

ENVIRONMENTAL IMPACT STATEMENT

For

*The Malvern School Properties, LP
Proposed Day School & Medical Office*

*982 CR 518 (Georgetown-Franklin Turnpike)
Block 28010, Lots 57 & 58
Montgomery Township, Somerset County, New Jersey*

Prepared by:



**DYNAMIC
ENGINEERING**

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A handwritten signature in blue ink, appearing to read 'Jeffrey S. Haberman', is written over a horizontal line.

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December 2022
DEC# 4447-22-01334

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A. Project Description

This Environmental Impact Statement has been prepared in accordance with the requirements of the Township of Montgomery Environmental Impact Statement Ordinance, Section (§16-8.4.c) in support of the Use Variance Application for the proposed development on Block 28010 in Lot 57 & 58, as shown on Township of Montgomery Tax Map Sheet #55, Somerset County, New Jersey. The scope of the study includes the proposed development of the parcel with a Malvern day school and medical office with accompanying landscaping, walkways, driveways, parking, and associated items as shown in the Use Variance drawings (submitted under separate cover).

The purpose of this statement is to summarize, highlight or otherwise qualify, the extent of the effects that the proposed development will have on the ecological systems and the environment of the subject property and the lands of the Township of Montgomery.

The subject site is specifically identified as Lot 57 & 58 in Block 28010, as shown on the official Tax Maps of the Township of Montgomery, Somerset County, New Jersey. The site is 2.046 acres and currently consists of a residential dwelling with a driveway, open space and wooded area along the easterly property line. According to the Official Zoning Map of the Township of Montgomery, the property is located within the HC (Highway Commercial) District. The Applicant proposes to develop the lot with a Malvern day school and medical office in two separate buildings, with additional improvements including landscaping, walkways, driveways, parking, and other associated improvements and site amenities as shown on the accompanying Use Variance Plan drawings. It is important to note that detailed engineering drawings with grading, utilities, lighting and other design elements will be submitted under a separate Site Plan application upon procurement of a Use Variance.

The site is bound to the north by the Montgomery Crossing townhome development, to the east by commercial uses including the Village Shoppers development and State Route 206 beyond, to the south by Georgetown-Franklin Turnpike with residential/agricultural uses beyond, and to the west by single family dwellings.

The proposed Malvern day school and medical office are expected to be compatible with the surrounding uses and planned future development within the immediate vicinity of the subject parcel by providing beneficial health and educational services to the surrounding community. Other uses permitted in the HC zone include restaurants, banks, retail sales, shopping centers, car washes, etc.

The following represents a listing of the project's compatibility in relation to the:

- **Township Master Plan:** The property is located within the HC (Highway Commercial) District. The proposed uses individually are permitted in the HC zone and therefore appear to be compatible with the Township Master Plan. The height of the proposed Malvern school exceeds 10% and 10 feet of the permitted maximum

building height within the HC Zone (30 feet allowed) and therefore the applicant is seeking a D-Variance due to the height exceedance. This is both a combination of the height of the roof/attic space to house mechanical equipment as well as the Ordinance requirement to define the building height based upon pre-development grade.

- **Montgomery Township Natural Resources Inventory:** It appears that the steep slopes on the site are located in isolated areas and are likely associated with areas that were previously graded/disturbed to accommodate the single-family dwelling that currently exists on the lot. According to the Montgomery Township Critical Areas Map, it does not appear that there are any other documented natural resources, including wetlands, flood hazard areas, threatened and endangered species, etc. that will be impacted by the proposed development. Please note that a Steep Slope Analysis Plan has been prepared which is based upon a topographic survey that was conducted for this site. Portions of the critical slopes will be removed for the construction of the proposed development and these areas will be stabilized in the final constructed state.
- **Master Plan of Adjacent Municipalities:** The proposed development is generally consistent with similar uses along the CR 518 roadway corridor in surrounding Municipalities. Therefore, it is anticipated that the proposed development is consistent with the Master Plans of surrounding Municipalities.
- **Somerset County Master Plan:** The project appears to be consistent with the Somerset County Master Plan regarding development along the Georgetown Franklin Turnpike (CR 518) corridor. It is important to note that the proposed development provides driveway access to Brecknell Way which is a Municipal Roadway corridor. However, an application will be submitted to the Somerset County Planning Board for Site Plan Approval pending Montgomery Township Use Variance Approval.
- **Regional and State Planning Guides:** The proposed development is anticipated to be consistent with state and regional planning guides. The development is located within the purview of the Delaware and Raritan Canal Commission. An application will be submitted to the DRCC upon issuance of Use Variance approval from the Zoning Board of Adjustment.

B. Site Description and Inventory

1) Types of Soils

Based on a review of the NRCS Web Soil Survey, the soil types native to the site include:

SOIL TYPE	SOIL TYPE NAME	HYDROLOGIC SOIL GROUP
BhnB	Birdsboro silt loam, 2 to 6 percent slopes	B

**Dynamic Earth, LLC performed numerous test pits within the site to establish seasonal high groundwater table characteristics and percolation tests were conducted for on-site soils to confirm soil classification per the County Soil Survey. The soils encountered during the site investigation consisted of clayey silt, and groundwater and evidence of seasonal high water table were not encountered in test pits. Therefore, it is anticipated that on-site soils will generate permeability readings that are characteristic of a 'D' soil rating. For the purposes of this study, on-site disturbed soils are assumed to have a 'D' soil classification and therefore are unable to infiltrate stormwater runoff. Supplemental test pit location maps and permeability test results will be provided under separate cover during the site plan application phase.

2) Topography

In existing conditions, the slopes generally range from flat to moderate with elevations ranging from 124 feet mse near the eastern property line to 145 mse near the western property line. Pursuant to the Montgomery Township Critical Areas Map, small areas of critical slope (>15%) were identified on-site. A Steep Slopes Analysis Exhibit has been submitted with the Use Variance application which depicts surveyed locations of critical slopes on the subject parcel. A majority of the critical slopes appear to be associated with former construction activities associated with the existing residential dwelling on site. Critical slopes are expected to be disturbed to facilitate the proposed development and the site will be stabilized in its final state pursuant to the Soil Erosion and Sediment Control standards.

3) Geology

The subject site is situated within the Piedmont physiographic province of New Jersey, characterized by a low rolling plain dissected by higher ridges. Specifically, the site is underlain by the Passaic Formation which consists, primarily, siltstone and shale. The overburden soils include natural Pennsauken Formation deposits as well as residual deposits that were formed from the weathering of the parent rock.

4) Vegetation

In existing conditions, a majority of the subject property consists of primarily open space area, with a small portion being wooded area along the easterly property line. A Steep Slopes Analysis Exhibit has been submitted to the Municipality which depicts the sizes of trees to be preserved or removed to facilitate the proposed development.

5) Wildlife

As previously stated, the existing site is developed with a residential dwelling, with open space and some wooded area. Per NJDEP GeoWeb Mapping, it does not appear that any unique habitats of endangered or protected species are located on the subject site. Existing vegetation and wildlife are typical of a New Jersey suburban condition and will relocate to surrounding wooded areas.

6) Subsurface Water

Per NJDEP GeoWeb mapping, there is an uncoded tributary stream approximately 640' to the northeast of the subject parcel.

An NJDEP Letter of Interpretation: Presence/Absence Determination application is pending to confirm that there are no wetlands on-site. Please note that a Preliminary Environmental Constraints Investigation was performed which concluded that there are no wetlands on site. A copy of the same can be found in the Appendix of this Report.

Pursuant to the Report of Preliminary Geotechnical and Stormwater Basin Investigation provided under separate cover, groundwater or evidence of seasonal high groundwater was not encountered. A summary of the seasonal high groundwater levels and permeability testing are presented in the Report of Preliminary Geotechnical and Stormwater Basin Investigation.

Per the FEMA Flood Insurance Rate Map (FIRM), the subject site is not located within a Flood Hazard Area.

7) Distinctive Scenic and/or Historic Features

Per NJDEP GeoWeb Mapping and the Montgomery Township Mapping Database, it does not appear that there are any distinctive scenic or historic features within the vicinity of the subject site.

8) Existing Development Features

The subject parcel is currently developed with a residential dwelling. Pursuant to the Township Zoning Ordinance, residential dwellings are not permitted within the HC Zone, and therefore the use is non-conforming. The remainder

of the site consists of a driveway leading from County Route 518 and wooded/open space areas. There is an existing shed located at the northwestern corner of the site which is located within a minimum setback.

9) Miscellaneous

The site has little to no adverse impact to existing air quality as it is currently developed as a single-family dwelling. Existing air quality surrounding the site is typical of a New Jersey suburban setting. There are existing hazardous air pollutants (HAP's) which come from cars, heavy duty trucks, buses and other highway vehicles from the surrounding roadway network. These vehicles may produce diesel particulate matter, diesel exhaust and/or carbon monoxide. There are known health standards associated with these pollutants.

Noise generated by the existing use is also minimal, consistent with that of a single-family dwelling.

C. Impact During and After Construction

1) Soil Erosion and Sedimentation Resulting from Surface Runoff

There will be an unavoidable increase in sedimentation and siltation as a result of construction activities. The proposed development, however, will be designed in accordance with the 2014 Standards for Soil Erosion and Sediment Control in New Jersey in order to mitigate any impacts of sedimentation and siltation resulting from surface runoff as much as possible. Moreover, proposed grading will be designed to match existing drainage patterns to the maximum extent feasible. A formal Soil Erosion and Sediment Control Plan will be prepared and filed with the Soil Conservation District and Municipality subsequent to an approval of the Use Variance application.

In addition, the development contemplates the proposal of one (1) small scale bioretention stormwater basin to collect stormwater runoff and sedimentation from a majority of the parcel. The basin will be regularly maintained to remove excess sedimentation. The proposed basin is anticipated to discharge to the northeast of the subject site. However, a stormwater management design will be prepared and filed with a subsequent Preliminary and Final Site Plan application.

2) Flooding and Flood Plain Distribution

This project consists of more than one acre of land disturbance, and therefore, it qualifies as a "major" development per NJAC 7:8. The development will be designed to meet the water quantity, water quality and groundwater recharge requirements set forth in N.J.A.C. 7:8 by utilizing one (1) small scale bioretention basin which is to be designed during the site plan application phase.

Per the FEMA Flood Insurance Rate Map (FIRM), the subject site is not located within a Flood Hazard Area.

3) Degradation of Surface Water Quality

Per NJDEP GeoWeb mapping, there is an uncoded tributary stream approximately 640' to the northeast of the subject parcel. The proposed development is expected to discharge stormwater runoff to the east of the subject parcel which is not a direct discharge to any water bodies and is consistent with existing drainage patterns.

Furthermore, the development contemplates the proposal of one (1) bioretention basin that will be designed to infiltrate stormwater runoff generated by the water quality storm from motor vehicle surfaces. According to the standards set forth by the NJ Stormwater Best Management Practices, bioretention basins produce a TSS Removal Rate of 80%, therefore satisfying the water quality standards set forth by NJAC 7:8. A stormwater management report will be filed with a subsequent site plan application.

4) Ground Water Pollution

There are no areas of high pollutant area loading or hazardous waste that will be generated by the proposed development. A stormwater management report will be filed with a subsequent site plan application.

5) Reduction of Ground Water Capabilities

Dynamic Earth, LLC performed numerous test pits within the site to establish seasonal high groundwater table characteristics and percolation tests were conducted for on-site soils to confirm soil classification per the County Soil Survey. The soils encountered during the site investigation consisted of clayey silt, and groundwater and evidence of seasonal high-water table were not encountered in test pits. Therefore, it is anticipated that on-site soils will generate permeability readings that are characteristic of a 'D' soil rating. For the purposes of the stormwater management design, on-site disturbed soils are assumed to have a 'D' soil classification and therefore are unable to infiltrate stormwater runoff. Therefore, due to the assumption of a lack of infiltration in existing conditions, it is assumed that groundwater capabilities will not be altered by the proposed development. Supplemental test pit location maps and permeability test results will be provided under separate cover during the site plan application phase.

6) Sewage Disposal

The subject parcel is within a sanitary sewer service area and sanitary sewer for the subject parcel is allotted to the Skillman Village Wastewater Treatment. In existing conditions, the residential dwelling is not currently connected to public sewer.

There is public sanitary sewer infrastructure within East Hartwick Drive and Tamworth Drive which was constructed as part of the Montgomery Crossing development to the north of the subject site. Sanitary sewer tributary to this system is tributary to pump stations within the "Hillside" and "Tapestry" developments which ultimately conveys sanitary

sewer to the Skillman Treatment Plant. The existing sanitary sewer collection systems are under the ownership of the Township of Montgomery Department of Public Works.

Under proposed conditions, the Malvern School and medical office are expected to connect to the sanitary sewer facilities within the Montgomery Crossing development by way of a pump station and force main. The proposed sewerage facilities will be designed to comply with Municipal, County and State Health Regulations and sewer discharged is anticipated to be treated by the Skillman Village Wastewater Treatment Plant. We understand that the treatment plant is expected to have the capacity to handle the additional generated wastewater from the proposed development; however, the formal utility design and sanitary sewer flows for the proposed development will be provided during the site plan application phase. At this time, the development is anticipated to generate approximately 1,200 gpd for the Malvern School (120 students) and 400 gpd for the medical office (4,000 SF), for a total of 1,600 gallons per day.

In addition, the existing pump stations that are downstream of the proposed development were constructed with additional capacity for development on this subject parcel. If required, the pump station will be upgraded to accommodate the additional wastewater that is generated.

