

# ENVIRONMENTAL IMPACT STATEMENT

*for*

## OFFICE & WAREHOUSE

*Located at*

**BLOCK 3101; LOT 3**

*In*

**NEPTUNE TOWNSHIP  
MONMOUTH COUNTY, NJ**

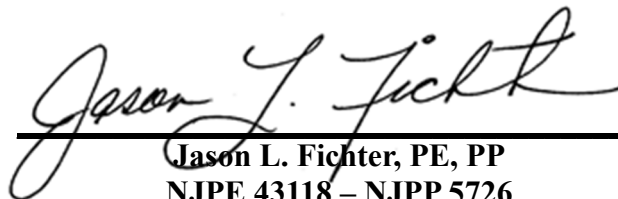
*Has been prepared for*

**LIPSCHITZ, JACOB & MIRIAM D  
188 HADASSAH LANE  
LAKEWOOD, NJ 08701**

*On*

**August 25, 2021**

**InSite Project No. 21-1671-01**



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NJPE 43118 – NJPP 5726**

### **InSite Engineering, LLC**

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FEMA Map

## **INTRODUCTION**

This Environmental Impact Statement is being submitted as part of the development application for Flex Space & Warehouse, located on Block 3101; Lot 3 as shown on Sheet 31 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 3525 Highway 33 within Neptune Township. The southern property line has frontage on NJ State Highway Route 33 and is in between the intersections of Route 33 and Jumping Brook Road/Old Corlies Avenue and West Bangs Avenue. The surrounding area consists of highway commercial uses and single-family residential uses.

## **PROJECT DESCRIPTION**

The existing site is currently undeveloped and is wooded. The application proposes to develop the property to construct a two-story office space and a one story warehouse. Additional site improvements include but are not limited to a parking lot, two driveway entrances and exits, landscaping, lighting, utilities, and stormwater management.

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## **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:

<b><u>SOIL NAME</u></b>	<b><u>HYDROLOGIC GROUP</u></b>
EvuB – Evesboro-Urban land complex, 0 to 5 percent slopes	A
EvuC – Evesboro sand, 5 to 10 percent slopes	A
EvuE – Evesboro sand, 15 to 20 percent slopes	A
DocCO – Downer loamy sand, 5 to 10 percent slopes, Northern Tidewater Area	A
FapA – Fallsington loams, 0 to 2 percent slopes, Northern Coastal Plain	C/D

### ***TOPOGRAPHY***

Elevations for the site range from 102 along Route 33 to 64 along the stream at the rear of the property. The site generally slopes from south to north, towards the stream.

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, walls are proposed along the side property lines, the stormwater basins, and rear of the development 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 Lower Member Kirkwood Formation and is composed of quartz, sand, and clay.

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### ***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, and 0.5 feet below ground elevation near the stream and wetlands.

### ***SURFACE WATER***

Wells Brook stream is located at the back of the property within the wetlands. No development is proposed near the stream.

### ***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 undeveloped and consists of mature wooded areas. The surrounding area is primarily developed with commercial uses and residential homes, which is not conducive to wildlife. There are two areas of mature woods to the north of the property where any displaced wildlife will relocate to. According to NJDEP's GeoWeb, this site is a suspected habitat of the Cooper's Hawk, Great Blue Heron, and Black-crowned Night-heron, which are classified as "special concerns species". No known threatened or endangered wildlife appear to inhabit the property or area.

### ***LAND USE***

The property is zoned within the Route 33W Commercial C-5 zone and Hospital Support Overlay zone. Permitted uses include typical highway commercial uses such as general retail and office. The proposed warehouse use is not a permitted use.

### ***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

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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.

### ***AESTHETIC FEATURES***

The existing site contains an undisturbed forested area. The surrounding areas are developed, so development would be consistent with surrounding lots. Landscaping and lighting are proposed to provide aesthetic features to the site.

### ***TREE REMOVAL***

The subject property consists of forested areas and has not been previously developed. A Tree Removal Permit is required, and the Applicant shall request a waiver for such at this time. Trees will be removed as necessary for the proposed development and remain where possible.

### ***SEWER FACILITIES***

The property is service by 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 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.

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A proposed sanitary service lateral is proposed to connect to the municipal sewer system.

### ***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 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.

The existing water main will need to be extended to the property.

### ***SURFACE DRAINAGE, STORMWATER MANAGEMENT, AND FLOOD HAZARD***

Under existing conditions, the property slopes from south to north, towards the stream at the rear of the property.

