

ENVIRONMENTAL IMPACT STATEMENT

**Block 617, Lot 39
1824 Columbus Avenue
Also Known As 432 Highway 35
Township of Neptune
Monmouth County, New Jersey**

Prepared for:
The Best Auto Reconditioning Center
1824 Columbus Avenue AKA 432 Highway 35
Township of Neptune, NJ

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1.0. Executive Summary

The applicant, The Best Auto Reconditioning Center, is submitting a major subdivision plan for a variance application to the Township of Neptune. The subject site is located at 1824 Columbus Avenue, also known as 432 Highway 35, and is designated as Block 617, Lot 39. The site is currently 76,635.28 square feet or 1.75 acres in size. The property is currently occupied by a masonry building used for auto reconditioning, and is approximately 991 square feet. Aside from this building and a small pavement parking area (~750 sq. ft.), the rest of the lot is covered by dense woods and wetlands. The existing lot is found in the B-1 Town Commercial Zone where residential development is not a permitted use.

The proposed project involves a lot consolidation plan that would increase the lot area by adding a vacated right-of-way and a small parcel obtained via a quit claim. The portion of the vacated right-of-way of Oak Street adds 2,501.7 sq. ft. as per ordinance #95-7 dated 6/19/95. The portion of the quit claim deeds adds another 1,959.80 sq. ft. The consolidated lot produces a newly shaped lot that is 78,595.08 sq. ft. or 1.8 acres.

The scope of work for this project also involves subdividing this consolidated lot into 4 separate lots of which one will be commercial and three will be residential. The existing building will be removed, and a new building and parking area for auto reconditioning will be developed on one of the four lots, specifically, the lot closest to the intersection of NJ Route 35 and Columbus Avenue. The construction of a 10-foot by 4-foot monument sign is also proposed for the commercial lot. The other three lots will be used for residential development, consisting of the construction of three single-family dwellings, with pervious paver driveways, concrete walkways, and individual infiltrator systems designed to capture stormwater from all storms.

This Environmental Impact Statement (EIS) has been prepared in accordance with Section 2- The Land Development Ordinance, Article VIII, Section 811.10, Environmental Impact Statement Subsection C. This document strives to create an unbiased description of potential beneficial and adverse environmental and social effects the proposed development may produce. Also, this document will attempt to develop measures to mitigate any undesired effects, in accordance with the ordinance.

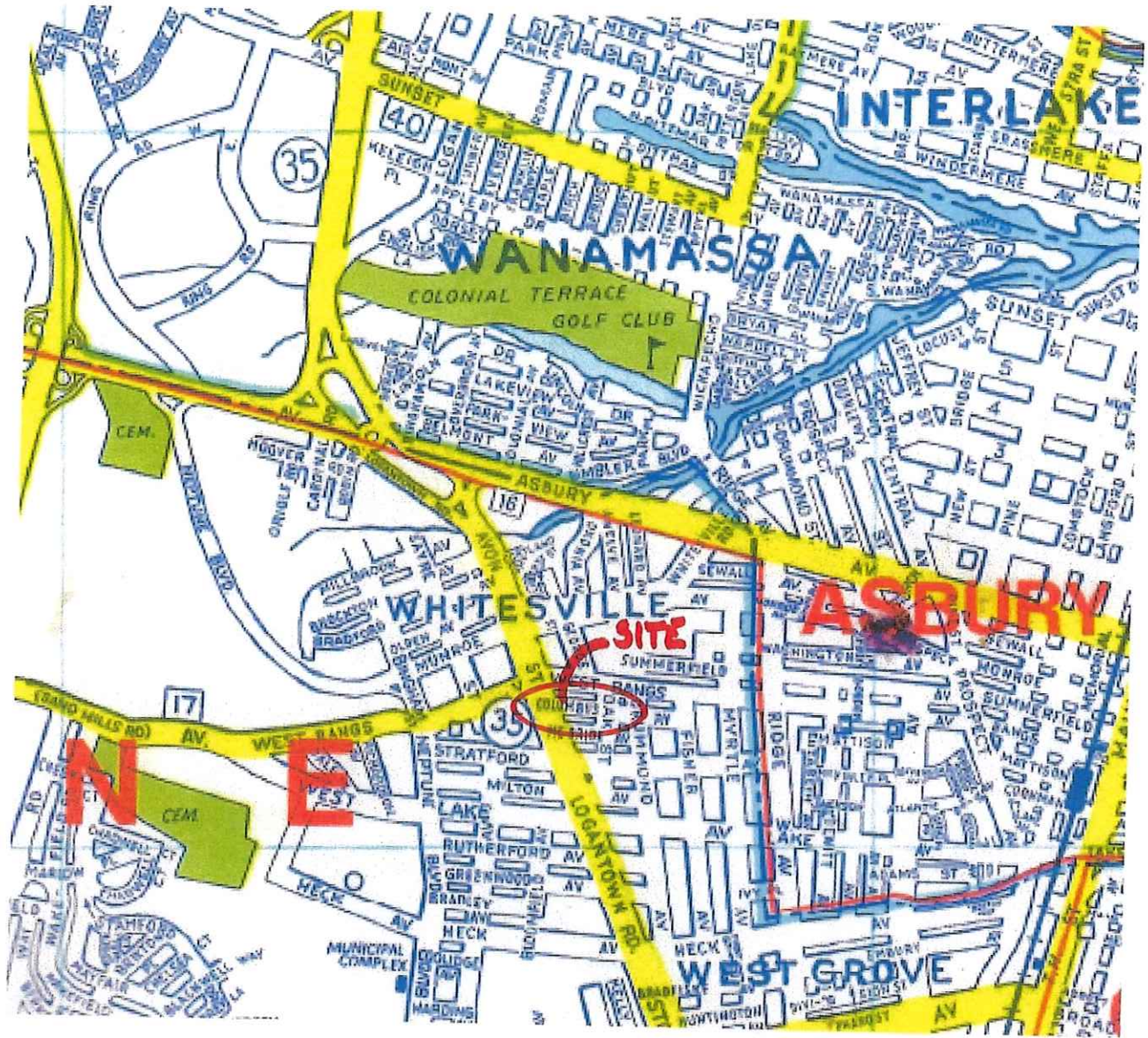
2.0. Project Overview

The proposed project site is a corner lot located along the east side of New Jersey State Highway Route 35 and on the south side of Columbus Avenue, as shown on the location map on page 5. This site is bordered by an auto-mechanic shop to the south, a residential road (Columbus Avenue) to the north, and residential properties to the west. A paper Street, McBride Avenue, previously existed to the west; however, it was vacated as per ordinance #95-7 dated 6/19/95. The existing project area is comprised of one tax lot as shown on the tax map on pages 7 & 8. The topography of the overall project vicinity is shown on the Asbury Park Quadrangle Map as presented on page 6. The site is located in Zone B-1 Town Commercial as per the Township's Zoning Map on page 9. As per the NJ State Development and Redevelopment Plan page 25, the site is located within Metropolitan Planning Area 1.

