ENVIRONMENTAL IMPACT STATEMENT

1933 HECK AVENUE

BLOCK 1003, LOT 8
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NJ

FOUR STAR DEVELOPERS LLC

1301 CORLIES AVENUE, SUITE 3E
NEPTUNE, NJ 07753

February 28, 2025
InSite Job # 24-2426-01

Andrew J. Grover, PE, LEED AP
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INTRODUCTION

This Environmental Impact Statement is being submitted as part of the development application for 1933 Heck Avenue, also known as Lot 8 within Block 1003, in the Township of Neptune, Monmouth County, New Jersey. The Environmental Impact Statement was prepared on behalf of Four Star Developers LLC and in accordance with the requirements of Ordinance No. 04-23 of the Township's Code. The purpose is to document existing environmental conditions and the likely impact from the proposed development. The statement is intended to address the factors listed in subsection C. of Ordinance No. 04-23 and any other factors pertinent to the proposed project.

PROJECT LOCATION

The property is within a mixed residential and commercial area and located west of Route 35, east of Route 18, north of Route 33 and situated on the north side of Heck Avenue. The property is within the LI "Light Industrial" Zoning District and consists of approximately 2.93 acres and is currently developed with a warehouse, a parking area and two (2) driveways to access the parking area and the existing warehouse. The warehouse building currently operates under Medline as a commercial, medical supply facility.

PROJECT DESCRIPTION

The applicant is proposing to construct a building expansion of the existing warehouse, loading docks, and an underground infiltration system and reconstruct the existing parking area. The proposed project will disturb 1.1 acres and increase impervious area by 0.27 acres. As the proposed project will disturb more than 1.0 acre, the project rises to the level of major development and will incorporate stormwater controls designed to provide water quantity, water quality, and groundwater recharge in accordance with the township ordinance and the New Jersey Stormwater BMP Manual. The proposed project is detailed on plans entitled *Preliminary & Final Site Plan for Proposed Building Expansion,* prepared by InSite Engineering, dated February 28, 2025.

EXISTING CONDITIONS INVENTORY

SOILS

The USDA NRCS Web Soil Survey identifies the following mapped soil type on the site:

SOIL NAME	HYDROLOGIC GROUP
EvuB- Evesboro-Urban land complex, 0 to 5 percent slopes	A
UdauB- Udorthents-Urban land complex, 0 to 8 percent slopes	D

Evesboro-Urban land complex is an excessively drained soil type and Udorthents-Urban land complex is a well-drained soil type. Both have a depth to seasonal high water of greater than 80 inches and are generally well-suited for development.

TOPOGRAPHY

Elevations on the site range from an approximate elevation of 23 to 30. No steep slopes are present on the site. The property slopes from west to east.

GEOLOGY

According to NJ-GeoWeb, the subject site is within the coastal Plain upland of New Jersey. The property is underlain by the Upper Colluvium and Cape May Formations. The Upper Colluvium consists of sand, silt, minor clay and pebble gravel and the Cape May Formation consists of sand, pebble gravel, minor silt, clay, peat, and cobble gravel.

GROUNDWATER HYDROLOGY

The proposed project consists of the construction of an underground infiltration system that will connect to township's conveyance system for overflow. Therefore, the groundwater hydrology of the site is not anticipated to change or have any adverse effects.

SURFACE WATER

There are no surface waterbodies on the property. NJ-GeoWeb maps the closest waterbody to the property as Hollow Brook, which is approximately 0.62 miles to the north.

SUBWATERSHED

The property is within the "Atl drainage (Shark R-Deal Lk)" sub-watershed, which is approximately 2,146.70 Acres. The property is located within the northwestern portion of this sub-watershed.

VEGETATION, WILDLIFE AND AQUATIC SPECIES

According to the NJ-GeoWeb Landscape Project Version 3.4, there are no mapped habitats for threatened or endangered species. There are no surface waters located on site and therefore there are no habitats for aquatic species to survive.