7) Solid Waste Disposal

The project proposes an exterior trash enclosure for recycling/garbage for each facility and a private hauler will be contracted regularly to pick up trash. It is not anticipated that the facilities will produce hazardous waste.

8) Vegetation Destruction

In existing conditions, the site consists of impervious areas, open space, and wooded area. As such, there will be an unavoidable impact due to the removal of trees and underbrush throughout the parcel. However, existing trees will be preserved to the maximum extent feasible.

In addition to preserving existing trees where feasible, the development proposes an abundance of new trees, shrubs, and groundcover plantings. The landscaping design has been prepared to provide an aesthetic improvement to the interior and perimeter of the site through use of approved native species and other low maintenance vegetation. Landscaping improvements incorporated into the development meet the Township of Montgomery Ordinance requirements.

9) Wildlife

It is anticipated that any local species impacted by the removal of vegetation and the construction and the operation of the facility will relocate to surrounding areas. Therefore, it is anticipated that the proposed development will not have an adverse effect on wildlife within the vicinity of the parcel.

Furthermore, it is important to note that per NJDEP GeoWeb Mapping, it does not appear that any unique habitats of endangered or protected species are located on the subject site. Existing vegetation and wildlife are typical of a New Jersey suburban condition

10) Destruction or Degradation of Scenic and Historic Features

Per NJDEP GeoWeb Mapping, it does not appear that there are any scenic or historic resources within the vicinity of the subject site.

11) Air Quality Degradation

The development will impose negligible air quality impacts for the additional traffic generated along the US Route 206 and Georgetown Franklin Turnpike (CR 518) corridors. There may be some temporary airborne dust particulates 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 daily watering of the construction entrance/exits and circulation aisles and cleaning of the streets in close proximity to same, as necessary.

12) Noise Levels

There will be an unavoidable increase in noise generated by construction equipment. However, this effect is mitigated once construction is complete.

In comparison to the existing commercial and residential uses surrounding the parcel, any impacts on ambient noise levels due to the proposed improvements would be negligible. Therefore, the noise generated by the proposed development will not adversely impact the quality of life on the site or in close proximity thereof.

13) Energy Utilization

There will be an unavoidable increase in energy utilization during and following construction activities. Vehicles and equipment will utilize energy during construction, and following construction, the proposed facility and associated residents and employees will utilize the energy of a typical day care and medical office building.

The proposed lighting design for the development will be an LED specification which is an energy-efficient type of fixture.

Additionally, all of the development will take part in recycling of those materials accepted for the Township of Montgomery.

D. 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 on County Road 518 will reduce the amount of soil being brought off-site.
- One (1) small scale bioretention system will be utilized to collect runoff from a majority of the site improvements. The basin will be designed to detain stormwater runoff in order to reduce the peak flow runoff rates for the 2, 10 and 100 year storm frequencies for the subject parcel in accordance with NJAC 7:8, thereby providing a benefit to the site's drainage conditions and surrounding uses. Furthermore, the bioretention basin will be designed in accordance with the BMP Manual, therefore it provides a TSS Removal Rate of 80%, satisfying the water quality standards set forth by NJAC 7:8. The formal stormwater management design will be submitted during the site plan application phase.
- Construction is anticipated to take place during normal business hours in order to avoid noise levels during non-business hours.
- Every reasonable effort will be made to protect the existing natural environment and noise levels with the ultimate goal of providing for minimal disruption throughout the course of construction and after completion.

E. Licenses, Permits and Other Approvals Required by Law

The following represents a list of all known licenses, permits and other forms of approval required:

Township of Montgomery Planning Board

Bulk & Use Variance Approval

Preliminary & Final Major Site Plan Approval

Somerset County Planning Board	Site Plan Approval
Somerset Union Soil Conservation District	Soil Erosion & Sediment Control Certification
New Jersey American Water	Water Connection Approval
Township of Montgomery Engineering Dept.	Sanitary Sewer Approval
Delaware and Raritan Canal Commission	Site Plan Approval
Montgomery Shade Tree Commission	Site Plan Approval

F. Documentation

The following represents a list of documentation utilized for the compilation of this report:

- **Township of Montgomery Ordinance**
- **Township of Montgomery Tax Maps**
- **Township of Montgomery GIS Database**
- **Google Aerial Mapping**
- **NJDEP GeoWeb Mapping**
- **FEMA Flood Insurance Rate Maps (FIRM)**
- **NRCS Web Soil Survey**
- **NJDEP NJAC 7:8**
- **Preliminary Environmental Constraints Investigation**
- **ALTA/NSPS Land Title Survey**
- **Use Variance Plan Drawings**

APPENDIX

TAX MAP



SHEET 44

SHEET 52

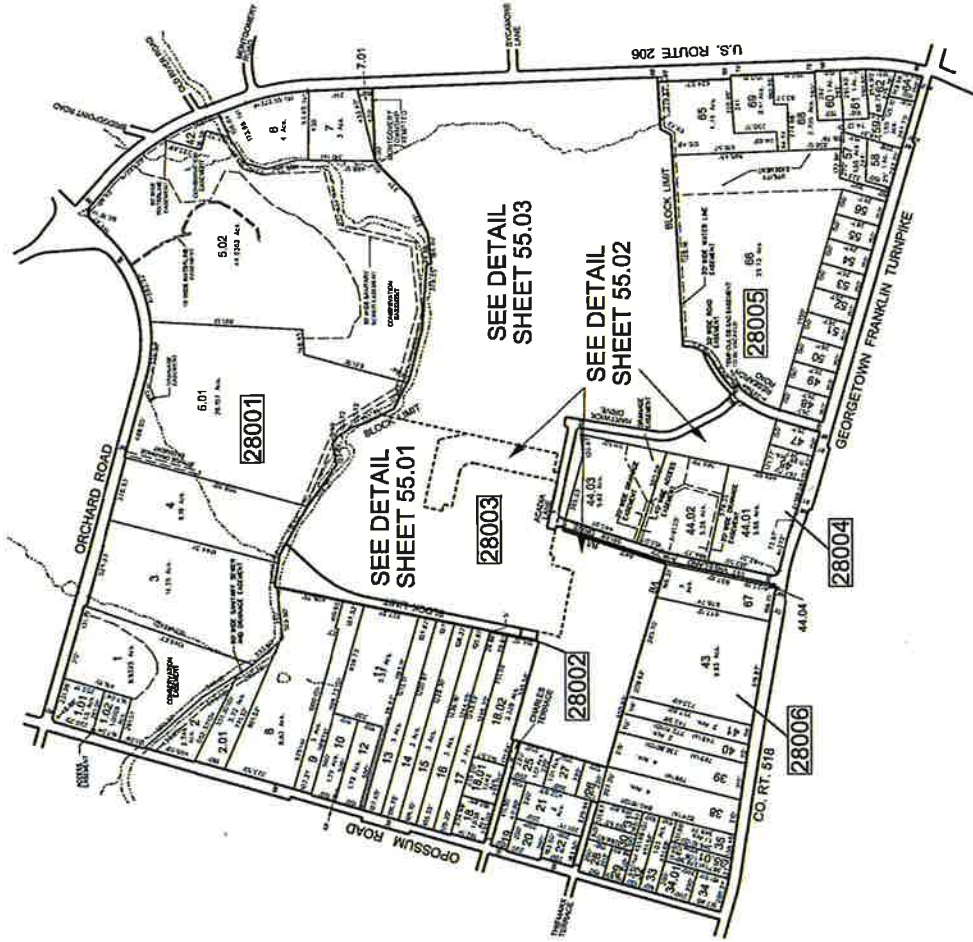
SHEET 40

SHEET 53

SHEET 54

SHEET 56

SHEET 61

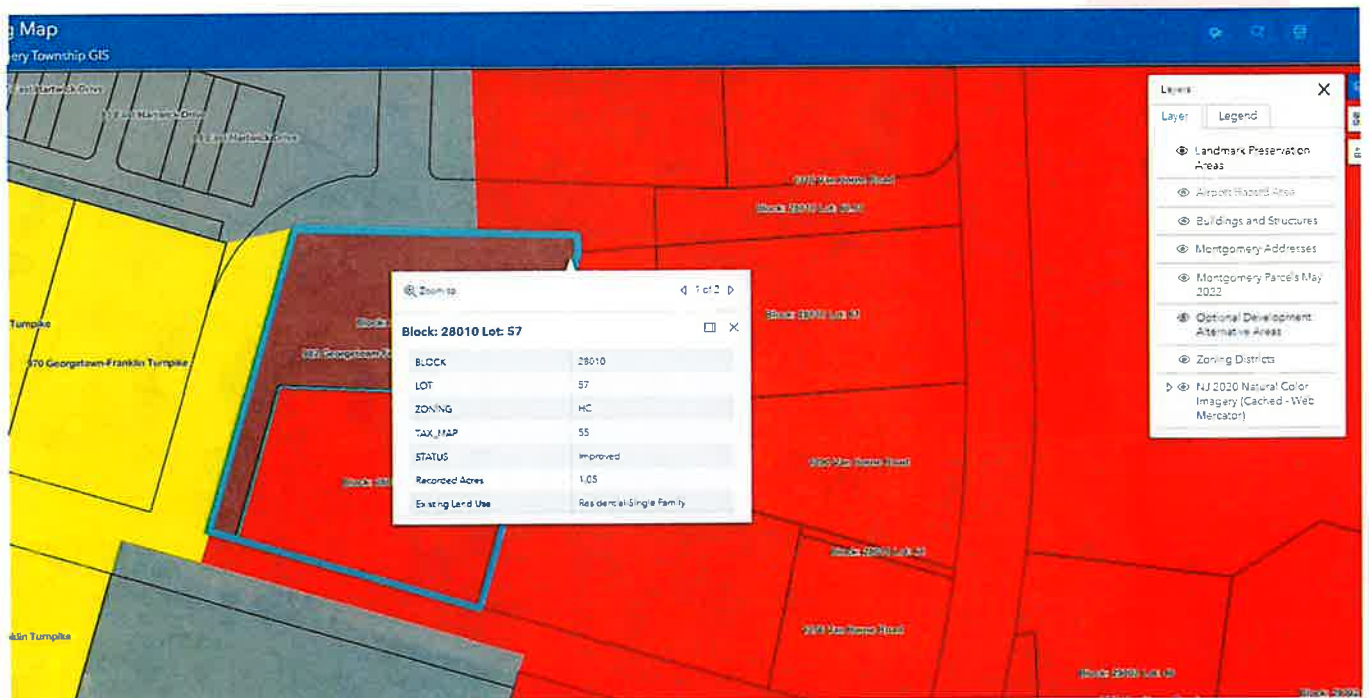
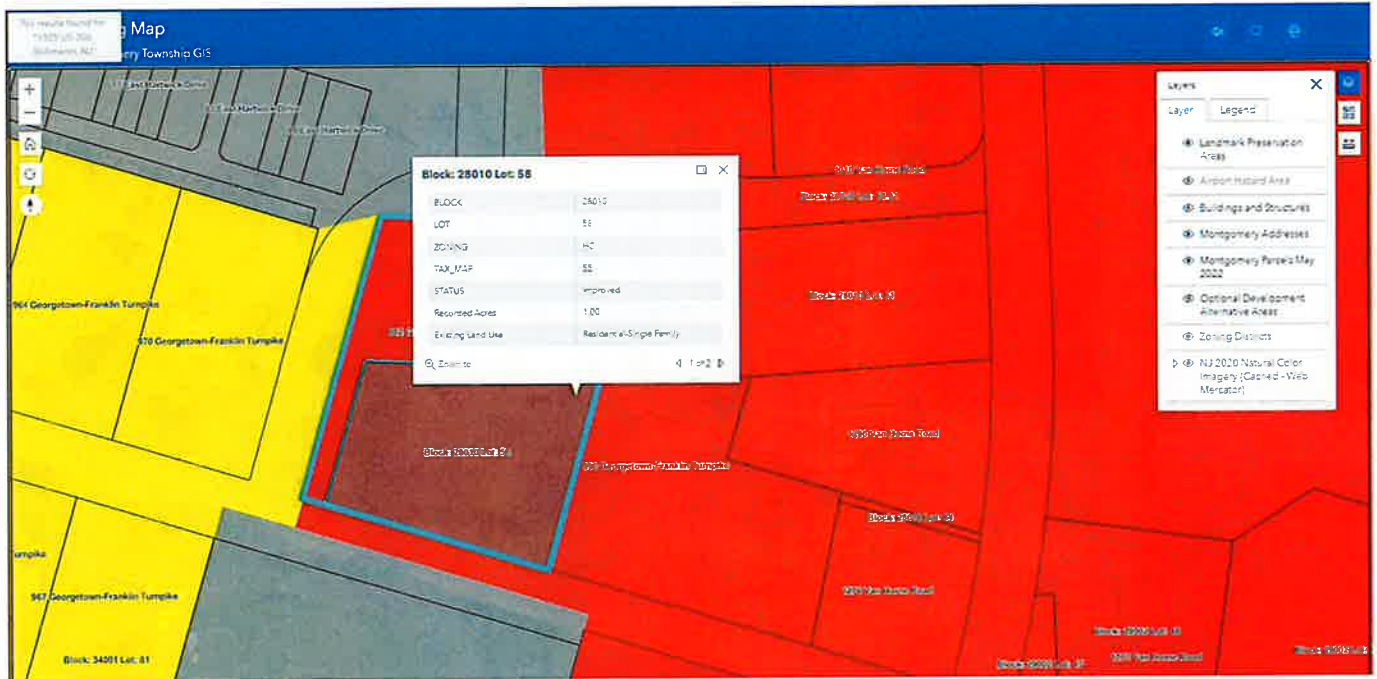


