

# **ENVIRONMENTAL IMPACT STATEMENT**

**3405 HIGHWAY ROUTE 33 &  
3454 W. BANGS AVENUE**

**BLOCK 3301, LOTS 8 & 12  
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NJ**

**MORGAN MEDICAL PROPERTIES, LLC  
3405 HIGHWAY ROUTE 33, 2<sup>ND</sup> FLOOR  
NEPTUNE, NJ 07753**

**November 13, 2024  
InSite Job # 24-2348-01**

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## **INTRODUCTION**

This Environmental Impact Statement is being submitted as part of the development application for 3405 Highway Route 33 and 3454 West Bangs Avenue, also known as Lots 8 and 12 within Block 3301, in the Township of Neptune, Monmouth County, New Jersey. The Environmental Impact Statement was prepared on behalf of Morgan Medical Properties, LLC and in accordance with the requirements of Ordinance No. 04-23 of the Township's Code. The purpose is to document existing environmental conditions and the likely impact from the proposed development. The statement is intended to address the factors listed in subsection C. of Ordinance No. 04-23 and any other factors pertinent to the proposed project.

## **PROJECT LOCATION**

The property is within a mixed residential and commercial area and located west of Route 18, south of Asbury Avenue and situated north of Route 33 and east of West Bangs Avenue. Lot 8 is within the C-5 "Route 33 West Commercial" Zoning District and Lot 12 is within the R-2 "Low Density Single-Family Residential" Zoning District.

The property consists of approximately 2.60 acres. Lot 8 is currently developed with a two (2)-story office building, parking areas, and an existing stormwater management infrastructure. Lot 12 is vacant with a small asphalt driveway within the northwest portion of the lot and a gravel driveway to the southeast. Morgan Medical Properties, LLC currently utilizes Lot 8 for their commercial business.

## **PROJECT DESCRIPTION**

The applicant is proposing to redevelop Lot 8 to include a parking lot extension from the existing parking area on Lot 12. The proposed parking lot extension will be constructed with the use of a porous pavement system and the proposed project will also include an above ground infiltration basin connected to the existing infiltration system. The proposed project will disturb 0.45 acres and increase impervious area by 0.15 acres. The proposed project will disturb less than 1.0 acre

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and increase less than 0.25 acres of impervious coverage. Therefore, the proposed project does not rise to the level of major development. The proposed project is detailed on plans entitled *Preliminary & Final Site Plan for Parking Lot Expansion*, prepared by InSite Engineering, dated October 25, 2024.

## **EXISTING CONDITIONS INVENTORY**

### ***SOILS***

The USDA NRCS Web Soil Survey identifies the following mapped soil type on the site:

<b><u>SOIL NAME</u></b>	<b><u>HYDROLOGIC GROUP</u></b>
EvuB- Evesboro-Urban land complex, 0 to 5 percent slopes	A

Evesboro-Urban land complex is an excessively drained soil type with depth to seasonal high water of greater than 80 inches and is generally well-suited for development.

### ***TOPOGRAPHY***

Elevations on the site range from roughly 69 to 79. No steep slopes are present on the site. The property slopes from northwest to southeast.

### ***GEOLOGY***

According to NJ-GeoWeb, the subject site is within the coastal Plain upland of New Jersey. The property is underlain by the Lower Member Kirkwood Formation. The Kirkwood formation consists of quartz, sand, and clay.

### ***GROUNDWATER HYDROLOGY***

The proposed project consists of the construction of an above ground infiltration basin that will connect to the existing infiltration system. Therefore, the groundwater hydrology of the site is not anticipated to change or have any adverse effects.

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### ***SURFACE WATER***

There are no surface waterbodies on the property. NJ-GeoWeb maps the closest waterbody to the property as Wells Brook, which is approximately 0.05 miles to the south.

### ***SUBWATERSHED***

The property is within the “Jumping Brook (Ocean Co)” sub-watershed, which is approximately 4,385.89 Acres. The property is located within the south central portion of this sub-watershed.

### ***VEGETATION, WILDLIFE AND AQUATIC SPECIES***

According to the NJ-GeoWeb Landscape Project Version 3.3, there are no mapped habitats for threatened or endangered species. There are no surface waters located on site and therefore there are no habitats for aquatic species to survive.

A survey performed by InSite Surveying, LLC entitled “Boundary & Topographic Survey of Block 3301, Lot 12 3454 West Bangs Avenue & Block 3301, Lot 8 3405 N.J. State Highway Route 33”, dated 08/01/24, revised 08/26/24, shows existing landscaping and trees on Lot 8 and existing trees on the northern, eastern and southern portions of Lot 12. A small portion of trees are proposed to be removed between Lots 8 and 12, but as shown on the proposed plans, a combination of 26 shade and evergreen trees and 64 shrubs are proposed to be planted in accordance with the landscape plan sheet.

### ***LAND USE***

Lot 12 of the property is zoned within the R-2 “Low Density Single-Family Residential” Zoning District where a variety of permitted uses are authorized. The purpose of the R-2 Zone District is to provide for single-family residential development at a density ranging between four and five dwelling units per acre. Accessory uses permitted within the R-2 include surface level parking for a principal permitted use. The applicant will be proposing a use variance for a commercial parking lot within a residential zone.