The drainage pattern of the site will remain similar to the existing conditions by capturing onsite runoff, directing into the two proposed surface basins, and ultimately discharge to the stream in the rear. The project will 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 # 3403170329F, dated 09/25/09, a portion of the site is located in zone AE and X, with a base flood elevation of 68. The FEMA maps and the record survey reference the NAVD88 vertical datum.

According to FEMA's current Preliminary FIRM entitled, "Preliminary Flood Insurance Rate Map (FIRM)", Community Panel #3403170329G, dated 01/31/14, a portion of the site is located in zone AE and X, with a base flood elevation of 68.

The proposed improvements will be located above the flood hazard elevation.

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### ***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.

### ***TRAFFIC***

There are no adverse impacts on the environment from the traffic generation of the proposed development. Please refer to the Traffic Impact Report prepared as part of this application.

### ***COMMUNITY IMPACT***

Please refer to the Community Impact Statement prepared as part of this application.

### ***VISUAL IMPACT***

The project proposes an aesthetically pleasing building with an office appearance from Route 33, 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***

At the time of this report, a lighting plan has not been fully designed. The plans will propose lighting in the form of pole and building mounted lights to reach safe levels of lighting. Shielding will be provided where necessary to avoid light spillage onto neighboring properties. Any additional light for Route 33 will increase visibility and safety for traffic movements. There are no adverse impacts on the environment from the lighting of the proposed development.

### ***WETLANDS***

Freshwater wetlands exist on the project site at the rear of the property. Development is not proposed within the wetlands buffer.

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### ***WATERCOURSES / WATERFRONT / SHORELINE FEATURES***

The Wells Brook stream located on site is located within the wetlands to be undisturbed.

### ***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
- 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

### **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

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Ordinance. The site is currently undeveloped an unmaintained forest area. 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**

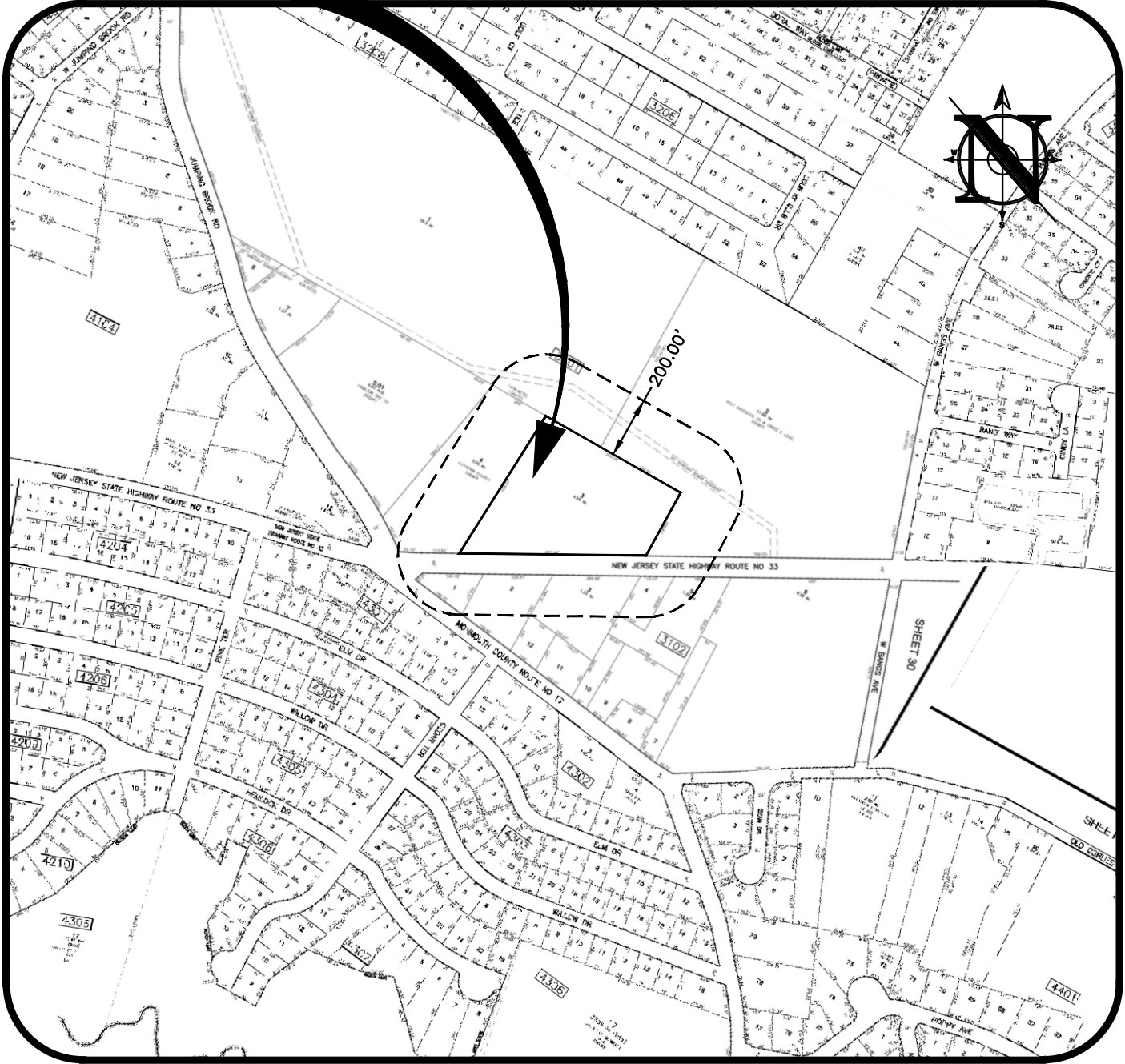
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**SITE**



