17, 2023

# ENVIRONMENTAL IMPACT ASSESSMENT

**BLOCK 3601 \* LOT 4  
NEPTUNE TOWNSHIP  
MONMOUTH COUNTY, NEW JERSEY**

**PREPARED FOR:**

**PINK BALLOON, LLC  
7 BELL STREET  
MONTCLAIR, NJ 07042**

**PREPARED BY:**



ALEX STOLLERY  
ENVIRONMENTAL SCIENTIST



KYLE WEISE  
DIRECTOR OF LAND USE SERVICES

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## **I. PURPOSE**

This Environmental Impact Statement (EIS) report has been prepared for the proposed improvements on Block 3601, Lot 4 (site), located within Neptune Township, Monmouth County, New Jersey. The purpose of this assessment is to document the decision-making process involved in formulating and rendering a professional opinion about the subject property and project. The report was created by conducting site visits and reviewing relevant documents, maps, and proposed site plans.

The report contains an inventory of the existing environmental conditions at the project site, an analysis of the significant environmental impacts the proposed project will have on the site, and an overview of the mitigative and restorative efforts to reduce or eliminate potential adverse environmental effects.

## **II. SITE LOCATION & LAND USE**

The subject property of this report is designated as 3536 State Highway 66, Block 3601, Lot 4, in Neptune Township, Monmouth County, New Jersey. The site comprises 0.9 acres and is in Zoning District: (C-1) Planned Commercial Development, per township zoning maps. The site is located within a Metropolitan Planning Area on the NJ State Development and Redevelopment Plan.

The site contains a single-story commercial building with associated parking and a circular driveway that goes around the building. The southern half of the site contains approximately 0.35 acres of undeveloped woodlands. The surrounding property use consists of the following:

- North: State Highway 66, commercial developments, and undeveloped woodlands
- East: Undeveloped woodlands
- South: Jumping Brook Golf Course
- West: Home Depot, Commercial developments

## **III. PROJECT DESCRIPTION**

### **A. Proposed Project**

The project proposes to redevelop the existing one-story office building and associated parking. The existing building will be raised from 18.3 feet to 29 feet. The project will add 8,085 square feet of impervious surface to the lot for a total of 22,159 square feet of impervious coverage.

### **B. Water Supply**

The proposed development will be serviced by public water utilities provided by the Neptune Township Municipal Alliance (NTMUA).

### **C. Sewerage Facilities**

The Township sanitary sewer system will service the proposed development.

#### IV. INVENTORY OF EXISTING ENVIRONMENTAL CONDITIONS

The following is an assessment of existing inventory based on the review of available mapping and site visits conducted by our office. Trident personnel conducted site visits in November 2023 to assess current conditions.

##### A. Geology

This site lies within the Atlantic Coastal Plain physiographic province within the Chansey Formation within the Lower Member Kirkwood Formation. This formation is composed of quartz sand, locally with clay laminae, thicker lens-shaped beds of light-colored clay, and occasional gravel lenses. This formation covers a broader surface area of the Coastal Plain in New Jersey than any other formation.

##### B. Soils

Based on the Geographic Information Systems (GIS), New Jersey Department of Environmental Protection Digital Data and the publication entitled, Soil Survey of Monmouth County, New Jersey by the United States Department of Agriculture, Natural Resource Conservation Service, issued April 1980, one (1) soil series representing one (1) soil type has been identified on the subject property. The following description is based on the information contained in that publication.

**Map Unit:** LasB - Lakewood sand, 0 to 5 percent slopes

**Component:** Lakewood (85%)

The Lakewood component makes up 85 percent of the map unit. Slopes are 0 to 5 percent. This component is on flats on North Atlantic coastal plains, and knolls. The parent material consists of sandy fluviomarine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the F153DY140NJ Sandy, Spodic Pine Barrens Upland ecological site. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria.

##### C. Surface Waters

The site lies within the Monmouth Watershed Management Area (WMA-12). The site is in the lower half of the Jumping Brook (Ocean Co) sub-watershed, which is approximately 4,385.89 acres in size. Trident Environmental performed an on-site inspection of the subject site. The nearest regulated water body is the Jumping Brook. It is designated as FW2-NT/SE1 (Nontrout Production Salt Extrusion) and is located roughly 500 feet east of the subject site.

##### D. Topography

The site can be characterized as moderately sloping from north to south. For further details, refer to the Existing Drainage Area Map prepared by Nelson Engineering Associates, Inc.

**E. Wetlands**

The NJDEP map does not map any wetlands located on the site. Our office conducted a site visit to review the property boundary for wetlands. No wetlands were noted during our site visit.

**F. Floodplains**

The proposed project is located within Zone X on the FEMA flood map.