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Lot 8 of the property is zoned within the C-5 “Route 33 West Commercial” Zoning District that provides for business uses appropriate to the Route 33 highway corridor situated west of Route 18. The existing two (2)-story office building and parking area are to remain. No use changes are proposed on Lot 8. The proposed project meets the permitted uses within the C-5 Zone District.

### ***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 highway vehicles. These vehicles produce diesel particulate matter, diesel exhaust and/or carbon monoxide. There are known health standards associated with these pollutants. There are no other known HAP’s emitted from the current office building.

### ***WATER QUALITY***

There are no surface waters present on site. According to the Town of Neptune Municipal Stormwater Management Plan (MSWMP), last revised May 2009, the proposed project is not defined as “major development” considering the limit of disturbance is less than 1 (one) acre and new impervious area is less than ¼ of an acre. Drainage patterns will continue to follow the existing conditions towards the right of way on Lot 8.

### ***AMBIENT NOISE LEVEL***

The current ambient noise levels produced from the property are in-kind with neighboring commercial facilities. Any impacts on ambient noise levels from the proposed improvements after construction are anticipated to be negligible.

### ***AESTHETIC FEATURES***

The existing site does not contain unique or unusual aesthetic features that would be impacted by the proposed redevelopment. The proposed project will be in character with surrounding commercial development within the vicinity.

### ***TREE REMOVAL***

As shown on the plans, 15 trees are proposed to be removed between Lots 8 and 12 to complete the proposed expansion of the existing parking areas. As mentioned above, a combination of 26 shade and evergreen trees and 64 shrubs are proposed to be planted. The proposed project will result in more trees on the property than currently exist.

## **SERVICES AND NATURAL RESOURCES**

### ***WASTEWATER MANAGEMENT***

There are no wastewater facilities proposed on the site at this time.

### ***WATER SUPPLY***

There is an existing water supply to the property that will remain intact to support the existing two (2)-story office building. The existing infrastructure will meet the demands of the proposed project as the demand for the property has not increased and no impacts to offsite water quality is anticipated.

### ***SURFACE DRAINAGE AND STORMWATER MANAGEMENT***

As mentioned above, the proposed project does not meet the definition of “Major Development.” Therefore, compliance with the Stormwater Management Rules is not required. The existing grade of the property will remain as such to allow stormwater runoff to flow from the northwest portion of the site to the southeastern portion of the property to the right of way. The proposed above ground infiltration basin on Lot 12 will connect to the existing infiltration system on Lot 8. The collection of surface drainage and stormwater runoff will remain as it currently exists with the addition of the proposed infiltration basin.

### ***STREAM CORRIDORS***

There are no surface waters near the site. As mentioned, the closest waterbody to the property is Wells Brook, which is 0.05 miles to the south with Route 33 acting as a buffer. This section is not applicable.



### ***SOLID WASTE DISPOSAL***

The proposed redevelopment includes the expansion of a parking area. Additional solid waste is not anticipated as a result of the proposed project. Solid waste and recyclable materials will continue to be separated on site and collected by a private hauler.

### ***AIR QUALITY***

There may be some temporary airborne dust particles associated with the construction process, but these conditions will be localized and will dissipate with the stoppage of each workday. Dust will be controlled through the daily watering of the construction entrances/exits and circulation aisles and cleaning of the streets as necessary. It is not anticipated that the proposed development will have a noticeable impact on air quality.

### ***NOISE***

Ambient noise levels during construction are anticipated to increase slightly. Upon completion of construction, ambient noise is expected to be typical of a commercial facility and existing commercial uses in the vicinity. No adverse impacts to neighbors are anticipated due to noise.

### ***TRAFFIC***

Dynamic Traffic has been hired to prepare a traffic statement for the proposed redevelopment. An inventory of existing traffic and road conditions in the area, estimates of traffic to be generated by the redevelopment and an assessment of the proposed redevelopment to provide safe and adequate traffic patterns will be provided.

### ***COMMUNITY IMPACT***

The impact of the proposed redevelopment will not require an increase in municipal services or facilities. The proposed project will not generate an increase in residents or school children and will not create an additional cost to the tax payers.

### ***VISUAL IMPACT***

The existing conditions of the property include a vacant lot with two driveways consisting of irregularly shaped asphalt and gravel. The proposed redevelopment includes a paved surface

parking area and landscaping improvements that will enhance the visuals of the property and prevent the overflow of parking at the existing office building.

### ***ARTIFICIAL LIGHT***

Any artificial lighting proposed for the site will comply with the Neptune Township lighting standards.

### ***CRITICAL AND ENVIRONMENTALLY SENSITIVE AREAS***

According to NJ-GeoWeb, there are no wetlands on the property or within the near vicinity. The property is not mapped within a flood hazard area and there are no regulated waters within 0.05 miles of the site. The site is not within a riparian zone and there are no slopes greater than 15%. According to NJ-GeoWeb the site is not mapped within a habitat for threatened or endangered species. The property is not located within the CAFRA area and there are no environmentally sensitive areas present on the property. It is not anticipated that the proposed redevelopment will have adverse impacts on environmentally sensitive areas.

### ***ENERGY CONSERVATION***

The proposed project is anticipated to utilize typical energy levels for commercial development through the use of adequate lighting for the proposed expanded parking area. The use of solar or wind energy is not proposed.

### ***ENVIRONMENTAL PROTECTIVE MEASURES***

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

- Effective implementation of soil erosion and sediment control measures, including tree preservation to the maximum extent possible, and silt fencing should successfully minimize the site's redevelopment 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.

