

ENVIRONMENTAL & COMMUNITY IMPACT STATEMENT

For

NJSH Route 35 & Huntington Avenue & Fisher Avenue Proposed Building Expansion

**NJSH Route 35 & Huntington Avenue & Fisher Avenue
Block 514, Lots 1.01 & 3
Township of Neptune
Monmouth County, NJ**

Prepared by:



**1904 Main Street
Lake Como, NJ 07719
(732) 974-0198**

A handwritten signature in black ink, appearing to read 'J. E. Henry', is written over a horizontal line.

**James E. Henry, PE, PP
NJ Professional Engineer License #49266**

**October 2024
Last revised January 2025
DEC# 4790-23-01225**

TABLE OF CONTENTS

INTRODUCTION	3
1. PROJECT DESCRIPTION	3
I. ENVIRONMENTAL IMPACT STATEMENT.....	3
2. EXISTING SITE INVENTORY	3
A. GEOLOGY.....	3
B. SOILS	4
C. SURFACE WATER.....	4
D. SUBSURFACE WATER	4
E. TOPOGRAPHY AND EXISTING DEVELOPMENT FEATURES	4
F. WETLANDS AND STATE OPEN WATERS	4
G. VEGETATION	4
H. WILDLIFE	5
I. THREATENED AND ENDANGERED SPECIES.....	5
J. AIR QUALITY	5
K. NOISE	5
L. CULTURAL, HISTORICAL AND ARCHEOLOGICAL FEATURES	5
M. LAND USE.....	5
3. ASSESSMENT OF ENVIRONMENTAL IMPACTS.....	5
A. REDUCTION OF GROUNDWATER CAPABILITIES.....	5
B. SEWAGE DISPOSAL	6
C. SOLID WASTE DISPOSAL	6
D. VEGETATION DESTRUCTION AND DISRUPTION OF VEGETATIVE COMMUNITIES.....	6
E. DISRUPTION OF WILDLIFE HABITATS, PARTICULARLY THOSE OF ENDANGERED AND PROTECTED SPECIES	6
F. AIR QUALITY DEGRADATION	6
G. NOISE LEVELS	6
H. ENERGY UTILIZATION	7
4. ENVIRONMENTAL PERFORMANCE CONTROLS.....	7
5. UNAVOIDABLE EFFECTS	7
6. LICENSES, PERMITS AND OTHER APPROVALS.....	7
7. SUMMARY	7
II. COMMUNITY IMPACT STATEMENT.....	8
A. NEIGHBORHOOD IMPACT.....	8
B. MUNICIPAL SERVICE IMPACT.....	8
C. FISCAL IMPACT.....	9
D. SUMMARY.....	9

APPENDIX

- GeoWeb Aerial Photo Map
- Neptune Township Tax Map
- Neptune Township Zone Map
- NRCS Web Soil Survey
- GeoWeb Streams and Water Bodies Map
- GeoWeb Landscape Region Map
- GeoWeb Bedrock Geology Map
- GeoWeb Historic Properties Map
- Statement of Qualifications

INTRODUCTION

This Environmental Impact Statement has been prepared in accordance with the requirements of the Township of Neptune Land Use Ordinance, Section §404.10 in support of the Site Plan Application for the proposed development on Lots 1.01 & 3, Block 514, as shown on the official Tax Maps of the Township of Neptune, Monmouth County, New Jersey. The purpose of this report is to evaluate the effects of the proposed development to the subject property and the surrounding environment. This report addresses existing site conditions, proposed site improvements, and evaluation of the project with respect to the Township of Neptune Land Use Ordinance and existing natural resources.

The report references general and specific characteristics of the subject development to further define how the proposed improvements will not negatively impact the existing natural resources within the Township of Neptune.

1. PROJECT DESCRIPTION

The project area is comprised of Lots 1.01 & 3, Block 514 in the Township of Neptune in Monmouth County, New Jersey. The property is located on NJSH Route 35 & Huntington Avenue & Fisher Avenue and consists of 0.497 acres. The subject parcel is currently developed as an automotive repair establishment, as well as a single-family home. According to the Official Zoning Map for the Township of Neptune, the property is located within the C-7: Route 35 Commercial Zone. The proposed project consists of demolishing the existing residential home to add a 4,173 SF building expansion and expanding the parking area of the existing automotive repair shop. The building expansion also proposes to increase the service bay count from 5 bays to 12 bays. Additional site improvements lighting, grading, walkways, driveways, utilities, and other associated improvements. Please refer to the Preliminary and Final Site Plan, prepared by our office, dated 10/04/2024 for additional information. The existing use is not permitted within the C-7: Commercial Zone, as such, variance relief is requested for the expansion of a non-conformance use.

The site is bordered to the north by Huntington Avenue with commercial and residential uses beyond, to the east by Fisher Avenue with residential uses beyond, to the south by a Taco Bell drive-thru and a residential home with NJSH Route 33 beyond, and to the west by NJSH Route 35 with commercial uses beyond.