TAX MAP
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY
SCALE: 1"=400'
William E. Alburger, F
JAMES C. ANDERSON ASSOC., INC.
907 PLEASANT VALLEY AVENUE
MOUNT LAUREL, NEW J

REVISIONS FROM 1997 THROUGH 2002 BY
ADDY H. A. GELICH, JR. N.J.P.L.B. NO. 27466
REVISIONS FROM 2003 THROUGH 2012 BY
CHARLES E. BALDWIN N.J.P.L.B. NO. 34018

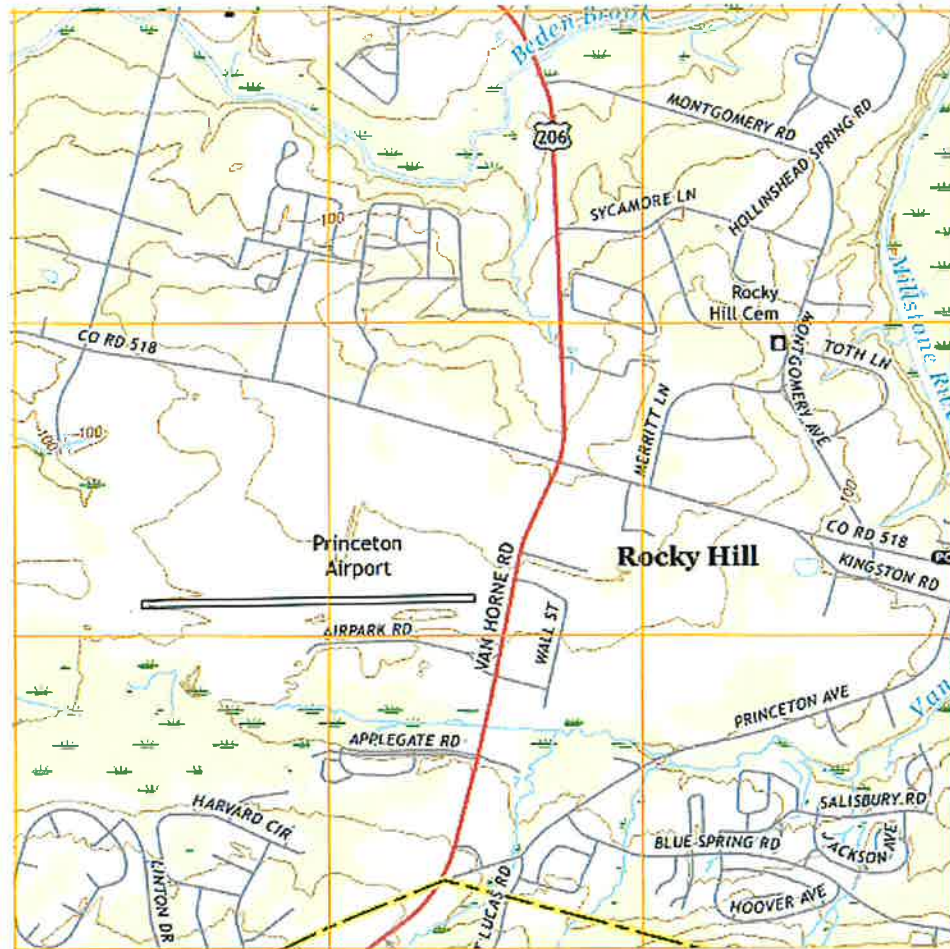
ZONING MAP

Zoning Map – HC Zone



USGS MAP

USGS Map
Rocky Hill Quad



FEMA FLOOD INSURANCE RATE MAP (FIRM)

NOTES TO USERS

not necessarily identify all areas subject to flooding, particularly from local sources of small size. The community map repository should be updated for possible updated or additional flood hazard information.

can more detailed information in areas where Base Flood Elevations and/or floodways have been determined, users are encouraged to consult FEMA's Flood Insurance Study and Flood Hazard Data Report for the community containing the Flood Insurance Rate Map (FIRM) representing the area of interest. The FIRM represents the base flood elevation (BFE) and floodway for each parcel of land. These BFEs are intended for flood insurance purposes only and should not be used as the sole source of the flood hazard information. Accordingly, flood elevation data presented in the FIS should be utilized in conjunction with the FIRM for purposes of action and/or floodplain management.

at Base Flood Elevations shown on this map apply only to landward of the American Vertical Datum of 1988 (NAVD 88). Uses of this FFEA should include that coastal flood elevations are also provided in the Summary of Flood Insurance Study report for this jurisdiction. Flood Insurance Study labels in the Flood Insurance Study should be used for Flood Insurance Study purposes when they are higher than elevations shown on this FFEA.

measures of the floodways were computed at cross sections and interpolated at cross sections. The floodways were based on hydraulic computations performed to requirements of the National Flood Insurance Program. Floodway and other pertinent floodway data are provided in the Flood Insurance report for the jurisdiction.

The production used in the generation of this map was the Survey Data from 2009. The horizontal datum was NAD 83, GDA96 adopted as datum, contour, projection or State Plane zones will be indicated on all FIRMS for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRV.

Vertical data on this map are referenced to the North American Vertical Datum of 1988. These elevations may differ compared to structure and ground surface elevations referenced to the same vertical datum. For information regarding elevation referenced to the National Geodetic Vertical Datum of 1929 and the relationship between the two datums, please refer to the National Geographic Survey of the United States, which can be found at <http://www.ngs.noaa.gov/g1600/index.shtml>.

Information Services
NINGS 12
All Genocide Survey
Q, #2202
and West Highway
Spring, Maryland 20910-3282
17-3342

For current elevation, description, and/or location information for branch 1 shown on this map, please contact the Information Services Branch at National Geologic Survey at (301) 713-3242, or visit its website at www.ngs.noaa.gov.

map information shown on the FIRM was developed from high-resolution photography provided by the State of New Jersey. This information was derived from digital orthophotographs produced at a scale of 1:2400 with a 1-foot pixel resolution from color aerial photography dated 2012.

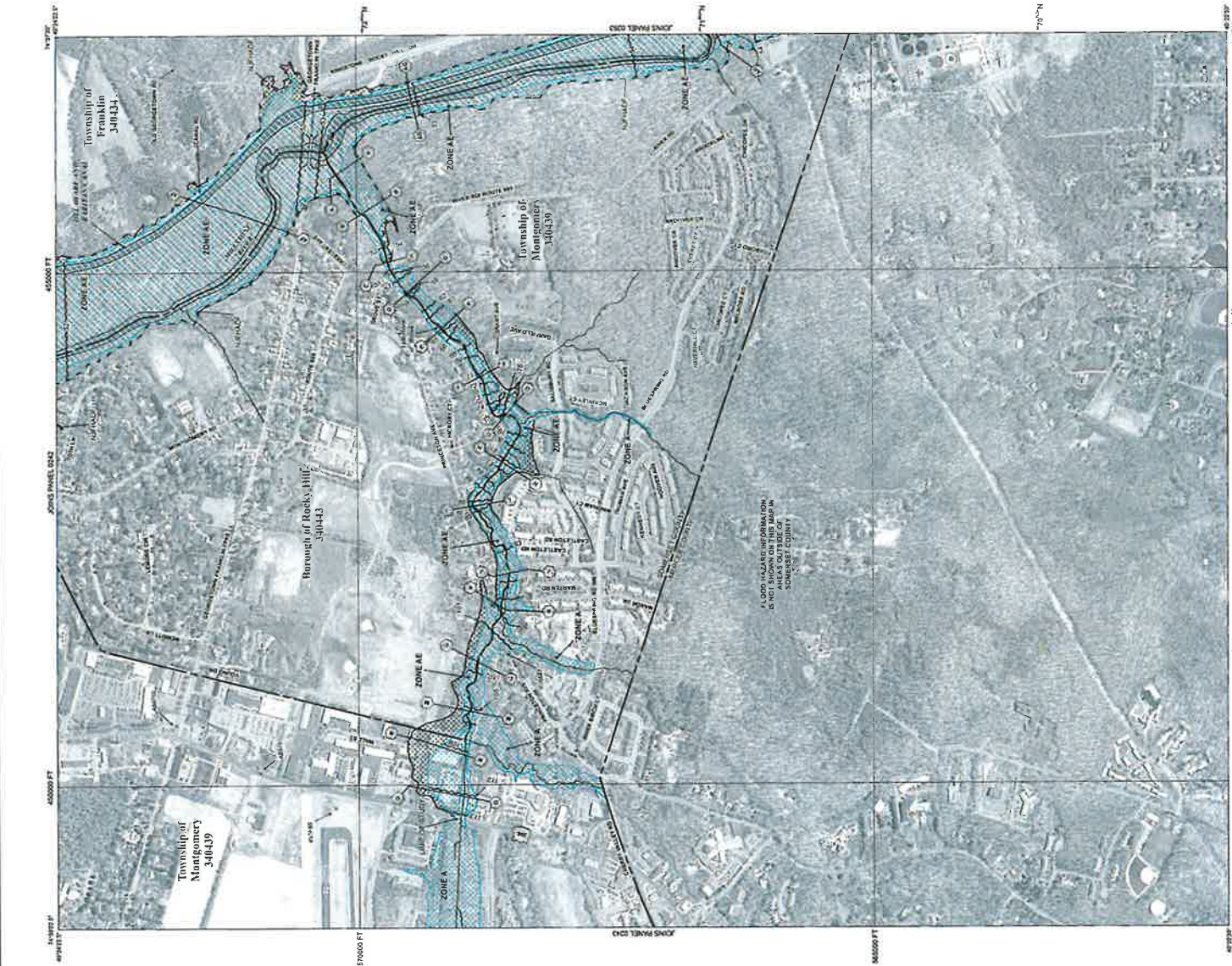
On updated topographic information, this map reflects more detailed and less stream channel configurations and floodplain delineations than shown on the previous FIRM for this jurisdiction. As a result, the Flood Insurance Study Report (which is authoritative hydraulic data) may reflect stream channel alterations that are what is shown on this map. Also, the flood to floodplain relationship for each stream may differ from what is shown on previous maps.

Only use these tags: `<math>`, `<math display="block">`, `<img alt="A map of the United States with a red outline of the state of Florida. The map is titled 'Map of the United States' and 'Map of the State of Florida'. The map shows the state of Florida in red, with the rest of the United States in black. The map is labeled with 'Map of the United States' and 'Map of the State of Florida'. The map is labeled with 'Map of the United States' and 'Map of the State of Florida'.`

For the FEMA Map information exchange or FIRM at 1-877-FEMA-MAP (362-2767), for information on available products associated with this 2007-2027, available products may include previously issued Letters of Map Change, Flood Insurance Study report, and/or digital versions of this map. For the FEMA Map information exchange or FIRM, you may also be reached by Fax at 303-581-9620 and via website at <http://www.fema.gov>.

have questions about this map or questions concerning the National Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-6247) or visit the FEMA website at <http://www.fema.gov/business/bfp>.

NDF is equal to the 1-percent annual chance flood plus an additional 25% in depth. The NDF is not to exceed the 0.2-percent annual chance FNF-HDF boundary. The NDF is to be used for the purpose of determining the required flood hazard area of a body. This regulation is set forth by the State of New Jersey Flood Hazard Control Act, N.J.A.C. 7:13, and is administered by New Jersey Department of Environmental Protection (NJDEP).




LEGEND


SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION:
BY THE 1% ANNUAL CHANCES FLOOD

Be the 1% annual flood (100 year flood), also known as the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area of land subject to flooding by the 1% annual flood. Areas of Special Flood Hazard are labeled A, AE, AH, AO, AR, X, and VE. The flood flood elevation in the water is indicated on the 1% annual chance flood.

Zone A	Small Flood Damages determined.
Zone A1	Less than 100 ft. (30 m) from ponding.
Zone A2	From 100 to 200 ft. (30 to 60 m) from ponding.
Zone A3	From 200 to 300 ft. (60 to 90 m) from ponding.
Zone A4	From 300 to 400 ft. (90 to 120 m) from ponding.
Zone A5	From 400 to 500 ft. (120 to 150 m) from ponding.
Zone A6	From 500 to 600 ft. (150 to 180 m) from ponding.
Zone A7	From 600 to 700 ft. (180 to 210 m) from ponding.
Zone A8	From 700 to 800 ft. (210 to 240 m) from ponding.
Zone A9	From 800 to 900 ft. (240 to 270 m) from ponding.
Zone A10	From 900 to 1000 ft. (270 to 300 m) from ponding.
Zone B	From 1000 to 1500 ft. (300 to 450 m) from ponding.
Zone C	From 1500 to 2000 ft. (450 to 600 m) from ponding.
Zone D	From 2000 to 2500 ft. (600 to 750 m) from ponding.
Zone E	From 2500 to 3000 ft. (750 to 900 m) from ponding.
Zone F	From 3000 to 3500 ft. (900 to 1050 m) from ponding.
Zone G	From 3500 to 4000 ft. (1050 to 1200 m) from ponding.
Zone H	From 4000 to 4500 ft. (1200 to 1350 m) from ponding.
Zone I	From 4500 to 5000 ft. (1350 to 1500 m) from ponding.
Zone J	From 5000 to 5500 ft. (1500 to 1650 m) from ponding.
Zone K	From 5500 to 6000 ft. (1650 to 1800 m) from ponding.
Zone L	From 6000 to 6500 ft. (1800 to 1950 m) from ponding.
Zone M	From 6500 to 7000 ft. (1950 to 2100 m) from ponding.
Zone N	From 7000 to 7500 ft. (2100 to 2250 m) from ponding.
Zone O	From 7500 to 8000 ft. (2250 to 2400 m) from ponding.
Zone P	From 8000 to 8500 ft. (2400 to 2550 m) from ponding.
Zone Q	From 8500 to 9000 ft. (2550 to 2700 m) from ponding.
Zone R	From 9000 to 9500 ft. (2700 to 2850 m) from ponding.
Zone S	From 9500 to 10000 ft. (2850 to 3000 m) from ponding.
Zone T	From 10000 to 10500 ft. (3000 to 3150 m) from ponding.
Zone U	From 10500 to 11000 ft. (3150 to 3300 m) from ponding.
Zone V	From 11000 to 11500 ft. (3300 to 3450 m) from ponding.
Zone W	From 11500 to 12000 ft. (3450 to 3600 m) from ponding.
Zone X	From 12000 to 12500 ft. (3600 to 3750 m) from ponding.
Zone Y	From 12500 to 13000 ft. (3750 to 3900 m) from ponding.
Zone Z	From 13000 to 13500 ft. (3900 to 4050 m) from ponding.