**G. Vegetation**

The site contains approximately 0.35 acres of oak-dominated woodlands. The general vegetation located on and adjacent to the subject site consists of commonly encountered upland tree species, including black cherry (*Prunus serotina*), white oak (*Quercus alba*), and sassafras (*Sassafras albidum*), with an understory of the aggressive roundleaf greenbrier (*Smilax rotundifolia*).

**H. Wildlife**

The site contains approximately 0.35 acres of suitable habitat for local wildlife. Below is a list of species expected to occupy the site and its surroundings.

Common Name	Scientific Name
American Crow	Corvus brachyrhynchos
American Robin	Turdus migratorius
Blue Jay	Cyanocitta cristata
Common Grackle	Quiscalus quiscula
Field Sparrow	Spizella pusilla
Gray Catbird	Dumetella carolinensis
House Finch	Carpodacus mexicanus
House Sparrow	Passer domesticus
Mourning Dove	Zenaida macroura
Northern Cardinal	Cardinalis cardinalis
Northern Mockingbird	Mimus polyglottos
Red-tail Hawk	Buteo jamaicensis
Turkey Vulture	Cathartes aura
Eastern Chipmunk	Tamias striatus
Gray Squirrel	Sciurus carolinensis
Groundhog	Marmota monax
Whitetail Deer	Odocoileus virginianus
White-footed Mouse	Peromyscus leucopus
Raccoon	Procyon lotor

**I. Endangered or Threatened Species**

To determine whether any potential threatened or endangered wildlife species habitat exists on the site, TEC reviewed NJDEP Landscape Project (*version 3.3*) data for the potential of threatened/endangered wildlife species in the area. The NJDEP developed the Landscape Project, Division of Fish and Wildlife, Endangered and Non-Game Species Program (ENSP) as a wildlife-habitat mapping program to identify and map critical habitats for endangered, threatened, and special-concern wildlife. The Landscape habitat patches are ranked based on the

status of a species record, if present, within or near a polygon. The ranking system is applied as follows:

Rank 1: assigned to species-specific habitat patches that meet habitat-specific suitability requirements such as minimum size or core area criteria for endangered, threatened, or special concern wildlife species but that do not intersect with any confirmed occurrences of such species.

Rank 2: assigned to species-specific habitat patches containing one or more occurrences of species considered to be species of special concern.

Rank 3: assigned to species-specific habitat patches with one or more occurrences of State-threatened species.

Rank 4: assigned to species-specific patches containing one or more occurrences of State-endangered species.

Rank 5: assigned to species-specific habitat patches containing one or more occurrences of wildlife listed as endangered and threatened under the Federal Endangered Species Act of

The site is located within the Piedmont Plains Landscape Region. The undeveloped rear portion of the site and adjacent area is mapped as a Rank 2 habitat.

#### **J. Air Quality**

The site does not contribute any contaminants to the immediate area that would affect air quality.

#### **K. Noise**

The site is currently contributing noise to the immediate area through general operations of a commercial office facility.

#### **L. Cultural, Historical, Archaeological Resources**

Trident Environmental reviewed the NJDEP, Historic Preservation Office Geographic Information System data. The site is not listed to contain any historical or cultural significance.

### **V. ASSESSMENT OF ANTICIPATED PROJECT IMPACTS**

#### **A. Soil/Soil Erosion**

The project will impact native soil by introducing additional impervious surfaces by expanding the parking areas and the main building. Impacts from the soil disturbance during site construction will be limited by implementing an approved Soil Erosion and Sediment Control Plan.

#### **B. Flooding/Floodplain Disruption**

The site is located within Zone X on the FEMA flood map. No flooding or disruption to any existing floodplains is anticipated upon project completion.

#### **C. Degradation of Surface Water Quality**

No degradation of surface water quality is anticipated upon completion of the project.

**D. Groundwater Pollution**

There is no anticipated impact on groundwater as a result of the proposed project.

**E. Reduction of Groundwater Capabilities**

There is no anticipated significant reduction in groundwater recharge capabilities. Upon completion, the site's stormwater management will continue to allow groundwater recharge to occur on the site.

**F. Sewage Disposal**

The connection of the proposed development to the township sanitary sewer will slightly impact the existing township infrastructure. However, any possible impacts will be limited through the planning and design of the system with township officials.

**G. Solid Waste Disposal**

During construction, solid waste material will be generated. Dumpsters will be employed and will be emptied on an as-needed basis. Once construction is completed, all solid waste and recyclables generated will be collected and temporarily stored on-site before being disposed of by a private or public hauler. The solid waste disposal methods will comply with the Statewide Mandatory Source Separation and Recycling Act.