**PLAN**



Scale 1"=1000'

**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

Site Location:

**FLEX SPACE &  
 WAREHOUSE**  
 3525 HIGHWAY 33  
 NEPTUNE TOWNSHIP 07753  
 Monmouth County, NJ  
 Block 3101, Lot 3

InSite Project No.

21-1671-01

Drawing No.

21-1671-01r0

Date

June 6, 2021

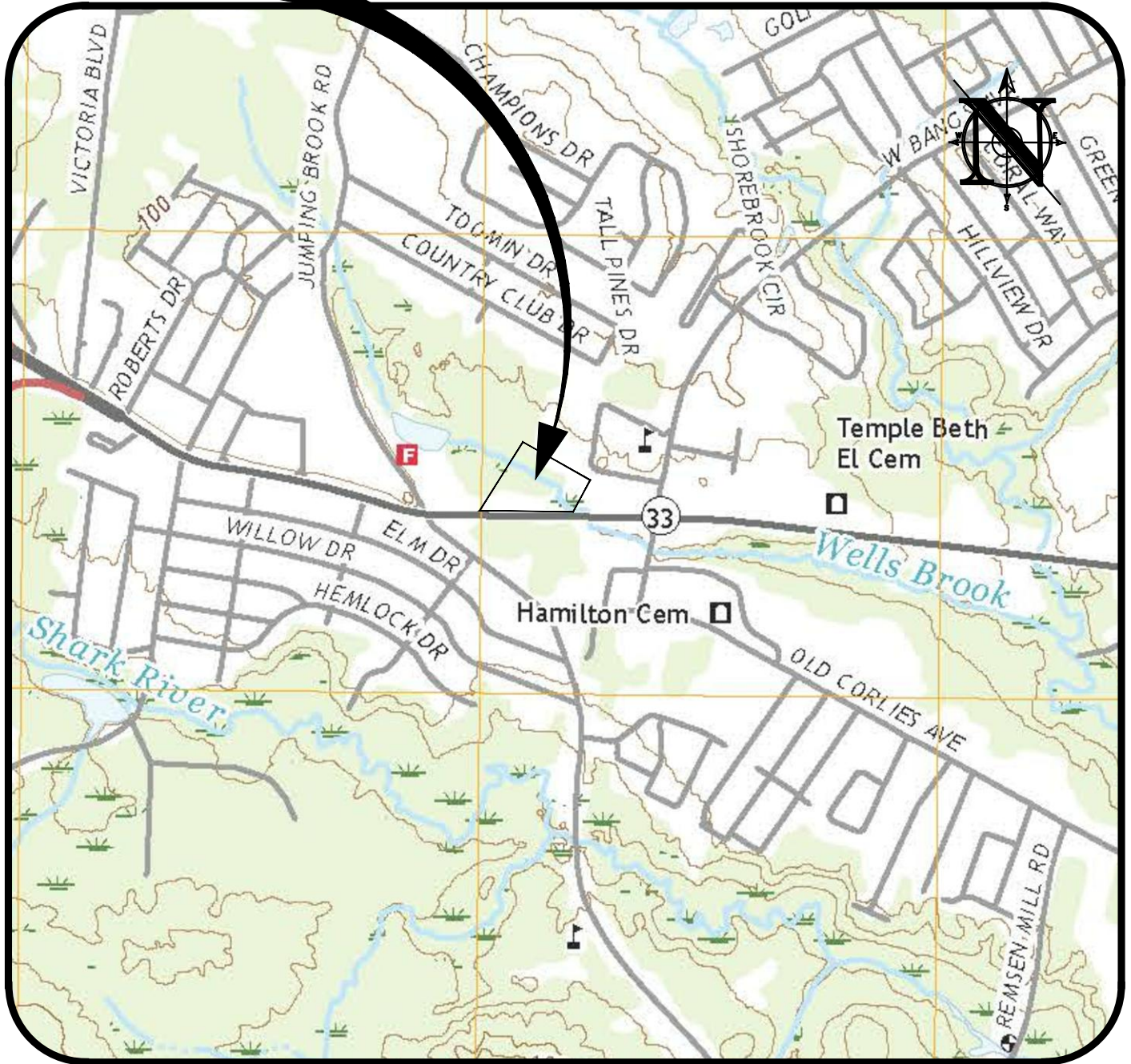
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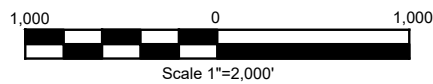
Revisions