Flood by a flood control system that was subsequently modified.
 All interests that the former flood control system is being used to
 provide protection from the 1% annual chance or greater flood.
 Area to be protected from 1% annual chance flood by a federal
 protection system under construction, no base flood level
 determined.
 Critical flood zone with velocity having (where present) no base 1
 level has been determined.

Zone 1A:  **FLOODWAY AREAS IN ZONE 1A:**
 Critical flood flow with velocity hazard (white stream); flow direction determined

Zone 1B:  **FLOODWAY AREAS IN ZONE 1B:**
 The floodway, the maximum of a stream flow, by indicated floodway areas that may be the floodway, so that the 1% annual chance flood can be channel without having structures in flood-prone.

OTHER FLOOD AREAS

Areas of 0.2% annual chance flood, except of 1% annual chance flood and high levels of water from flood is not to be deeper than 1.5 m from 1% annual chance flood, and will be protected by levees from 1% annual chance flood.

OTHER AREAS

Areas determined to be outside the 0.2% annual chance floodplain. Areas for which flood insurance will be underwritten, but which are not in the 0.2% annual chance floodplain.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
OTHERWISE PROTECTED AREAS (OPAs)

[illegible]

Figure 1: A schematic diagram of a coastal system showing the interaction between the ocean, a lagoon, and a marsh. The ocean is on the left, connected to a lagoon by a narrow channel. The lagoon is connected to a marsh by another narrow channel. The marsh is on the right.



600,000 FT
1000 meter Universal Transverse Mercator grid datum, zone 18Q
Datum of 1953 (WAD 83), Western Hemisphere
5000 foot grid values, North American Datum coordinate system (NAD 83) (1983-1995), Transverse Mercator projection
Barred marks (see publication in Notes to Users section of I
data

 5
 Ref: 146
 MAP REPOSITORY
 Ref: in view of Map Repository on Map Index
 EFFECTIVE DATE OF CONFIRMATION
 FLORENCE, ARIZONA, DATE MAP
 1974

EFFECTIVE DATES OF NEW/OLD TO THIS PANEL
November 1, 2010: to change the food & nutrition, to change Special Food Hazard A/B, and to add updated background information

To determine if flood insurance is available in this community, contact your agent or call the National Flood Insurance Program at 1-800-625-6253.

FIRM	FLOOD INSURANCE RATE
1	1
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3	3
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5	5
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9	9
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100	100

SOMERSET COUNTY,
NEW JERSEY
(ALL JURISDICTIONS)
PAGE# 244 OF 304

COMPANY	MARKET RANK	MARKET VALUE
1. UNITED STATES OF AMERICA	1	\$2.14
2. UNITED STATES OF AMERICA	2	\$1.94
3. UNITED STATES OF AMERICA	3	\$1.84
4. UNITED STATES OF AMERICA	4	\$1.74
5. UNITED STATES OF AMERICA	5	\$1.64
6. UNITED STATES OF AMERICA	6	\$1.54
7. UNITED STATES OF AMERICA	7	\$1.44
8. UNITED STATES OF AMERICA	8	\$1.34
9. UNITED STATES OF AMERICA	9	\$1.24
10. UNITED STATES OF AMERICA	10	\$1.14

INDEX: Full Bibliography of
JSTOR

AL FLO

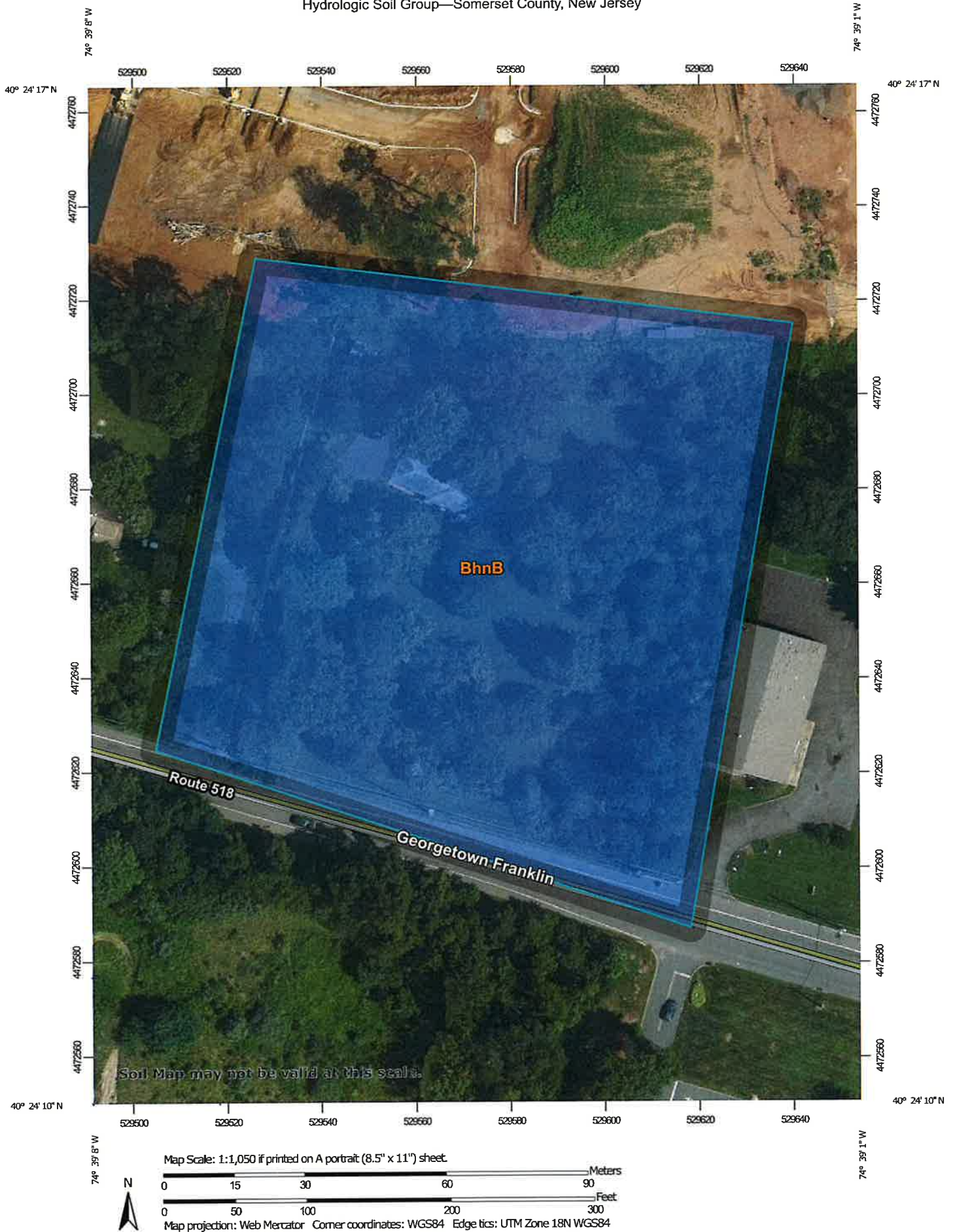

 MAP NUMBER
 34035CC

Access to User: The Map Number must be used
 when placing orders. The Community
 Number must be used on purchase orders
 and purchase orders.

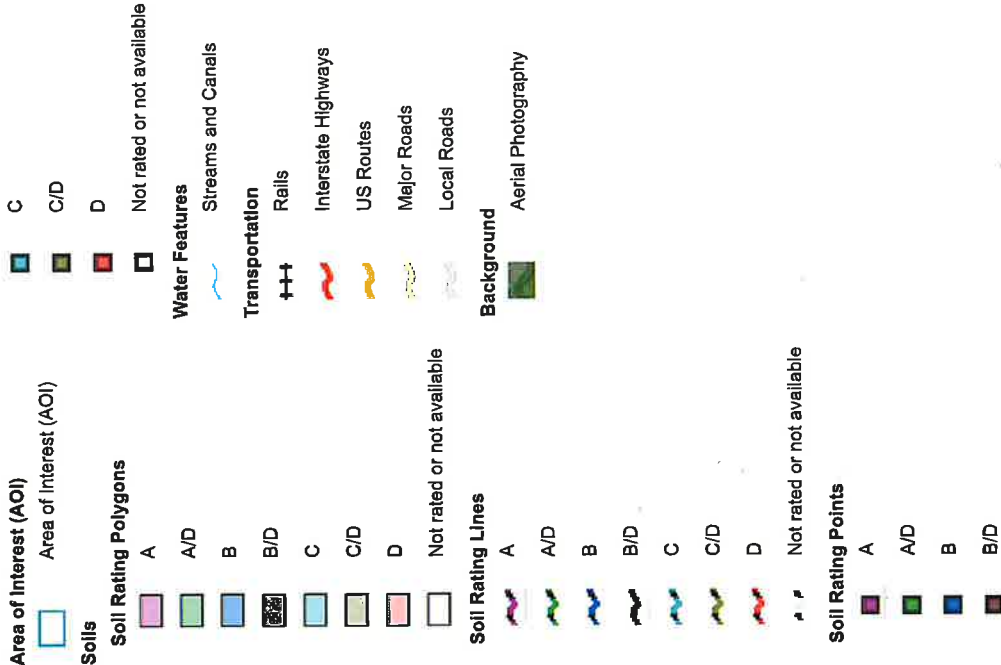
MAP REVIEW
NOVEMBER 4,
1997

NRCS SOILS SURVEY MAP

Hydrologic Soil Group—Somerset County, New Jersey



MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Somerset County, New Jersey
Survey Area Data: Version 20, Aug 30, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 13, 2021—Sep 14, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BhnB	Birdsboro silt loam, 2 to 6 percent slopes	B	3.4	100.0%
Totals for Area of Interest			3.4	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