A survey performed by Vallee Surveying, Inc. entitled "Plan of Survey with Topography of Tax Map Lot 8 in Block 1003 Situated in Township of Neptune Monmouth County, New Jersey", dated 10/9/2024, and last revised 1/21/2025 shows existing landscaping of maintained grass areas and trees. A portion of the trees are proposed to be removed, but as shown on the proposed plans, a combination perennial and grass, evergreen trees and shrubs are proposed to be planted in accordance with the landscape plan sheet.

LAND USE

The property is zoned within the LI "Light Industrial" Zoning District where a variety of permitted uses are authorized. The purpose of the LI "Light Industrial" Zoning District is to provide land use authorization for light industrial uses, as well as office use. The applicant is proposing to expand and existing commercial warehouse building where no use change is proposed. The proposed project meets the permitted uses within LI "Light Industrial" Zoning District.

AIR QUALITY

Existing air quality surrounding the site is typical of a central New Jersey suburban setting. There are existing hazardous air pollutants (HAP's) which come from cars, heavy duty trucks, buses, and other highway vehicles. These vehicles produce diesel particulate matter, diesel exhaust and/or carbon monoxide. There are known health standards associated with these pollutants. There are no other known HAP's emitted from the current or proposed warehouse building.

WATER QUALITY

There are no surface waters present on site. Drainage patterns will be slightly altered to accommodate for the proposed project including an underground infiltration system but overall will continue to follow the existing drainage conditions from the western portion of the property to the east.

AMBIENT NOISE LEVEL

The current ambient noise levels produced from the property are in-kind with neighboring light industrial commercial facilities. Any impacts on ambient noise levels from the proposed improvements after construction are anticipated to be negligible.

AESTHETIC FEATURES

The existing site does not contain unique or unusual aesthetic features that would be impacted by the proposed redevelopment. The proposed project will be in character with existing and surrounding commercial development within the vicinity.

TREE REMOVAL

A portion of the trees on site are proposed to be removed to provide adequate space for the proposed warehouse expansion. As mentioned above and shown on the proposed plans, a combination perennial and grass, evergreen trees and shrubs are proposed to be planted in accordance with the landscape plan sheet.

SERVICES AND NATURAL RESOURCES

WASTEWATER MANAGEMENT

The proposed warehouse contains new restrooms and will be service be a new sewer lateral that will connect to the sewer main within Heck Avenue ROW. Construction of this lateral will be in accordance with local utility authority.

WATER SUPPLY

There is an existing water supply to the property that will remain intact to support the existing warehouse building. The existing infrastructure will meet the demands of the proposed project as the water demand for the property will not significantly increase and no impacts to offsite water quality are anticipated. The new proposed warehouse will have a separate water lateral that will connect to the existing main along Heck Avenue. Construction of this lateral will be in accordance with the water company's rules and regulations.

SURFACE DRAINAGE AND STORMWATER MANAGEMENT

As mentioned above, the proposed project rises to the level of "Major Development" and will comply with the Stormwater Management Rules in accordance with the township ordinance and the New Jersey Stormwater BMP Manual. Please refer to the "Stormwater Report for Proposed Building Expansion" prepared by Insite Engineering.

STREAM CORRIDORS

There are no surface waters near the site. As mentioned, the closest waterbody to the property is Hollow Brook, which is approximately 0.62 miles to the north. This section is not applicable.

SOLID WASTE DISPOSAL

The proposed development includes the expansion of a warehouse. Significant additional solid waste is not anticipated as a result of the proposed project. Solid waste and recyclable materials will continue to be separated on site and collected by a private hauler.

AIR QUALITY

There may be some temporary airborne dust particles associated with the construction process, but these conditions will be localized and will dissipate with the stoppage of each workday. Dust will be controlled through the daily watering of the construction entrances/exits and circulation aisles and cleaning of the streets as necessary. It is not anticipated that the proposed development will have a noticeable impact on air quality.

NOISE

Ambient noise levels during construction are anticipated to increase slightly. Upon completion of construction, ambient noise is expected to be typical of a commercial facility and existing commercial uses in the vicinity. No adverse impacts to neighbors are anticipated due to noise.