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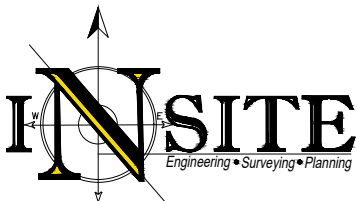
**SITE**



**PLAN**



**USGS MAP EXHIBIT**



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 CERTIFICATE OF AUTHORIZATION:  
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 1955 ROUTE 34, SUITE 1A  
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Site Location:

**FLEX SPACE & WAREHOUSE**

3525 HIGHWAY 33  
 NEPTUNE TOWNSHIP 07753  
 Monmouth County, NJ  
 Block 3101, Lot 3

Reference:  
 US Geological Survey  
 Asbury Park Quadrangle

InSite Project No.

21-1671-01

Drawing No.

21-1671-01r0

Date

June 6, 2021

Revisions

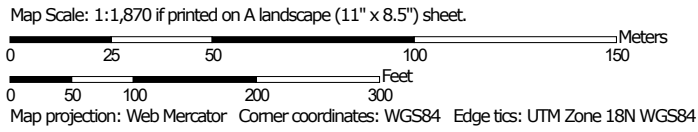
r0



Hydrologic Soil Group—Monmouth County, New Jersey



Soil Map may not be valid at this scale.