**H. Vegetation Destruction**

Natural vegetation will be cleared for the proposed development. The site will be landscaped with native vegetation to the maximum extent practicable to mitigate the loss of native plant life.

**I. Destruction of Wildlife Habitats**

The proposed project will displace wildlife utilizing the project area. Wildlife can disperse to the adjacent woodlands and golf course abutting the site.

**J. Threatened/Endangered Species**

The site is not mapped as a threatened or endangered species habitat by the NJDEP. The proposed development is not anticipated to impact threatened or endangered species.

**K. Scenic and Historic Features**

No scenic or historic features were found to be located on-site.

**L. Air Quality Degradation**

Construction of the proposed project will cause minimal and temporary effects on the surrounding environment in fumes, dust, and odors from machinery. After completion of the proposed project, sources of air contaminants would be vehicular traffic associated with the commercial development. These air contaminants are typical of commercial development and will not result in significant air quality degradation in the project site or surrounding properties.

**M. Noise Levels**

Minor contributors to local noise levels are adjacent roadways and developments. The proposed project is anticipated to operate at normal levels typical of this type of commercial development. The project will not significantly increase noise levels in the surrounding area.



**N. Energy Utilization**

No significant impacts on the use of energy are expected. Energy use is anticipated to be typical of this type of development.

**VI. ENVIRONMENTAL PERFORMANCE CONTROLS**

1. Construction operations will be performed in accordance with an approved Soil Erosion and Sediment Control Plan. This plan will follow the Standards for Soil and Sediment Control in New Jersey to eliminate any adverse impacts of soil erosion and sedimentation, wind-blown dust, and odor problems. These practices will include silt fencing, stabilized construction access protection, inlet protection, and other techniques recommended by the Standards.
2. Minimal impacts on noise levels are expected during the completion and operation of the project. During the construction phase of this project, noise levels will be temporarily increased by heavy equipment, trucks, and various construction practices. To minimize impacts, the project's construction will be limited to typical work hours during the day.
3. Trees will be preserved when feasible throughout the proposed development. In addition, the site will be landscaped to help mitigate the loss of existing trees due to the development.
4. Drainage from the site will be collected in a stormwater system and treated to meet pre-development runoff conditions. The stormwater management system will be designed in accordance with the NJDEP stormwater management rules, N.J.A.C. 7:8.

**VII. COMMITMENT OF RESOURCES**

**A. Sewerage Disposal**

The proposed development will utilize sanitary sewer. The system will be designed following current state and township regulations.

**B. Vegetation Destruction**

The project will preserve existing vegetation wherever feasible within the context of the proposed plan. The proposed Landscape Plan will also provide a framework for a diverse suburban landscape within the proposed development. Vegetation removal will occur over time to allow wildlife dispersal to adjacent areas. Internal roadways and cleared areas will be landscaped, and wildlife will ingress these areas. The landscaping will be both aesthetically pleasing and beneficial to wildlife.

**C. Energy Utilization**

The proposed project will utilize electricity and gas to provide energy to the site.

**VIII. ADVERSE ENVIRONMENTAL IMPACTS THAT CAN NOT BE AVOIDED**

Several undesirable environmental impacts are unavoidable during and after construction. They are as follows:

1. The removal of natural land will eliminate wildlife habitat areas. That will result in the displacement of some species.
2. Traffic conditions within the project area will increase during the construction and post-development phases of the project. Traffic obstructions may occur during the property's connection to public sewer and water.
3. Locally, a slight increase in noise and air pollutants will be encountered because of site clearing and demolition, heavy machinery, construction, and increased traffic conditions.
4. The infrastructure of Neptune Township will be tasked with an increased demand for public services (police and fire) and utilities for the site.

#### **IX. SUMMARY**

As determined in this report's context, the proposed development should have a minimal adverse impact on the natural environment and surrounding communities. Careful planning, construction, and management of the project shall limit future adverse environmental impacts.

**X. REFERENCES**

Neptune Township Ordinance No. 04-23

New Jersey Department of Environmental Protection, Bureau of Geographical Information Systems, <http://www.nj.gov/dep/gis/>.

United States Department of Agriculture, Natural Resources Conservation Service, Soil Survey Geographic (SSURGO) Database, Soil Data Mart. Available Online at <http://soildatamart.nrcs.usda.gov/>.

