

Nelson Engineering Associates, Inc.

444 Neptune Boulevard, Suite 4 • Neptune, NJ 07753
(732) 918-2180

STATEMENT OF ENVIRONMENTAL IMPACT

FOR

135 LEONARD, LLC

**LEONARD AVENUE & ASBURY AVENUE
TAX BLOCK 704, TAX LOT 1
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY**

August 4, 2021

David H. Boesch, LLA
File No. 180102

I. SITE AND PROJECT DESCRIPTION:

The property in question is identified as Tax Block 704, Tax Lot 1, and is located at the southeast corner of the intersection of Asbury Avenue (Monmouth County Route 16) and Leonard Avenue in the Whitesville neighborhood of Neptune Township. The tract is within the R-4 Medium Density Residential Zone, with the C-4 Commercial Zone immediately to the east. The site also falls within the Hospital Support Overlay district.

Lot 1 has an area of 12,745 square feet, and the R-4 Zone has a minimum lot area requirement of 5,000 square feet. Lot 1 also contains one (1) single family dwelling located 3 feet from the southern lot line, leaving the northern area of the lot vacant.

The applicant proposes subdivide the lot, creating two (2) lots, one containing the single family dwelling, the other vacant and available for improvement as a single family dwelling. The proposed lots, designated as lots 1.01 and 1.02, will have total lot areas of 7,636 square feet and 5,109 square feet respectively. Each will have frontage on an improved roadway (Leonard Avenue), which also contains available sanitary sewer, potable water, electric and telecommunications utilities.

Although each of the proposed lots exceeds the required lot area, variance approval may be required for the front yard setback and one side yard setback for the existing dwelling located on proposed Lot 1.02.

II. SITE INVENTORY:

A. Soils:

On the United States Department of Agriculture, Natural Resources Conservation Service Web Soil Survey (WSS), the majority site is depicted as containing Evesboro (EvuB) series soil types. This series designation is for an 'Urban Land Complex' with gentle slopes between zero to five percent (0% – 5%). This soil series has a Hydrologic Soil Group rating of 'A', indicating the soil series has a high infiltration rate (low run-off potential). The soils consist of deep, moderately well drained sands or gravelly sands.

B. Topography:

The subject property is described as having a gentle topography, with elevations ranging between 20 and 22 (NAVD 1988).

C. Geology:

The subject property falls within the Coastal Plain Geologic Region. These unconsolidated sediments were deposited during past interglacial periods. The project location falls within areas of the Cape May Formation, Unit 2.

The silt loam deposits typical of this specific location should be further evaluated for their ability to provide a stable construction base, as well as aiding stormwater control through ground water recharge.

D. Groundwater Hydrology:

This site is located within the Monmouth Watershed Management Area (Area 12) in the Atlantic Coast Watershed Region (Region 3). Per the NJDEP GeoWeb Map Viewer, this region has a groundwater recharge rank of 'B', with recharge values between 11 and 15 inches per year. However, the disturbed nature of the site may have affected its value as a source for groundwater recharge.

E. Surface Water:

The property contributes stormwater to Deal Lake, located approximately 300 feet to the north, along the municipal boundary between Neptune Township and Ocean Township

The site itself does not contain any distinguishable drainage features and is bound on all sides by roadways or improved properties

There are no documented streams, category one (C1) waterways, or water bodies shown on the property, so the NJDEP has no Surface Water Quality Classification for any of the features of this location.

The subject property falls outside of any flood hazard area, as depicted on FEMA Preliminary Flood Insurance Rate Map Panel #34025C0332G, dated January 31, 2014.

F. Watershed:

The subject site is located within the HUC11 watershed area 12DA (Whalepond Brook/Shark River/Wreck Pond Brook). The HUC14 sub-watershed is area 12DA03 (Deal Lake).

The watershed is comprised of predominantly developed lands. This location contains only 0.29 acres, with developed lands surrounding it.

The site is located in the central reach of the HUC14 watershed. It also located in the central coastal fringe of the HUC11 watershed.

G. Vegetation:

The site in question is a 0.29 acre tract which currently contains a single family dwelling at the extreme southern end of the property. The northern area of the lot is vacant and open, with a lawn area dominating the site. Some successional weeds and vines have begun to be established along a chain link fence located along the northern property line, adjacent to Asbury Avenue.

There are a handful of vine covered deciduous trees located along the eastern lot line. Black locust is the dominant species, and none of the trees should be considered 'specimen' trees.

III. Impact on Services and Natural Resources:

The services and natural resources available to the property are discussed below, as well as the impact the proposed development may have. Mitigative techniques listed below will be implemented to reduce the environmental impacts of this development to a level which will insure the prevention of environmental degradation. Although not all impacts can be totally alleviated, they can largely mitigated by the implementation of appropriate plans and procedures.