NJDEP GEOWEB – AERIAL PHOTO MAP

NJDEP GeoWeb
Aerial Map



NJDEP GEOWEB – BEDROCK GEOLOGY MAP

NJDEP GeoWeb
Bedrock



NJDEP GEOWEB – HISTORIC AREAS MAP

NJDEP GeoWeb
Historic Areas



NJDEP GEOWEB – LANDSCAPE REGION MAP

NJDEP GeoWeb
Landscape Region



NJDEP GEOWEB – LANDSCAPE SPECIES MAP

NJDEP GeoWeb
Landscape Region – Species



NJDEP GEOWEB – STATE PLAN CENTERS MAP

NJDEP GeoWeb
State Plan Centers



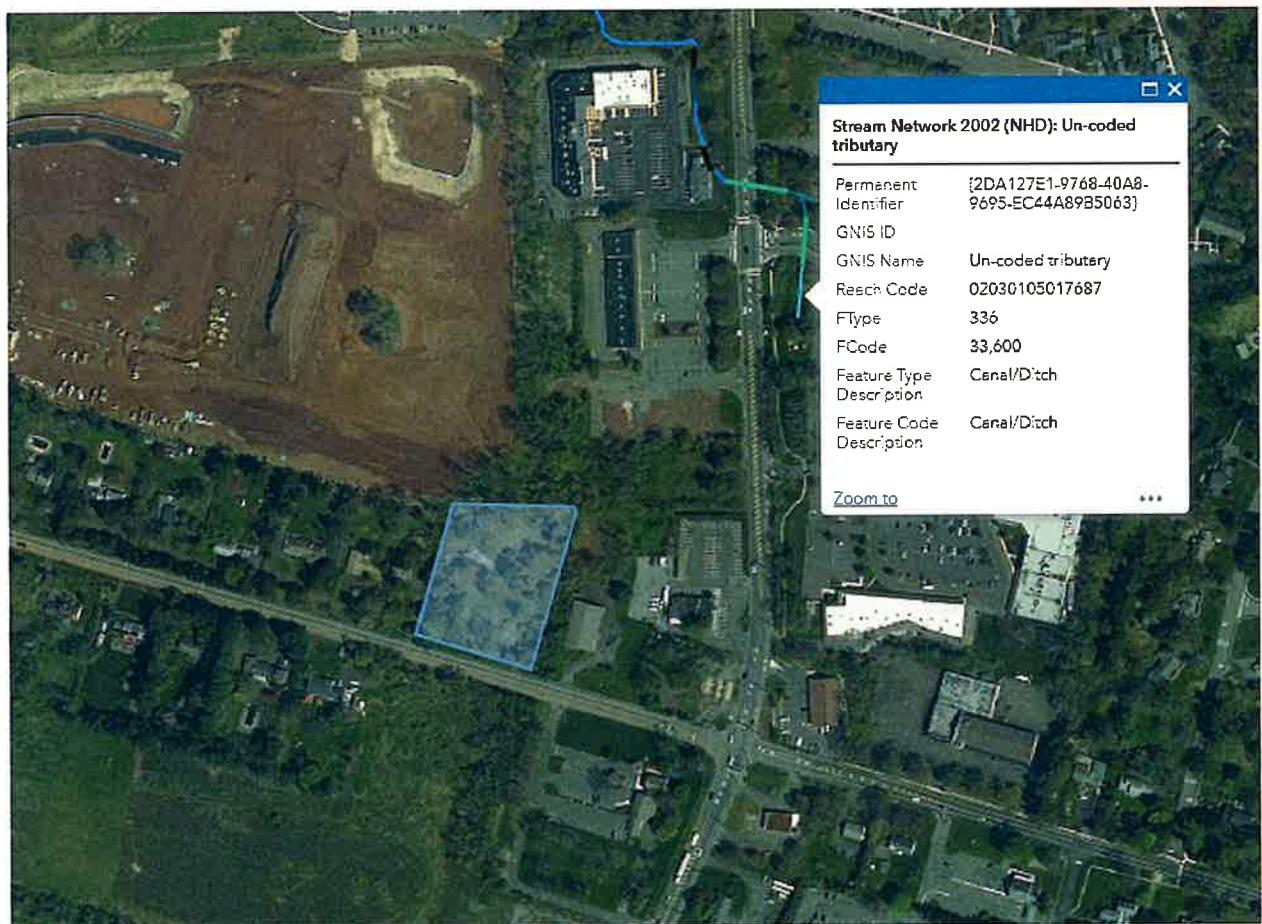
NJDEP GEOWEB – STATE PLANNING AREA MAP

NJDEP GeoWeb
State Planning Area



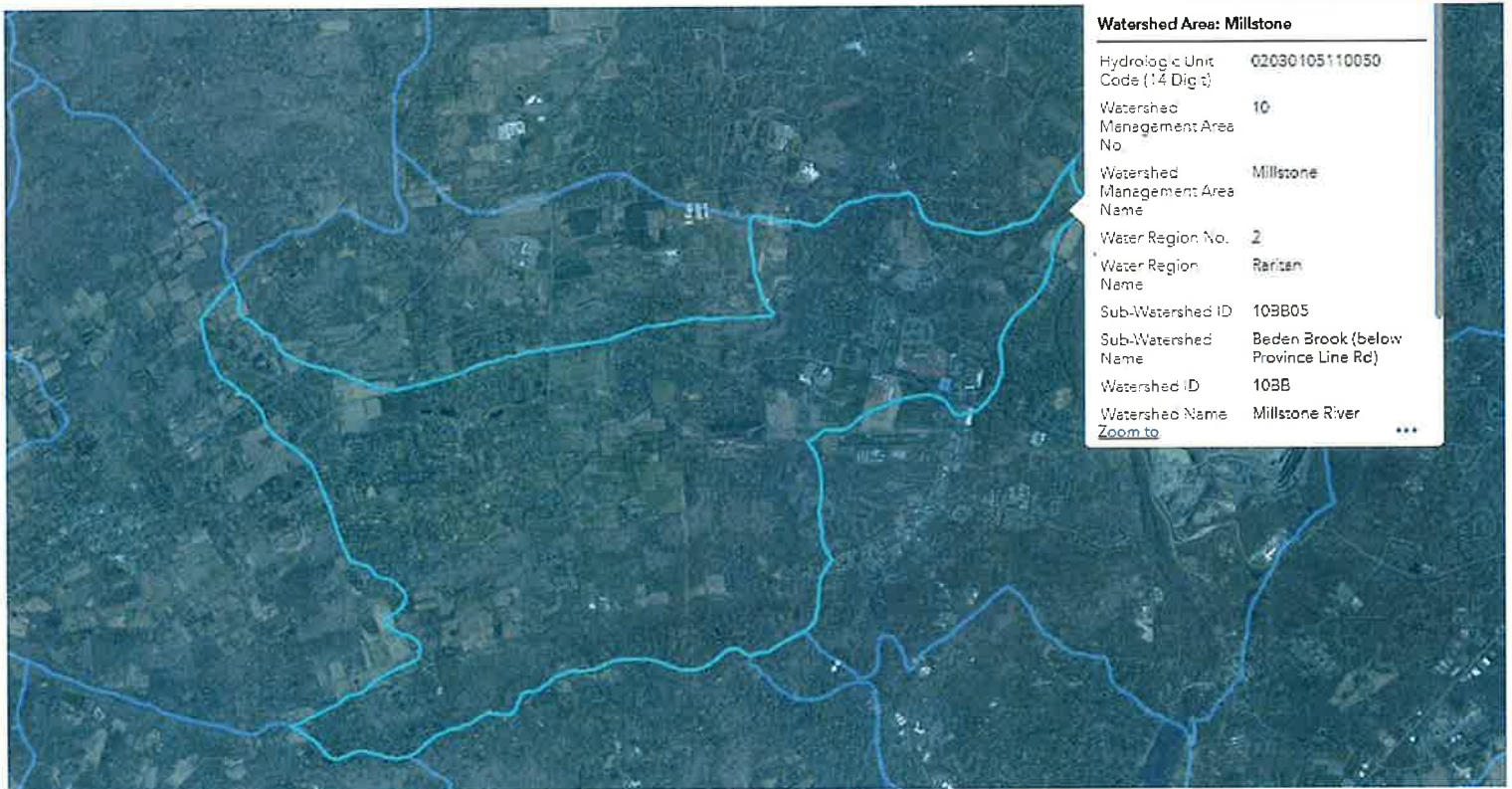
NJDEP GEOWEB – STREAMS MAP

NJDEP GeoWeb
Stream



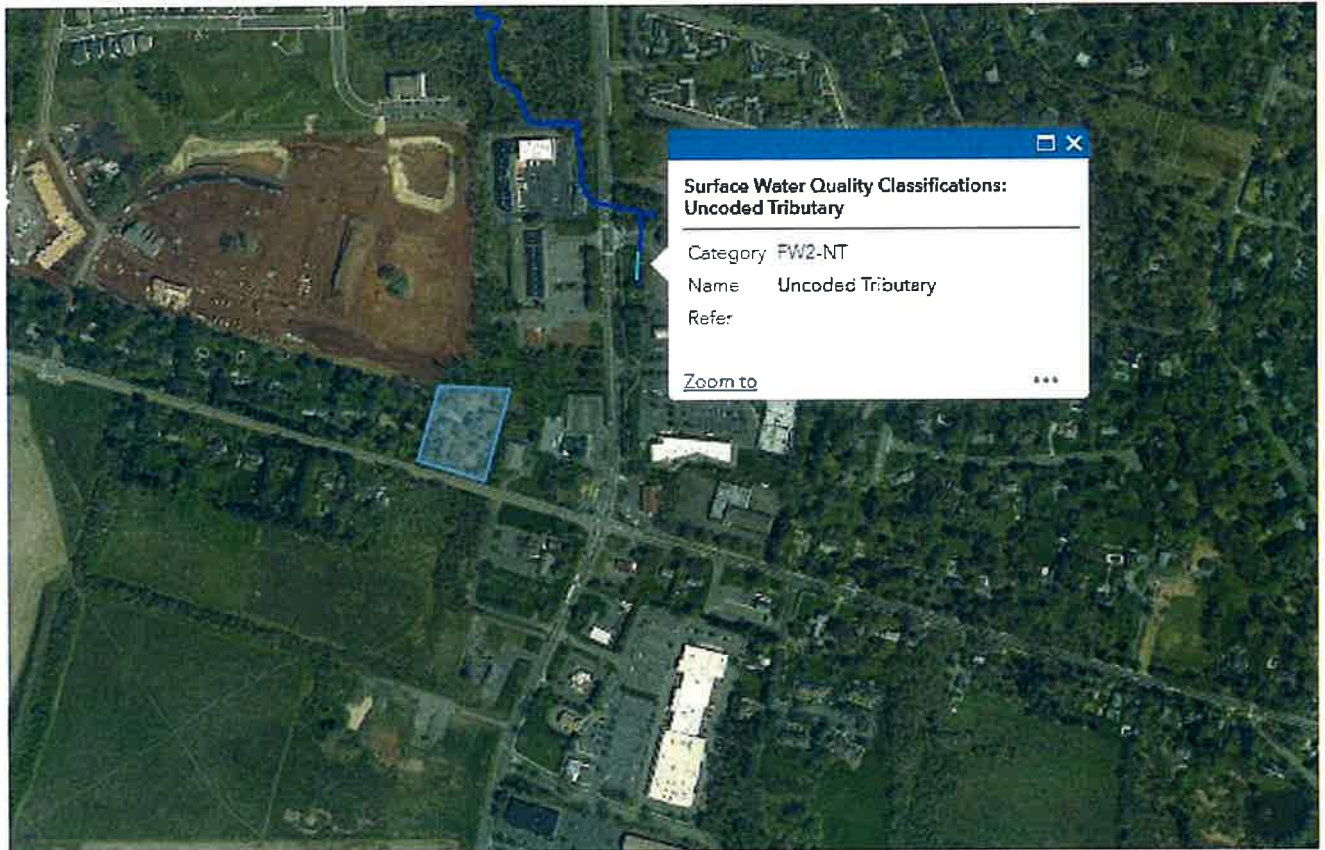
NJDEP GEOWEB – SUB-WATERSHED (HUC) 14 MAP

NJDEP GeoWeb
Sub-Watershed (HUC 14) Map



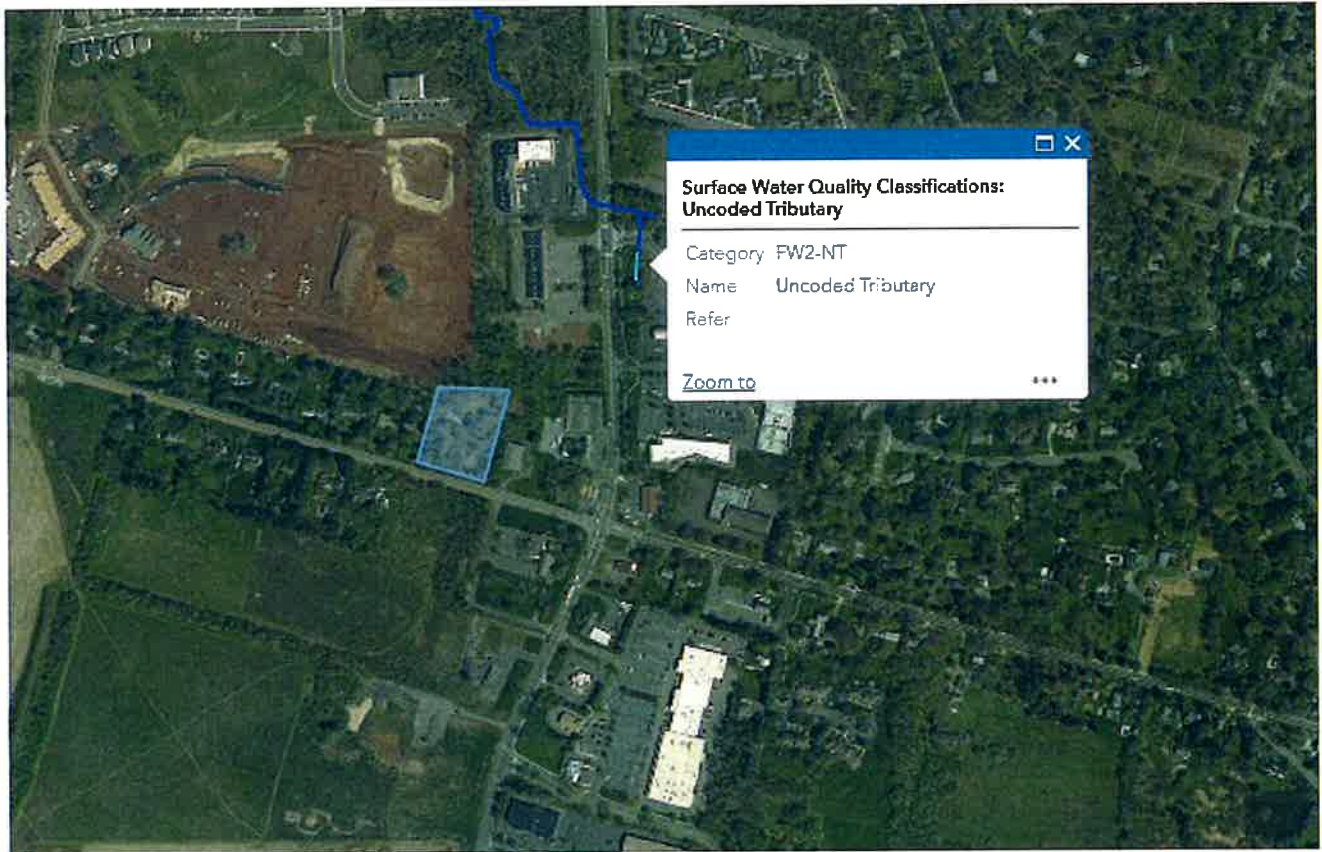
NJDEP GEOWEB – SURFACE WATER QUALITY MAP

NJDEP GeoWeb
Surface Water Quality



NJDEP GEOWEB – WELL HEAD PROTECTION AREA MAP

NJDEP GeoWeb
Surface Water Quality



NJDEP GEOWEB – WETLANDS MAP

NJDEP GeoWeb
Wetlands



**PRELIMINARY ENVIRONMENTAL CONSTRAINTS
INVESTIGATION**



D1027.368
August 5, 2022

Mr. Alec Farrell
Dynamic Engineering
1904 Main Street
Lake Como, NJ 07719
VIA EMAIL

**Re: Preliminary Environmental Constraints Evaluation
Georgetown Franklin Turnpike
Block 28005 * Lots 57 & 58
Montgomery Township, Somerset County, New Jersey**

Dear Mr. Farrell,

As per your request, an environmental constraints investigation and letter report has been prepared for land on the referenced approximate 3.6-acre site currently designated as Block 28005, Lots 57 & 58 located within Montgomery Township, Somerset County, New Jersey. Our office has inspected the aforementioned site for wetlands and environmental constraints due to the proximity of wetlands and regulated waters. Property boundaries were not observed, only estimated in the field.

