

ENVIRONMENTAL IMPACT STATEMENT

for

FULFILL FOOD BANK

Located at

BLOCK 2301; LOT 1

In

**NEPTUNE TOWNSHIP
MONMOUTH COUNTY, NJ**

Has been prepared for

**FOOD BANK OF MONMOUTH & OCEAN COUNTY
3300 ROUTE 66
TOWNSHIP OF NEPTUNE, NJ 07753**

on

**October 20, 2023
Revised January 10, 2024**

**Christopher M. Bednarski, PE
NJPE 24GE05256400**

Insite Job #: 23-2111-01

InSite Engineering, LLC

1955 Route 34, Suite 1A • Wall, NJ 07719

732-531-7100 (ph) • 732-531-7344 (fx) • InSite@InSiteEng.net • www.InSiteEng.net

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TABLE OF CONTENTS

INTRODUCTION	2
PROJECT LOCATION	2
PROJECT DESCRIPTION	2
INVENTORY AND ASSESSMENT	2
SOILS	2
TOPOGRAPHY	3
GEOLOGY	3
GROUNDWATER HYDROLOGY	3
SURFACE WATER	3
WATERSHED.....	3
VEGETATION AND WILDLIFE.....	3
LAND USE.....	3
AIR QUALITY	4
WATER QUALITY	4
AESTHETIC FEATURES.....	4
TREE REMOVAL.....	4
WASTE WATER MANAGEMENT	4
WATER SUPPLY.....	4
SURFACE DRAINAGE, STORMWATER MANAGEMENT, AND FLOOD HAZARD	5
SOLID WASTE DISPOSAL	5
NOISE.....	5
GLARE	6
TRAFFIC.....	6
COMMUNITY IMPACT	6
VISUAL IMPACT	7
ARTIFICIAL LIGHT	7
CRITICAL AND ENVIRONMENTALLY SENSITIVE AREAS.....	7
ENERGY CONSERVATION	7
ENVIRONMENTAL PROTECTIVE MEASURES	7
AIR AND WATER POLLUTION	7
REVIEW AGENCIES	8
CONCLUSION	8

APPENDIX A

Tax Map
USGS Map
Soils Map
FEMA Map

INTRODUCTION

This Environmental Impact Statement is being submitted as part of the development application for Fulfill Food Bank, located on Block 2301; Lot 1 as shown on Sheet 23 of the Official Tax Map of Township of Neptune, Monmouth County, New Jersey. This Impact Statement has been prepared in accordance with the requirements of Ordinance No. 04-23 and Section 811.01 of the Township’s Code, entitled Environmental Impact Statement. This report provides statements regarding the environmental aspects of the project and the anticipated impacts as a result of the development.

PROJECT LOCATION

The address of the property is 3300 NJ State Highway Route 66 within Neptune Township. The property has frontage on NJ State Highway Route 66 and Wayside Road, between The Garden State Parkway and NJ State Highway Route 18. The surrounding area consists of highway commercial uses and single-family residential uses.

PROJECT DESCRIPTION

The existing site is currently developed with a warehouse and office for civic and social organization purposes and associated parking. The application proposes multiple additions to the existing building. Additional site improvements include but are not limited to parking lot improvements, landscaping, and utility relocations.

INVENTORY AND ASSESSMENT

SOILS

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

<u>SOIL NAME</u>	<u>HYDROLOGIC GROUP</u>
EvuB – Evesboro-Urban land complex, 0 to 5 percent slopes	A

TOPOGRAPHY

Elevations for the site range from 113 along the building to 104 along the entrance from NJ Route 66. The site generally slopes from east to west, towards the existing stormwater basin.

Proposed grades do not change significantly from existing conditions.

GEOLOGY

According to NJDEP's GeoWeb, the bedrock geology for the subject site is within the Cohansey Formation and is composed of quartz sand, medium to coarse grained.

GROUNDWATER HYDROLOGY

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

SURFACE WATER

No surface water exists on site.

WATERSHED

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

VEGETATION AND WILDLIFE

The subject site is currently developed with a portion of lightly wooded areas. The surrounding area is primarily developed with commercial uses and residential homes, which is not conducive to wildlife. There is an area of mature woods to the west of the property where any displaced wildlife will relocate to.