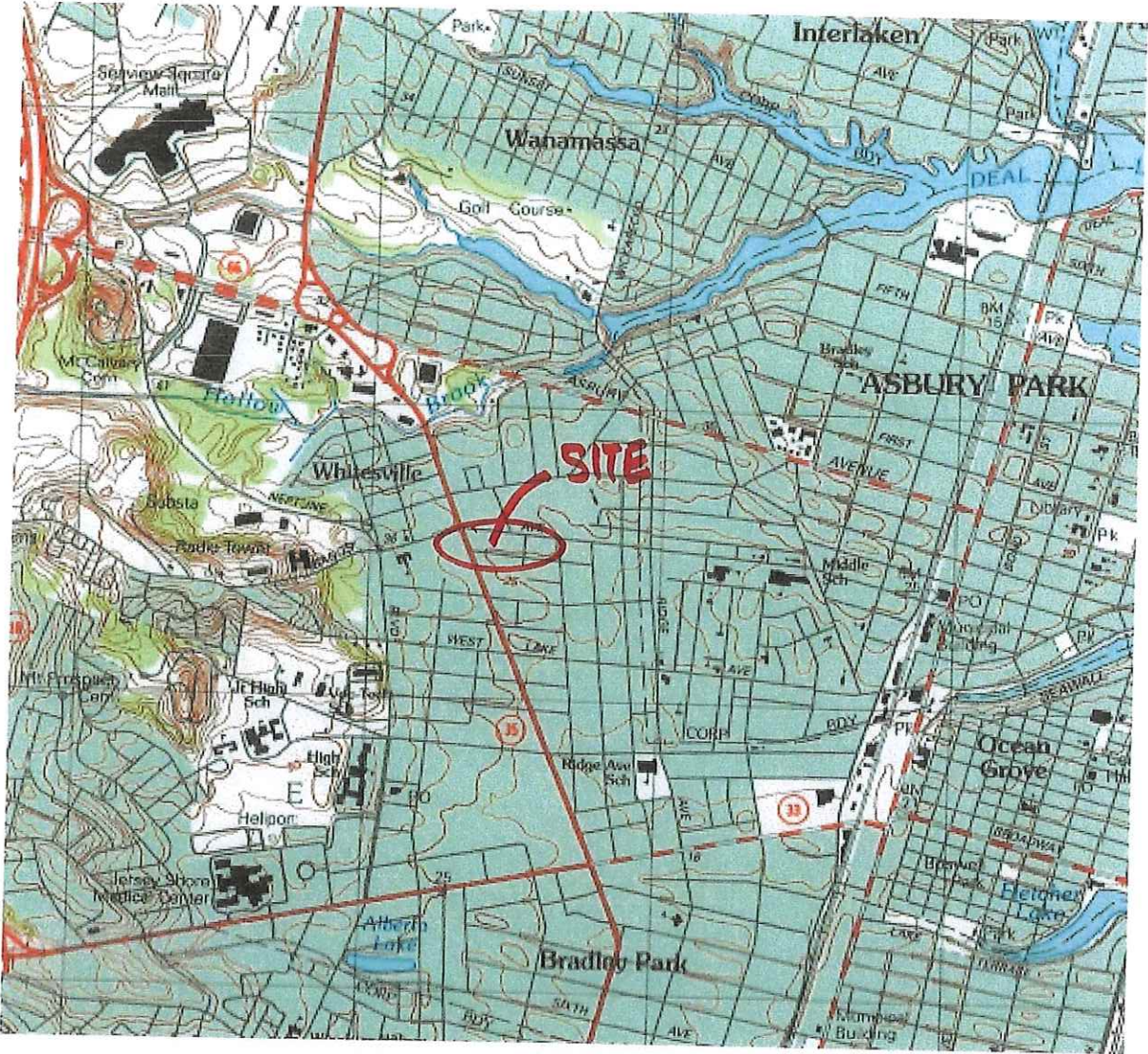
This report aims to present an overall environmental analysis of the proposed development as a part of the municipal subdivision process in the Township of Neptune. Upon approval, the proposed application will produce: four new lots (one commercial and three residential); one commercial building with a monument sign, parking lot and storm water recharge system; and three single-family dwellings with driveways, walkways and storm water recharge systems. The construction will also include a significant clearing of dense woods, filling of a portion of the wetlands, and grading.

For additional information please see the Subdivision Plans prepared by Landmark Surveying and Engineering, Inc. which will be submitted as part of this variance application.

