

ENVIRONMENTAL IMPACT STATEMENT

for

756 HOLDING, LLC

Located at

BLOCK 903; LOTS 2 & 6

In

**NEPTUNE TOWNSHIP
MONMOUTH COUNTY, NJ**

Has been prepared for

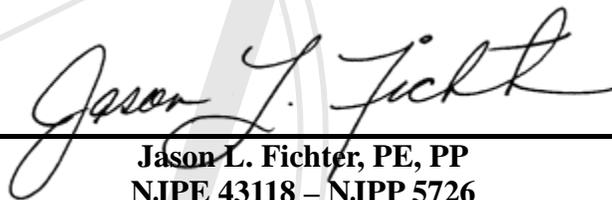
RICHARD STAVOLA

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On

November 5, 2021

InSite Project No. 16-864-01



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Tax Map
USGS Map
Soils Map
FEMA Map

INTRODUCTION

This report is being submitted as part of the development application for 756 Holding, LLC, located on Block 903; Lots 2 & 6, as shown on Sheet 9 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 property is zoned within the R-3 Moderate Density Single-Family Residential Zone where single-family residential is a permitted use. The site has frontages on West Bangs Avenue (County Road 17) to the north and Neptune Boulevard to the east. The surrounding area consists primarily of single-family residential uses along with some multi family, light industrial, and office uses. Location maps are enclosed within the Appendix of this report for reference.

PROJECT DESCRIPTION

The property has the majority of frontage along West Bangs Avenue as well as frontage along Neptune Boulevard. Lot 2 is 3.27 acres of wooded and undeveloped property. Lot 6 is 0.40 acres and is currently developed with a driveway to an existing residential dwelling, as well as building foundation remains. The development proposes to subdivide the properties into ten lots with new single-family homes. Additional site improvements include but are not limited to constructing a cul-de-sac, a stormwater management surface basin, utility improvements, lighting, and landscaping.

INVENTORY AND ASSESSMENT

SOILS

Geotechnical information for this application is based on the report and plans prepared by Whitestone Associates, Inc., entitled "Stormwater Management Area Evaluation & Groundwater Mounding Analysis", being dated 05/21/20. According to boring and test pits, the seasonal high groundwater was encountered at a depth between 5 and 5.5 feet below ground surface.

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 type:

<u>SOIL NAME</u>	<u>HYDROLOGIC GROUP</u>
EvuB – Evesboro-Urban lnd complex, 0 to5 percent slopes	A

Please refer to Appendix A for the Soil Survey Map.

TOPOGRAPHY

The existing site slopes generally from west (elevation +56.00) to east (elevation +34.00).

Proposed slopes will not exceed a maximum 3H:1V rate and any such areas will be stabilized in accordance with Soil Erosion and Sediment Control Standards. Since elevations vary across the site, a few walls are proposed along the side property lines and the stormwater basins to make the property developable and tie into existing grades.

GEOLOGY

According to NJDEP’s GeoWeb, the bedrock geology for the subject site is within the Cohansey Formation and the lithology consists of quartz sand, medium to coarse grained. The bedrock aquifer is identified as Kirkwood-Cohansey aquifer system.

GROUNDWATER HYDROLOGY

According to boring and test pits, the seasonal high groundwater was encountered at a depth between 5 and 5.5 feet below ground surface.

SURFACE WATER

No surface water exists on the subject property.

WATERSHED

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

VEGETATION AND WILDLIFE

The subject site is currently undeveloped and consists of mature wooded areas. The surrounding area consists primarily of single-family residential uses along with some multi family, light industrial, and office uses, which are not conducive to wildlife. There is an undeveloped wooded property to the south, Lot 8, where any displaced wildlife will relocate to. No known threatened or endangered wildlife appear to inhabit the property or area.

LAND USE

The property is zoned within the R-3 Zone, which is described as Moderate Density Single-Family Residential. The purpose of the R-3 Zone District is to provide for single-family residential development at a density not to exceed 5.8 dwelling units per acre. The site is currently undeveloped. The plans propose ten single family homes which are a permitted use and complies.