TRAFFIC

The existing traffic volume and patterns are typical for a commercial warehouse building. The proposed project and reconstruction of the parking area will enhance the efficiency of the traffic patterns on site. No negative impacts to traffic are anticipated.

COMMUNITY IMPACT

The impact of the proposed redevelopment will not require an increase in municipal services or facilities. The proposed project will not generate an increase in residents or school children and will not create an additional cost for the taxpayers.

VISUAL IMPACT

The existing conditions of the property include a warehouse, parking area and vegetative landscaping. The proposed development of expanding the existing warehouse and reconstructing the parking area will have little to no visual impact on the property. The expansion will be in kind to the existing warehouse and the reconstruction of the parking area will enhance the efficiency and visual aspects of the site. No adverse impacts to the visuals of the property are anticipated.

ARTIFICIAL LIGHT

Any artificial lighting proposed for the site will comply with the Neptune Township lighting standards.

CRITICAL AND ENVIRONMENTALLY SENSITIVE AREAS

According to NJ-GeoWeb, there are no mapped potential wetlands on the property. The property is not mapped within a flood hazard area and there are no regulated waters within 0.62 miles of the site. The site is not within a riparian zone and there are no slopes greater than 15%. According

to NJ-GeoWeb the site is not mapped within a habitat for threatened or endangered species. The property is not located within the CAFRA area and there are no environmentally sensitive areas present on the property. It is not anticipated that the proposed redevelopment will have adverse impacts on environmentally sensitive areas.

ENERGY CONSERVATION

The proposed project is anticipated to utilize typical energy levels for commercial development through the use of adequate lighting for the proposed expanded parking area. The use of solar or wind energy is not proposed.

ENVIRONMENTAL PROTECTIVE MEASURES

The following steps will be taken to avoid and minimize adverse environmental impacts during construction and operation:

- Effective implementation of soil erosion and sediment control measures, including tree preservation to the maximum extent possible, and silt fencing should successfully minimize the site's redevelopment impact on existing natural resources.

- Strict adherence to the limits of disturbance parameters and stabilizing the construction entrance to reduce the amount of soil being brought off site.

- Every reasonable effort will be made to protect the existing natural environment with the goal of providing for minimal disruption throughout the course of construction and after completion.

ADVERSE IMPACTS WHICH CANNOT BE AVOIDED

During the construction phase of the proposed redevelopment, sedimentation and siltation will increase. Soil erosion controls will be implemented to mitigate adverse impacts and minimize any soil loss. The construction phase will also slightly increase ambient noise levels. After the completion of construction, noise levels will decrease and remain at the levels of a typical

commercial development. Other adverse impacts as a result of the proposed development are not anticipated.

SUMMARY OF ENVIRONMENTAL ASSESSMENT

The proposed redevelopment does not appear to have any adverse environmental impacts that would outweigh the benefits of enhancing the existing commercial business by expanding the existing warehouse and reconstructing the parking area. The property has been previously developed and does not contain any environmentally sensitive areas, such as surface water, riparian zone, flood hazard area or the presence of threatened or endangered species. Negative impacts to environmentally sensitive areas are not anticipated as a result of the proposed project.

PERMITS

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

- Township of Neptune Planning Board - Preliminary and Final Major Site Plan Approval
- Freehold Soil Conservation District – Soil Erosion & Sediment Control Plan Certification
- Local Sewer & Water service Approvals.

IMPACTS ON THE ENVIRONMENT AND THE COMMUNITY

As mentioned above and outlined in this Environmental Impact Statement, impacts on the environment are anticipated to be de minimis. The proposed project is not anticipated to generate any additional residents nor public school students. The benefits of the redevelopment outweigh any adverse impacts to the environment.

STEPS TO MINIMIZE IMPACTS

The proposed project includes several practices to ensure that impacts to the environment are minimal. These practices include preservation of the existing vegetation on and off-site of the property to the greatest extent possible, landscaping improvements, and maintaining the existing grade to continue the current drainage patterns towards the east. The implementation of soil erosion

and sediment control measures along with the use of silt fencing will also contribute to minimizing the potential impacts to the environment.