LOCATION MAP



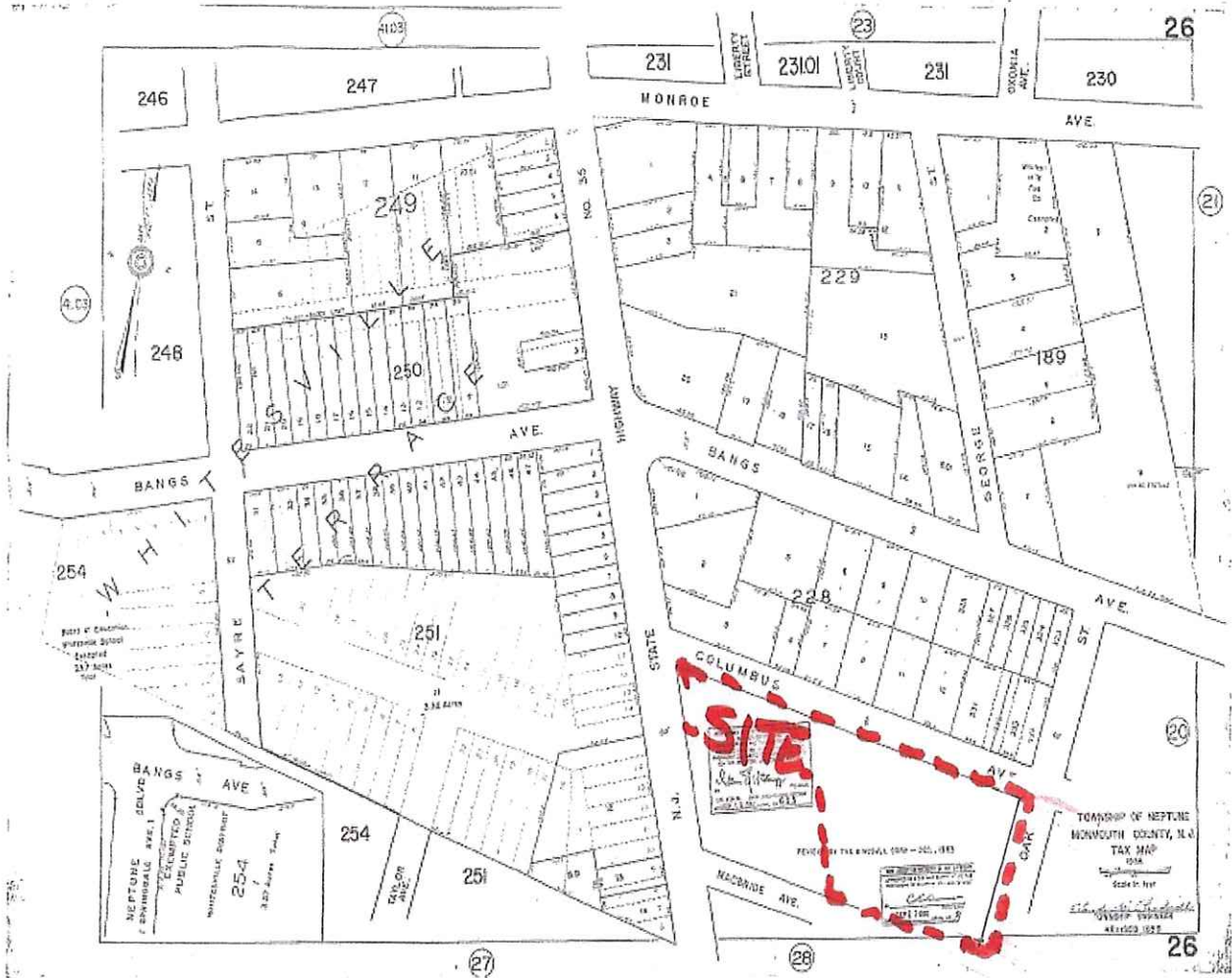
ASBURY PARK QUADRANGLE MAP



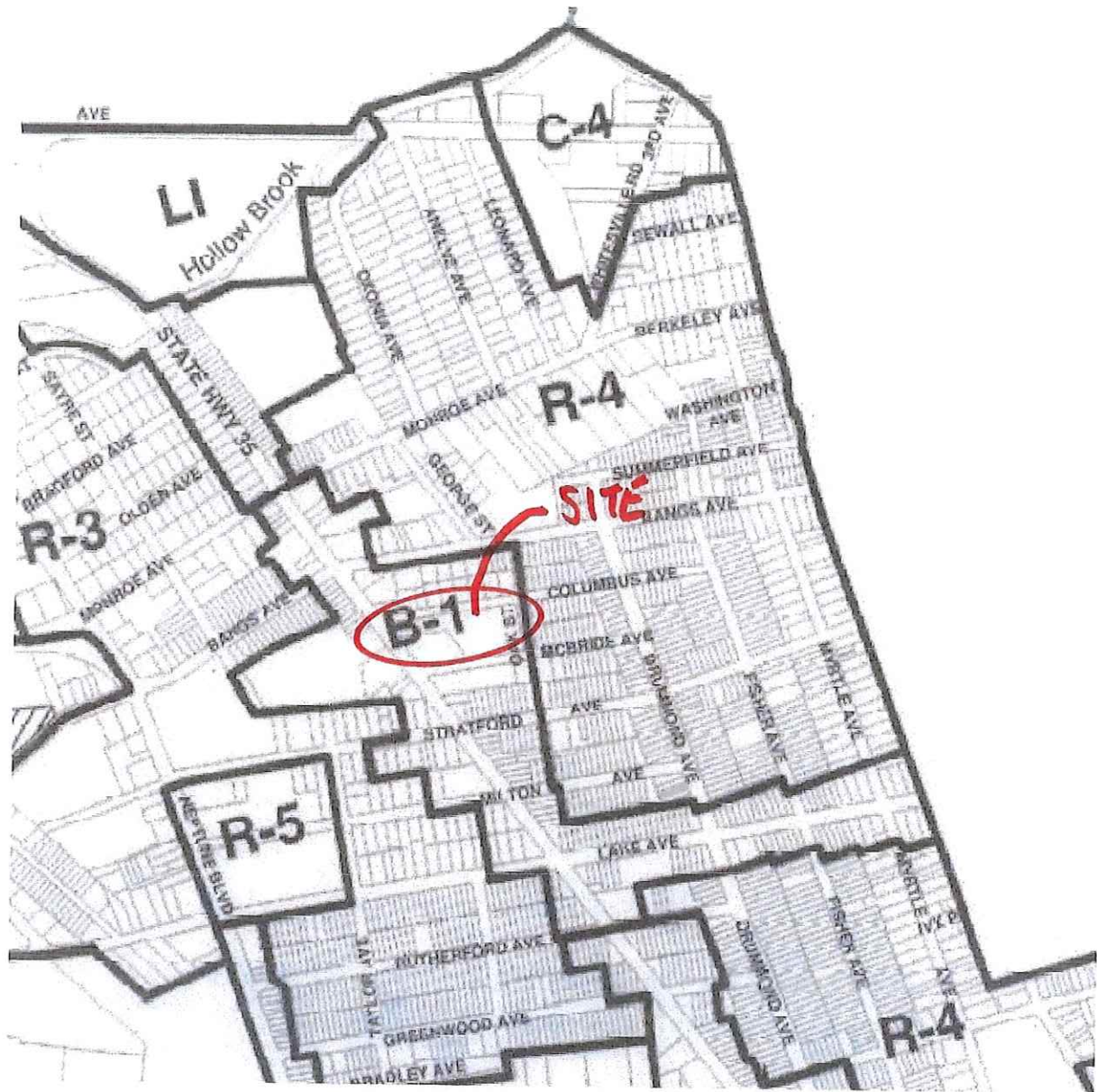
TAX MAP 1



TAX MAP 2



ZONING MAP



3.0. Inventory of Existing Conditions

3.1 Soils

As per the Web Soil Survey provided by the USDA, Natural Resources Conservation Service (<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>, accessed on 1/14/19), the soils of the site are mapped as Evesboro – Urban land complex, 0 to 5 percent slopes (EvuB). A graphic representation of the soils mapping is provided as shown on page 12. This information is general in nature and does not substitute for an on-site soil evaluation.