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.

AMBIENT NOISE LEVEL

During the construction phases of this project the surrounding area may experience elevated ambient 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.

Upon completion of construction, ambient noise is expected to return to normal levels. No adverse impacts to neighbors are anticipated due to noise. Implementation of the proposed landscaping improvements will aid in reducing noise levels as well.

AESTHETIC FEATURES

The existing site contains an undisturbed forested area. Lot 2 is overgrown with mature woods and underbrush. Lot 6 is partially developed with building foundation remains. The surrounding areas are developed, so residential development would be consistent with surrounding lots. Landscaping and lighting are proposed to provide aesthetic features to the site.

TREE REMOVAL

The existing site is covered with mature woods, therefore a Tree Removal Application has been prepared as part of this application. In accordance with the Township's Tree Removal ordinance Section 525, (g), "*For any clearing greater than (3) three acres, a representative five (5%) percent of the wooded areas proposed to be cleared shall be inventoried.*" A study block has been performed for trees above 4" caliper. Refer to plan sheets C201 Tree Removal Plan and C600 Landscape Plan for compliance.

SEWER FACILITIES

An existing main is located within both West Bangs Avenue and Neptune Boulevard. The current site is wooded and vacant, therefore it does not contain existing onsite sanitary infrastructure. A sewer main will be extended into the property to service the houses. Based on

the development scope, the project will require a NJDEP Treatment Works Approval (TWA) for the main extension. The applicant will forward all necessary permits upon TWA approval.

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 treatment plant has a permitted flow of 8.5 MGD and has a planning flow of 5.1 MGD, therefore the treatment plant should have capacity to service the project.

WATER SUPPLY

An existing main is located within both West Bangs Avenue and Neptune Boulevard. The current site is wooded and vacant, therefore it does not contain existing onsite infrastructure. It is anticipated that the proposed development will require a New Jersey American Water Application for a water main extension from an existing main within West Bangs Avenue.

According to NJDEP's GeoWeb, the site is in the service area of New Jersey American Water Company – Coastal North, PWID NJ1345001. The water supply firm capacity is 79.6 MGD and the current peak is 71.0 MGD, with a 8.6 MPG surplus. The water company should have capacity to service the project.

SURFACE DRAINAGE, STORMWATER MANAGEMENT, AND FLOOD HAZARD

Under existing conditions, the property slopes from west to east, into the stormwater system within Neptune Boulevard.

The drainage pattern of the site will remain similar to the existing conditions by capturing onsite runoff, directing into the proposed surface infiltration basins, and discharge to the existing system in Neptune Boulevard. The stormwater management design meets the required flow rate reductions, groundwater recharge and water quality. The proposed development is located within Planning Area 1 (Metropolitan Planning Area) and is not required to meet groundwater recharge, however recharge is provided through the infiltration basin.

According to FEMA's current Preliminary FIRM entitled, "Preliminary Flood Insurance Rate Map (FIRM)", Community Panel #34025C0333G, dated 01/30/15, the site is not within a flood hazard area.

According to FEMA's current Effective FIRM entitled, "Flood Insurance Rate Map (FIRM)", Community Panel #34025C0334F, dated 09/25/09, the site is not within a flood hazard area. The FEMA maps and the record survey reference the NAVD88 vertical datum.

SOLID WASTE DISPOSAL

Waste collection for the proposed residential homes shall be through the Township.

TRAFFIC

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

COMMUNITY IMPACT

The proposed residential development is well suited for the existing property and is consistent with the neighboring uses. Please refer to the Community Impact Statement submitted with this application.

VISUAL IMPACT

The nature of the proposed site layout, architectural design and the landscape design of the overall site will help provide an acceptable level of aesthetic appearance 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.

HISTORIC LANDMARKS

According to NJDEP's GeoWeb, the site is not located on a historic property.