LAND USE

The property is zoned within the C-1 Planned Commercial Development zone. Permitted uses include Civic & Social Organizations.

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AIR QUALITY

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

WATER QUALITY

The proposed use of the property will have no adverse impact on the water quality in the surrounding area.

AESTHETIC FEATURES

The existing development includes an aesthetically pleasing building and the proposed additions will be in the character of the existing building. The surrounding areas are developed, so development would be consistent with surrounding lots. Landscaping is proposed to provide aesthetic features to the site.

TREE REMOVAL

The proposed addition does not require any tree removal, a tree removal permit is not necessary.

WASTE WATER MANAGEMENT

The property is serviced by the municipal sewerage system. According to NJDEP's GeoWeb, the site is within the sewer service area of Neptune Township Sewerage Authority and Sewer Treatment Plant (NJPDES 0024872). The proposed additions will increase the demand by a negligible amount; therefore, the treatment plant should have capacity to service the project.

WATER SUPPLY

According to NJDEP's GeoWeb, the site is in the service area of New Jersey American Water Company – Coastal North, PWID NJ1345001. The proposed additions will increase the demand by a negligible amount; therefore, the treatment plant should have capacity to service the project.

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SURFACE DRAINAGE, STORMWATER MANAGEMENT, AND FLOOD HAZARD

Under existing conditions, the property slopes from east to west, towards the existing basin on site.

The drainage pattern of the site will remain the same as the existing conditions by capturing onsite runoff, directing into the municipal stormwater system in the Route 66 system. The project is considered a minor development and does not need to comply with stormwater quantity regulations. The proposed development is located within Planning Area 1 (Metropolitan Planning Area) and is not required to meet groundwater recharge.

According to FEMA's current Effective FIRM entitled, "Flood Insurance Rate Map (FIRM)", Community Panel # 34025C0331F, dated 09/25/09, the site is not located in a flood hazard area zone. The FEMA maps and the record survey reference the NAVD88 vertical datum.

SOLID WASTE DISPOSAL

Solid waste disposal for refuse and recyclables for the property will be coordinated to be collected by the municipality. If the municipality will not accept pickup, a private hauler will be contracted.

NOISE

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

The state of New Jersey has promulgated noise standards, which generally dictate that noise levels are to be kept below 65 decibels during daytime and 50 decibels at night. Noise sources that may arise from the project will occur during two time periods: a temporary construction period and a post construction operational period.

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The project will restrict construction activity to the hours between 7 am and 6 pm on weekdays and Saturday. Construction noise during this time period can typically be higher than that of the project operations, and as a rule is greater in the earlier stages of the project. Construction noise is considered temporary since it ends with the completion of the project construction.

After construction, site generated operational noise sources may arise from traffic, cooling and ventilation equipment, and maintenance work. The additional traffic generated by this project is not expected to significantly alter the character or level of existing traffic noise in the area. The cooling and ventilation equipment will be modern equipment and will be located as inconspicuously as possible to avoid noise and aesthetic nuisance. The location and type of mechanical equipment will be selected to minimize noise levels to below acceptable levels. Maintenance of the building will be conducted mainly indoors, where no impact on the surrounding area is expected. Any outdoor maintenance would be similar to minor construction activity and will occur only during the typical daytime working hours.

GLARE

The lighting plan has been designed to minimize the potential for glare and to avoid off-site disturbance. The lighting plan provides only the necessary illumination for the operation and security of the site and has been designed in accordance with the Township's Design Guidelines.

TRAFFIC

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

COMMUNITY IMPACT

The existing use of the property is a food bank. As this is an inherent benefit to the community, any additions to the existing food bank would only further benefit the community as a whole.

VISUAL IMPACT

The project exists as an aesthetically pleasing building and is consistent with the surrounding area. The property is landscaped with trees and shrubs and proposes decorative street lighting in accordance with the ordinance. These measures provide an aesthetically pleasing streetscape.

ARTIFICIAL LIGHT

No new artificial lighting is proposed, there are no adverse impacts with the current design.

CRITICAL AND ENVIRONMENTALLY SENSITIVE AREAS

There are no critical or environmentally sensitive areas on site, therefore, the proposed additions will have little to no impact on these areas.