As per information obtained from the Web Soil Survey website, the EvuB soil mapping unit is composed of approximately 60 percent Evesboro soils, 30 percent Urban land and 10 percent other soils as minor components based on observations, descriptions and transects of the map unit. The Urban Land component is described as surfaces covered by pavement, concrete, buildings and other structures underlain by disturbed and natural soil materials. The minor components are Downer and Lakewood soils, at roughly 5 percent each.

Information regarding the Evesboro series as available from the NRCS, Official Soil Series Descriptions (available online, accessed 1/14/19) follows.

The parent material of the dominant component of the EvuB map unit, Evesboro soils, is sandy marine and eolian deposits. The Evesboro series is described as excessively drained soil. The saturated hydraulic conductivity is high in the subsoil and high to very high in the substratum. The depth class is very deep. Depth to bedrock is greater than 72 inches. Depth to seasonal high water table is greater than 72 inches. The soil reaction is extremely acid to strongly acid, throughout the profile, unless limed. The shrink-swell potential is low. The infiltration properties of this soils group is said to be rapid in the subsoil and substratum, however the water capacity of the soil is low.

A typical pedon of the Evesboro series is a 1 inch black layer near the surface, a very dark grayish brown sand layer from 1-2 inches below the surface, a dark grayish brown sand layer from 2-4 inches, a layer of 60 percent dark yellowish brown and 40 percent light brownish gray sand from 4-10 inches, dark yellowish brown sand from 10-36 inches, yellowish brown sand from 36-62 inches, and from 62-72 inches, a layer of about 98 percent yellowish brown sand and 2 percent strong brown loamy sand.

The information provided above is general. Site specific soil information, such as bearing capacity, will be provided at a later date.

3.2 Topography

Overall, the property is relatively flat. The elevation of the site ranges from approximately 22 to 26 feet. The lower elevations are located in the center of the property. The highest elevation of 26 feet is located along the western edge of the site, closest to Route 35.

3.3 Geology

The following information regarding the geology of the Township of Neptune is excerpted and summarized from the *Environmental Resource Inventory-Township of Neptune* prepared by Leon S. Avakian, Inc. dated November 2003.

Most of Monmouth County lies within the Coastal Plain province. The Coastal Plain ranges in age from the Cretaceous to the Holocene. The unconsolidated Coastal Plains sediments, for the most part, are composed of clay, silt, sand and gravel and are classified as continental, coastal, or marine type deposits. They were deposited during the Cretaceous and Tertiary periods as the sea level fluctuated. In New Jersey, the Coastal Plain is divided by a cuesta, which is a ridge with one steep and one gentle slope formed by the upper Cretaceous sand and marl formations. The cuesta extends nearly east to west and overlooks New York Harbor from the south between Atlantic Highlands (the Highlands of Navesink, elevation 235 feet) and Beacon Hill (elevation 373 feet) in western Monmouth County. The Coastal Plain is divided by this cuesta, into the Inner and Outer Coastal Plain. The Township of Neptune lies in the Outer Coastal Plain Province. The Inner Coastal Plain is the lowland north and west of the cuesta's steep slope which drains to the Atlantic Ocean. The rock surface of the Coastal Plain underlies all other layers. These layers, or mappable units of rock or sediments, are referred to as formations. In the Coastal Plain, these formations consist of unconsolidated clays, sands, marls and gravels. The formations vary in thickness. Neptune lies within the Cohansey, Kirkwood, Manasquan and Shark River formations.

3.4 Groundwater Hydrology

The following information regarding the groundwater hydrology of the Township of Neptune is excerpted and summarized from the *Environmental Resource Inventory-Township of Neptune* prepared by Leon S. Avakian, Inc. dated November 2003.

Groundwater is all water below the surface of the land. It lies in areas of unconsolidated strata called the upper water table near the surface of the land and is referred to as an aquifer where it lies between confining layers such as clay or rock. Aquifer formations underlying Neptune include the Englishtown, Magothy, Raritan and Potomac.