LIGHTING

There are no adverse impacts on the environment from the lighting of the proposed development. Since this is a proposed residential development, the proposed lighting is designed for low activity vehicular traffic. The proposed lighting design consists of pole mounted 'acorn style' lighting fixtures along the proposed ROW. These down facing 'acorn style' lighting fixtures produce light necessary for public safety.

WETLANDS

The southwest corner of the property is partially encumbered by freshwater wetlands, the limits of which have been verified by the New Jersey Department of Environmental Protection (NJDEP) per NJDEP File No. 1334-08-0002.1 FWW 080001. The development proposes a transition area waiver averaging plan to disturb wetlands in some portions and add wetlands back in other portions.

WATERCOURSES / WATERFRONT / SHORELINE FEATURES

There are no water features located on site.

ENERGY CONSERVATION

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

ENVIRONMENTAL PROTECTIVE MEASURES

Environmentally sensitive areas will not be affected during the pre and post construction process due to the area of development being located outside these environmentally sensitive areas. A soil erosion and sediment control plan will be implemented to show the limit of disturbance with a protective silt fence.

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

- Stabilized Construction Access
- Topsoil Stockpiles
- Temporary and Permanent Stabilization

An application will be filed to the Soil Conservation District for the plan to be certified. A NJPDES permit will also be obtained.

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
- New Jersey American Water Company
- Township of Neptune Sewerage Authority
- New Jersey Department of Environmental Protection

CONCLUSION

In summary, the proposed improvements will result in minimal environmental impact on the site or the surrounding area and is designed in substantial conformance with the Neptune Township Ordinance. The site is currently undeveloped. Any clearing of existing vegetation will be mitigated through the implementation of an aesthetically appealing landscaping plan and intelligent site development and planning. The development of the site will provide a safe and beneficial use on the subject property. The proposed project is well suited for the existing property and the use is complimentary to the surrounding area. Alternate design concepts are always possible; however, the impacts to the environment from alternative designs with similar uses would be the same as proposed.