ENERGY CONSERVATION

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

ENVIRONMENTAL PROTECTIVE MEASURES

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

- Sediment Barriers and Silt Fences
- Inlet protection

An application will be filed to the Soil Conservation District for the plan to be certified.

AIR AND WATER POLLUTION

No odors or air pollution are anticipated as a result of the construction period or during normal building operations.

The entire project will be connected to the potable water system of the franchised purveyor, the New Jersey-American Water Company, Inc. The plans for the project will be submitted to each

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utility for review and approval prior to construction. No on-site sewage disposal systems are proposed.

With the entire project's stormwater management being provided in accordance with NJDEP regulations, no impact to air and/or water pollution is anticipated to result from the redevelopment efforts. Should any additional environmental concerns be revealed as the project is developed (i.e. underground storage tanks, etc.), these issues would be addressed in full compliance with all applicable laws and regulations.

REVIEW AGENCIES

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

- Township of Neptune Planning Board
- Monmouth County Planning Board
- Freehold Soil Conservation District

CONCLUSION

In summary, the proposed improvements will result in minimal environmental impact on the site or the surrounding areas as the project is designed in substantial conformance with the Neptune Township Ordinance. The site is currently developed, and the scope of this project only proposes three minor additions to the existing structure. The proposed additions are well suited for the existing building and will increase functionality. Alternate design concepts are always possible; however, the impacts to the environment from alternative designs with similar uses would be the same as proposed.

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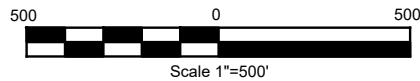
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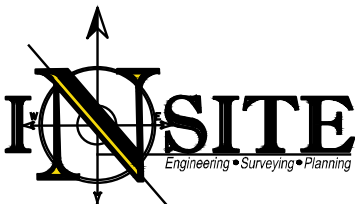
SITE



PLAN



TAX MAP EXHIBIT



InSite Engineering, LLC
 CERTIFICATE OF AUTHORIZATION:
 24GA28083200
 1955 ROUTE 34, SUITE 1A
 WALL, NJ 07719
 732-531-7100 (Ph)
 732-531-7344 (Fax)
 InSite@InSiteEng.net www.InSiteEng.net

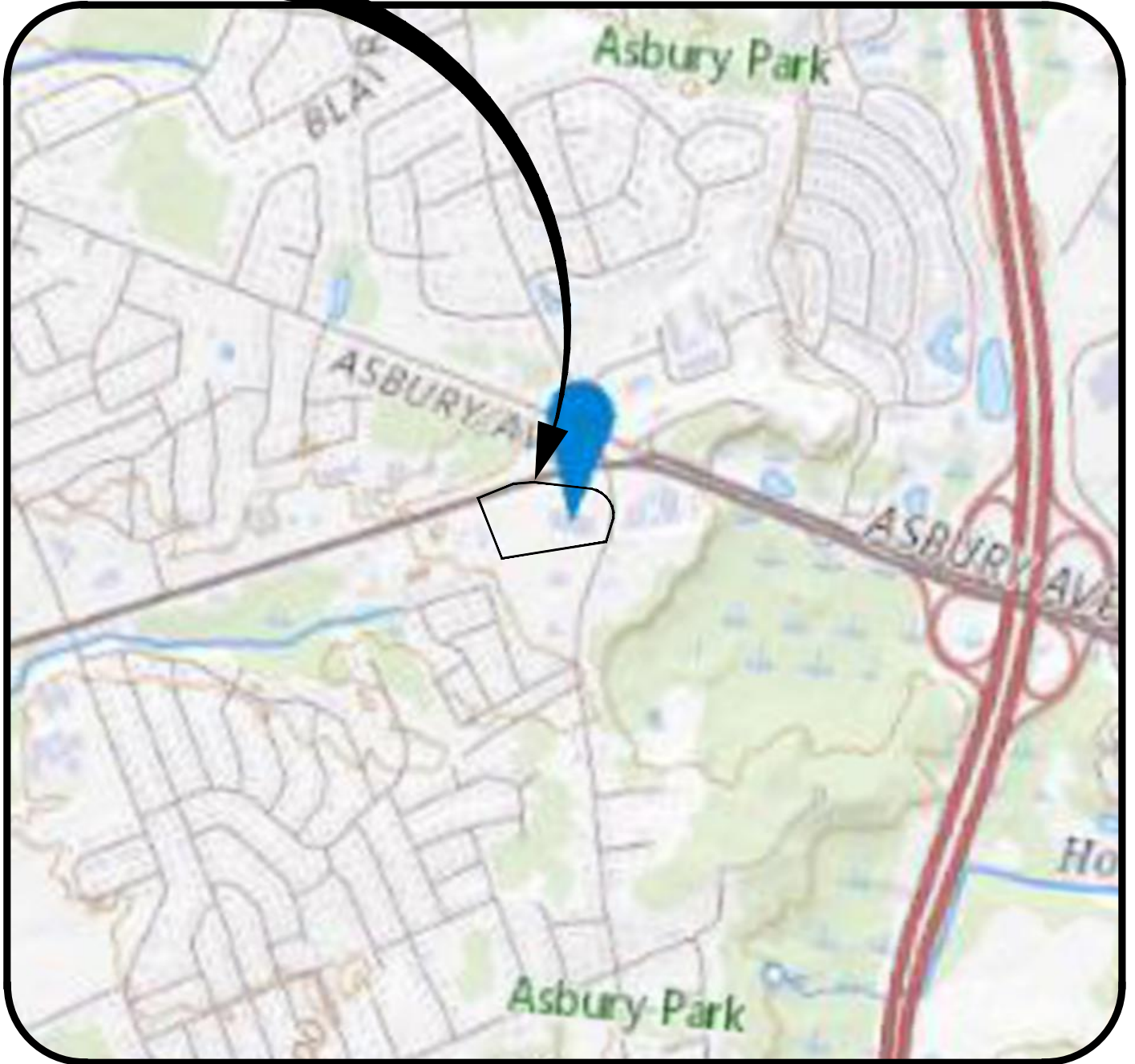
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 Block 2301, Lot 1
 3300 Route 66
 Township of Neptune
 Monmouth County, NJ