I. ENVIRONMENTAL IMPACT STATEMENT

2. EXISTING SITE INVENTORY

A. GEOLOGY

The site is located in the Coastal Plain as mapped by the New Jersey Geological Survey. The immediate site features appear to be consistent with the Coastal characterization and are typical of this area of New Jersey. Per the New Jersey Geological Survey, there is one type of surficial geology classification located onsite. Surficial geology of the subject site is classified as Cape May Formation, Unit 2 (which consists of sand, pebble gravel, minor silt, clay, peat, and cobble gravel; very pale brown, yellow, reddish yellow, white, olive yellow, gray). The surficial geology can be as much as 200

feet thick on the Cape May peninsula, generally less than 50 feet thick elsewhere. The bedrock geology has been classified as the Lower Member Kirkwood Formation, which consists of quartz sand and clay.

B. SOILS

Based on a review of the NRCS Web Soil Survey, there is one soil series mapped within the subject site. Urban land is located on the site.

Based on the Monmouth County soils survey information, the soil type native to the site include:

MONMOUTH COUNTY SOIL SURVEY INFORMATION		
SOIL TYPE (SYMBOL)	SOIL TYPE (NAME)	HYDROLOGIC SOIL GROUP
UR	Urban land	A/D

C. SURFACE WATER

According to the NJDEP GeoWeb Mapping System and our initial site investigation, there are no existing open waters located on the subject property. Per FEMA FIRM Map No. 34025C0334G, the subject site is not located within a flood hazard area elevation.

D. SUBSURFACE WATER

The subject property is underlain by the Kirkwood-Cohansey aquifer system, an aquifer that is exposed throughout most of the Coastal Plain.

E. TOPOGRAPHY AND EXISTING DEVELOPMENT FEATURES

Based on the Engineering Design Survey, prepared by Clark Land Services, Inc. dated 06/13/2023, last revised 07/11/2024, the subject parcel generally has a high point along the existing building and drains offsite towards all frontages. The building is approximately at elevation 17.35 feet and slopes downward towards Huntington Avenue and Fisher Avenue. The lowest point on site is in the northeastern property corner of Huntington Avenue and Fisher Avenue at a low point of 14.47 feet.

F. WETLANDS AND STATE OPEN WATERS

According to the NJDEP GeoWeb Mapping System and our initial site investigation, there are no existing wetlands located on the subject property; nor in the immediate surrounding area.

G. VEGETATION

The majority of the subject property is an existing automotive repair establishment, as well as an existing residential home. The remaining portions of the subject property are compressed gravel and open grassy area's with a tree line along the southern perimeter of the lots.

H. WILDLIFE

The wildlife found on-site is typical of Central New Jersey open space and wooded areas and could include species such as squirrel, opossum, skunks, rabbits and the like, as well as numerous bird species.

I. THREATENED AND ENDANGERED SPECIES

According to the NJDEP GeoWeb Mapping System, there are no threatened or endangered species on the subject property.

J. AIR QUALITY

The subject parcel currently does not incorporate facilities which negatively impact the existing air quality and the proposed development will not generate any of the EPA measured pollutants. There may be temporary, localized increases in pollutant levels normally associated with vehicular exhaust. This is typical of all passengers, construction, and delivery vehicles, and elevated levels will dissipate as traffic disperses off-site. In relation to the local traffic, any air quality impact due to additional vehicular traffic from the propose improvements would be negligible.

There may also be temporary airborne dust particulates associated with construction activities, but these will also dissipate with the daily construction schedule.

K. NOISE

Noise levels on the subject property typically result from the sound of vehicles traveling on New Jersey State Highway Route 35. Although on-site noise levels were not measured during the field investigations, the most obvious noise evident was from the intermittent, adjacent roadway traffic.

L. CULTURAL, HISTORICAL AND ARCHEOLOGICAL FEATURES

Per NJDEP GeoWeb Mapping, it appears there are no historic properties located within the immediate vicinity of the subject property.

M. LAND USE

The subject site is located within the C-7: Route 35 Commercial Zone. Permitted uses within the C-7 Zone does not include automotive repair according to the Township of Neptune Land Use Ordinance Section §404.10. However, the use is a pre-existing use on the property.

3. ASSESSMENT OF ENVIRONMENTAL IMPACTS

A. REDUCTION OF GROUNDWATER CAPABILITIES

Please refer to the Drainage Statement, prepared by our office, dated October 2024, which has been enclosed with this submission for additional information regarding the on-site groundwater conditions. No adverse impact is anticipated to groundwater or surface water as a result of the proposed development.

B. SEWAGE DISPOSAL

The subject parcel is located within the Neptune Sewerage Authority service area. The existing sanitary sewer laterals shall be utilized.

C. SOLID WASTE DISPOSAL

All solid and recyclable waste generated by the proposed automotive repair use will be collected and disposed of by a private hauler. No adverse impact is anticipated.