# APPENDIX A



*Figure 1: Eastbound view of subject site, Route 66 to the left*



*Figure 2: Existing structures presently located on site*



*Figure 3: Rear of structures located on site*



*Figure 4: Southbound view of subject site and adjacent land*



*Figure 5: Vegetation adjacent to existing structures on subject site*



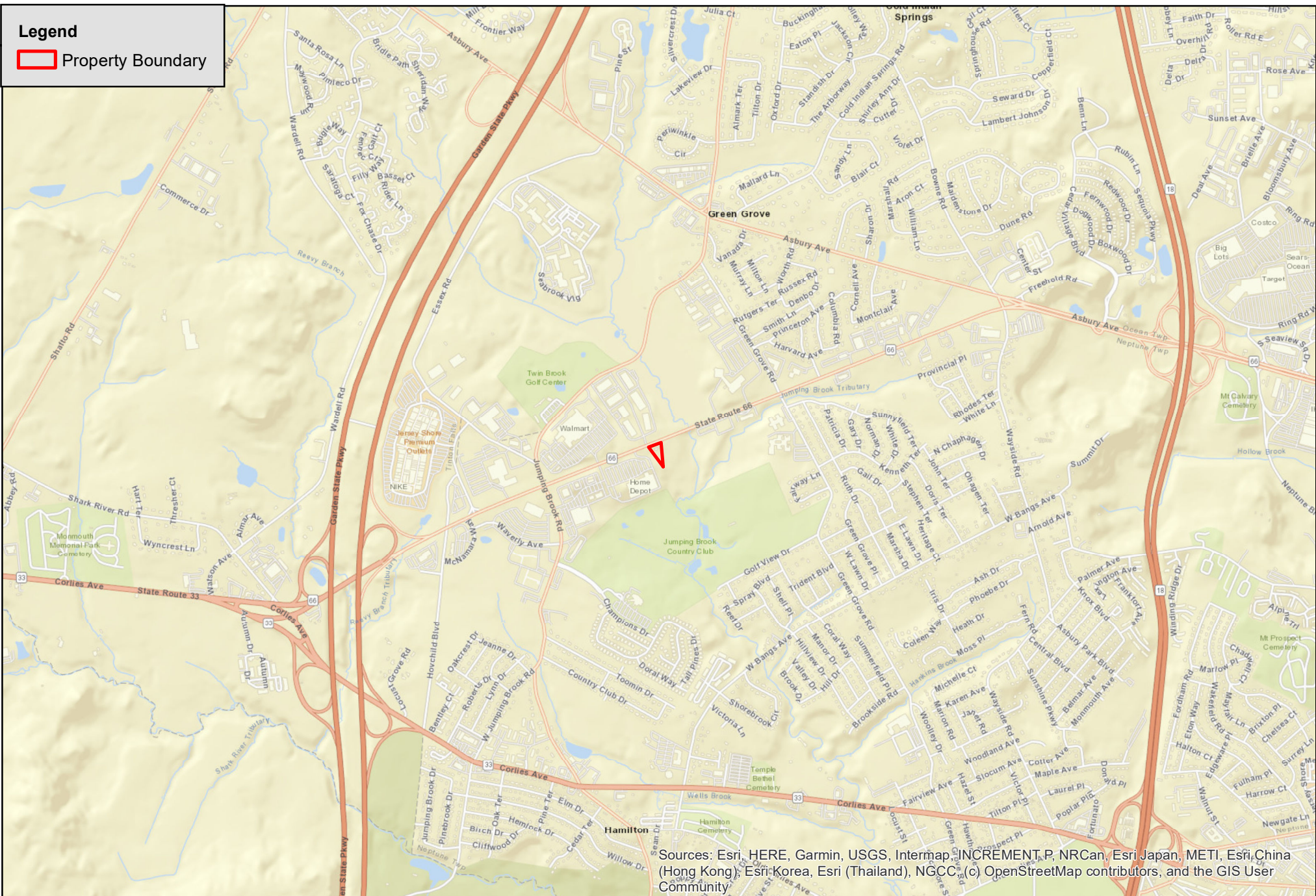
*Figure 6: Southwest bound view of adjacent property – commercial development*

# **APPENDIX B**



**Legend**

 Property Boundary



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT, P. NRCAn, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