The site is located with frontage on Georgetown-Franklin Turnpike (Rt 518) to the south, west of Route 206 and north of Airpark Road (*Figure 1: New Jersey Road Map*). The site can be found on the Rocky Hill United States Geological Survey (USGS) Quadrangles with NAD 1983 state plane coordinates (feet) of E(x) 450,014 and N(y) 572,109 at the approximate center of the site (refer to *Figure 2: Rocky Hill U.S.G.S Quadrangle Map*). Based upon a site inspection conducted August 5, 2022, the site is currently developed with an existing single-family dwelling and surrounding maintained lawn areas with shade trees in the western section of the site, and is composed of fragmented areas of late successional wooded areas surrounding the developed areas. Refer to *Figure 3: Aerial Map* for a depiction of the land coverage present on and in the vicinity of the subject site. Surrounding land use includes single-family residences to the west, and commercial development to the south and east along the Route 206 corridor.

Freshwater Wetland Protection Act Rules (N.J.A.C.7:7A)

The methodology that was utilized to determine the presence, absence, and/or approximate limit of wetlands is the Three Parameter Approach set forth in a manual entitled *Federal Manual for Identifying and Delineating Jurisdictional Wetlands*, published under the Federal Interagency Committee for Wetland Delineation (FICWD), 1989, Army Corp. of Engineers Regional Wetland Supplements, and the most current U.S. Department of Agriculture Natural Resource Conservation Service (NRCS) *Field Indicators of Hydric Soil* manual. Three parameters were evaluated to determine wetland limits, including hydrology, vegetation and soils.

The New Jersey Department of Environmental Protection (NJDEP) Freshwater Wetland Geographic Information Systems (GIS) digital mappings do not depict freshwater wetlands on the site (refer to *Figure 4: NJDEP Freshwater Wetlands Map*). The nearest mapped wetlands are shown approximately 1,000 feet north of the site. The field investigation confirmed the absence of wetlands on or in the immediate vicinity of the site, which was determined based on the lack of any of the three (3) required wetland parameters. The wetland investigation was conducted based on identification of the presence of



hydrology, hydric soils, and hydrophytic vegetation. Following is a discussion of wetland characteristics and communities pursuant to the referenced *Federal Manual*.

Hydrology

Typical hydrologic indicators observed in a wetland include, but are not limited to, topographic variation, drainage features, saturated soils, water-stained leaves, and vegetative morphological adaptations such as herbaceous hummocks, buttressing, and shallow root systems. There was no evidence of any positive hydrology throughout the site, including in the late successional communities and the maintained lawn areas. It is the determination of DuBois that the site does not meet the hydrological wetland parameter. Hydrology changes with the season and amount of recent precipitation and is subject to variation. Therefore, the hydrology criteria cannot always be a major determining factor, but it assists in the final verification of a wetland limit.

Soils

The Somerset County Soil Survey identifies one (1) soil map unit of one (1) soil series underlying the property (*Figure 5: Somerset County Soil Survey Map*). The soil type throughout the overall property is mapped as the Birdsboro silt loam, 2 to 6 percent slopes (BhnB) soil map unit. Hydric soils are those soils that are formed under conditions of saturation, such as ponding or flooding long enough during the growing season to develop anaerobic conditions in the upper part. According to the USDA 2015 National Hydric Soil List, the BhnB soil map unit is not listed as hydric.

Hydric soils exhibit characteristic morphologies that result from repeated periods of saturation or inundation. Typical hydric soil indicators include low chroma colors (Munsell notations 1 and 2) combined with redoximorphic features (mottles), including iron concentrations within the soil matrix as well as along root linings. This site and overall area of Somerset County is specifically reviewed pursuant to the F21-Red Parent Material field indicator based on the NRCS *Field Indicators of Hydric Soils* due to the Munsell notation of a 7.5YR hue or redder. No areas of the site exhibited soil conditions that clearly meet the hydric criteria per the Red Parent Material requirements. Soils throughout undeveloped areas of the site exhibited bright matrix Munsell notations of 5YR3/3 and 5YR3/4 with no evidence of mottling or concretions.

Vegetation

A hydrophyte is macrophytic plant life growing in water, soil or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content. The vegetation on the project site was identified and classified in accordance with the interagency 2018 National Wetland Plant List, which is the list that is currently utilized for all jurisdictional wetland determinations. Plants are assigned an indicator based on the associated physiographic region; the subject site is located in the Atlantic Coastal region. Plant classifications listed are as follows:

Obligatory (OBL)	Almost always is a hydrophyte, rarely in uplands
Facultative Wetland (FACW)	Usually is a hydrophyte but occasionally found in uplands
Facultative (FAC)	Commonly occurs as either a hydrophyte or non-hydrophyte
Facultative Upland (FACU)	Occasionally is a hydrophyte but usually occurs in uplands
Upland (UPL)	Rarely is a hydrophyte, almost always in uplands

*NI – those species with no wetland indicator, and therefore upland species.



Areas of the site developed with the single-family dwelling are associated with maintained lawn area and large shade trees, and do not exhibit natural biotic community characteristics. Large shade trees throughout the lawn area in the western section of the site associated with the dwelling include eastern red cedar (*Juniperus virginiana*, FACU), white pine (*Pinus strobus*, FACU), red maple (*Acer rubrum*, FAC), flowering dogwood (*Cornus florida*, FACU), and landscape species. The lawn areas include typical species such as turf grass, white clover (*Trifolium repens*, FACU), and English plantain (*Plantago lanceolata*, FACU). These areas do not exceed the 50 percent dominance criterion and the hydrophytic vegetation parameter is not met.

Undeveloped areas of the site are classified as late successional wooded communities. Overstory and subcanopy species include black cherry (*Prunus serotina*, FACU), sugar maple (*Acer saccharum*, FACU), black locust (*Robinia pseudoacacia*, FACU), black walnut (*Juglans nigra*, FACU), and tulip poplar (*Liriodendron tulipifera*, FACU). Understory vegetation includes multiflora rose (*Rosa multiflora*, FACU), wineberry (*Rubus phoenicolasius*, FACU), amur honeysuckle (*Lonicera maackii*, NI), and pokeweed (*Phytolacca americana*, FACU). Garlic mustard (*Alliaria petiolata*, FACU), Japanese stiltgrass (*Microstegium vimineum*, FAC), white snakeroot (*Ageratina altissima*, FACU), and Japanese honeysuckle (*Lonicera japonica*, FAC) are herbaceous species. The vegetation composition in these undeveloped successional areas does not exhibit the 50 percent dominance criterion, and therefore the hydrophytic vegetation parameter is not met.

Based on detailed field and background investigations, it is the determination of DuBois that the site and immediate surrounding communities are not associated with any areas that exhibit all of the hydrological conditions, hydrophytic vegetation, and/or hydric soil criteria, and therefore should not be associated with regulated wetlands. Therefore, the site should not subject to regulation pursuant to the Freshwater Wetlands Protection Act Rules (FWW Rules) (N.J.A.C.7:7A). It is recommended that a Letter of Interpretation- Presence/Absence application be submitted to the NJDEP for confirmation that the site is absent of regulated wetland and buffers areas, if required for redevelopment of the site.

Flood Hazard Area Control Act Rules (N.J.A.C.7:13)

The Flood Hazard Area Control Act Rules (FHA Rules) (N.J.A.C.7:13) regulate surface waters and features that are associated with a drainage area that exceeds 50-acres. As is depicted on *Figure 4*, there are no mapped surface waters on or in the immediate vicinity of the site, as was confirmed during the field investigation. An uncoded tributary is mapped approximately 600 feet to the north of the site, which drains to the main branch of the Beden Brook further to the north. The uncoded tributary is classified as Freshwater, Class 2, Non-Trout (FW2-NT) waterway according to the Surface Water Quality Standards. The waterway limit is further from the site than the maximum required riparian zone width (300 feet for a Category One waterway). Therefore, it is the determination of DuBois that the site is not associated with any regulated waters, and should not be subject to regulation pursuant to the FHA Rules. As necessary, a Flood Hazard Area Applicability Determination can be submitted to the NJDEP for confirmation that the site is not associated with any regulated waters, and any proposed development does not require a flood hazard area permit pursuant to the FHA Rules.



Conclusion

It is the determination of DuBois that the site is not composed of regulated wetlands and/or transition areas due to the absence of any portion of the site or vicinity that exhibits any of the defining wetland parameters, including hydrophytic vegetation, hydrology, and hydric soils on or within 50 feet of the site. Any re-development of the site should not be regulated by the FWW Rules (N.J.A.C.7:7A). It is the recommendation of DuBois that a Letter of Interpretation-Presence/Absence be applied for to confirm the absence of regulated wetland and transition areas on the site.

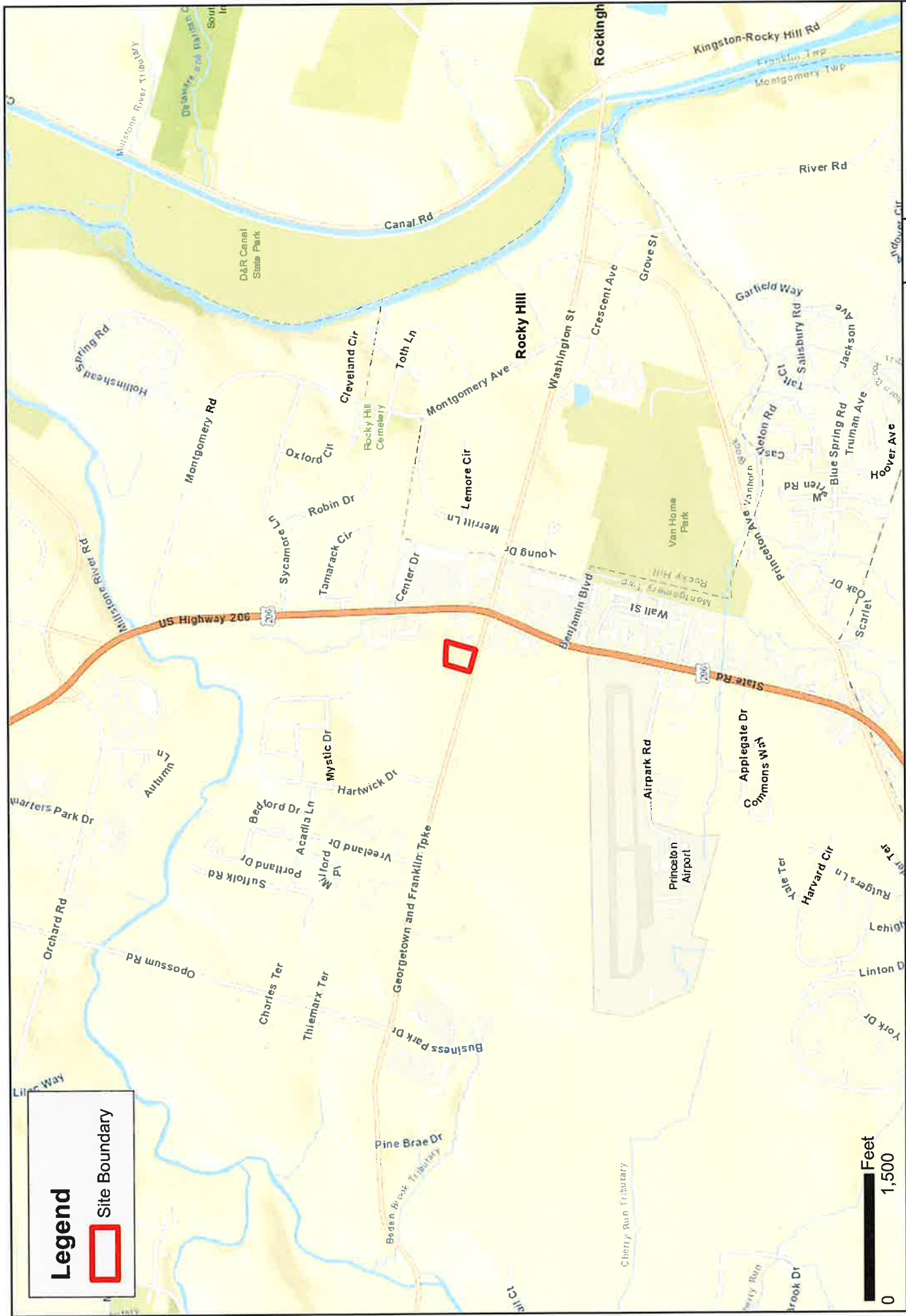
The site is determined to be absent of identified regulated waters based on NJDEP mapping and DuBois field investigation. The nearest mapped waterway is over 600 feet north of the site. Therefore, it is the determination of DuBois that the site is not subject to regulation pursuant to the FHA Rules. A Flood Hazard Area Applicability Determination can be applied for to confirm the absence of regulated waters and areas pursuant to the FHA Rules, if necessary.