D. VEGETATION DESTRUCTION AND DISRUPTION OF VEGETATIVE COMMUNITIES

Existing trees and vegetated areas will be preserved to the maximum extent practicable. The proposed landscaping design has been prepared to provide an aesthetic improvement to the perimeter of the site through use of approved native species, deciduous trees, and other low maintenance vegetation.

E. DISRUPTION OF WILDLIFE HABITATS, PARTICULARLY THOSE OF ENDANGERED AND PROTECTED SPECIES

As previously mentioned, according to NJ GeoWeb there is no evidence of a state threatened species within the subject property. The existence of wildlife found on-site may include species such as squirrel, possum, skunks, rabbits and the like. It is not anticipated that the proposed development will adversely impact any existing wildlife.

F. AIR QUALITY DEGRADATION

The proposed development shall incorporate facilities which provide negligible impact to the existing air quality. There may be temporary, localized increases in pollutant levels normally associated with vehicular exhaust. This is typical of all passenger, construction, delivery vehicles and elevated levels which will dissipate as traffic disperses off-site. In relation to the State Highway, any air quality impact due to additional vehicular traffic from the proposed improvements would be negligible.

There may also be temporary airborne dust particulates associated with construction activities, but these will also dissipate with the daily construction schedule. Additionally, soil erosion measures will be employed to mitigate the potential for airborne air quality impacts.

G. NOISE LEVELS

Noise resulting from the site will include the temporary noise associated with construction activities. The impacts associated with noise generation will be mitigated by restricting construction activities to daytime working hours. While this will not lessen the noise generation, which is unavoidable, it will limit exposure to construction noise. Noise levels generated from passing vehicles on NJSH Route 35 will produce a louder noise pollution. Upon completion of the improvements, noise levels will be compliant with state and local noise regulations.

H. ENERGY UTILIZATION

Due to the nature of the proposed development, energy usage for the proposed development is anticipated to be minimal.

4. ENVIRONMENTAL PERFORMANCE CONTROLS

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

- Effective implementation of soil erosion and sediment control measures, including tree preservation, silt fencing, and inlet filters, as well as utilization of Stormwater Best Management Practices, should successfully minimize the site development's 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 ultimate goal of providing for minimal disruption throughout the course of construction and after completion.

5. UNAVOIDABLE EFFECTS

Wooded areas, existing trees and vegetated areas will be preserved to the maximum extent practicable. The proposed development includes the planting of new trees and shrubs around the proposed development to help minimize the impact on impervious coverage of the proposed development. The landscaping design has been prepared to provide an aesthetic improvement to the perimeter of the site through use of approved native species and other low maintenance vegetation.

This project is located in the C-7 (Route 35 Commercial) Zone where there are many uses permitted, but there are no alternative development scenarios which would completely avoid potential adverse impacts.

6. LICENSES, PERMITS AND OTHER APPROVALS

Beyond the Township of Neptune Preliminary and Final Major Site Plan approval, the following represents a listing of other required approvals:

Township of Neptune Land Use Board

Freehold Soil Conservation District (Soil Erosion & Sediment Control Certification)

Monmouth County Planning Board

New Jersey Department of Transportation

7. SUMMARY

The proposed site has been designed to improve the pre-existing use of the site. The redevelopment will continue to function as an asset to the surrounding commercial corridor. Its location and minimal traffic impact make it an ideal location for this use which has existed at this location since at least 1960. Based on our analysis of the subject site, the proposed redevelopment is a major upgrade to the existing on-site parking, landscaping, fencing, as well as a major upgrade for the site including proposed architectural improvements.

II. COMMUNITY IMPACT STATEMENT

This Community Impact Statement was prepared in accordance with requirements of the Township of Neptune ordinance, in support of the Preliminary and Final Major Site Plan application for a Proposed Building Expansion on Lots 1.01 & 3, Block 514. The project consists of demolishing the existing single family residential dwelling and expanding the existing automotive repair building (4,204 SF) by an additional 4,173 SF. In addition, the project includes parking, landscaping, lighting, drainage, and other site associated site improvements.

The purpose of this statement is to summarize, highlight, or otherwise qualify, the extent of the effects the proposed development will have on the community of the Township of Neptune.

The subject parcel is currently a 4,204 SF automotive repair with a dirt parking lot as well as a single-family residential dwelling. The site is currently located within the Route 35 Commercial (C-7) Zone. The Applicant, Crash Champions, LLC, proposes a project that will redevelop the existing lot by expanding the commercial use and improving the existing landscape and drainage on site. The development will add visual and economic benefits to the community, with any adverse effects being negligible.

A. NEIGHBORHOOD IMPACT

The subject property fronts NJSH Route 35, Huntington Avenue, and Fisher Avenue. NJSH Route 35 is a heavy commercial roadway within the Township of Neptune. Several businesses within the Township front NJSH Route 35. The property is currently an automotive repair shop with a vacant single-family residential dwelling. The proposed development will remove the vacant residential dwelling and expand the existing commercial use with other site improvements such as a residential landscape buffer and drainage and paved off-street parking. Sidewalks connect the commercial development with the local residential dwellings, encouraging pedestrian traffic. The proposed development has been designed to provide the most feasible design that protects the health, safety and welfare of the public and surrounding properties and neighbors.