SOILS MAP



NEW JERSEY GEOLOGIC MAP

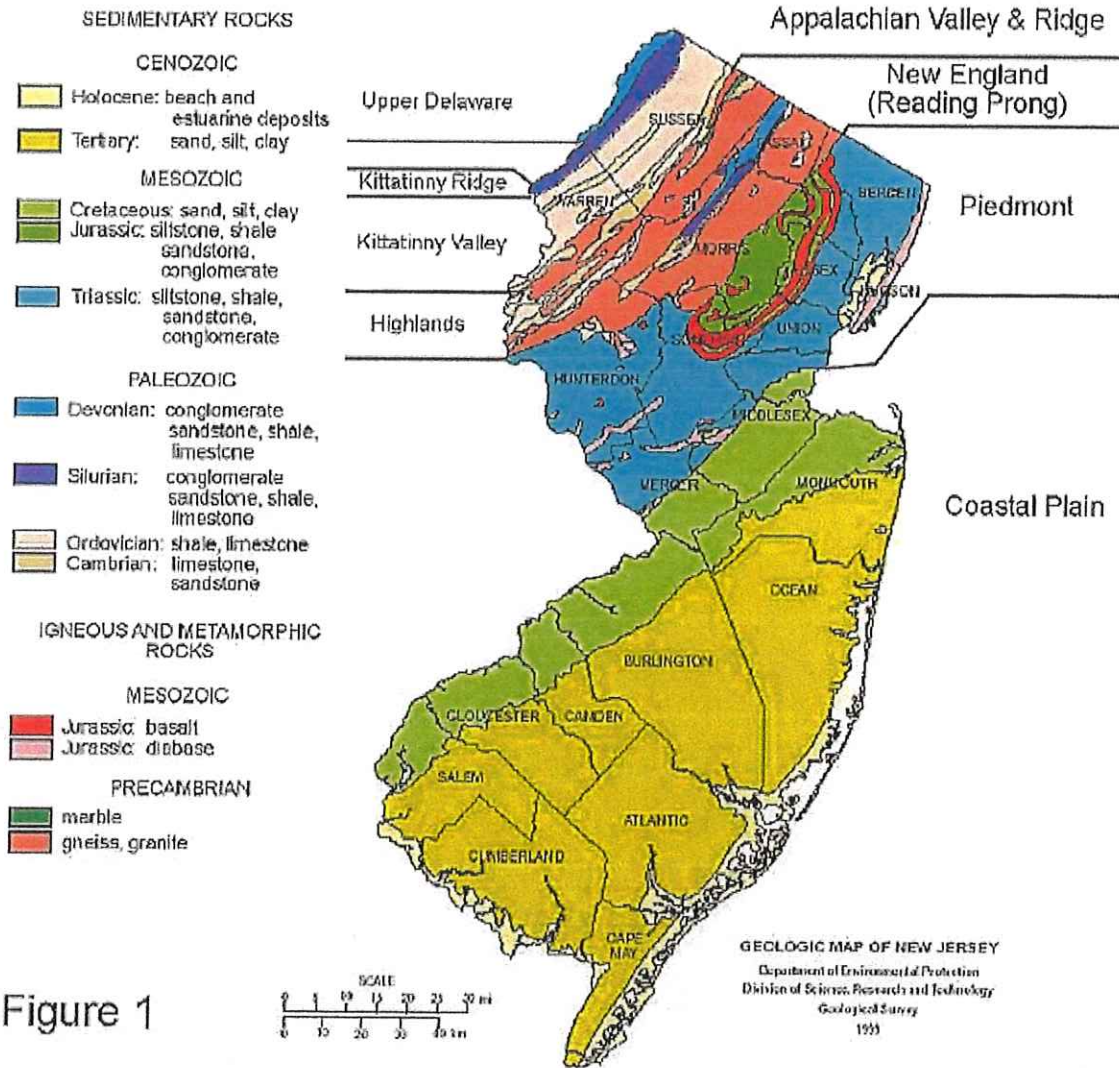


Figure 1

3.5 Surface Water

No streams, brooks, creeks, lakes or ponds are present on the site. Wetlands occupy most of the wooded section of the site. Standing water was observed in some parts of the wooded wetland.

3.6 Size of Subwatershed & Location of Site within Subwatershed

As per the NJDEP NJ-GeoWeb site (<https://www.nj.gov/dep/gis/geoweb splash.htm>, accessed 2/21/19), the site is located within the Whale Pond Brook/Shark River/Wreck Pond Brook watershed. The subwatershed in which the site is located is the Deal Lake subwatershed. This subwatershed is approximately 4,430 acres in total size. Approximately, the site is located in the center of the southern portion of this subwatershed, about 1,100 feet north of the southern boundary of the watershed.

3.7 Vegetation, Wildlife & Aquatic Species & Communities

The site consists of developed areas associated with the Best Auto Reconditioning Center and an undeveloped, wooded area and some grassy/weedy areas along the edge between the existing business and wooded area. The undeveloped part of the site is the only vegetated area in the overall vicinity of the site, with the exception of lawns and landscaping on the neighboring properties. The areas adjacent to the site are highly developed with roads, commercial properties and residential properties.

A large portion of the wooded area is a wetland totaling approximately 62,535 square feet in size. The wooded area on the site is vegetated primarily with red maple (*Acer rubrum*), sweet gum (*Liquidambar styraciflua*), and greenbrier (*Smilax rotundifolia*). Other species observed, in lesser quantities, included black gum (*Nyssa sylvatica*), American holly (*Ilex opaca*), black cherry (*Prunus serotina*), American beech (*Fagus grandifolia*), white pine (*Pinus strobus*), pin oak (*Quercus palustris*), white poplar (*Populus alba*), English ivy (*Hedera helix*), Japanese honeysuckle (*Lonicera japonica*), poison ivy (*Toxicodendron radicans*), highbush blueberry (*Vaccinium corymbosum*).

The wetlands on the site were previously delineated by others and a Letter of Interpretation (LOI) verifying the wetland boundaries was issued on February 8, 2007 by NJDEP. The LOI determined that the wetlands are isolated and are of intermediate resource value, thereby requiring a 50-foot wide buffer.

During site visits on 4/23/17 and 12/20/18, the only wildlife species observed were Eastern gray squirrel and sparrows. Considering the developed character of the areas adjacent to and in the vicinity of the site, species that may utilize the wooded portion of the site would likely consist of those species that have become accustomed to human activity. Other species that may utilize the wooded portion of the site include rabbit, skunk, woodchuck, opossum, garter snakes and ribbon snakes.

Birds likely to frequent the site or adjacent areas include finches, robins, mourning doves, blue jays, cardinals, European starlings, gray catbird, and mockingbirds.

No streams, brooks, creeks, lakes or ponds are present on the site. Therefore, no aquatic species or communities are present on the site.

With regard to the potential presence of threatened or endangered species on or near the site, a request for a search of the Natural Heritage Database and Landscape Project was sent to the NJDEP Division of Parks and Forestry. A copy of the response, dated May 30, 2018, is provided in Appendix A. In summary of the request, no wildlife or vegetative species categorized as endangered, threatened, or species of special concern are known from the site or in the vicinity. Additionally, no Natural Heritage Priority Sites or Vernal Pool Habitats are known from the site or in the vicinity. The only species tracked by the NJ Endangered and Nongame Species Program that is listed as being both on the site and in the vicinity of the site is the Coastal Bog Metarranthis (*Metarranthis pilosaria*). The Coastal Bog Metarranthis is a moth typically associated with both wetland and upland areas of the NJ Pine Barrens. Although this species is tracked by the NJ Endangered and Nongame Species Program, it does not have any state or federal legal protection status.

3.8 Land Use

Route 35 is located to the west of the Best Auto Reconditioning Center. Other businesses associated with car sales and repairs are present along Route 35 near the site, both on the east and west sides of Route 35. Other businesses such as the Canada Dry soda distribution center and convenience stores are also present near the site. Residential properties are present to the southwest of the site, along Stratford Avenue, both on the east and west sides of Route 35. The properties to the north of the site on Columbus Avenue, to the east of the site on Oak Street and to the south of the site on McBride Avenue are primarily single-family homes.

3.9 Air Quality

The NJDEP Bureau of Air Monitoring (NJDEP, 2017) maintains an extensive ambient air quality monitoring network around the state. Their data shows that statewide air quality has been improving and all pollutants, other than ozone occasionally, are now well below the applicable standards. There are still periodic issues with ozone because of out of state sources that contribute to the problem that are beyond the control of NJ.

Air pollution sources are described as either stationary (point) or mobile (line) sources. Stationary sources include stack emissions from industrial operations, electric generating stations, heating units and other facilities, which employ combustion. Mobile (line) sources are primarily due to motor vehicles, but also include railroad and airline operations. There are six specific air pollutants (criteria pollutants) used by the National Ambient Air Quality Standards (NAAQS) based on both health effects (primary standards) and welfare effects (secondary standards). The primary standards are for ozone, carbon monoxide, particulate matter, nitrogen dioxide, sulfur dioxide and lead. The NAAQS are set by EPA to protect public health

and welfare. Primary standards are designed to protect against adverse health effects, while secondary standards protect against welfare effects, such as damage to crops, vegetation, buildings, and visibility. An area is in violation of a standard if it exceeds the concentration level for its evaluation time frames.

