

ENVIRONMENTAL IMPACT STATEMENT

For

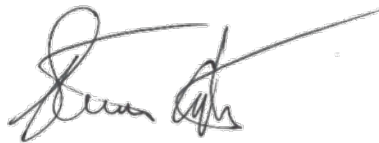
**Ster Developers, LLC
Proposed Multi-Family Mixed Use Building**

**1102 9th Avenue, 105 8th Avenue & Memorial Drive
Block 405, Lots 5, 6, & 7
Township of Neptune
Monmouth County, NJ**

Prepared by:



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A handwritten signature in black ink, appearing to read 'Steven R. Cattani', is written over a horizontal line.

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TABLE OF CONTENTS

Page

- I. PROJECT DESCRIPTION..... 4
- II. EXISTING ENVIRONMENTAL CONDITIONS.....4
 - A. Ground Water.....4
 - B. Air Quality.....4
 - C. Soils.....5
 - D. Ground Cover.....5
 - E. Flora & Fauna.....5
 - F. Drainage.....5
 - G. Land Use.....5
 - H. Vegetation.....5
 - I. Archaeological & Historical Features.....5
- III. CRITICAL IMPACTS.....5
 - A. Stream Corridors & Streams.....5
 - B. Wetlands.....5
 - C. Slopes Greater Than 20%.....5
 - D. Areas of High Water Table.....5
 - E. Mature Stands of Native Vegetation.....6
 - F. Archaeologically Sensitive Areas.....6
- IV. SUMMARY ENVIRONMENTAL ASSESSMENT.....6

APPENDIX

- A. AERIAL MAP
- B. FEMA FIRM MAP
- C. NJDEP GIS MAPPING - BEDROCK GEOLOGY MAP
- D. NJDEP GIS MAPPING - CATEGORY 1 WATERS & HUC 14 MAP
- E. NJDEP GIS MAPPING - HISTORIC PROPERTIES MAP
- F. NJDEP GIS MAPPING - LANDSCAPE MAP
- G. NJDEP GIS MAPPING - STATE PLANNING AREAS MAP
- H. NJDEP GIS MAPPING - STREAMS AND WATERBODIES MAP
- I. NJDEP GIS MAPPING – SURFACE WATER QUALITY CLASSIFICATIONS
- J. USGS MAP WITH SITE IDENTIFIED
- K. NRCS HYDROLOGICAL SOIL GROUP
- L. NJDEP GIS MAPPING - NATURAL HERITAGE PRIORITY MAP
- M. QUALIFICATIONS OF PREPARER
- N. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY DYNAMIC SURVEY, LLC, DATED MARCH 30, 2022, (SEPARATE COVER)
- O. REPORT OF GEOTECHNICAL AND STORMWATER BASIN AREA INVESTIGATION PREPARED BY DYNAMIC EARTH, LLC DATED MARCH 25, 2022 (SEPARATE COVER)
- P. STORMWATER MANAGEMENT, WATER QUALITY & GROUNDWATER RECHARGE ANALYSIS PREPARED BY DYNAMIC ENGINEERING CONSULTANTS, PC DATED JUNE 2022 (SEPARATE COVER)
- Q. PRELIMINARY AND FINAL SITE PLANS PREPARED BY DYNAMIC ENGINEERING CONSULTANTS, PC DATED JUNE 14, 2022

I. PROJECT DESCRIPTION

The project site consists of Block 405, Lots 5-7, located at the intersection of 9th Ave, Memorial Drive, and 8th Ave. in Neptune Township, Monmouth County, New Jersey. Currently, the site is mostly open with wooded areas towards the central portion of the combined lots. In addition, the site currently has two single-family homes located on existing lot 7. The subject site is 79,034 square feet (1.81 acres). The site is bordered to the north by 9th Ave; to the east Memorial Drive; to the south 8th Ave, and the west by residential uses. The project consists of developing the parcel with a proposed 38,875 square foot multi-family mixed use building, which includes 78 units, 936 SF of retail, one hundred and fifty-seven (157) total passenger vehicle parking, driveways, landscaping and other related site improvements.

The existing conditions of the tract have been verified by the Boundary and Topographic Survey, prepared by Dynamic Survey, LLC, dated 3/30/2022.

II. EXISTING ENVIRONMENTAL CONDITIONS

- A. Groundwater** - The Report of Geotechnical and Stormwater Basin Area Investigation prepared by Dynamic Earth, LLC, dated March 25th 2022, indicates evidence of seasonal high groundwater was encountered at depths ranging between approximately 2.5 feet and 4.6 feet below the ground surface.

The development proposes to utilize pervious pavement with underground storage and two small scale infiltration basins. As documented in the accompanying Stormwater Management, Water Quality & Groundwater Recharge Analysis prepared by Dynamic Engineering Consultants, PC Dated June 2022, based on existing soils in the development area, there is a groundwater recharge obligation for the project. The groundwater recharge requirement for the project will be addressed through the utilization of green infrastructures including pervious paving with a subsurface small-scale infiltration basin within the parking area, and two above ground small scale infiltration basins along 8th Avenue and 9th Avenue.