# New Jersey Road Map


**3536 State Highway 66  
Block 3601 ~ Lot 4**

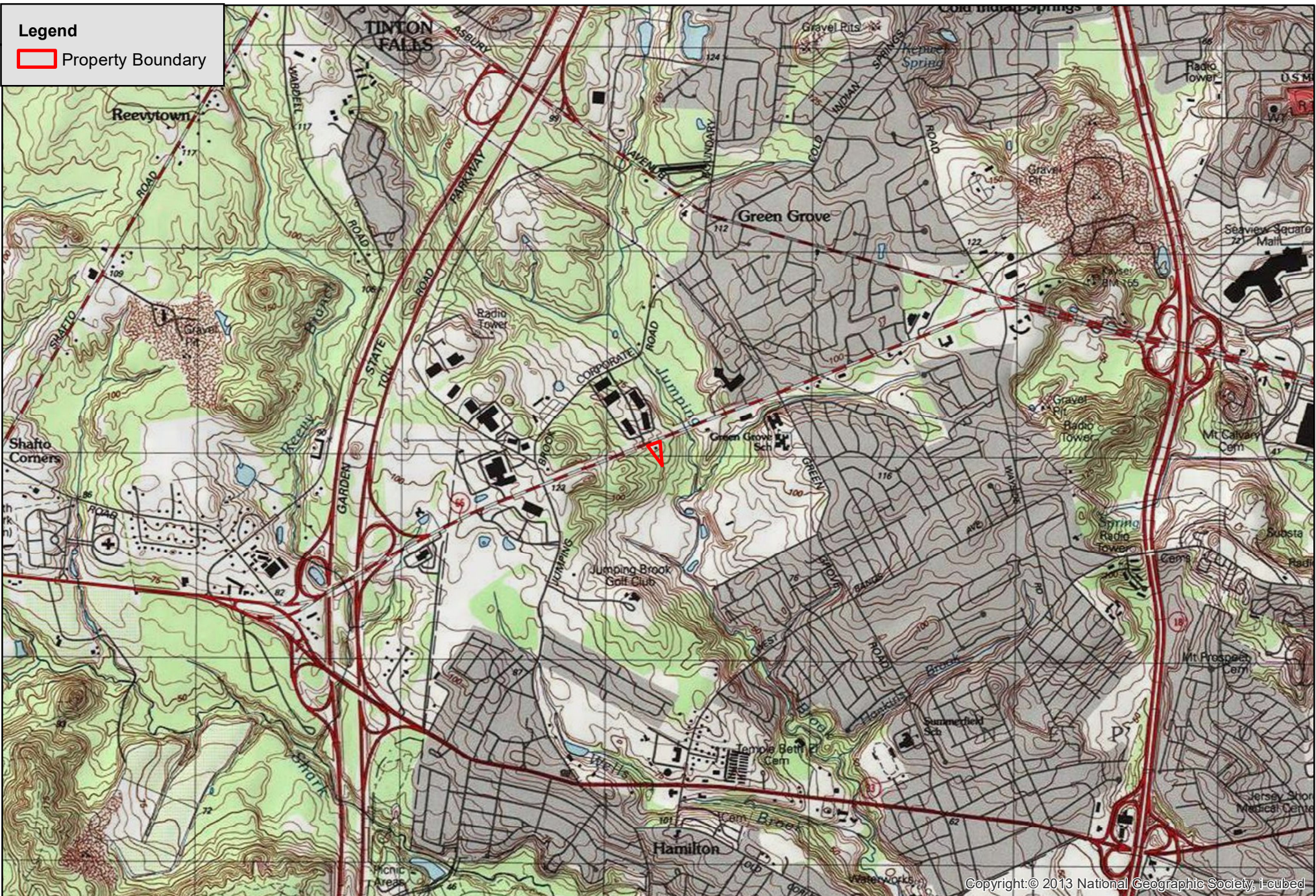
**Neptune, Monmouth Co., NJ**

<b>DRAWN BY:</b> KN	<b>DATE:</b> 2/20/2023
<b>FIGURE:</b> 1	<b>JOB NO.:</b> T2565.0001



SCALE: 1 inch = 2,000 feet  
0 250500 1,000 1,500 2,000  
 Feet

**Legend**  
 Property Boundary



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**U.S.G.S. NW Asbury Park NJ  
 Quadrangle Map**