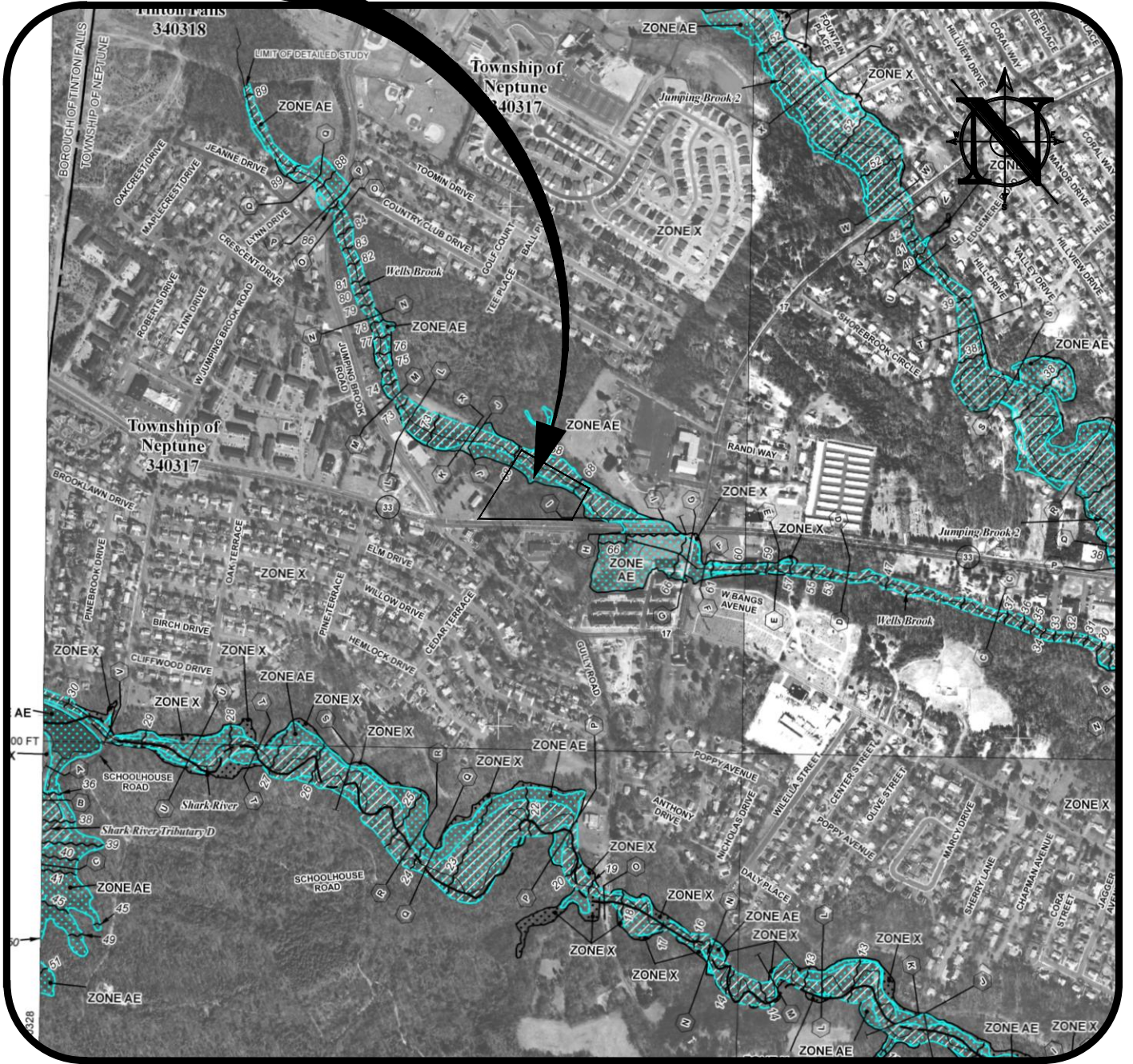


## Hydrologic Soil Group

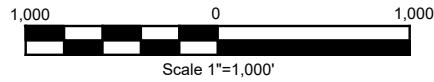
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DocCO	Downer loamy sand, 5 to 10 percent slopes, Northern Tidewater Area	A	1.5	19.4%
EveC	Evesboro sand, 5 to 10 percent slopes	A	1.6	20.0%
EveE	Evesboro sand, 15 to 25 percent slopes	A	2.2	27.7%
EvuB	Evesboro-Urban land complex, 0 to 5 percent slopes	A	0.1	0.7%
FapA	Fallsington loams, 0 to 2 percent slopes, Northern Coastal Plain	C/D	2.4	30.5%
HboB	Hammonton sandy loam, 2 to 5 percent slopes	B	0.1	1.7%
<b>Totals for Area of Interest</b>			<b>7.9</b>	<b>100.0%</b>



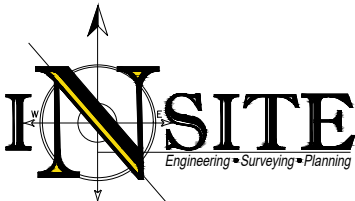
# SITE



**PLAN**



## EFFECTIVE FEMA FIRM EXHIBIT



InSite Engineering, LLC  
 CERTIFICATE OF AUTHORIZATION:  
 24GA28083200  
 1955 ROUTE 34, SUITE 1A  
 WALL, NJ 07719  
 732-531-7100 (Ph)  
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Site Location:

### FLEX SPACE & WAREHOUSE

3525 HIGHWAY 33  
 NEPTUNE TOWNSHIP 07753  
 Monmouth County, NJ  
 Block 3101, Lot 3

Reference:

Federal Emergency Management Agency  
 Effective Flood Insurance Rate Map  
 Map Number: #34025C0329F (dated September 25, 2009)

InSite Project No.

21-1671-01

Drawing No.

21-1671-01r0

Date

June 6, 2021

Revisions

r0