ALTERNATIVE ACTIONS

Alternatives to the proposed project were taken into consideration, such as the no build option. However, this would not allow the applicant to meet the goal of expanding the existing warehouse and redeveloping the parking area. As the property has been previously developed and there are no environmentally sensitive areas on the property, other alternatives to the proposed redevelopment would not impact the environment any less. The proposed project is not anticipated to have any adverse impacts on the environment.

OFF-SITE SECONDARY IMPACTS

SURFACE RUNOFF AND FLOODING

There are no surface waters on or in the near vicinity of the property and the site is not within a flood hazard area. No flooding is anticipated. Surface runoff is proposed to maintain the existing drainage patterns from the west to the east and towards the right of way.

NONPOINT SOURCE POLLUTION

Existing conditions on the property do not contribute to pollution of the air and water within the surrounding region. Pollution in the surrounding area is not foreseen as a result of the proposed project.

SEDIMENTATION AND EROSION

As mentioned above, strict adherence to the limits of disturbance parameters and stabilizing the construction entrance will help reduce the amount of soil being brought off site. Effective implementation of soil erosion and sediment control measures, and silt fencing should successfully minimize the site's redevelopment impact on sedimentation and erosion to areas off-site. A soil

erosion certification approval by the local soil conservation district will be received prior to any soil disturbance on site.

WATER SUPPLY QUALITY AND QUANTITY

There is an existing water supply to the property that will remain intact. The existing infrastructure will meet the demands of the proposed project as the demand for the property has not increased and no impacts to offsite water quality is anticipated. The new proposed warehouse will have a separate water lateral that will connect to the existing main along Heck Avenue. Construction of this lateral will be in accordance with the water company's rules and regulations

TRAFFIC CONGESTION

As mentioned above, the existing traffic volume and patterns do not negatively impact the ordinary traffic within the community. The proposed project will only enhance the efficiency of the existing traffic volume and patterns.

HABITAT FRAGMENTATION

The property has been previously developed with impervious coverage and according to NJ-GeoWeb, there are no mapped habitats that support threatened or endangered species. Habitat fragmentation is not anticipated as a result of the proposed redevelopment.

STATEMENT OF QUALIFICATIONS

Please see the appendices for a Statement of Qualifications for Andrew Grover, PE, LEED AP.

CONCLUSION

This Environmental Impact Statement concludes that the proposed improvements will result in minimal environmental impacts on the site and the surrounding area and is designed in substantial conformance with the Township's Ordinance. The proposed project is well suited for the existing property and the use is complementary to the surrounding area.