**3536 State Highway 66  
 Block 3601 ~ Lot 4**

**Neptune, Monmouth Co., NJ**

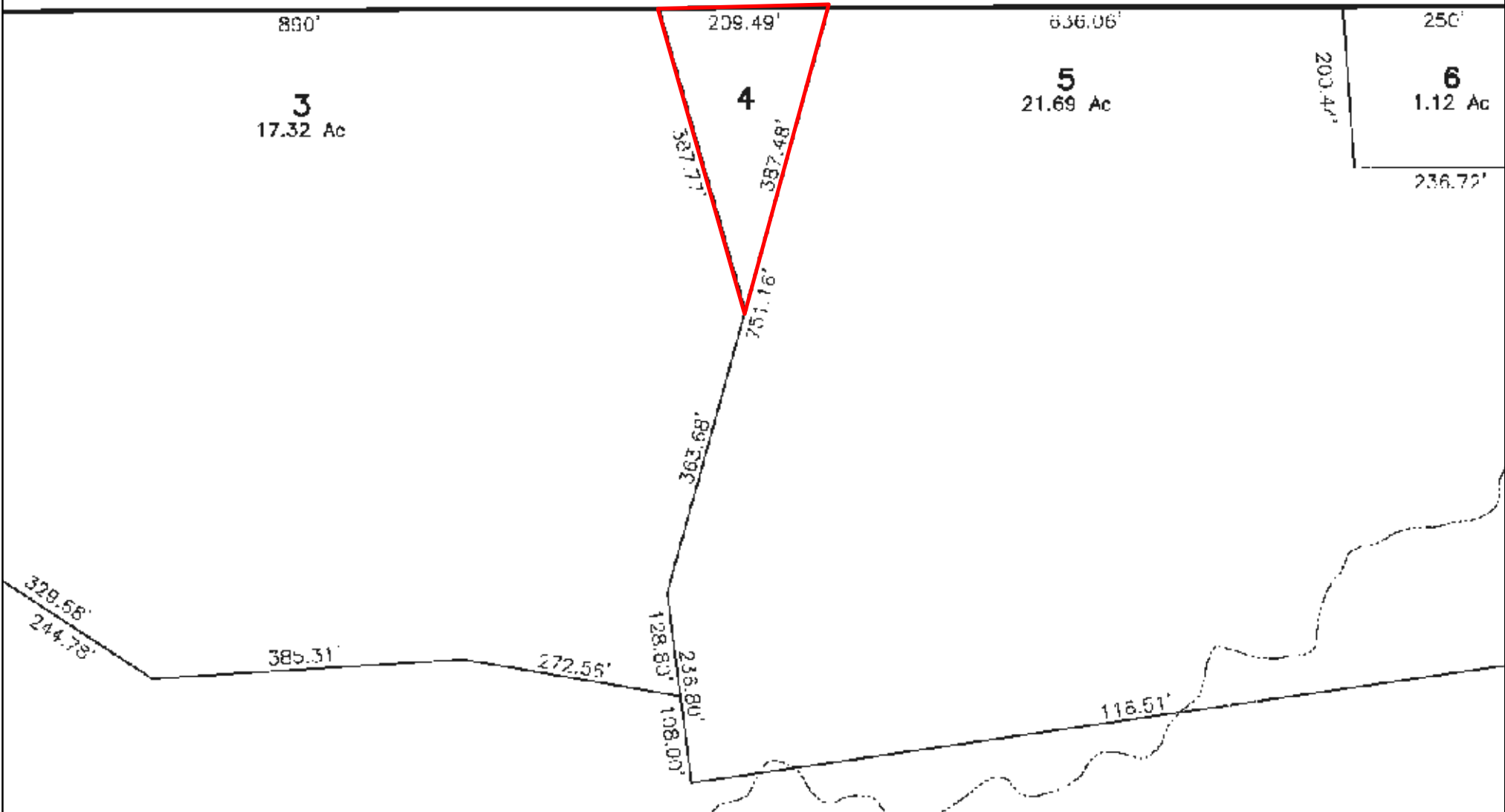
DRAWN BY: <b>KN</b>	DATE: <b>2/20/2023</b>
FIGURE: <b>2</b>	JOB NO.: <b>T2565.0001</b>



SCALE: 1 inch = 2,000 feet  
 0 250500 1,000 1,500 2,000  
 Feet

**Legend**  
 Property Boundary

# NEW JERSEY STATE HIGHWAY ROUTE NO 66



**Legend**

 Property Boundary



Lakewood sand, 0 to 5 percent slopes

Atsion sand, 0 to 2 percent slopes

Project definition, funding requests, and data distribution by NJ Office of Information Technology, Office of GIS. Funding provided by: -NJ Department of Environmental Protection-NJ Office of Information Technology-NJ Department of Military and Veterans Affairs-NJ Office of Homeland Security and Emergency Preparedness-NJ Department of Transportation. Project administration support provided by NJ Department of Environmental Protection. Contract and procurement by US Geological Survey. Principal operating contractor was Quantum Spatial, Inc. Quality Assurance by Woolpert, Inc. under contract to US Geological Survey.