DuBois can coordinate with you in preparing the recommended/anticipated additional tasks per your request. Attached please find figures depicting the site as referenced throughout this report, as well as representative site photographs. Should you have any questions or require additional information, please do not hesitate to contact this office.

Sincerely,

Amy Jones, PWS
Sr. Biologist/Project Manager

FIGURES



Legend

 Site Boundary



NORTH

Job No.: D1027.368

Scale: 1 in = 1,500 ft

Date: 8/4/2022

Drawn By: PH

New Jersey Road Map

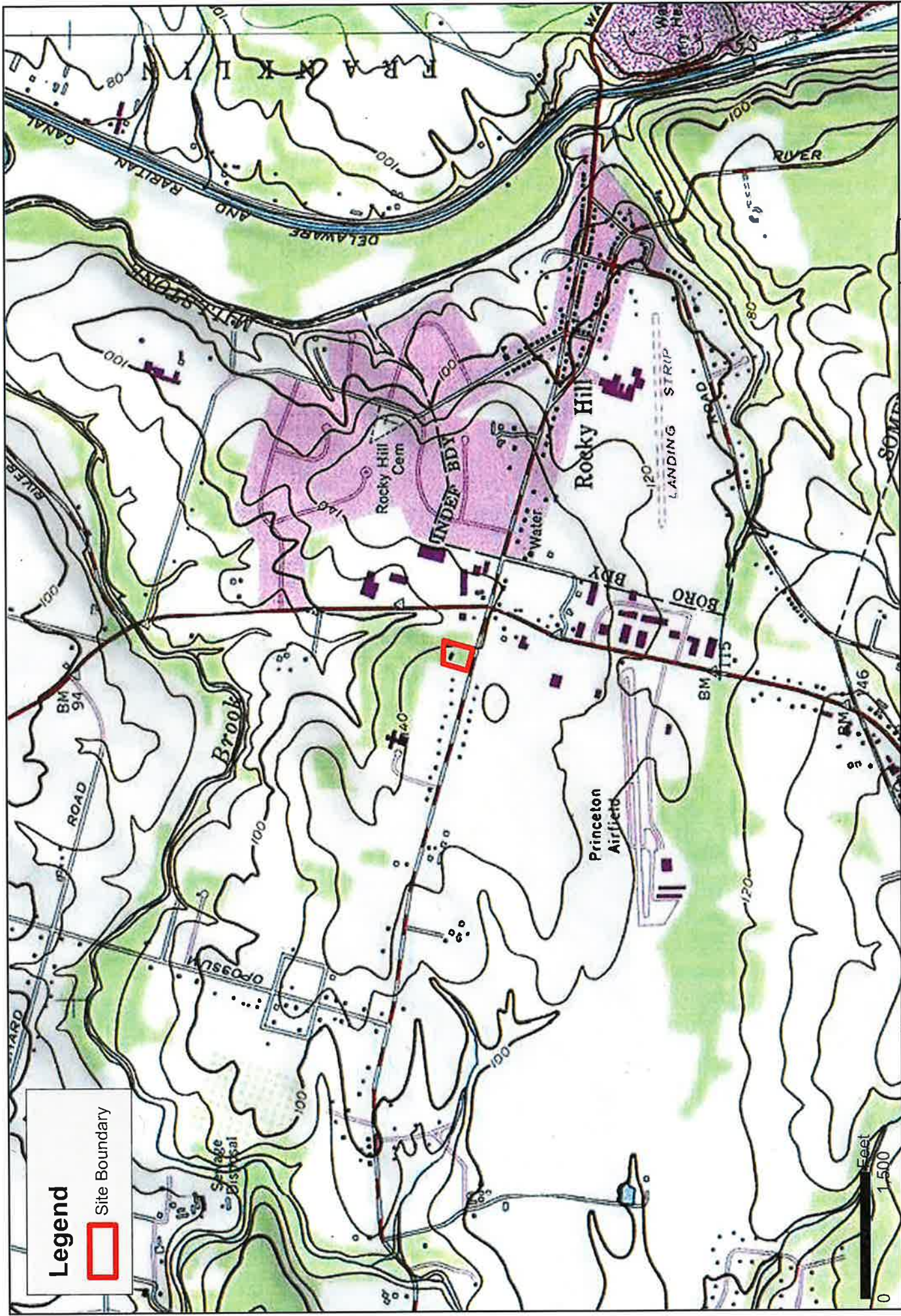
Block 28005 * Lots 57 & 58

Montgomery Township, Somerset County, NJ



**DuBois
& ASSOCIATES**

Figure 1



Job No.: D1027.368

Scale: 1 in = 1,500 ft

Date: 8/4/2022

Drawn By: PH


NORTH

Figure 3

SE Rocky Hill NJ USGS Quadrangle Map

Block 28005 * Lots 57 & 58

Montgomery Township, Somerset County, NJ

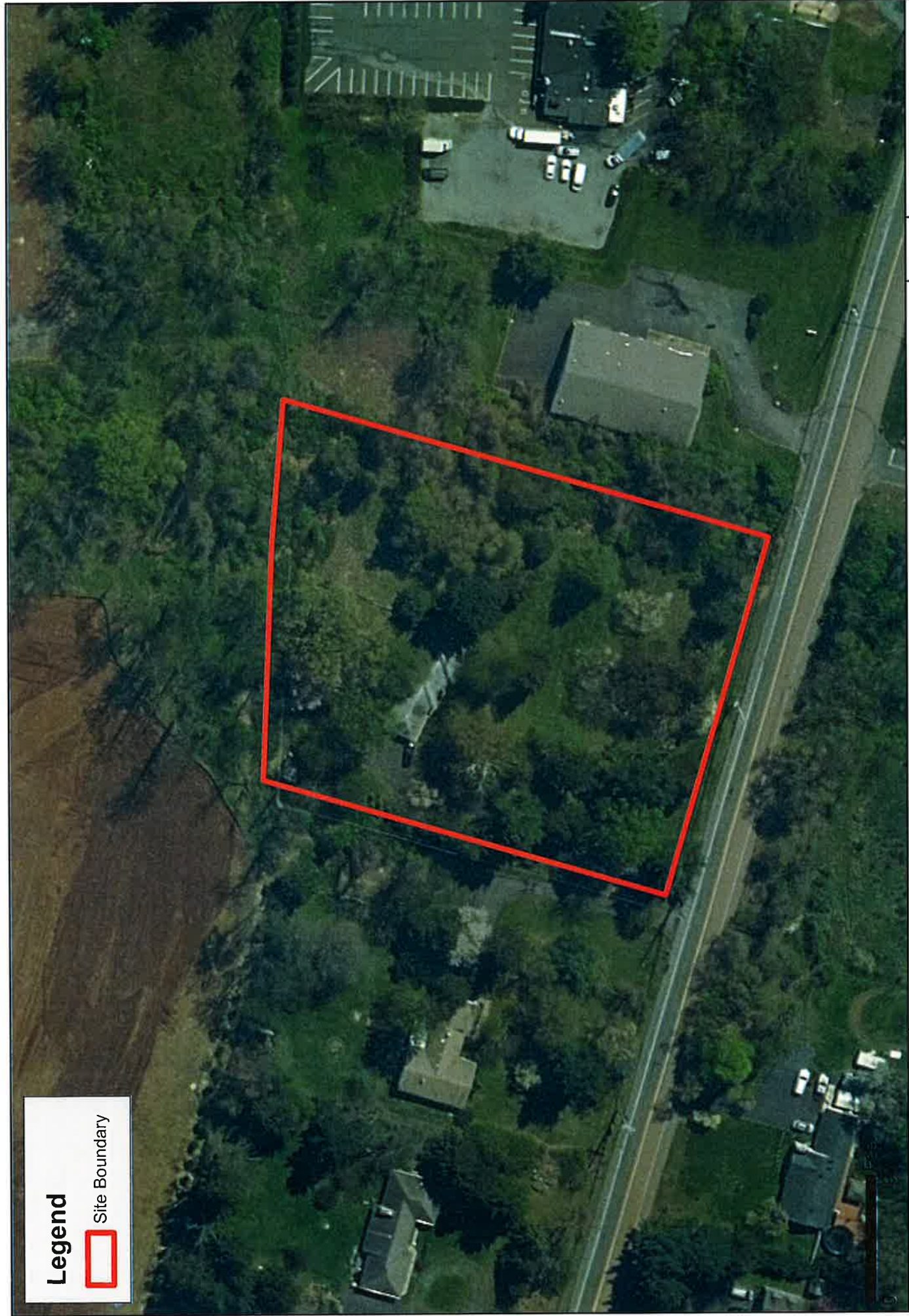


DuBois & Associates

Legend



Site Boundary



Aerial Map

Block 28005 * Lots 57 & 58
Montgomery Township, Somrset County, NJ



Figure 3

Job No.: D1027.368




Scale: 1 in = 90 ft

Date: 8/4/2022

Drawn By: PH



Legend

-  Site Boundary
-  Surface Waters
-  NJDEP Mapped Wetlands (2012)

0 Feet
500

NJDEP Freshwater Wetlands Map

Block 28005 * Lots 57 & 58
Montgomery Township, Somerset County, NJ



Figure 4

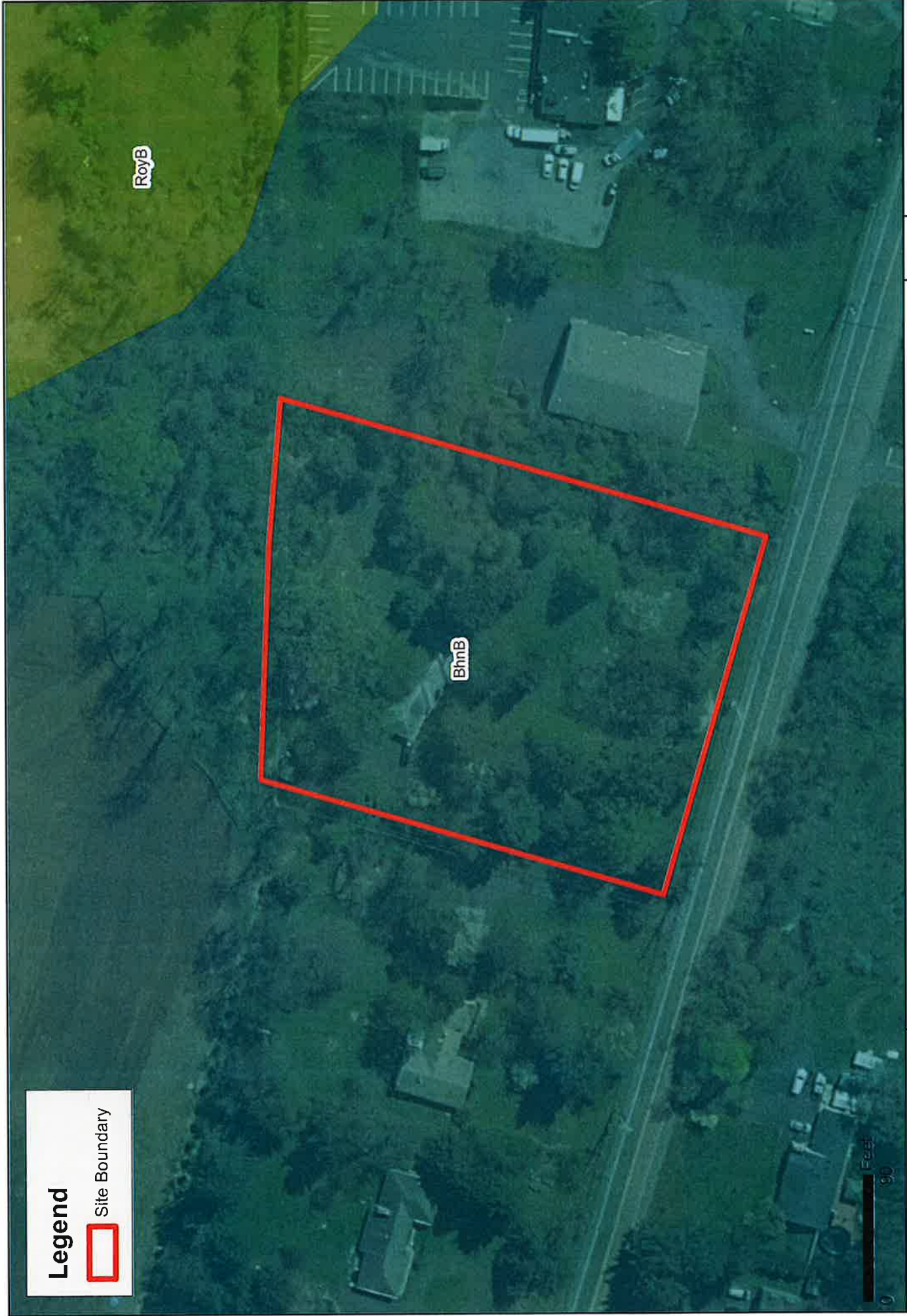
Job No.: D1027.368

Scale: 1 in = 500 ft

Date: 8/6/2022

Drawn By: PH






Legend

 Site Boundary



**DuBois
& ASSOCIATES**

Somerset Soil Survey Map

Block 28005 * Lots 57 & 58
Montgomery Township, Somerset County, NJ


**NORTH**

Figure 5

Job No.: D1027.368

Scale: 1 in = 90 ft

Date: 8/4/2022

Drawn By: PH

SITE PHOTOGRAPHS



Photo 3: Representative view of the existing single-family dwelling and surrounding maintained lawn and shade trees in the northwestern section of the site, facing north.