LIST OF APPENDICES

Location Map
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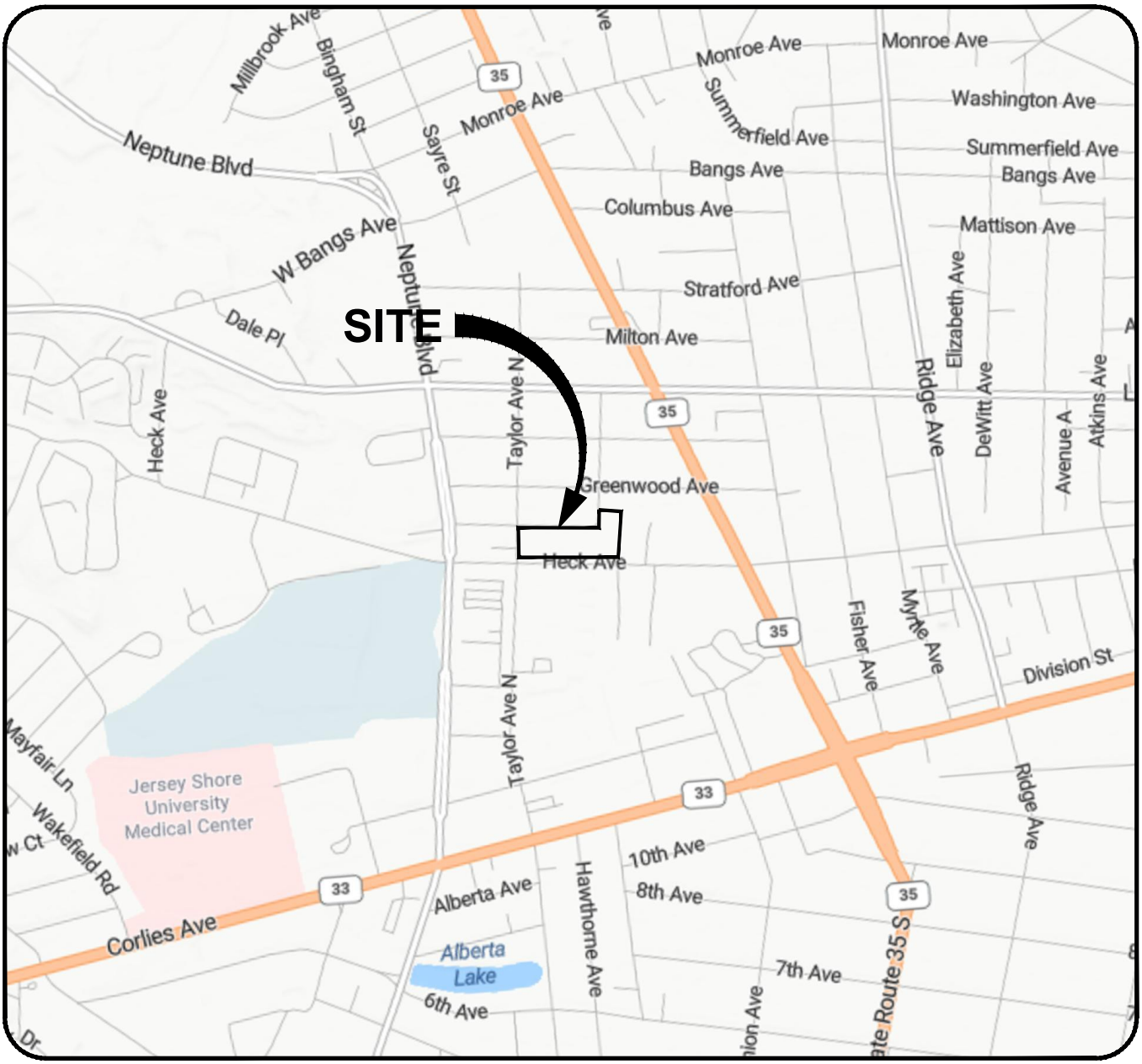

LOCATION MAP

1000 0 1000 2000

SCALE: 1" = 1000'