During construction there will be a temporary increase in air pollutants resulting from the operation of construction vehicles and related activities. These increases will be small, temporary and will not result in any violations of National or State Ambient Air Quality Standards. Prevailing winds, existing wooded areas and site work taking place during weekday, standard business hours can also aid in reducing the risk. Air quality at any specific location is affected by both local and regional pollutant sources, which can be, categorized as either stationary (point) or mobile (line) sources.

3.10 Water Quality

No streams, brooks, creeks, lakes or ponds are present on the site. Therefore, this topic is not applicable to the existing conditions of the site.

3.11 Ambient Noise Level

Noise can be defined as unwanted sound. Even though noise is subjective, it affects the full range of human activities and must be considered in local and regional planning. Most of the sounds heard in the environment are not composed of a single frequency, but a band of frequencies, each with a different intensity or level. Levels of noise are measured in units called decibels. Since the human ear cannot perceive all pitches or frequencies equally, these measurements are adjusted or weighted to correspond to human hearing. This adjusted unit is known as the A-weighted decibel, or dBA. The A-weighted sound level (dBA) is useful for gauging and comparing the subjective loudness of sounds.

It should be noted that a one decibel change in noise is the smallest change detectable by the human ear under suitable laboratory conditions. However, under normal conditions, a change in the noise level by two or three decibels is required for the average person to notice a difference. Environmental noise is considered not only with regard to level, which relates to perceived loudness of a noise, but also its character, duration, time of day, and frequency of occurrence.

The NJ Noise Code (*N.J.A.C. 7:29 NOISE CONTROL*) specifies limits for continuous noise at residential property boundaries as follows:

Daytime (7am to 10pm) - 65 dBA
Nighttime (10pm to 7am) – 50 dBA

And at commercial facilities (which includes community service facilities such as schools) as follows: All day – 65 dBA.

There are no limits for industrial facilities.

With respect to where regulatory compliance should be determined, in January 2015 NJDEP released a guidance document, Guidelines for the Investigation of Noise Complaints Pursuant to the State of New Jersey Noise Control Regulation (N.J.A.C. 7:29) and the Model Noise Control Ordinance. This document makes it clear that:

“The standards developed are health-based and are designed to prevent the deleterious physical effects that may result from exposure to excessive noise. The standards were based on information dealing with speech interference and sleep interruption. Specifically, daytime sound levels were determined by speech interference criteria, while nighttime levels were dictated by sleep interruption information.”

It further goes on to discuss where enforcement on a residential property should be performed:

The State Code specifies that the location to determine regulatory compliance is “at or within the property line of any affected person.”

The State Code and Model Ordinance do not explicitly discuss the rationale for determining the location to assess compliance. However, this policy directs that sound level measurements should be taken at a location that represents where someone would reasonably recreate, repose and/or converse. The point of compliance is generally at the property line of the affected person that is closest to the source under investigation unless this location is not where recreation, repose or conversation would reasonably occur.

Initial results indicate that levels are well below the state standards for commercial facilities. An over all 8-12 decibel rise should be expected as a result of construction activities and general use once the project has been completed.

Temporary increases in ambient noise levels can be expected during the time of construction. Construction activities will take place during the hours of 7:00am – 6:00pm weekdays and Saturdays. Once construction is complete noise levels will return to normal levels. The natural slope, scope of work, and wooded areas will also act as sound buffers in this particular site.

3.12 Aesthetic Features

The site is partially wooded with an old one story commercial building. The proposed project will improve the Aesthetics of the site with a new commercial building and parking, 3 residential homes and landscaping.

13.13 Tree Removal Ordinance Information

Tree removal will conform with the township tree removal ordinance.

4.0. Impacts, Services & Natural Resources To Be Utilized By The Project

The following discusses both the positive and negative impacts during and after construction of the proposed project. The specific concerns shall be considered to include the following and shall be accompanied by specific quantitative measures where possible and necessary.

4.1 Wastewater Management

The proposed development will be connected to the township sewerage system. There will be no on-site septic systems with this proposed project.

4.2 Water Supply

The proposed development will be connected to the township water system. There will be no on-site well systems with this proposed project.

4.3 Surface Drainage & Stormwater Management

The proposed development will utilize underground infiltration chambers to capture the 2 yr., 10yr., and 100 yr. storm event from the proposed dwellings roof system. All driveways will be constructed using pervious pavers. By routing the proposed roof drainage to the infiltration chambers and utilizing the pervious pavers in the driveways, we are significantly reducing the storm water run-off from the property.

4.4 Stream Corridors

No streams, brooks, creeks, lakes or ponds are present on the site. Therefore, no stream corridors will be impacted by the proposed project.

4.5 Solid Waste Disposal

All solid waste generated during and after construction will be handled by private waste disposal contractors. No burning or disposal of waste will occur on site.

4.6 Air Quality

During construction there will be a temporary increase in air pollutants resulting from the operation of construction vehicles and related activities. These increases will be small, temporary and are not expected to result in any violations of National or State Ambient Air Quality Standards. Prevailing winds, existing wooded areas and deployment of silt fencing along areas of disturbance will also aid in reducing the risk of increases in air pollutants.

4.7 Noise

Temporary increases in ambient noise levels can be expected during the time of construction. Construction activities will take place during the hours of 7:00am – 6:00pm weekdays and Saturdays. Once construction is complete noise levels will return to those typical of this area, which consists of both residential and commercial uses.

4.8 Soil Erosion and sedimentation resulting from surface run-off:

This proposed project development does call for clearing of woods, filling of wetlands, and re-grading. However, these areas of disturbance were minimized in an effort to not disturb the natural drainage properties of the site. The permeability of the subsoil and substratum shall be taken advantage of with the use of ground-water recharge systems that will infiltrate the runoff volumes produced from each proposed building.

4.9 Solid Waste Disposal:

All solid waste generated by the new commercial use will be handled by private waste disposal contractors. No burning or disposal of waste will occur on site. All solid waste generated by the residential properties will be collected by the Borough collection system.

4.10 Critical & Environmentally Sensitive Areas

As discussed in previous sections of this report, the site consists of a developed area and a wooded area that is surrounded by additional development. No critical or environmentally sensitive areas exist on site or in the immediate vicinity. Therefore, the proposed project will not affect any critical or environmentally sensitive areas.