The tenants who occupy the commercial development are to remain. Therefore, the commercial development will maintain the existing employment opportunities for the surrounding community. It is anticipated that the proposed building expansion will increase the opportunity and therefore will have a positive impact on the local economy.

B. MUNICIPAL SERVICE IMPACT

The project does not propose any residential development. Thus, there will be no increase in population as a result of the proposed development. Therefore, there will be no additional demand on the local schools, hospitals, or municipal facilities. Additionally, the changes to the Township of Neptune are minimal and should not require additional police, fire, or first aid protection services.

C. FISCAL IMPACT

The tenants who would occupy the commercial development are to remain. Therefore, the commercial development will maintain the existing employment opportunities for the surrounding community. Additionally, the proposed commercial expansion will generate additional tax revenues for the Township of Neptune while removing a residential use.

Since the proposed development will not require additional municipal services, there will be no impact on municipal costs for the subject property post-construction. The proposed development will provide several jobs for the local economy and additional tax revenues for the municipal tax base that will offset any initial costs incurred by the Borough.

D. SUMMARY

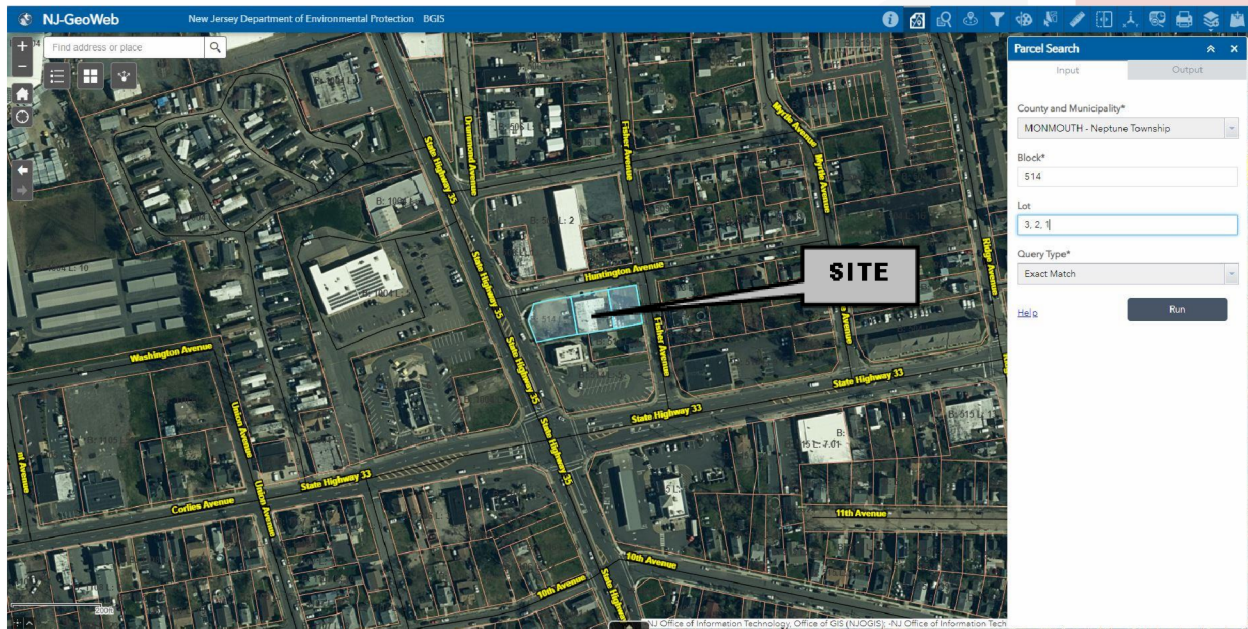
The proposed site has been designed to conform with the Goals and Objectives of the Land Use Plan Element within the Neptune Township Master Plan, prepared by Jennifer C. Beahm, PP, AICP, dated September 2011. The proposed development includes major improvements to the existing site's aesthetic through parking, landscape, and architectural improvements, providing a high-quality development. The project proposes to strengthen the vitality of the existing commercial use through expanding and improving the facilities while including a robust landscape buffer to the adjacent residential uses. The project meets many of the zoning and planning objectives outlined within the Master Plan and can be incorporated into the existing town infrastructure with very little impact.

The development will have no negative impacts on the local population and will provide certain economic revenue (taxes) and employment opportunities, for the citizens of the Township of Neptune.