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- Every reasonable effort will be made to protect the existing natural environment with the goal of providing for minimal disruption throughout the course of construction and after completion.

### ***ADVERSE IMPACTS WHICH CANNOT BE AVOIDED***

During the construction phase of the proposed redevelopment, sedimentation and siltation will increase. Soil erosion controls will be implemented to mitigate adverse impacts and minimize any soil loss. The construction phase will also slightly increase ambient noise levels. After the completion of construction, noise levels will decrease and remain at the levels of a typical commercial development. Other adverse impacts as a result of the proposed development are not anticipated.

### ***SUMMARY OF ENVIRONMENTAL ASSESSMENT***

The proposed redevelopment does not appear to have any adverse environmental impacts that would outweigh the benefits of enhancing the existing commercial business by expanding the existing parking area. The property has been previously developed and does not contain any environmentally sensitive areas, such as surface water, riparian zone, flood hazard area or the presence of threatened or endangered species. Negative impacts to environmentally sensitive areas are not anticipated as a result of the proposed project.

### ***PERMITS***

Following is a list of the agencies from which approvals, permits, and licenses are anticipated to be required:

- Township of Neptune Board of Adjustment - Preliminary and Final Major Site Plan Approval
- Monmouth County Planning Board – Site Plan Approval
- Freehold Soil Conservation District – Soil Erosion & Sediment Control Plan Certification

### ***IMPACTS ON THE ENVIRONMENT AND THE COMMUNITY***

As mentioned above and outlined in this Environmental Impact Statement, impacts on the environment are anticipated to be de minimis. The proposed project is not anticipated to generate any additional residents nor public school students. The benefits of the redevelopment outweigh any adverse impacts to the environment.

### ***STEPS TO MINIMIZE IMPACTS***

The proposed project includes several practices to ensure that impacts to the environment are minimal. These practices include preservation of the existing vegetation on and off-site of the property to the greatest extent possible, landscaping improvements, and maintaining the existing grade to continue the current drainage patterns towards the right of way. The implementation of soil erosion and sediment control measures along with the use of silt fencing will also contribute to minimizing the potential impacts to the environment.

### ***ALTERNATIVE ACTIONS***

Alternatives to the proposed project were taken into consideration, such as the no build option. However, this would not allow the applicant to meet the goal of expanding the existing parking area and redeveloping the property. As the property has been previously developed and there are no environmentally sensitive areas on the property, other alternatives to the proposed redevelopment would not impact the environment any less. The proposed project is not anticipated to have any adverse impacts on the environment.

### **OFF-SITE SECONDARY IMPACTS**

#### ***SURFACE RUNOFF AND FLOODING***

There are no surface waters on or in the near vicinity of the property and the site is not within a flood hazard area. No flooding is anticipated. Surface runoff is proposed to maintain the existing drainage patterns from the northwest to the southeast towards the right of way.

### ***NONPOINT SOURCE POLLUTION***

Existing conditions on the property do not contribute to pollution of the air and water within the surrounding region. Pollution in the surrounding area is not foreseen as a result of the proposed project.

### ***SEDIMENTATION AND EROSION***

As mentioned above, strict adherence to the limits of disturbance parameters and stabilizing the construction entrance will help reduce the amount of soil being brought off site. Effective implementation of soil erosion and sediment control measures, and silt fencing should successfully minimize the site's redevelopment impact on sedimentation and erosion to areas off-site. A soil erosion certification approval by the local soil conservation district will be received prior to any soil disturbance on site.

### ***WATER SUPPLY QUALITY AND QUANTITY***

There is an existing water supply to the property that will remain intact. The existing infrastructure will meet the demands of the proposed project as the demand for the property has not increased and no impacts to offsite water quality is anticipated.

### ***TRAFFIC CONGESTION***

Please refer to the traffic report being prepared by Dynamic Traffic.

### ***HABITAT FRAGMENTATION***

The property has been previously developed with impervious coverage and according to NJ-GeoWeb, there are no mapped habitats that support threatened or endangered species. Habitat fragmentation is not anticipated as a result of the proposed redevelopment.

### **STATEMENT OF QUALIFICATIONS**

Please see the Appendix for a Statement of Qualifications for Andrew Grover, PE, LEED AP.

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## **CONCLUSION**

This Environmental Impact Statement concludes that the proposed improvements will result in minimal environmental impact on the site and the surrounding area and is designed in substantial conformance with the Township's Ordinance. The proposed project is well suited for the existing property and the use is complementary to the surrounding area.