TAX MAP EXHIBIT

INSITE Engineering • Surveying • Planning

INSITE ENGINEERING, LLC
CERTIFICATE OF AUTHORIZATION:
24GA28083200
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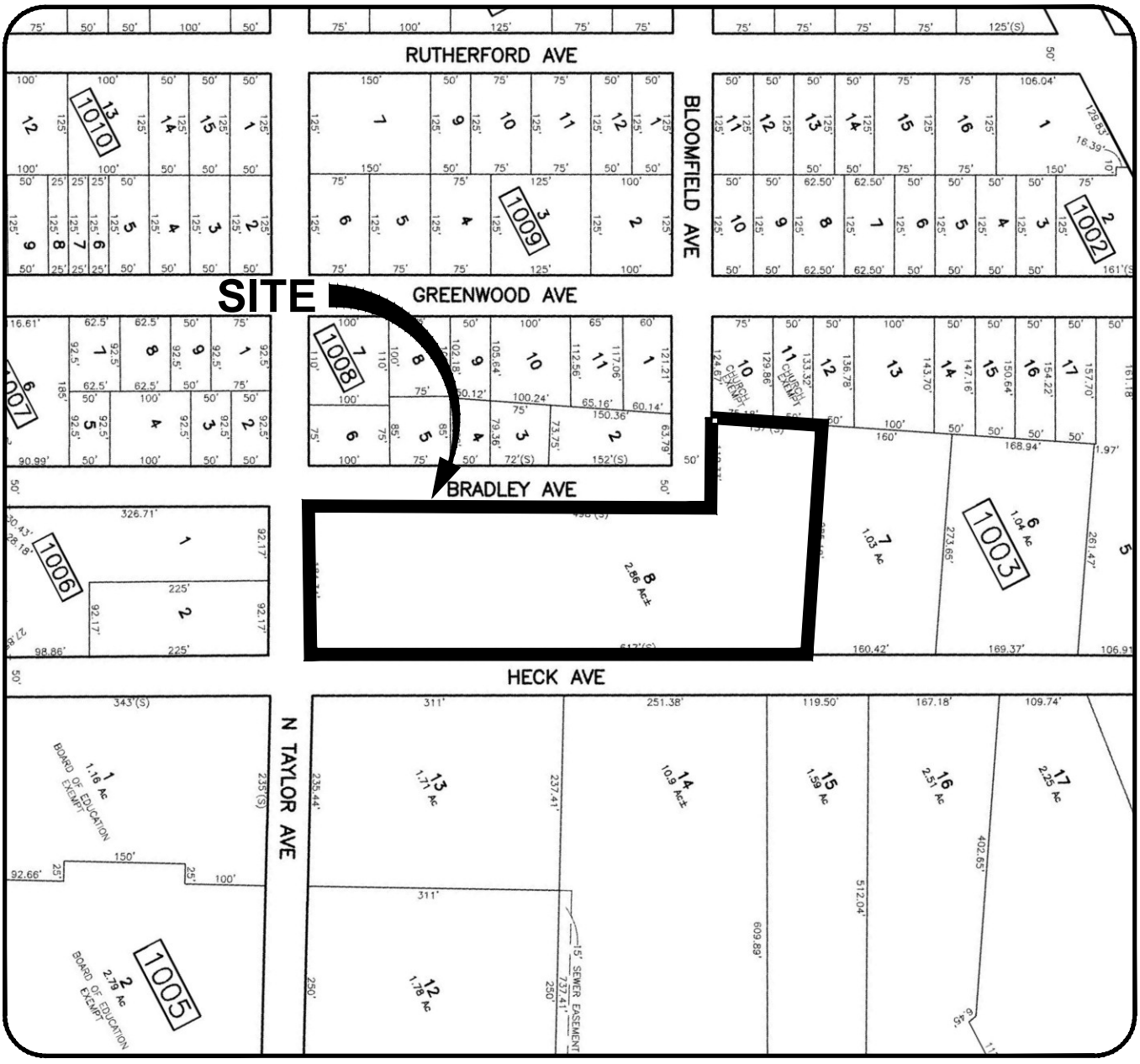
SITE LOCATION:
1033 HECK AVENUE
TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NJ
BLOCK: 1003 LOT: 8

REFERENCE:
BING MAPS 2024

INSITE PROJECT NO.
24-2426-01
DRAWING NO.
24-2426-01r0
DATE
DECEMBER 4, 2024

REVISIONS



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SCALE: 1" = 200'