A. Wastewater Management:

The subject parcel is located within the service area of the Township of Neptune Sewerage Authority for sanitary sewer service. It is proposed to create one (1) new single family dwelling. This leads to a total projected daily flow of 300 GPD.

An existing sanitary sewer manhole is located near the northwest corner of the property, in front of the site in Leonard Avenue, indicates the presence of a sanitary sewer main located within Leonard Avenue.

B. Water Supply:

The subject parcel is located within the service area of the New Jersey American Water Company for potable water service. Water mains are present in both Asbury Avenue and Leonard Avenue. The minimal water demands of one (1) additional single family dwelling (300 GPD) should easily be accommodated by the existing water services.

C. Stormwater Management:

No stormwater management system has been proposed at this time. Once a developer has determined the sized and scope of development for each lot, a specific stormwater management plans and calculations will be provided.

D. Stream Corridors and Flood Plains:

There are no documented streams, category one (C1) waterways, or water bodies shown on the property, so the NJDEP has no Surface Water Quality Classification for any feature at this location.

Deal Lake is located approximately 300 feet to the north, on the north side of Asbury Avenue and the developed properties in Tax Block 705 along Asbury Avenue.

The subject property falls outside of any flood hazard area, as depicted on FEMA Preliminary Flood Insurance Rate Map Panel #34025C0332G, dated January 31, 2014.

E. Solid Waste:

Solid waste collection methods for one (1) proposed single family dwelling will be in the same manner as the existing neighborhood. Collection will be made by the township Department of Public Works, with separate collection days for solid waste and recyclables. It will be the property owners responsibility to bring the waste containers to the street line on collection days, and recover those containers once they have been emptied.

F. Air Quality:

The northern area of the existing lot is currently undeveloped, or unoccupied, and therefore has no current impact on air quality, other than the emissions from lawn maintenance equipment. After construction, the emissions from heating and ventilation systems for a single family dwelling, and the vehicles entering and exiting the property will be consistent with the surrounding neighborhood.

Any dust that would be generated during construction can be addressed by implementing the dust control procedures of the Soil Erosion Control Plan.

G. Noise:

The noise emanating from the proposed dwellings will be comparable in quality and intensity as those in the surrounding properties.

H. Traffic:

In accordance with the Residential Site Improvement Standards (RSIS), one (1) additional single family residential dwelling is expected to generate 10.1 vehicle trips per dwelling per day. These ten (10) vehicle trips should have no impact on the operation or capacity of Leonard Avenue or Asbury Avenue.

I. Soil Erosion and Sediment Control:

The erosion of soil is constant on-going ecological process which may be accelerated by development. When ground cover vegetation is disturbed during construction, there can be dramatic increase in the amount of sediments transported by surface water run-off to downstream destinations if proper precautions are not taken.

To minimize the damaging affects of this run-off, the developer of the property will be required to prepare a Soil Erosion Control Plan has as part of an application in accordance with the rules and regulations of the Freehold Soil Conservation District. The plans will include a construction time schedule minimizing the amount of land disturbed at any time and the length of time the land is left bare. It will also detail the devises to be used to control the velocity of storm water on site in order to reduce erosion potential and to filter out eroded sediment before it reaches streams, ponds and drainage facility.

The steps used in the plan include:

1. Installation of silt fence barriers to filter storm water flowing across the site to settle out suspended particles.
2. Installation of filters around inlets to filter out sediments before water the water enters the storm drains. This prevents the siltation and clogging of pipes.
3. Implementation of the construction sequence and soil erosion and sediment control structures.
4. Temporary seeding to stabilize exposed soils.
5. Proper care and watering of introduced plant material to promote maximum rate of growth for optimum positive impacts.

IV. IMPACT ASSESSMENT:

The proposed subdivision plan satisfies most of the zoning requirements for all the bulk standards of the R-4 zone, with the exception of the existing non-conforming front and side yard setbacks to the existing dwelling that is to remain.

The proposed lot is adjacent to an improved street within a developed region. There are few conditions that would limit the implementation of this proposal. The site has adequate existing service for sanity sewers, potable water, natural gas, telephone and electric services.

Once a developer determines the scope and scale of development on the proposed lots, a stormwater management system that satisfies the regulatory requirements of the township will be required to be provided.

V. ALTERNATE DESIGNS:

As the proposed lot will conform to the zone requirements in all aspects, and the existing non-conforming front and side yard setbacks for the existing dwelling are not affected by the subdivision proposal, no other alternatives have been prepared.