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## **LIST OF APPENDICES**

**Road Map**

**Tax Map**

**USGS Map**

**Soils Map**

**FEMA FIRM Map**

**Statement of Qualifications**

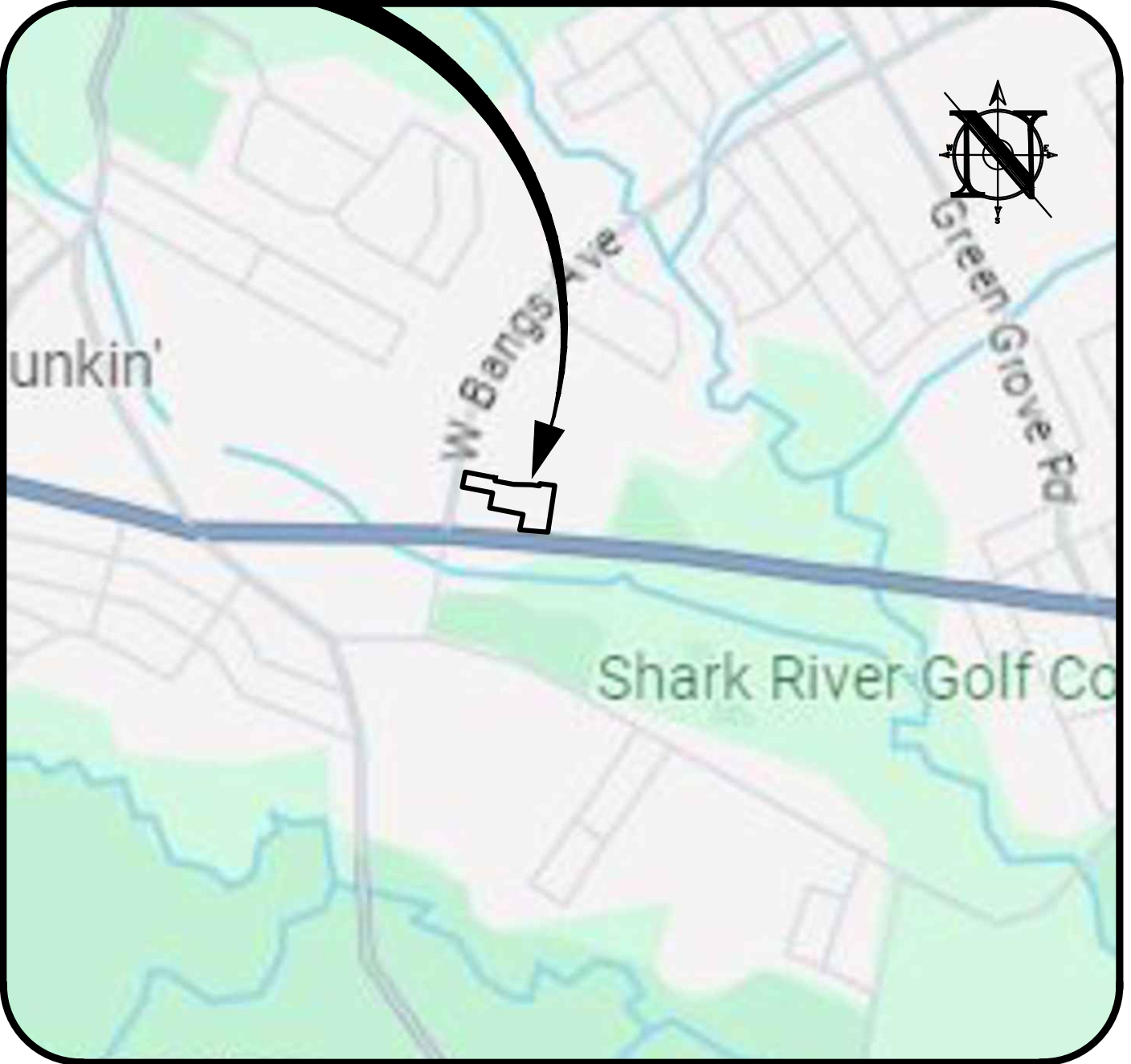
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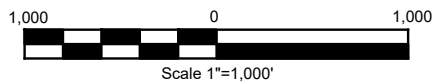
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SITE



PLAN



## ROAD MAP EXHIBIT



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CERTIFICATE OF AUTHORIZATION:  
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732-531-7344 (Fax)  
InSite@InSiteEng.net www.InSiteEng.net

Site Location:  
3405 Route 33  
Block 3301, Lots 8 & 12  
Township of Neptune, Monmouth County, NJ