# Monmouth County Soil Survey Map

**3536 State Highway 66  
Block 3601 ~ Lot 4**

**Neptune, Monmouth Co., NJ**

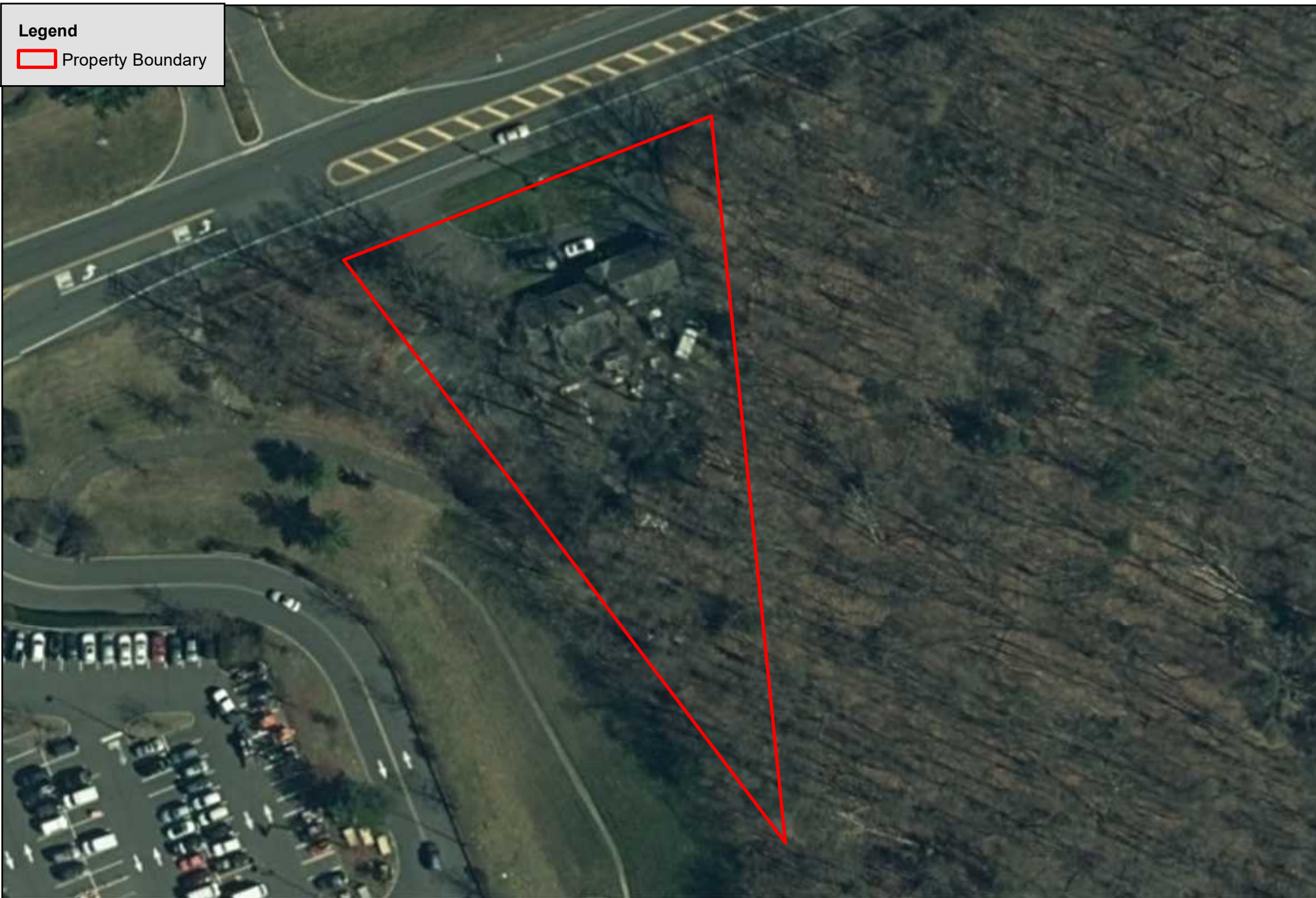
DRAWN BY: <b>KN</b>	DATE: <b>2/20/2023</b>
FIGURE: <b>4</b>	JOB NO.: <b>T2565.0001</b>



SCALE: 1 inch = 100 feet  
0 12.525 50 75 100  
 Feet

Legend

 Property Boundary



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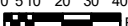
# Aerial Map

**3536 State Highway 66  
Block 3601 ~ Lot 4**

**Neptune, Monmouth Co., NJ**

DRAWN BY: <b>KN</b>	DATE: <b>11/7/2023</b>
FIGURE: <b>5</b>	JOB NO.: <b>T2565.0001</b>



SCALE: 1 inch = 66 feet  
0 5 10 20 30 40  
 Feet



**Legend**

- Property Boundary
- Surface Water
- Freshwater Wetlands

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# NJDEP Freshwater Wetlands Map

**3536 State Highway 66  
Block 3601 ~ Lot 4**


**Neptune, Monmouth Co., NJ**


<b>DRAWN BY:</b> KN	<b>DATE:</b> 11/17/2023
<b>FIGURE:</b> 6	<b>JOB NO.:</b> T2565.0001
<b>SCALE: 1 inch = 167 feet</b> 0 20 40 80 120 160 Feet	

### Legend

 Property Boundary


#### Piedmont Plains Habitat

 Rank 1 - Habitat specific requirements

 Rank 2 - Special Concern

 Rank 3 - State Threatened

 Rank 4 - State Endangered

 Rank 5 - Federal Listed



# APPENDIX C



Alex Stollery – Project Manager/Environmental Scientist

[astollery@tridentenviro.com](mailto:astollery@tridentenviro.com)