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REFERENCE:
TAX MAP SHEET 10

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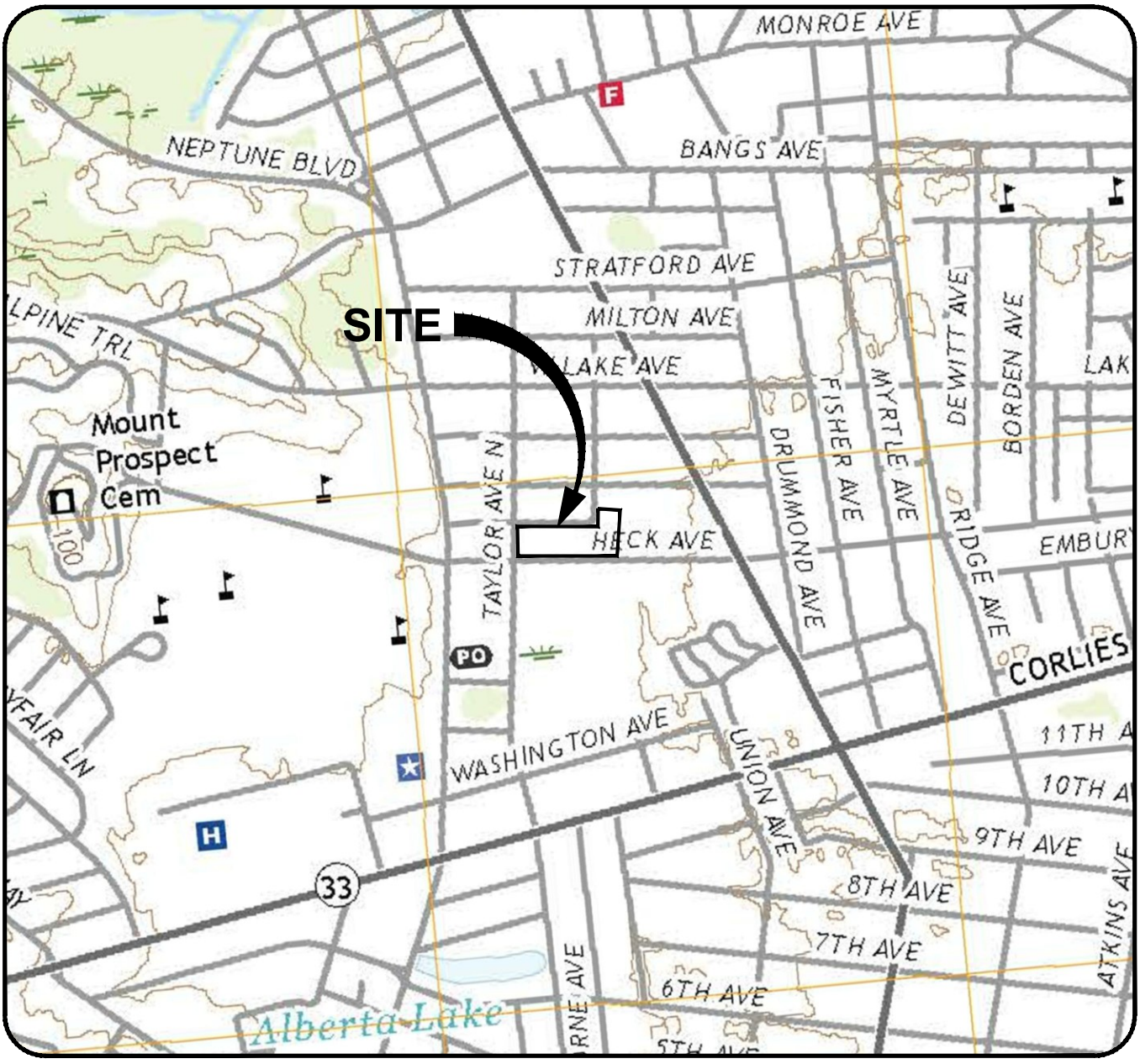

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REFERENCE:
U.S. DEPARTMENT OF THE INTERIOR
FARMINGDALE QUADRANGLE 2019

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REVISIONS

ANDREW J. GROVER, PE, LEED AP

ASSOCIATE

PROFESSIONAL BACKGROUND

Mr. Grover has been managing and designing all types of land development projects throughout the State of New Jersey since 2002. Prior to working for InSite Engineering, Mr. Grover was an in-house engineer for one of the nation's leading home builders. He has been involved in all phases of projects from acquisition, design/permitting, construction and finally to close out phase. He has a great respect and understanding for other project team members such as architects, environmental engineers, and landscape architects that promotes a healthy team collaboration to deliver the client the best product to meet their ultimate development goals.