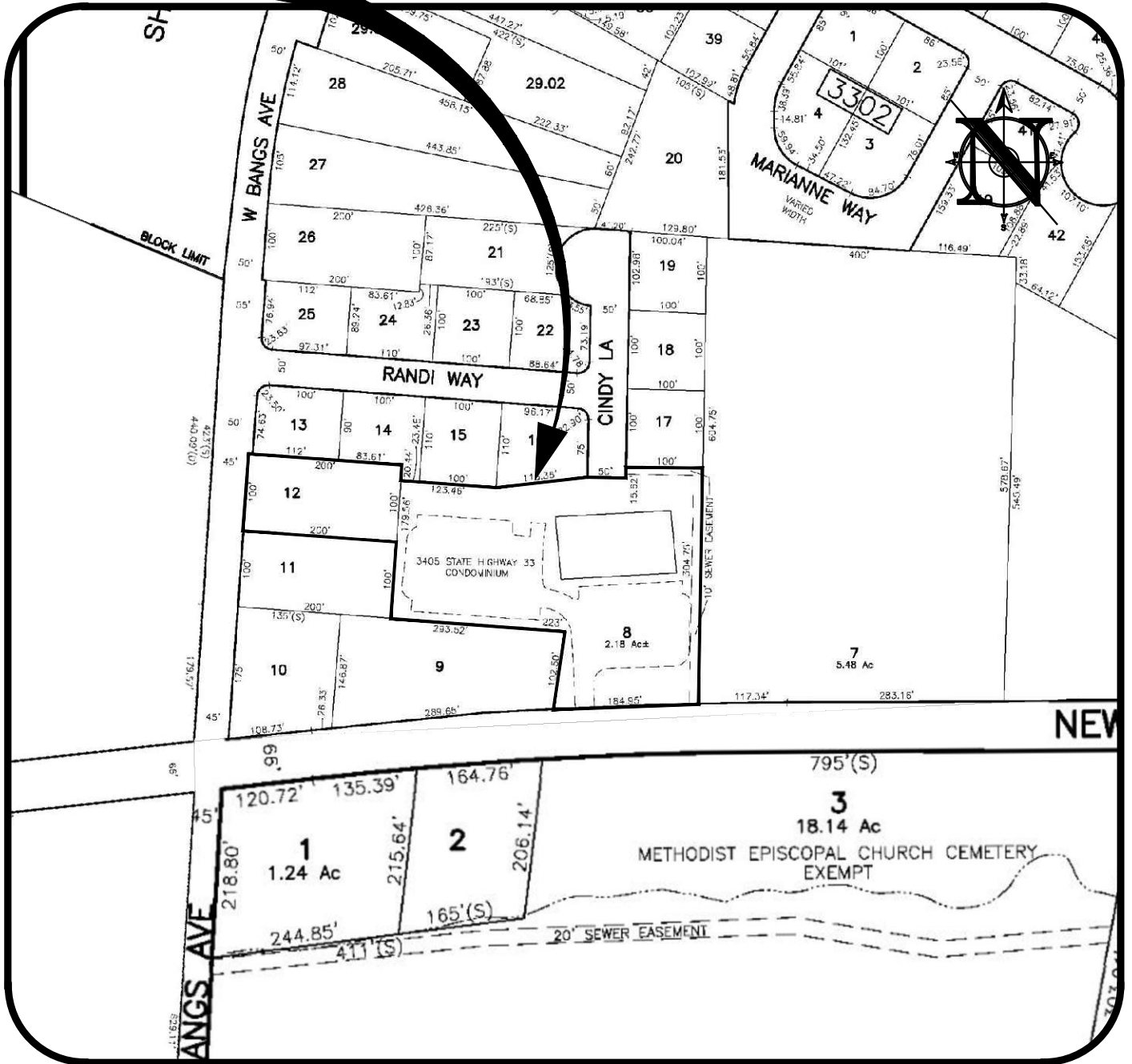
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Google Maps- 2024

InSite Project No.  
24-2348-01  
Drawing No.  
24-2348-01r0  
Date  
June 19, 2024

Revisions



SITE



PLAN



Scale 1"=200'

## TAX MAP EXHIBIT



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 CERTIFICATE OF AUTHORIZATION:  
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 WALL, NJ 07719  
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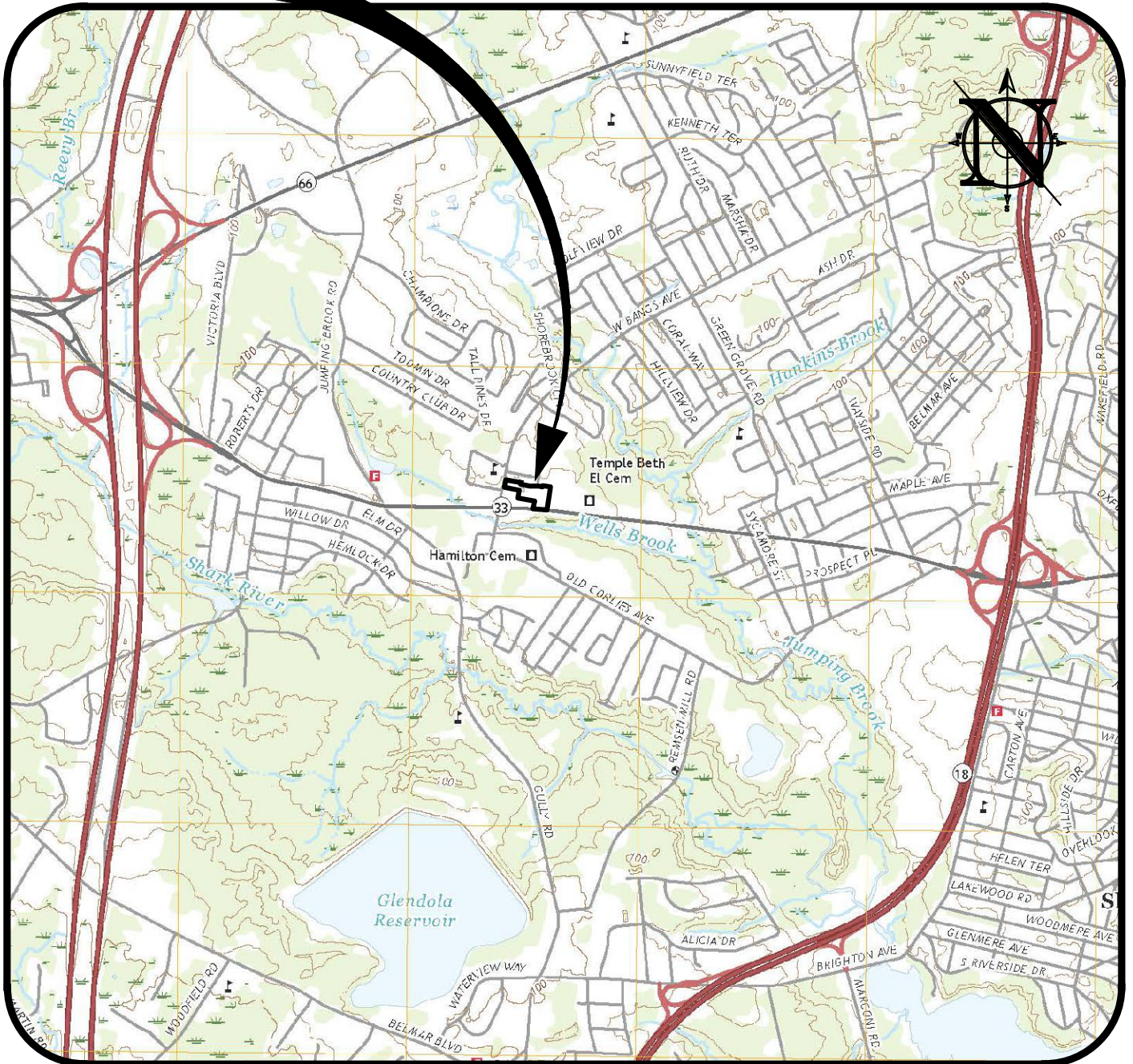
**Site Location:**  
 3405 Route 33  
 Block 3301, Lots 8 & 12  
 Township of Neptune, Monmouth County, NJ