Reference:
 Township of Neptune - Tax Map #23

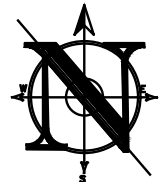
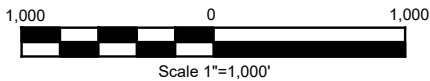
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 23-2111-01
Drawing No.
 23-2111-01
Date
 May 5, 2023

Revisions

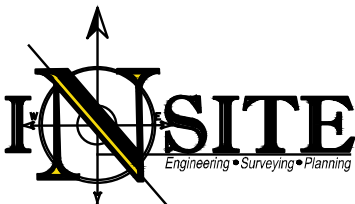
SITE



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USGS MAP EXHIBIT



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 CERTIFICATE OF AUTHORIZATION:
 24GA28083200
 1955 ROUTE 34, SUITE 1A
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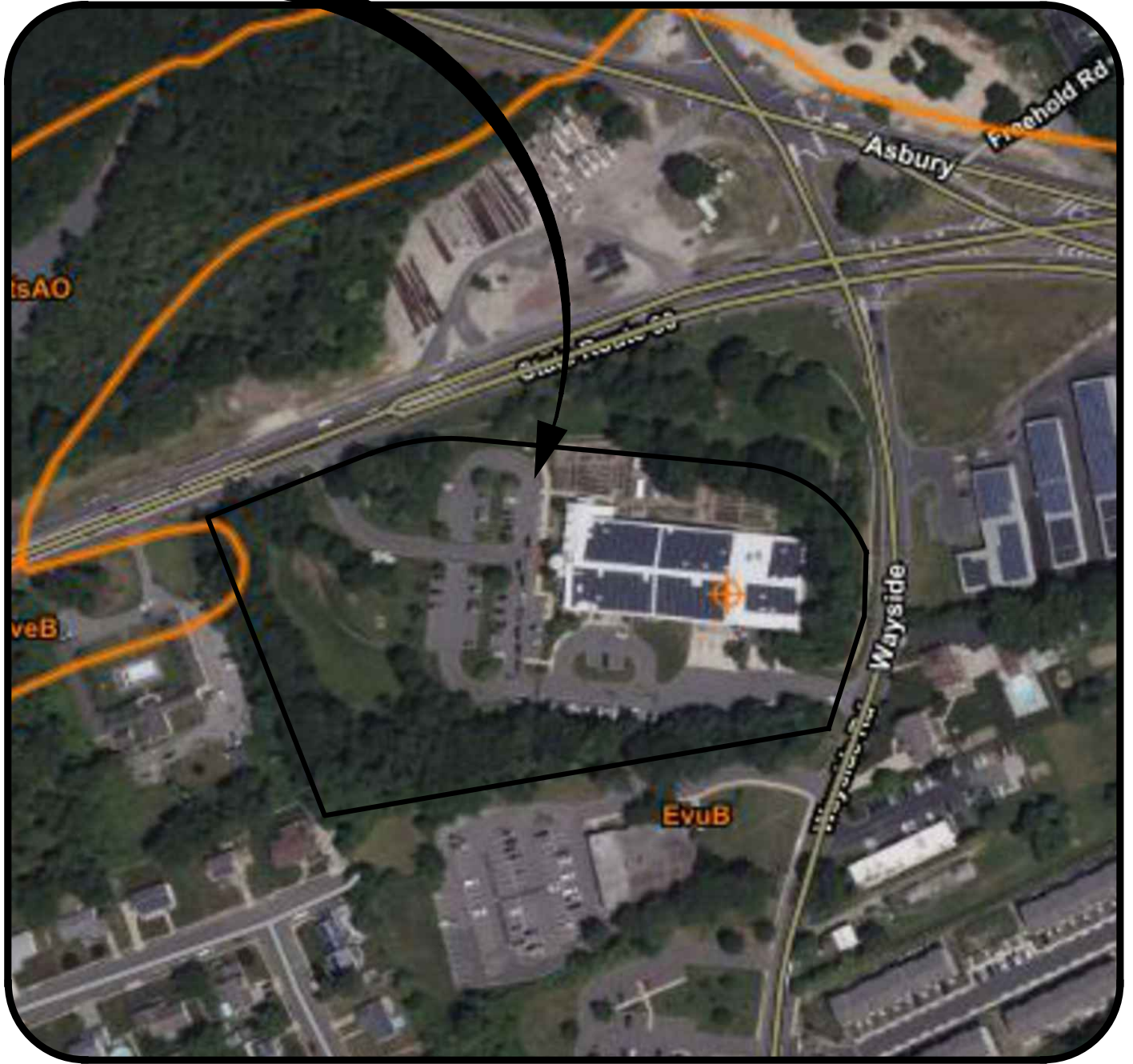
Site Location:
 Block 2301, Lot 1
 3300 Route 66
 Township of Neptune
 Monmouth County, NJ

Reference:
 United States Geological Survey
 Asbury Park, NJ - 2019

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Date
 May 5, 2023

Revisions

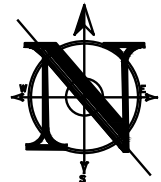
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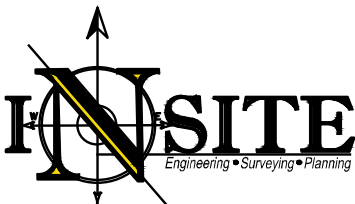
PLAN



Scale 1"=200'