5.0 Adverse Impacts Which Cannot Be Avoided

The consolidated lot/site is 78,595.08 square feet or 1.8 acres in total size. Of this amount, approximately 2,139 square feet or 0.0491 acres is already developed and in use by the existing business. Approximately 42,836 square feet or 0.98 acres will be disturbed by the proposed project. The 0.98 acres of proposed disturbance includes the approximately 2,139 square feet associated with the existing business, 22,571 square feet or 0.518 acres of wooded wetland and the remainder is other vegetated areas.

As described within this report, an unavoidable adverse environmental impact associated with the construction of the proposed project is the removal of approximately 1 acre of vegetated areas on the site. Of this, approximately 22,571 square feet or 0.518 acres are wooded wetlands. The removal of the wooded wetland, upland wooded areas and otherwise vegetated areas will no longer be available as wildlife habitat.

Wildlife that currently utilize the site will likely avoid the area during construction of the proposed project due to dust from earth-moving activities and noise from construction equipment. This is an unavoidable result of many construction projects. The species that currently utilize the site are typical of suburban areas and are likely accustomed to some human activities/interaction. It is likely that many of the species will return to utilize the remaining wooded portions of the site and the additional habitat that will be created, i.e., the proposed lawn and other landscaped areas once construction has been completed. This is particularly likely for bird species and some of the mammals such as squirrels, opossum, skunk and/or woodchuck.

The impacts to vegetative communities and wildlife from the proposed development are anticipated to be minor due to the following:

- the absence of impacts to any endangered or threatened wildlife or plant species habitat;
- that approximately 72 percent or 4.46 acres of the existing wooded areas, in both upland and wetland areas, will remain and not be disturbed; and
- that additional vegetative species will be planted as part of the proposed landscaping associated with the project. The proposed plantings will include trees, shrubs and the creation of approximately 14.9 acres of lawn.

6.0 Minimization of Impacts

The proposed project includes the following measures in order to minimize the unavoidable impacts associated with a project of this type:

- A Soil Erosion and Sediment Control Plan will be implemented to reduce potential impacts to adjacent properties from soil erosion, particularly impacts from construction activities.
- The proposed design involves the use of pervious pavers in the driveways of the three proposed homes and along parts of the proposed business section of the site. This will serve to increase groundwater recharge and reduce runoff from the site.
- A Landscaping Plan has been developed as part of the proposed project. The landscaping materials may serve as habitat for some wildlife species as well as to improve the aesthetics of the overall site.

7.0 Summary Environmental Assessment Impacts and mitigation

The following discusses both the positive and negative impacts during and after construction of the proposed project. The specific concerns shall be considered to include the following and shall be accompanied by specific quantitative measures where possible and necessary.

1. Soil Erosion and sedimentation resulting from surface run-off:

This proposed project development does call for clearing of woods, filling of wetlands, and re-grading. However, these areas of disturbance were minimized in an effort to not disturb the natural drainage properties of the site. The permeability of the subsoil and substratum shall be taken advantage of with the use of ground-water recharge systems that will infiltrate the runoff volumes produced from each proposed building

2. Flooding and Flood Plain Disruption:

No flood plain exists on site.

3. Degradation of Water Quality:

The proposed development will utilize under ground infiltration chambers to capture the 2 yr., 10yr., and 100 yr. storm event from the proposed dwellings roof system. All driveways will be constructed using pervious pavers. By routing the proposed roof drainage to the infiltration chambers and utilizing the pervious pavers in the driveways, we are significantly reducing the storm water run-off from the property.

4. Groundwater Pollution:

The proposed development will be connected to the township sewerage system. There will be no on-site septic systems with this proposed project.

5. Reduction of Groundwater Capabilities:

The proposed development will be connected to the township public water system. There will be no on-site wells associated with this proposed project.

6. Sewerage Disposal:

The proposed development will be connected to the township sewerage system. There will be no on-site septic systems with this proposed project.

7. Solid Waste Disposal:

All solid waste generated during and after construction will be handled by private waste disposal contractors. No burning or disposal of waste will occur on site.

8. Vegetation Destruction:

There will be minor clearing of vegetation for construction of this project along the front third of the property. The remain portions of the property will remain in it's natural state.

9. Disruption of Wildlife Habitats of Endangered and Protected Species:

There will be minor clearing of wooded areas along the frontage of the property. In that all proposed construction occurs only in this area, no disruption of wildlife habitats of endangered or protected species will occur.

10. Destruction or Degradation of Scenic or Historic Features:

There will be no destruction or degradation of scenic or historic features in that none are present on the site.

11. Air Quality Degradation:

During construction there will be a temporary increase in air pollutants resulting from the operation of construction vehicles, equipment and related activities. These increases will be small and temporary and will not result in any violations of the National or State Ambient Air Quality Standards. Prevailing winds, existing wooded areas, and deployment of silt fencing along areas of disturbance will also aid in reducing the risk.

12. Noise Levels:

Temporary increases in ambient noise levels can be expected during the time of construction. Construction activities will take place during the hours of 7:00am – 6:00 pm weekdays and Saturdays. Once construction is completed noise levels will return to normal.

13. Energy Utilization:

The proposed energy usage for the development will be residential and commercial uses. Energy conservation measures will comply with or exceed the National Building Codes as adopted by the State. Modern energy conservation procedures should be employed whenever possible.

8.0. ENVIRONMENTAL PERFORMANCE CONTROL:

The following will describe what measures will be employed during the planning, construction and operation phases which will minimize or eliminate negative impacts that could result from the proposed project.

1. Drainage plans submitted by the engineer to the Township and representatives of the Monmouth Soil Conservation District shall include soil erosion and sedimentation controls.
2. Sewage disposal will be handled by the township sewerage system.
3. Water supply will provided by the township public water system.
4. Energy conservation measures will comply with or exceed the standards set forth in the National Building Codes as adopted by the State. Modern techniques, installation and energy efficient systems will be utilized in the construction of the proposed dwelling units and commercial building.
5. Noise reduction techniques will include construction during 7:00am – 6:00pm weekdays and Saturdays.

9.0 Permits

The following is a list of the permits that will be required for implementation of the proposed project.

