

ENVIRONMENTAL IMPACT ASSESSMENT

for

COMPASS SELF STORAGE SITE MODIFICATION

Lot 7, Block 404
1109 Ninth Avenue
Neptune Township
Monmouth County, NJ

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File #N-5369

Prepared by:



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1. SITE DESCRIPTION

The site consists of current Tax Map Lot 7 in Block 404, Neptune Township, Monmouth County. The property contains 2.22 acres and is developed with a self storage facility and associated parking. The site is surrounded by commercial development to the north and residential properties to the west and south across Ninth Avenue. Memorial Drive is located to the east with the NJ Transit rail line located across said roadway. The site has frontage on Tenth Avenue, Ninth Avenue and Memorial Drive. The site gently slopes from the buildings in the center towards Ninth Avenue to the south and Tenth Avenue to the north. Very little vegetation exists onsite with the exception of small grass areas in the northerly, southerly and easterly areas of the property. A majority of the site (87.5%) contains impervious surfaces of which 68.2% is building area.

2. PROJECT DESCRIPTION

The development proposal is to remove two (2) of the existing one storage structures of 8,500 SF and 5,100 SF and replace it with a 4-story interior climate controlled self storage building with drive-thru. The proposed building will have a 21,109 SF footprint and will contain a total of 84,436 SF. The existing 52,285 SF, one story, self storage building will remain. The existing parking lots will be re-configured and will include a total of 16 parking spaces. The proposed building will contain a drive-thru with vehicles entering from Ninth Avenue and exiting to Tenth Avenue. Street trees are proposed along Ninth and Tenth Avenues as well as additional trees within the parking area. A rain garden is also proposed along Tenth Avenue. The resulting site will be approximately 85.2% impervious, of which 75.85% will be building area.

3. ZONING

The site is zoned "LI" (Light Industrial) with self storage permitted with Special Land Use Approval. Application was made to the Neptune Township Zoning Board of Adjustment for permission to develop the site as it currently exists. Variances have been previously approved which allow for reduced front, side and rear setbacks as well as the current 68.2% building coverage. See the attached figure regarding current zoning of the site and vicinity.

4. TOPOGRAPHY

The elevations onsite range from about 14 feet above sea level to about 12 feet above sea level. The site slopes gently from northeast to southwest. See the attached USGS figure regarding topography in the site area.

5. VEGETATION

The site is 87.5% covered by impervious surfaces (buildings and pavement). Vegetation consists of a few scattered trees, mostly along the roads, and grass area between the buildings and the roadways / sidewalks. The re-developed site will be less impervious (approximately 85.2%) with professionally designed landscaping and rain garden as well as increased non-impervious areas of the site.

6. WILDLIFE

There is little existing wildlife on the site currently, as it is mostly covered with buildings and asphalt or concrete surfaces. Species that may be found are those that can adapt to survive and reproduce in close proximity to humans in an urban environment, such as squirrels, mice, chipmunks, sparrows, robins, blue jays, starlings, and occasionally, raccoons and possums. While these species may be temporarily displaced during construction, they would be expected to return upon completion of the site and the re-stabilization with additional vegetation.

7. WETLANDS

No wetlands were indicated as being present on or near the site through a check of the NJDEP GeoWeb (GIS) site. A site inspection confirmed these results. See the attached figure from the GeoWeb site.

8. FLOODING AND STORMWATER ISSUES

According to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM), dated September 25, 2009, the site and nearby areas are not subject to flooding, despite proximity to the Atlantic Ocean (see attached figure). The 100-year flood elevation in the vicinity is elevation 9. As the site elevations are above 12, flooding is not an issue. Since the proposed site will be less impervious, by approximately 2.5%, than the existing conditions, runoff will be reduced due to this factor alone. The existing building to remain on the site is over 52,000 square feet (1.20 acres) in ground area, in and of itself, so that subtracting this area from the 2.22 acre property area would mean a maximum disturbance of approximately 1.0 acre. However, portions of the existing driveways plus portions of the existing parking areas and lawn/landscape areas near the existing streets and building side yards will not be disturbed and will reduce the disturbance area by about 0.2 acres. The combination of not increasing the site impervious area by more than 0.25 acres (actually a 0.05 acre reduction) and not exceeding a one acre disturbance area (actually about 0.8 acres) would classify this as a "non-major" project, so that additional stormwater mitigation measures would not be required. A separate "Stormwater Analysis" report concludes that runoff will be reduced from this site by the proposed development.

9. SOILS

Per the USDA Soil Conservation Service, "Soil Survey of Monmouth County, New Jersey", the site is mapped as "Urban Land", which generally has more than 85% impervious cover, with no other defining characteristics or Hydrologic Soil Group classification. The ground has supported industrial type one story structures. The removal of some existing structures and pavement and the construction of a new 4-story self storage building will not create any issues at this site.

10. SUMMARY

The proposed modifications to the existing self storage site will result in an increase in building coverage on the property by about 7.5%, but the overall result, due to removal of non-building impervious areas (pavement, concrete, etc.) will result in a reduction of the site impervious cover and the increase in lawn and landscape areas.