**Reference:**  
 Township of Neptune-Tax Map  
 Sheet: 33  
 Date: November 2014

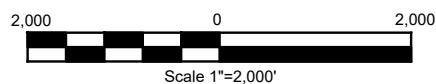
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**Revisions**

# SITE



**PLAN**



## USGS MAP EXHIBIT



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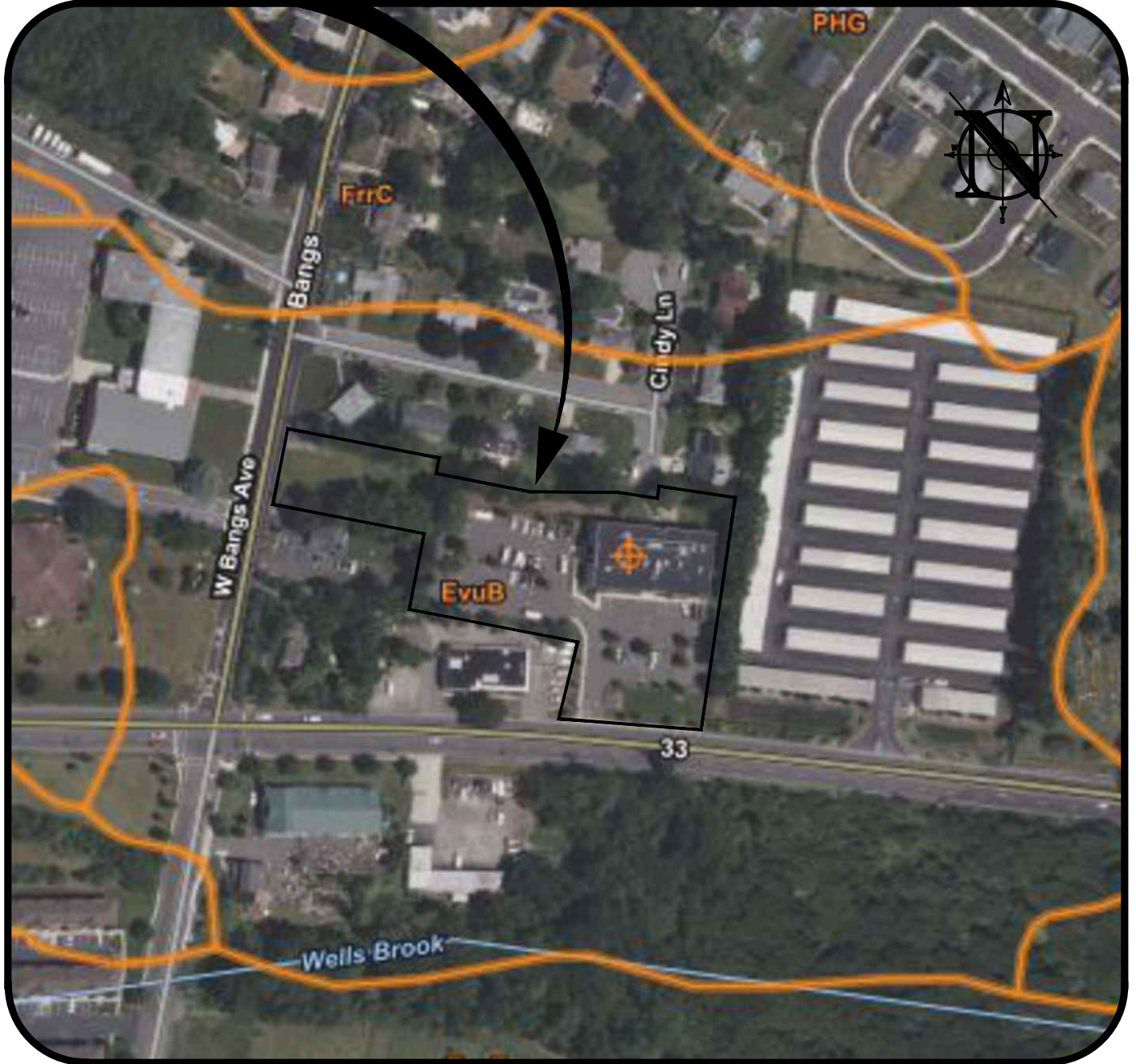
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 US Geological Survey  
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**Drawing No.**  
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**Date**  
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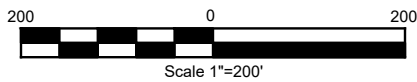
**Revisions**