APPENDIX A

TAX MAP

USGS Map

Soils Map

FEMA Map

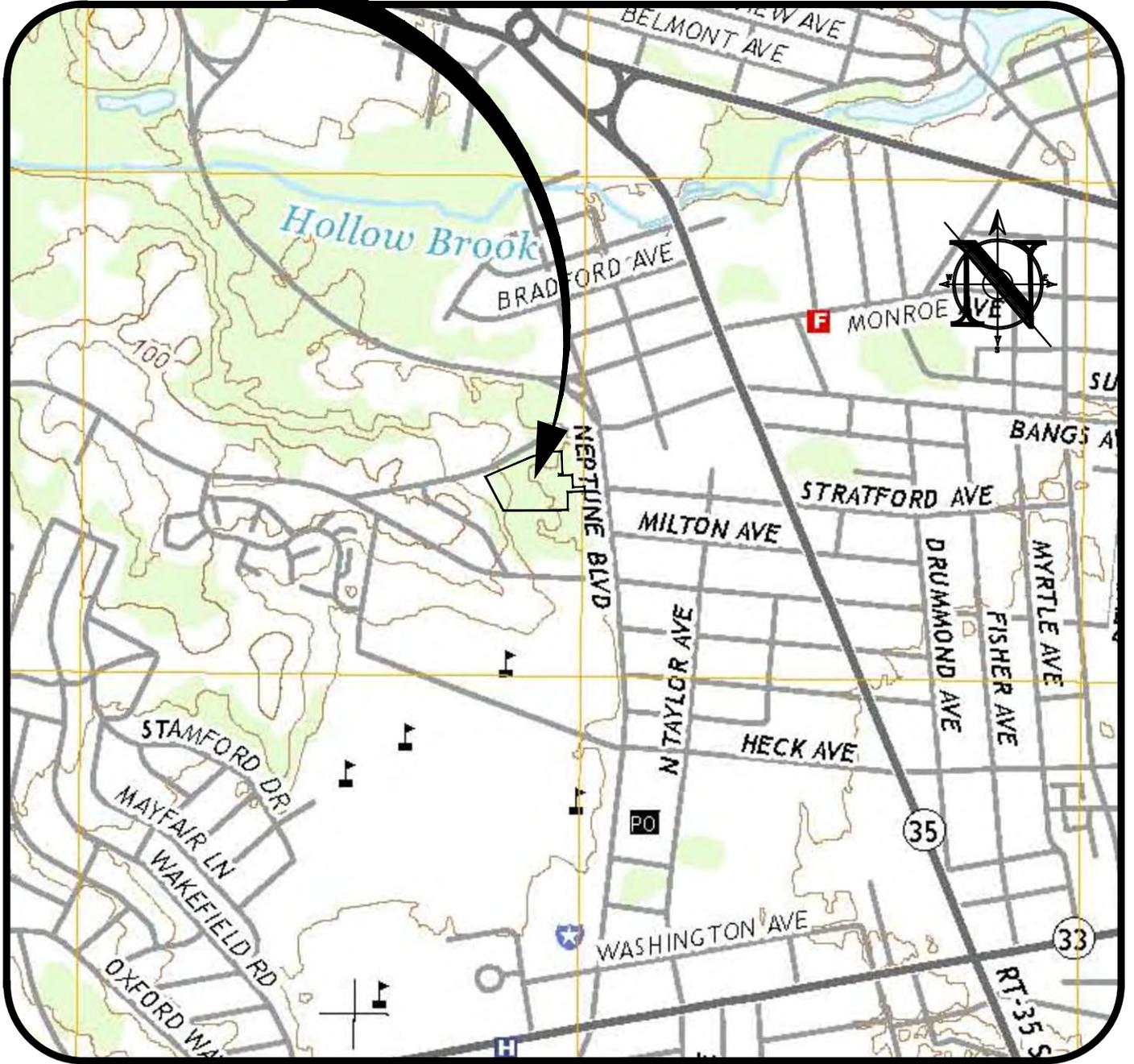
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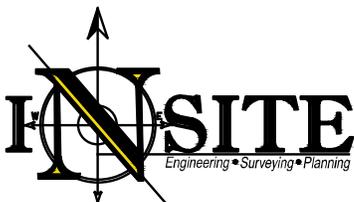
SITE