VI. COASTAL AREA FACILITY REVIEW ACT APPLICABILITY:

In this region, the western limits of the CAFRA zone follow the New Jersey Transit North Jersey Coast Railroad line, which is approximately 0.85 miles to the east of the subject property. The subject property falls outside the regulatory area of the Coastal Area Facility Review Act (CAFRA).

VII. CONCLUSION:

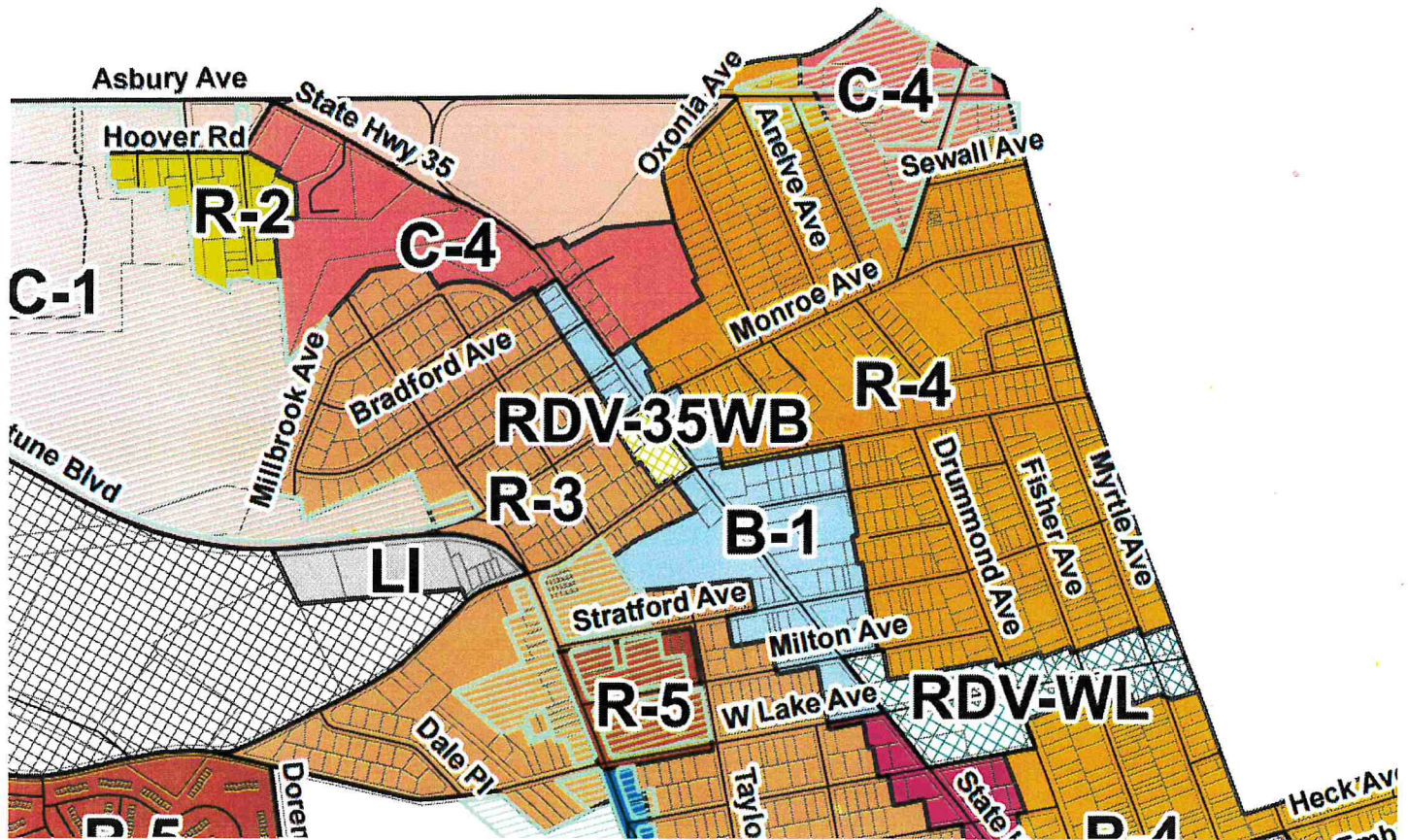
As the proposed development is designed in substantial accordance with the zoning and land use requirements, and since measures have been taken to minimize any impact on adjoining properties, Nelson Engineering Associates believes there will be no negative impact resulting from the proposed development of one (1) additional single family dwelling, on a conforming property, fronting on an existing improved local roadway.

APPENDIX





GOOGLE MAPS ~ AERIAL PHOTOGRAPH



NEPTUNE TOWNSHIP ZONING MAP



F.E.M.A. FLOOD INSURANCE RATE MAP p/o PANEL # 34025C0332G
PRELIMINARY PANEL DATED JANUARY 31, 2014