SITE



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Soils Legend

*EvuB— Evesboro—Urban land complex,  
0 to 5 percent slopes*

**SOIL MAP EXHIBIT**



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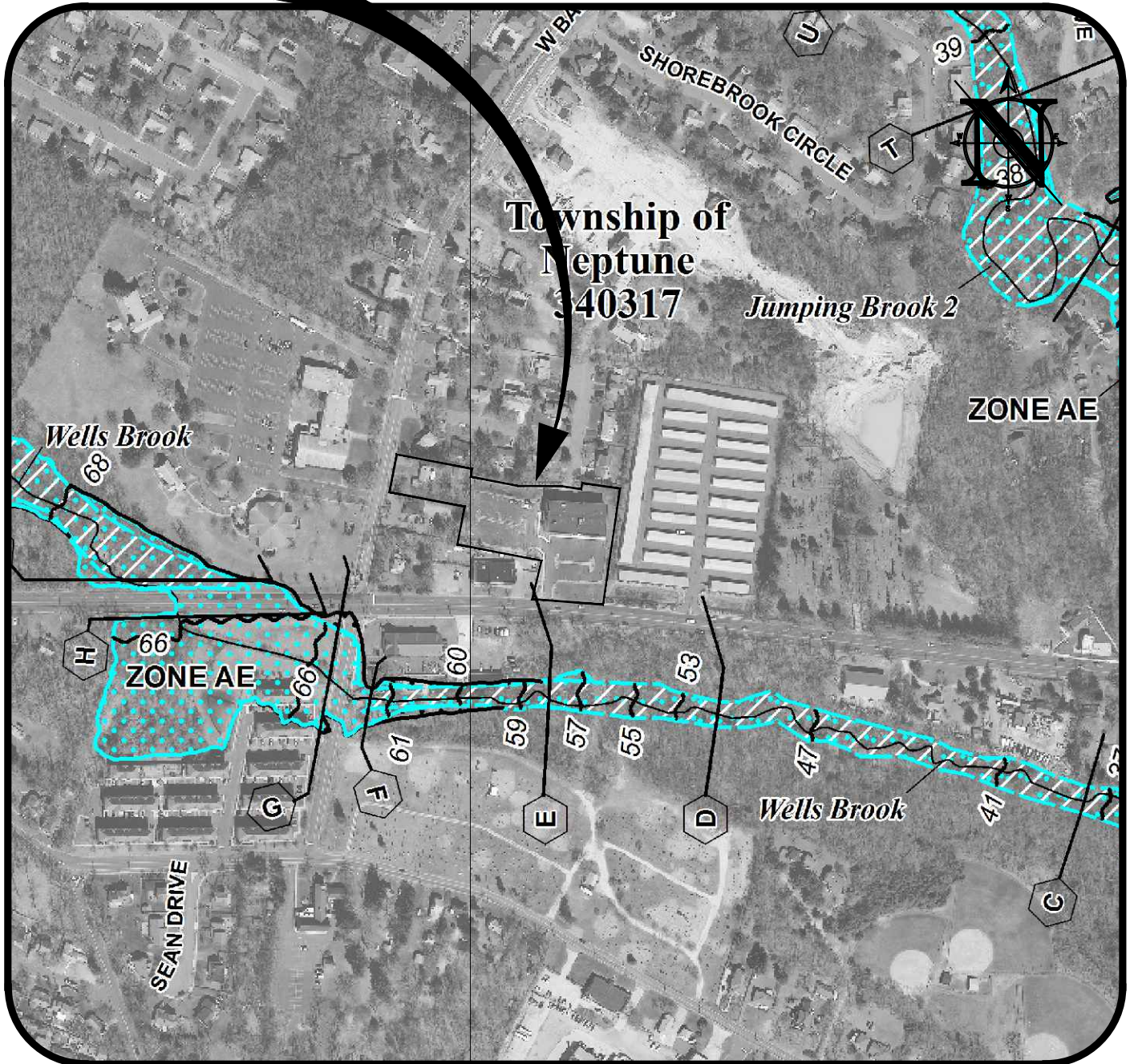
Reference:  
 United States Department of Agriculture  
 Natural Resources Conservation Service  
 Web Soil Survey

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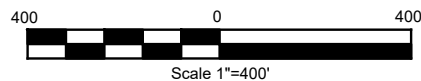
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SITE



PLAN



## EFFECTIVE FEMA FIRM EXHIBIT



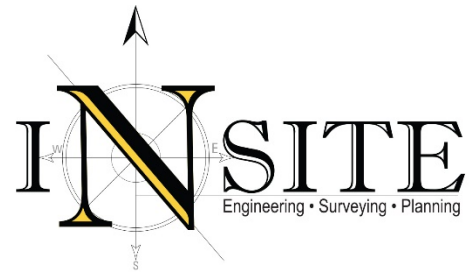
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**Site Location:**  
 3405 Route 33  
 Block 3301, Lots 8 & 12  
 Township of Neptune, Monmouth County, NJ