732-818-8699

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### Experience

Trident Environmental, Toms River, New Jersey, January 2021 – Present

- Project Manager/Environmental Scientist

### Qualification Highlights

- B.S., Ecology, Evolution, and Natural Resources, Rutgers University, 2019
- Rutgers University Wetland Delineation Certificate – 2022
- OSHA 40-Hour Hazardous Waste Operations & Emergency Response Training

### Summary of Qualifications

Mr. Stollery is an environmental scientist and project manager with Trident Environmental. He is responsible for the execution of environmental reports, permit applications, wetland delineations, and other environmental investigations. He has also conducted environmental due diligence investigations, soil and groundwater sampling, and soil permeability testing. As a field investigator and project manager, Mr. Stollery oversees projects from their beginning stages to the final permit issuance and implementation.

He is well versed in NJDEP Division of Land Use Regulation, including NJAC 7:7A Freshwater Wetland Protection Act rules, NJAC 7:7 Coastal Zone Management rules, and NJAC 7:13 Flood Hazard Area Control Act rules.

In the two years Mr. Stollery has served Trident Environmental, he has prepared and received approvals for Letters of Interpretation (LOI), State General Wetland Permits, and CAFRA Individual Permits from the New Jersey Department of Environmental Protection (NJDEP). He has also conducted wetland Functions and Values Assessments. He is working with the Pennsylvania Department of Environmental Protection and Army Corps of Engineers to obtain approval for waterfront development along the Delaware River. He also prepares municipal compliance documents such as Environmental Impact Statements (EIS).

Additionally, Mr. Stollery is well-versed in geographic information systems (GIS), Global Positioning Systems (GPS), wetland restoration and mitigation, macroinvertebrate sampling, biological water quality assessments, plant and animal identification, and radio telemetry. He has helped plan and implement multiple wetland restoration projects involving plant inventory and identifying invasive species to eradicate.

Kyle Weise - Director of Land Use Services

[KWeise@tridentenviro.com](mailto:KWeise@tridentenviro.com)

732-818-8699

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## Experience

Trident Environmental, Toms River, New Jersey, August 2002 - Present

- Director of Land Use Services/Sr. Environmental Scientist

## Qualification Highlights

- BS, Environmental Science, Western New England College, 2002
- NAHB Certified Green Professional-2009
- Rutgers University Wetland Delineation Certificate-2019
- Expert Witness Testimony

## Summary of Qualifications

Mr. Weise is a Director of Land Use Services with the firm of Trident Environmental. He is responsible for the organization and execution of various environmental reports, permitting for a wide range of projects, and conducting environmental site investigations and assessments.

Mr. Weise is well versed in the rules and regulations set forth by the NJDEP in the form of the NJAC 7:7 - Coastal Program Rules, NJAC 7:7E- Coastal Zone Management Rules NJAC 7:7A Freshwater Wetland Protection Act Rules, and NJAC 7:13 Flood Hazard Area Control Act Rules and Pinelands CMP.

In the 19 years Mr. Weise has been with Trident Environmental Consultants, he has prepared and received approvals for Letters of Interpretation (LOI), Tidelands Conveyances, Waterfront Development Permits, CAFRA Permits, various State General and Individual Wetland Permits from New Jersey Department of Environmental Protection (NJDEP), Pinelands Commission, and United States Army Corps of Engineers. Mr. Weise also prepares Environmental Impact Statements (EIS) based on township requirements.

Mr. Weise has also conducted threatened/endangered surveys for Bog Turtles, Northern Pine Snakes, Barred Owls, and Indiana Bats in New Jersey, New York, Pennsylvania, Delaware, and Maryland. These activities include helping with directed visual surveys and implementing various trapping methods in various habitats and radio-telemetry projects.

Additionally, Mr. Weise is versed in geographical information systems (GIS), Global Positioning Systems (GPS), habitat assessments, wildlife surveys, laboratory testing, analysis, sediment sampling, and wetland mitigation. Mr. Weise helped design and received the necessary State approvals for the Nishisakawick Creek and Great Egg Harbor River, Marsh Bog Brook I & II, and Barkers Brook Mitigation Banks.

**Expert Testimony:**

Mr. Weise has provided expert testimony to municipal boards and environmental commissions.

*Planning Boards:* Upper Freehold Township, Monmouth County, New Jersey  
Lakewood Township, Ocean County, New Jersey.

*Zoning Boards:* Neptune Township, Monmouth County, New Jersey

*Environmental Commissions:* Howell Township, Monmouth County, New Jersey Freehold Township  
Monmouth County, New Jersey