EXPERIENCE

Mr. Grover serves as an Associate at InSite Engineering and is responsible for the oversight and completion of land development, site engineering, permitting, and design approvals of residential, commercial, military, hospitality, and institution site developments. Mr. Grover had been responsible for civil site design projects for over 20 years. The following is a list of his representative development projects:

- **Reserve at Franklin Lakes, Franklin Lakes, Bergen County, NJ:** Site engineering and permitting services for the redevelopment of former 130-acre High Mountain Golf Course into multi-residential units consisting of 160 carriage homes, 60 single family homes, and 55 affordable units.
- **Enclave at Princeton Junction, West Windsor, Mercer County, NJ:** Site engineering and permitting services of a 45-acre site into multi-residential units consisting of 51 townhouse lots, 7 corporate suite buildings containing 192 units, 40 apartments and 22,662 SF of office/retail use.
- **10 Provost Street, Jersey City, Hudson County, NJ:** Site engineering and permitting services for second phase of Provost Square development consisting of a 28-story building with 242 residential units, 12,486 SF of retail space as well as an outdoor plaza area to tie together future phases of project.
- **151 Bay Street, Jersey City, Hudson County, NJ:** Site engineering and permitting services for third phase of Provost Square development, this phase consists of the redevelopment of the former A & P Annex building into a 34-story building with 259 residential units, 12 live/work artist studios, 6,289 SF of retail space and 550 seat community theater on first floor.
- **Freedom Village at West Windsor, West Windsor, Mercer County, NJ:** Site engineering and permitting for 72-unit apartment community. All buildings are two-story with elevators and private entrances, making all units barrier-free. Special detail was taken to design and construct all site access to be 100% barrier free. In addition, worked with LEED AP to prepare necessary documentation for site to receive LEED Certified level.

- **Regency at Cranbury, Cranbury, Middlesex County, NJ:** Site engineering and permitting services for the development of a 71-acre site into 167 single family units. This active adult community contain will a clubhouse and several amenities including pool and tennis courts.
- **Princeton Manor, South Brunswick Township, Middlesex County, NJ:** Site engineering and permitting of 220-acre site consisting of 349-unit active adult community with clubhouse and amenities.
- **Route 17 Retail Shopping Center, Ridgewood, Bergen County, NJ:** Site Engineering and permitting services for retail shopping center along route 17 in Ridgewood.
- **Rutgers University's Center for Advance Infrastructure and Transportation (CAIT) Building, Busch Campus, Piscataway, Middlesex County, NJ:** Site engineering and permitting for the CAIT building on the Busch campus of Rutgers University.
- **New Security Gates at Main & Commercial Security Access Entrances at McGuire Air Force Base, Burlington County, NJ:** Site engineering and permitting for the anti-terrorism security buildings & gates at the main and commercial entrances to McGuire Air Force Base.
- **Dennis Substation, Dennis Township, Cape May County, NJ:** Site engineering and permitting services for power substation for Atlantic City Electric (Conectiv Power Delivery).
- **McGuire AFB / Fort Dix Housing Privatization Project, Burlington County, NJ:** Site engineering and permitting for the privatization of over 2,000 residential units for military families to be able to remain on base without the need to find homes out in neighboring towns. Previous housing and it's infrastructure on base was outdated and in need of major repairs/upgrades.
- **Stone Hill Church (Westerly Road Church), Princeton Township, Mercer County, NJ:** Site engineering and permitting for a, 18-acre site in order to construct a new 43,940 square foot church building containing 535 seat sanctuary and other amenities.
- **Residence Inn by Marriott, Egg Harbor Township, Atlantic County, NJ:** Site engineering and permitting for 4-story hotel building containing 101-rooms.
- **Burlington Neck Warehouse, Burlington Township, Burling County, NJ:** Site engineering and permitting for the redevelopment of a former Hercules inc. site into four (4) large warehouse buildings totaling 1.6 million square feet.

EDUCATION

Lafayette College, Easton, PA, Bachelor of Science in Civil Engineering

Stevens Institute of Technology, Hoboken, NJ, Master of Engineering in Civil Engineering

PROFESSIONAL LICENSES

New Jersey Professional Engineer, Lic. No. 47123

Pennsylvania Professional Engineer, Lic No. 74257

LEED Accredited Professional

PROFESSIONAL AFFILIATIONS

Society of American Military Engineers (SAME)

American Society of Civil Engineers (ASCE)