PLAN



USGS 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

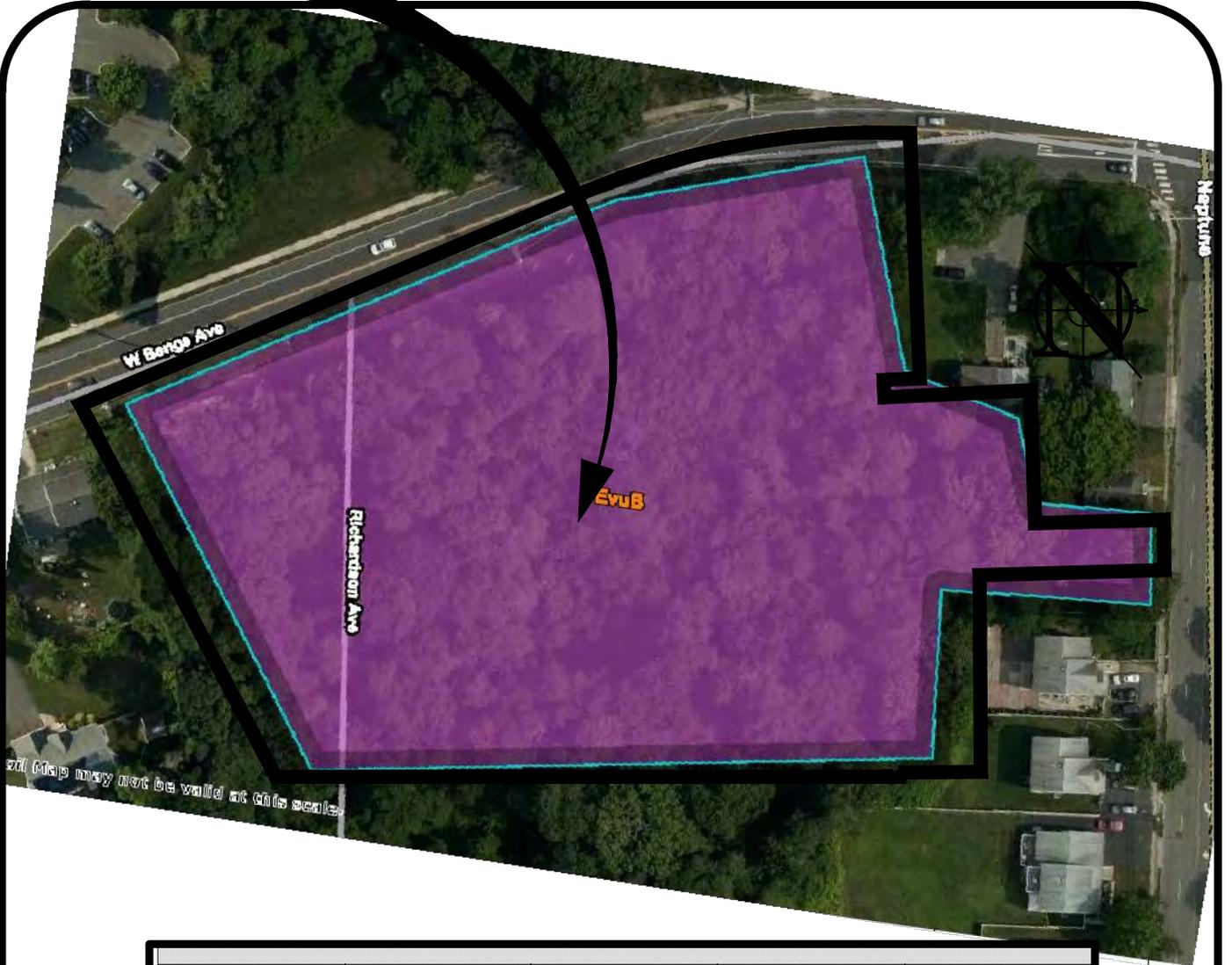
Site Location:
 BLOCK 903, LOTS 2 & 6
 WEST BANGS AVENUE
 TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NJ

Reference:
 UNITED STATES GEOLOGICAL SURVEY
 TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NJ

InSite Project No.
 16-864-01
Drawing No.
 16-864-01
Date
 December 15, 2020

Revisions

SITE

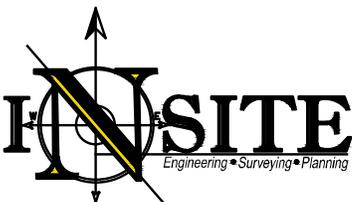


Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EvuB	Evesboro-Urban land complex, 0 to 5 percent slopes	A	3.4	100.0%
Totals for Area of Interest			3.4	100.0%

PLAN



SOIL MAP EXHIBIT



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InSite Project No.
 16-864-01
Drawing No.
 16-864-01
Date
 December 15, 2020

Reference:
 USDA WEB SOIL SURVEY

Revisions

SITE



PLAN



EFFECTIVE FEMA MAP EXHIBIT



InSite Engineering, LLC
 CERTIFICATE OF AUTHORIZATION:
 24GA28083200
 1955 ROUTE 34, SUITE 1A
 WALL, NJ 07719
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 732-531-7344 (Fax)
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Site Location:
 BLOCK 903, LOTS 2 & 6
 WEST BANGS AVENUE
 TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NJ

Reference:
 FLOOD INSURANCE RATE MAP
 MONMOUTH COUNTY, NJ
 MAP NUMBER 34025C0333F
 DATED 09/25/09

InSite Project No.
 16-864-01
Drawing No.
 16-864-01
Date
 December 15, 2020

Revisions