SOILS EXHIBIT



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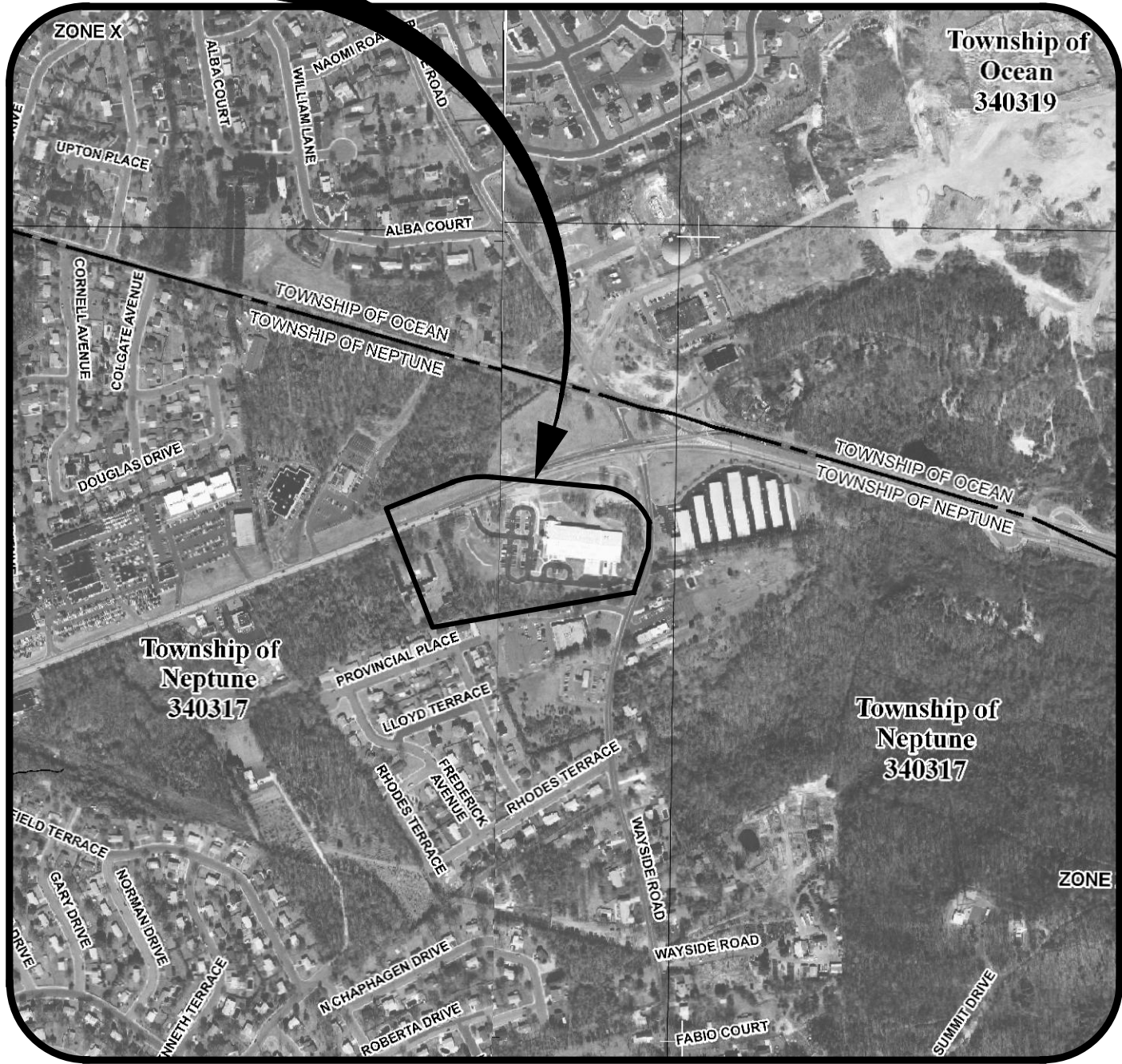
Reference:
 Web Soil Survey

Soil Information:
 EvuB - Evesboro-Urban land complex, 0 to 5 percent slopes (HSG A)

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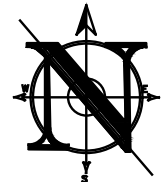
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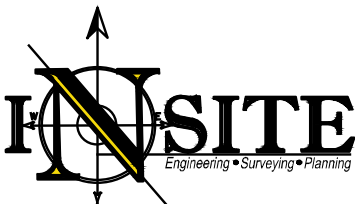
PLAN



Scale 1"=500'



FEMA EFFECTIVE FIRM MAP EXHIBIT



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 CERTIFICATE OF AUTHORIZATION:
 24GA28083200
 1955 ROUTE 34, SUITE 1A
 WALL, NJ 07719
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 732-531-7344 (Fax)
 InSite@InSiteEng.net www.InSiteEng.net

Site Location:
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 3300 Route 66
 Township of Neptune
 Monmouth County, NJ

Reference:
 Flood Insurance Rate Map
 Monmouth County, NJ
 Map Number - 34025C0327F & 34025C0331F
 Dated - September 25, 2009

InSite Project No.
 23-2111-01
Drawing No.
 23-2111-01
Date
 May 5, 2023

Revisions