LICENSES, PERMITS AND OTHER APPROVALS REQUIRED BY LAW:

1. Local
 - a. Preliminary and Final Subdivision and Site Plan approval (Neptune Township)
 - b. Sewerage Authority
 - c. Public Water Authority

2. County
 - a.. Monmouth County Planning Board
 - b. Freehold Soil Conservation District Certification
3. State
 - a. New Jersey Department of Transportation
 - b. NJDEP Freshwater Wetlands General Permit Number 6 to conduct regulated activities in the isolated wetland.
4. Private
 - a. Local utilities were provided as part of the certified list of property owners within 200 feet by the Township

10.0 Alternatives to the Proposed Project

The No-Action alternative would not require the loss of 1.7 acres of wooded area on the site. However, the No-Action alternative would leave the site in it's present state, which is no longer beneficial for the existing business.

The development of the entire site as commercial alternative would adversely impact the residential nature of the general area and adjacent properties.

11.0 Off-Site Secondary Impacts

As described in other sections of this report, the wooded area on the site is the largest area of potential wildlife habitat in the overall vicinity of the site due to the overall developed character of the area. Other potential wildlife habitat consists of lawn and landscaping around the existing buildings on and adjacent to the site. The proposed reduction of existing vegetated areas on site will further reduce the size of wildlife habitat on and near the site.

The following will describe what measures will be employed during the planning, construction and operation phases which will minimize or eliminate negative impacts that could result from the proposed project.

1. Drainage plans submitted by the engineer to the Township and representatives of the Monmouth Soil Conservation District shall include soil erosion and sedimentation controls.
2. Sewage disposal will be handled by the township sewerage system.
3. Water supply will provided by the township public water system.

4. Energy conservation measures will comply with or exceed the standards set forth in the National Building Codes as adopted by the State. Modern techniques, installation and energy efficient systems will be utilized in the construction of the proposed dwelling units and commercial building.
5. Noise reduction techniques will include construction during 7:00am – 6:00pm weekdays and Saturdays.

POLICY MAP of the New Jersey State Development and Redevelopment Plan

DESIGNATED CENTERS

- ☆ Urban Centers
- ☆ Regional Centers
- Towns
- Villages
- Hamlets

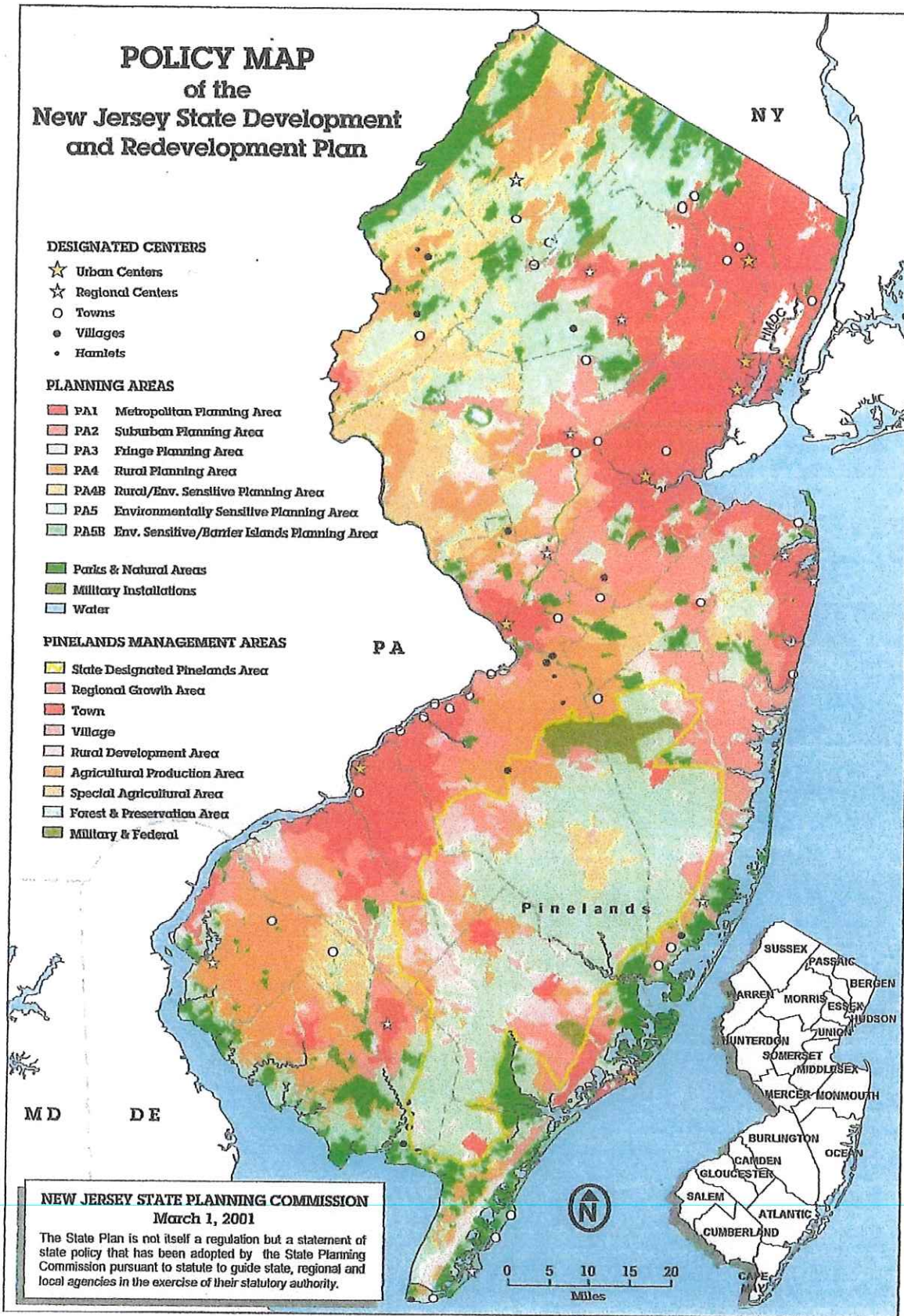
PLANNING AREAS

- PA1 Metropolitan Planning Area
- PA2 Suburban Planning Area
- PA3 Fringe Planning Area
- PA4 Rural Planning Area
- PAMB Rural/Env. Sensitive Planning Area
- PA5 Environmentally Sensitive Planning Area
- PA5B Env. Sensitive/Barrier Islands Planning Area

- Parks & Natural Areas
- Military Installations
- Water

PINELANDS MANAGEMENT AREAS

- State Designated Pinelands Area
- Regional Growth Area
- Town
- Village
- Rural Development Area
- Agricultural Production Area
- Special Agricultural Area
- Forest & Preservation Area
- Military & Federal



NEW JERSEY STATE PLANNING COMMISSION
March 1, 2001

The State Plan is not itself a regulation but a statement of state policy that has been adopted by the State Planning Commission pursuant to statute to guide state, regional and local agencies in the exercise of their statutory authority.