Therefore, the proposed development is not anticipated to have any negative impacts on the groundwater conditions or aquifer recharge areas.

- B. 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 roadway vehicles. These vehicles produce diesel particulate matter, diesel exhaust and/or carbon monoxide. There are known health standards associated with these pollutants. Current air quality readings taken from surrounding areas report the presence of pollutants such as PM2.5 and at an average Air Quality Index (AQI) 21 based on data provided from AccuWeather.com. The Air Quality Index is based on a value of 100 where 100 would be exceeding the health standard limit. Therefore, the pollutants measured are approximately three and a half (3.5) times less than allowable. AQI readings in Neptune Township can be expected to be similar to those recorded in surrounding areas.

- C. Soils** - Information regarding the site soils is provided in the Report of Geotechnical Investigation prepared by Dynamic Earth, LLC, dated March 25th 2021.
- D. Ground Cover** - The subject parcel is partially developed with a small residence on the south west portion & the remainder being undeveloped.
- E. Flora & Fauna** - There is no presence of endangered species based on the Natural Heritage Priority Map.
- F. Drainage** - Information regarding the existing drainage is provided in the Stormwater Management, Water Quality & Groundwater Recharge Analysis prepared by Dynamic Engineering Consultants, PC, Dated June 2022.
- G. Land Use** - As stated previously, the subject parcel is partially developed with a residence on the south west portion of the remainder of the site is open lawn area with a stand of trees in the central portion of the site.
- H. Vegetation** - The existing vegetation in the center portion of the site consists of wooded land with brush and grass.
- I. Archaeological & Historic Features** - It is not anticipated that the proposed development will have a negative impact on any archaeological and/or historic features. According to NJDEP GIS mapping, the site is not located in any Archaeological or Historically sensitive areas.

III. CRITICAL IMPACTS

- A. Stream Corridors & Streams** – No Stream corridors or streams are located within proximity to the site.
- B. Wetlands** - According to the NJDEP NJ-GeoWeb freshwater wetlands are not present on the subject parcel.
- C. Slopes Greater Than 20 Percent** - The subject parcel does not contain areas where the slope of land is greater than 20%. Soil erosion and sediment control measures are utilized to ensure slopes shall be stabilized.
- D. Areas of High-Water Table** - As previously stated, according to the Stormwater Basin Area Investigation Report prepared by Dynamic Earth, LLC, dated March 25th 2022, the seasonal high groundwater was encountered at depths ranging between approximately 2 feet and 4.6 feet below the ground surface from the soil borings performed throughout the site.

The proposed development will incorporate three green infrastructure solutions to provide the required recharge for the proposed condition. The proposed stormwater infrastructure will meet the required separations from seasonal high ground water. As documented in the accompanying Stormwater Management, Water Quality & Groundwater Recharge Analysis prepared by Dynamic Engineering Consultants, PC Dated June 2022, the proposed project has been designed to mitigate the development impact on the existing drainage patterns, water quality, and groundwater recharge on site and within the vicinity of the subject parcel.

Therefore, the proposed development is not anticipated to have any negative impacts on the groundwater conditions or aquifer recharge in the surrounding area.

- E. Mature Stands of Native Vegetation** - The center portion of the parcel is wooded and may contain some mature stands of native vegetation. The proposed project will provide adequate tree replacement for mature native vegetation.
- F. Archaeologically Sensitive Areas** The proposed development will not have a negative impact on any archaeological and/or historic features. According to NJDEP GIS mapping, the site is not located in any Archaeological or Historically sensitive areas.

IV. SUMMARY ENVIRONMENTAL ASSESSMENT

The stormwater runoff quantity, water quality and groundwater recharge standards set forth by the Stormwater Management Regulations (NJAC 7:8) have been satisfied via BMP introduction. 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 fencing, haybales, 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 taken 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.

APPENDIX

AERIAL MAP

FEMA FIRM MAP

NJDEP GIS MAPPING - BEDROCK GEOLOGY MAP

**NJDEP GIS MAPPING - CATEGORY 1 WATERS & HUC14
MAP**

NJDEP GIS MAPPING - HISTORIC PROPERTIES MAP

NJDEP GIS MAPPING - LANDSCAPE MAP

NJDEP GIS MAPPING - STATE PLANNING AREAS MAP

**NJDEP GIS MAPPING - STREAMS AND WATERBODIES
MAP**

**NJDEP GIS MAPPING – SURFACE WATER QUALITY
CLASSIFICATIONS**

USGS MAP WITH SITE IDENTIFIED

NRCS HYDROLOGICAL SOIL GROUP

**NJDEP GIS MAPPING – NATURAL HERITAGE PRIORITY
MAP**

QUALIFICATIONS OF THE PREPARER