APPENDIX

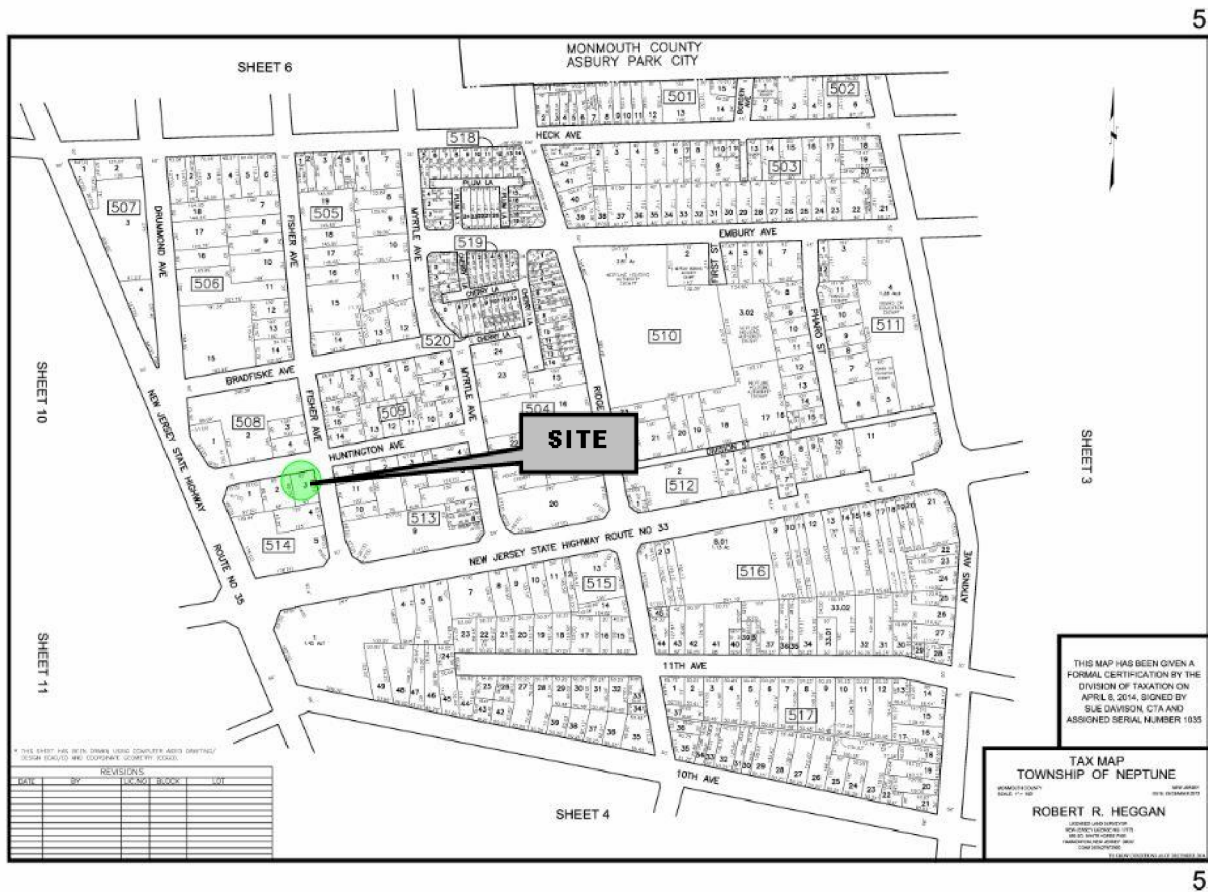
GOWEB AERIAL PHOTO MAP

GeoWeb Aerial Photo Map



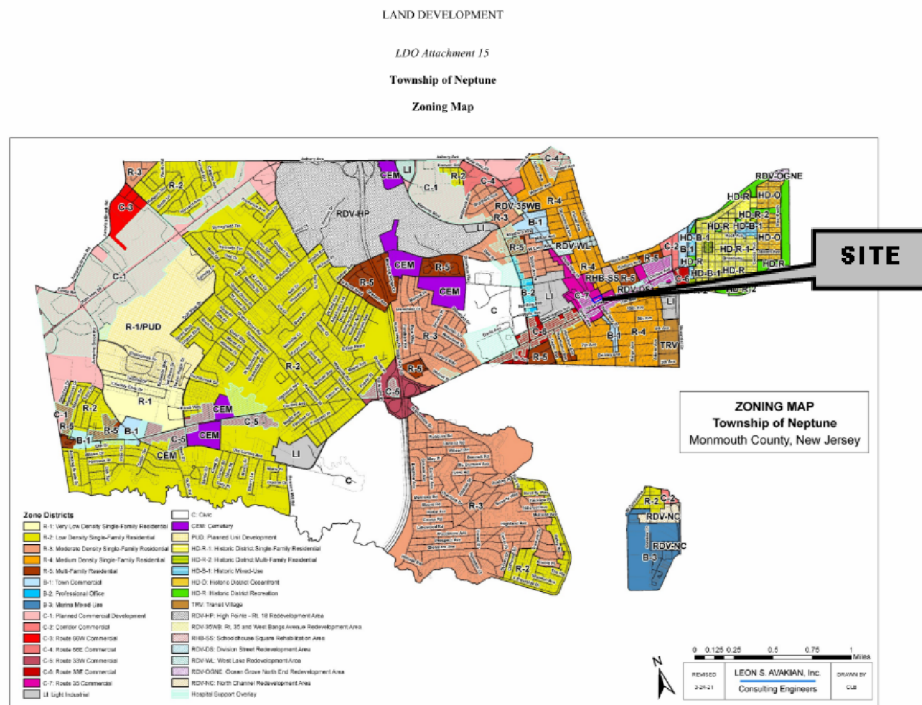
NEPTUNE TOWNSHIP TAX MAP

Neptune Township Tax Map



NEPTUNE TOWNSHIP ZONE MAP

Neptune Township Zone Map



LDO Attachment 15:1

Supp 4, Feb 2024

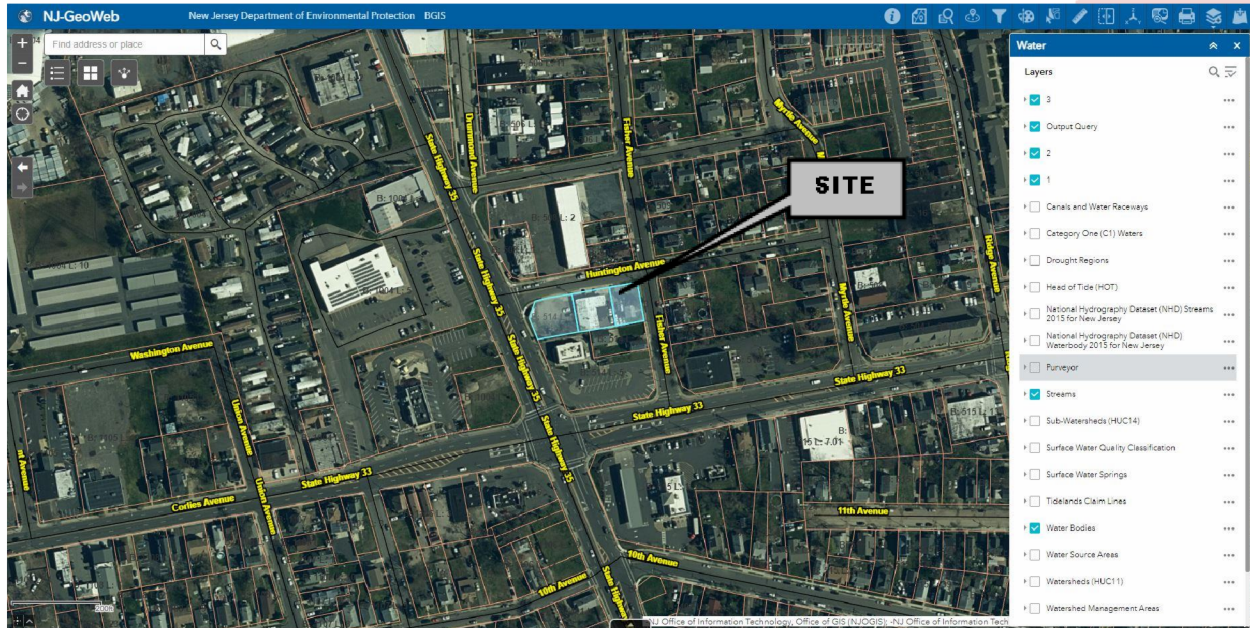
NRCS WEB SOIL SURVEY

NRCS Web Soil Survey



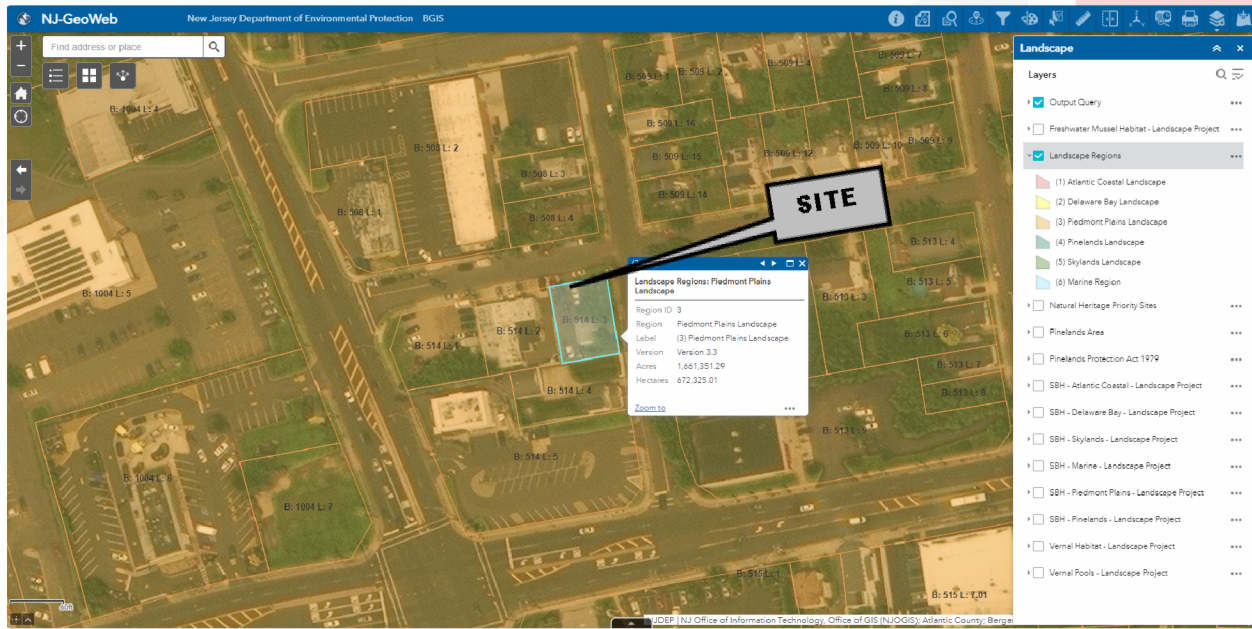
GOWEB STREAMS AND WATER BODIES MAP

GeoWeb Streams and Water Bodies Map



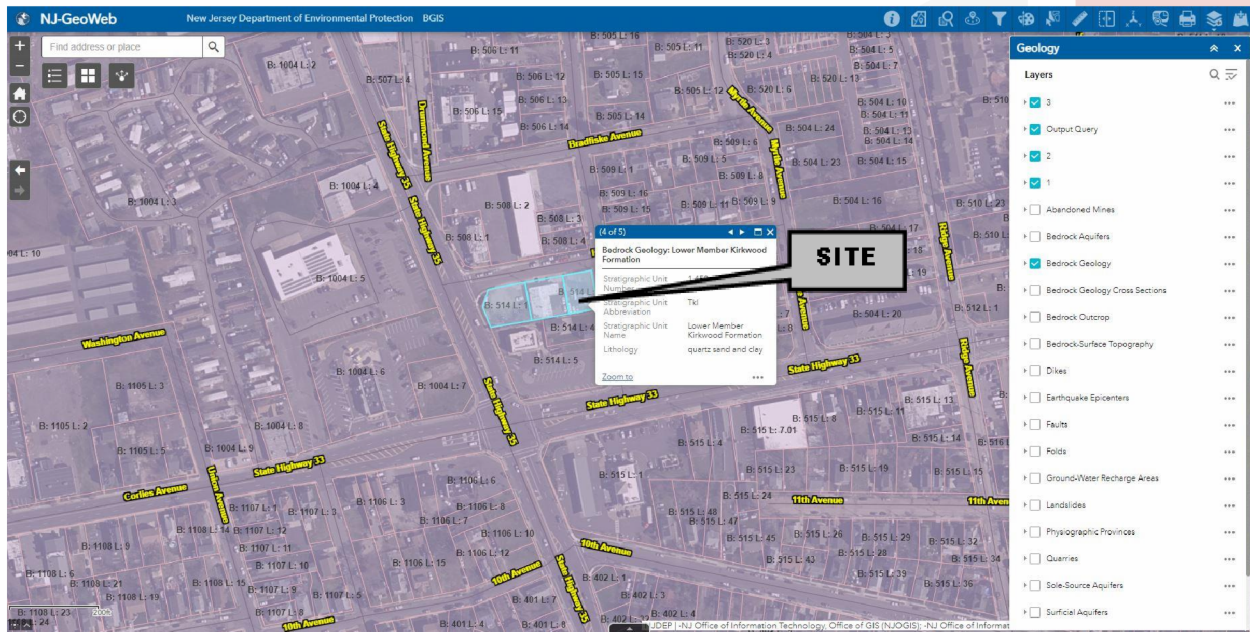
GOWEB LANDSCAPE REGION MAP

GeoWeb Landscape Region Map



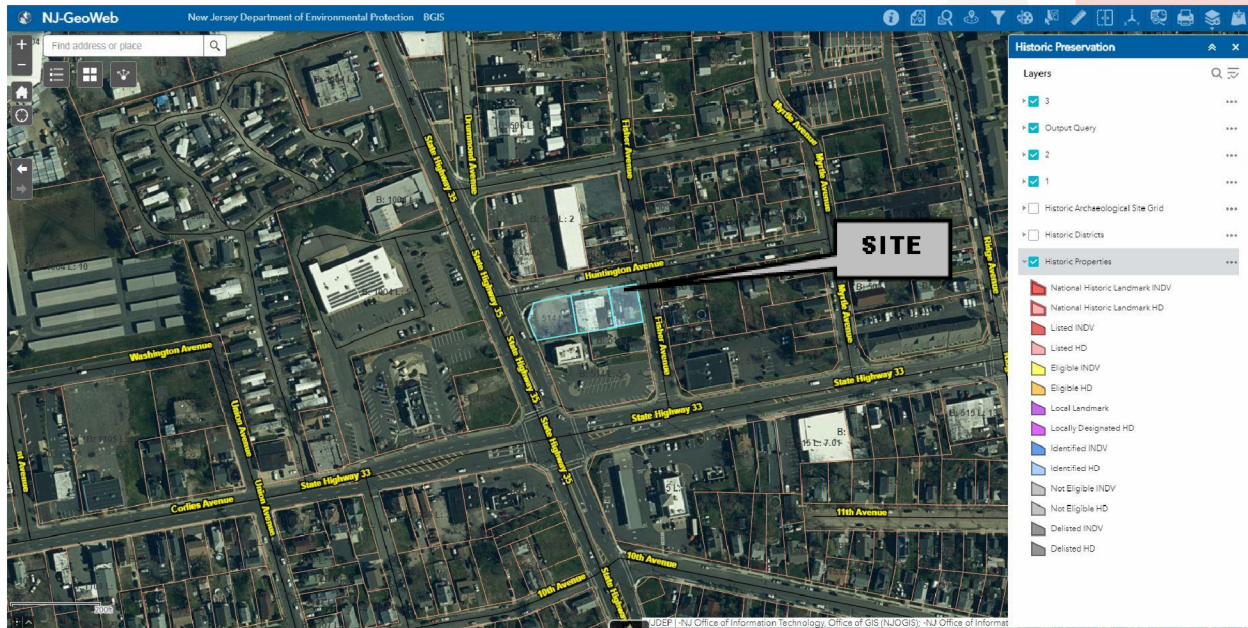
GOWEB BEDROCK GEOLOGY MAP

Geo-Web Bedrock Geology Map



GOWEB HISTORIC PROPERTIES MAP

GeoWeb Historic Properties Map



STATEMENT OF QUALIFICATIONS

James E. Henry, P.E., P.P.

Principal



James Henry is a Principal with Dynamic Engineering Consultants, PC. Mr. Henry joined the firm as a Design Engineer and has successfully developed himself into a Principal at the firm. Mr. Henry holds licenses in Professional Engineering in New Jersey, New York and Pennsylvania and a license in Professional Planning. He has over 15 years of practical