**Reference:**  
 Federal Emergency Management Agency  
 Effective Flood Insurance Rate Map  
 Map Number: 3402SC0329G  
 Effective Date: June 15, 2022

**InSite Project No.**  
 24-2348-01  
**Drawing No.**  
 24-2348-01r0  
**Date**  
 June 19, 2024

**Revisions**



# ANDREW J. GROVER, PE, LEED AP

## ASSOCIATE

### PROFESSIONAL BACKGROUND

Mr. Grover has been managing and designing all types of land development projects throughout the State of New Jersey since 2002. Prior to working for InSite Engineering, Mr. Grover was an in-house engineer for one of the nation's leading home builders. He has been involved in all phases of projects from acquisition, design/permitting, construction and finally to close out phase. He has a great respect and understanding for other project team members such as architects, environmental engineers, and landscape architects that promotes a healthy team collaboration to deliver the client the best product to meet their ultimate development goals.

### EXPERIENCE

Mr. Grover serves as an Associate at InSite Engineering and is responsible for the oversight and completion of land development, site engineering, permitting, and design approvals of residential, commercial, military, hospitality, and institution site developments. Mr. Grover had been responsible for civil site design projects for over 20 years. The following is a list of his representative development projects:

- **Reserve at Franklin Lakes, Franklin Lakes, Bergen County, NJ:** Site engineering and permitting services for the redevelopment of former 130-acre High Mountain Golf Course into multi-residential units consisting of 160 carriage homes, 60 single family homes, and 55 affordable units.
- **Enclave at Princeton Junction, West Windsor, Mercer County, NJ:** Site engineering and permitting services of a 45-acre site into multi-residential units consisting of 51 townhouse lots, 7 corporate suite buildings containing 192 units, 40 apartments and 22,662 SF of office/retail use.
- **10 Provost Street, Jersey City, Hudson County, NJ:** Site engineering and permitting services for second phase of Provost Square development consisting of a 28-story building with 242 residential units, 12,486 SF of retail space as well as an outdoor plaza area to tie together future phases of project.
- **151 Bay Street, Jersey City, Hudson County, NJ:** Site engineering and permitting services for third phase of Provost Square development, this phase consists of the redevelopment of the former A & P Annex building into a 34-story building with 259 residential units, 12 live/work artist studios, 6,289 SF of retail space and 550 seat community theater on first floor.
- **Freedom Village at West Windsor, West Windsor, Mercer County, NJ:** Site engineering and permitting for 72-unit apartment community. All buildings are two-story with elevators and private entrances, making all units barrier-free. Special detail was taken to design and construct all site access to be 100% barrier free. In addition, worked with LEED AP to prepare necessary documentation for site to receive LEED Certified level.

- **Regency at Cranbury, Cranbury, Middlesex County, NJ:** Site engineering and permitting services for the development of a 71-acre site into 167 single family units. This active adult community contain will a clubhouse and several amenities including pool and tennis courts.
- **Princeton Manor, South Brunswick Township, Middlesex County, NJ:** Site engineering and permitting of 220-acre site consisting of 349-unit active adult community with clubhouse and amenities.
- **Route 17 Retail Shopping Center, Ridgewood, Bergen County, NJ:** Site Engineering and permitting services for retail shopping center along route 17 in Ridgewood.
- **Rutgers University's Center for Advance Infrastructure and Transportation (CAIT) Building, Busch Campus, Piscataway, Middlesex County, NJ:** Site engineering and permitting for the CAIT building on the Busch campus of Rutgers University.
- **New Security Gates at Main & Commercial Security Access Entrances at McGuire Air Force Base, Burlington County, NJ:** Site engineering and permitting for the anti-terrorism security buildings & gates at the main and commercial entrances to McGuire Air Force Base.
- **Dennis Substation, Dennis Township, Cape May County, NJ:** Site engineering and permitting services for power substation for Atlantic City Electric (Conectiv Power Delivery).
- **McGuire AFB / Fort Dix Housing Privatization Project, Burlington County, NJ:** Site engineering and permitting for the privatization of over 2,000 residential units for military families to be able to remain on base without the need to find homes out in neighboring towns. Previous housing and it's infrastructure on base was outdated and in need of major repairs/upgrades.
- **Stone Hill Church (Westerly Road Church), Princeton Township, Mercer County, NJ:** Site engineering and permitting for a, 18-acre site in order to construct a new 43,940 square foot church building containing 535 seat sanctuary and other amenities.
- **Residence Inn by Marriott, Egg Harbor Township, Atlantic County, NJ:** Site engineering and permitting for 4-story hotel building containing 101-rooms.
- **Burlington Neck Warehouse, Burlington Township, Burling County, NJ:** Site engineering and permitting for the redevelopment of a former Hercules inc. site into four (4) large warehouse buildings totaling 1.6 million square feet.

## EDUCATION

Lafayette College, Easton, PA, Bachelor of Science in Civil Engineering

Stevens Institute of Technology, Hoboken, NJ, Master of Engineering in Civil Engineering

## PROFESSIONAL LICENSES

New Jersey Professional Engineer, Lic. No. 47123

Pennsylvania Professional Engineer, Lic No. 74257

LEED Accredited Professional

## PROFESSIONAL AFFILIATIONS

Society of American Military Engineers (SAME)

American Society of Civil Engineers (ASCE)