experience in commercial, residential and industrial land development in the States of New Jersey, New York and Pennsylvania. Included within his areas of expertise are site grading and earthwork, project management, stormwater management and water quality design, site layout and planning, utility design, and environmental permitting inclusive of Coastal Areas, Waterfront Development, Flood Hazard Areas and Freshwater Wetlands.

Mr. Henry is dedicated to ensuring that clients are satisfied with the management of their projects. He approaches each project to tailor to his client's needs and goals. Mr. Henry believes that it is important that clients are informed about the land development process so that they may make knowledgeable decisions. He also makes certain that his clients are aware of the regulatory process and risks associated with each step of the approval process.

During his career, Mr. Henry has provided consulting services for numerous corporate and developer driven projects including Shell Oil, Gulf Oil, BP Oil, 7-Eleven, Wendy's, Sonic Restaurants, White Castle, Lightbridge Academy, Chase Bank, Dunkin Donuts, Dollar General, Warehouse & Industrial Facilities, Schools and many more.

Licenses and Certifications:

- New Jersey Professional Engineer License
- New Jersey Professional Planner License
- New York Professional Engineer License
- Pennsylvania Professional Engineer License
- National Council of Examiners for Engineering and Surveying (NCEES) Certification

Education:

- Rutgers University, Masters of Science in Civil Engineering, 2010
- Rutgers University, Bachelor of Science in Civil Engineering w/ Minor in Public Planning, 2006

Agency Experience:

- NJDEP, Flood Hazard Areas
- NJDEP, Freshwater Wetlands
- NJDEP, Coastal Area Facilities Review (CAFRA)
- New Jersey Meadowlands Commission
- New Jersey Pinelands Commission
- New Jersey Soil Conservation Districts
- New Jersey County Planning Boards
- Delaware & Raritan Canal Commission
- New Jersey Department of Transportation
- New Jersey Turnpike Authority
- County and Local Health Departments
- County and Local Environmental Commission
- Over 100 Local Zoning and Planning Boards

Employment History:

- 2012 – Present – Dynamic Engineering Consultants, PC, Principal
- 2008 – 2012 – Dynamic Engineering Consultants, PC, Project Manager
- 2007 – 2008 – Dynamic Engineering Consultants, PC, Assistant Project Manager
- 2006 – 2007 – Dynamic Engineering Consultants, PC, Design Engineer

Professional Affiliations:

- American Society of Civil Engineers (ASCE)
- New Jersey Builders Association
- Shore Builders Association
- ICSC Affiliate Member
- ICSC Next Generation

Non-Profit Affiliations:

- Big Brothers Big Sisters (BBBS) of Monmouth & Middlesex Counties Board of Trustees
- Big Brother – BBBS of Monmouth & Middlesex Counties
- Kislak Real Estate Institute Leadership Excellence Award Dinner Planning Committee

Awards:

- Young Engineer of the Year 2013 – awarded by the American Society of Civil Engineers (ASCE) – New Jersey Central Region Chapter
- 2015 Big Brother of the Year – Big Brothers Big Sisters of Monmouth & Middlesex Counties