Photo 4: View of the bright matrix upland soil characteristics in the maintained lawn area, facing Route 518.



Photo 5: Representative view of the late successional upland community on the site.



Photo 6: View of the upland soil characteristics in the undeveloped successional community on the site.



Photo 7: View through the maintained lawn and shade tree area, facing east along Route 518.



Photo 8: View along the existing driveway from Route 518 along the western property boundary.

UTILITY WILL SERVE LETTERS

Shivani Savalia

From: Allison Nevulis
Sent: Thursday, September 1, 2022 3:36 PM
To: 'Joe.Davignon@amwater.com'
Cc: Alec Farrell; Shivani Savalia
Subject: Montgomery Water Will Serve Request
Attachments: Geoweb Aerial .jpg

**982 Route 518 (Georgetown Franklin Turnpike)
Block 28005, Lots 57 & 58
Township of Montgomery
Somerset County, NJ**

Dear Mr. Davignon,

Our office is in the process of conducting a Due Diligence Investigation for a potential commercial development located at the above referenced property. In order to facilitate your review, we have attached the following documents:

- One (1) copy of an Aerial Photograph with the subject parcel clearly indicated.

We understand this location falls in the service territory of New Jersey American Water. Therefore, we request you please provide the following information:

1. Please confirm that water service can be provided to the subject parcel from New Jersey American Water.
2. Please provide distribution maps of the existing water infrastructure within the vicinity of the subject parcel. If distribution maps are not available, we request you please indicate the locations of the water mains on the enclosed aerial. We request you please indicate the size of the existing mains and which side of the adjacent roads they are located.
3. Please advise if there are capacity issues, connection moratoriums, or road opening moratoriums currently in affect or planned in the foreseeable future.
4. Please advise if there are connection fees required for new services and/or the reconstruction of existing services. If available, we request you please provide a connection fee schedule.
5. Please advise if there are specific application procedures required to obtain approval from your office for the proposed water service(s).

We request you verify the above items through written confirmation in the form of a "will-serve" letter.

Thank you very much for your assistance with this matter. Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

Allison Nevulis

Assistant Design Engineer



Licensed Professional Engineers throughout the United States

1904 Main Street | Lake Como, New Jersey 07719
PH: (732) 974-0198 Ext. 1133 | Fax: (732) 974-3521

Additional office locations:

Florida (Delray Beach) - 100 NE 5th Ave | Suite B2 | Delray Beach, FL 33483 | PH: (561) 921-8570
Maryland (Annapolis) - 125 West Street | Annapolis, MD 21401 | PH: (410) 567-5000
New Jersey (Belmar) - 825 8th Avenue | Belmar, NJ 07719 | PH: (732) 974-0198 | Fax: (732) 974-3521
New Jersey (Chester) - 245 Main Street | Suite 110 | Chester, NJ 07930 | PH: (908) 879-9229
New Jersey (Newark) - 50 Park Place | Mezzanine Level | Newark, NJ 07102 | PH: (973) 755-7200
New Jersey (Toms River) - 40 Main Street | 3rd Floor | Toms River, NJ 08753 | PH: (732) 678-0000
Pennsylvania (Lehigh Valley) - 95 Highland Ave | Suite 170 | Bethlehem, PA 18017 | PH: (610) 598-4400
Pennsylvania (Newtown) - 826 Newtown Yardley Road | Suite 201 | Newtown, PA 18940 | PH: (267) 685-0276
Pennsylvania (Philadelphia) - 1515 Market Street | Suite 1920 | Philadelphia, PA 19102 | PH: (215) 253-4888
Texas (Austin) - 901 Mopac Expressway South | Barton Oaks Plaza One | Suite 300 | Austin, TX 78746 | PH: (512) 646-2646
Texas (Dallas) - 714 S. Greenville Avenue | Suite 100 | Allen, TX 75002 | PH: (972) 534-2100
Texas (Houston) - 6925 Portwest Drive | Suite 100 | Houston, TX 77024 | PH: (281) 789-6400

Please visit our websites:



Connect with us:



Shivani Savalia

From: Mark Herrmann <mherrmann@montgomerynj.gov>
Sent: Monday, September 12, 2022 3:07 PM
To: Shivani Savalia
Cc: Alec Farrell; Christopher Rentko; Cheryl Chrusz
Subject: RE: Sewer Will Serve Request (4447-22-01334)
Attachments: Montgomery Crossing Drainage and Utility Sheets.pdf, 20220519 Ordinance 22-1682 Sewer Capacity Charges and Rates.pdf

Shivani,

Here are my responses in red. I will work on your other request.

Mark Herrmann, PE, CME, CFM
Township Engineer
Township of Montgomery
100 Community Drive
Skillman, NJ 08558
(908) 359-8211 ext. 2244
(908) 224-2071 direct
mherrmann@montgomerynj.gov



Please note that email correspondence with the Township is a public record and may be subject to disclosure under New Jersey's Open Public Records Act.

Consider signing up for [MONTGOMERY EBULLETINS](#) and checking out our website <https://www.montgomerynj.gov/>

From: Shivani Savalia <ssavalia@dynamicec.com>
Sent: Tuesday, September 6, 2022 11:12 AM
To: Mark Herrmann <mherrmann@montgomerynj.gov>
Cc: Alec Farrell <afarrell@dynamicec.com>
Subject: Sewer Will Serve Request (4447-22-01334)

982 Route 518 (Georgetown Franklin Turnpike)
Block 28005, Lots 57 & 58
Township of Montgomery
Somerset County, NJ

Dear Mr. Herrmann,

Our office is in the process of conducting a Due Diligence Investigation for a potential development located at the above referenced property. In order to facilitate your review, we have enclosed the following documents:

- One (1) copy of an Aerial Photograph with the subject parcel clearly indicated.

As part of this Due Diligence Investigation, our office is required to confirm that sanitary sewer service is available to the subject parcel. We understand this location falls in the service territory of Montgomery Township; therefore, we request you please provide the following information:

1. Please confirm that electric and gas service can be provided to the subject parcel from Montgomery Township. **The Township does not operate the electric or gas utilities, contact PSE&G.**
2. Please provide distribution maps of the existing sanitary sewer infrastructure within the vicinity of the subject parcel. If distribution maps are not available, we request you please indicate the locations of the infrastructure on the attached aerial. We request you please indicate the size of the existing mains and which side of the adjacent roads they are located. **Our mapping is online here <https://montgomery-twp.maps.arcgis.com/home/index.html>. The closest sewer lines are currently under construction by Sharbell as part of the Montgomery Crossing Development and the latest revised sheets I have are attached.**
3. Please advise if there are capacity issues, connection moratoriums, or road opening moratoriums currently in affect or planned in the foreseeable future.
Block 28005, Lots 57 and 58 are in the Skillman Village Sewer Service Area. According to the wastewater management plan (WWMP), and current zoning, the expected flow from the properties is 1,171 gpd. The properties are not currently connected to the sanitary sewer system.

There is a potential for connection to the collection system built by and currently under the control of the Sharbell Development Company. Sharbell and the Village Shoppes at Montgomery LLC are each responsible for building portions of roadways intended to be dedicated to Montgomery Township (Brecknell Way, Village Drive, and Tamworth Drive [built by Sharbell only]). A 5-year moratorium would be in place on any future public roadway effective once final paving is in place the roads have been accepted by the Township.
4. Please advise if there are connection fees required for new services and/or the reconstruction of existing services. If available, we request you please provide a connection fee schedule. **See attached Ordinance for current charges, which are subject to change. This is only the sewer capacity reservation charge and does not include any other costs.**
5. Please advise if there are specific application procedures required to obtain approval from your office for the proposed sanitary sewer service. **Plans will be subject to review for conformance with Chapters 12 and 16 of the Township Code, Township Standard Details, applicable state regulations (e.g. TWA, RSIS, NJDEP etc.), and applicable engineering standards.**

The developer will be responsible for assessing any downstream collection system and pump stations for adequate capacity.

We request you verify the above items through written confirmation in the form of a “will-serve” letter. **There is not enough information to provide a will serve letter at this time.**

Thank you very much for your assistance with this matter. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Shivani Savalia

Design Engineer



Licensed Professional Engineers throughout the United States

1904 Main Street | Lake Como, New Jersey 07719
PH: (732) 974-0198 Ext. 1201 | Fax: (732) 974-3521

Additional office locations:

Florida (Delray Beach) - 100 NE 5th Avenue | Suite B2 | Delray Beach, FL 33483 | PH: (561) 921-8570
Maryland (Annapolis) - 125 West Street | Suite 201 | Annapolis, MD 21401 | PH: (410) 567-5000
New Jersey (Belmar) - 825 8th Avenue | Belmar, NJ 07719 | PH: (732) 974-0198 | Fax: (732) 974-3521
New Jersey (Chester) - 245 Main Street | Suite 110 | Chester, NJ 07930 | PH: (908) 879-9229 | Fax: (908) 879-0222
New Jersey (Newark) - 50 Park Place | Mezzanine Level | Newark, NJ 07102 | PH: (973) 755-7200
New Jersey (Toms River) - 40 Main Street | 3rd Floor | Toms River, NJ 08753 | PH: (732) 678-0000
Pennsylvania (Lehigh Valley) - 95 Highland Avenue | Suite 170 | Bethlehem, PA 18017 | PH: (610) 598-4400
Pennsylvania (Newtown) - 826 Newtown Yardley Road | Suite 201 | Newtown, PA 18940 | PH: (267) 685-0276 | Fax: (267) 685-0361
Pennsylvania (Philadelphia) - 1515 Market Street | Suite 1920 | Philadelphia, PA 19102 | PH: (215) 253-4888
Texas (Austin) - 901 Mopac Expressway South | Barton Oaks Plaza One | Suite 300 | Austin, TX 78746 | PH: (512) 646-2646
Texas (Dallas) - 714 S. Greenville Avenue | Suite 100 | Allen, TX 75002 | PH: (972) 534-2100
Texas (Houston) - 6925 Portwest Drive | Suite 100 | Houston, TX 77024 | PH: (281) 789-6400

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Dynamic Engineering News

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- Dynamic is hiring! Qualified candidates seeking a position with one of our growing companies should submit their resumes to hr@dynamiccec.com. Please see our website for more details.
 - Dynamic Engineering has been placed on NJBIZ's Best Places to Work in 2022 for the 11th year in a row!
-

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Public Service Electric & Gas Company

Construction Inquiry-North & South
PO Box 710 Newark, NJ 07101-0710
Phone: 800-722-0256 Fax: 908-497-1762

Will Serve Electric and Gas



DYNAMIC Engineering

09/2/2022

Georgetown Franklin Turnpike

Allison Nevulis
1904 Main Street
Lake Como, New Jersey, 07719

Service Address

**982 Route 518
Montgomery Twp., New Jersey, 08502**

Project Reference Number: Block 28005, Lots 57 & 58

Dear Ms. Nevulis,

Please be advised, gas and electric service can be made available for the service address above consistent with service requirements and PSE&G's tariffs for gas and electric services.

Please notify PSE&G Construction Inquiry at 800-722-0256 if you have any questions or concerns.

PSE&G appreciates the opportunity to service your energy needs and thanks you for your business.

Thank You,
Construction Inquiry
Public Service Electric & Gas Company

**REPORT OF PRELIMINARY GEOTECHNICAL &
STORMWATER BASIN INVESTIGATION
(UNDER SEPARATE COVER)**

**TOWNSHIP OF MONTGOMERY ORDINANCE
SECTION §16-8.4.C**

c. *Environmental Impact Statement.*

1. General Provisions. The impact on the environment generated by land development projects necessitates a comprehensive analysis of the variety of problems that may result and the actions that can be taken to minimize the problems. It is further recognized that the level of detail required for various types of applications will vary depending on the size of the proposal, the nature of the site, the location of the project and the information already in the possession of the Township. Therefore, having determined that some flexibility is needed in preparing the Environmental Impact Statement, the requirements for such a document pertaining to different types of development applications are listed below:
 - (a) All agricultural operations conducted in accordance with a plan approved by the Soil Conservation District and all silviculture operations conducted in accordance with a plan prepared by a professional forester are specifically exempt from the Environmental Impact Statement requirements.
 - (b) All variance applications submitted to the Board of Adjustment pursuant to N.J.S.A. 40:55D-70d shall require an Environmental Impact Statement in accordance with the requirements of this section. Any other variance applications to the Zoning Board of Adjustment shall not require an Environmental Impact Statement unless specifically requested by the Board.
 - (c) Any application for subdivision approval where ten (10) lots or less are involved and all applications for minor site plan approval, either to the Planning Board or to the Zoning Board of Adjustment, as the case may be, shall not require an Environmental Impact Statement unless specifically requested by the Board.
 - (d) All preliminary major subdivision and/or preliminary major site plan applications shall be accompanied by an Environmental Impact Statement.
2. Submission Format. When an Environmental Impact Statement is required, the applicant shall retain one (1) or more competent professionals to perform the necessary work. The qualifications and background of the professionals shall be provided, and the method of investigation shall be described. All applicable material on file in the Township pertinent to evaluation of regional impacts shall also be considered including the Township Master Plan and Natural Resources Inventory. Furthermore, as much original research as necessary shall be conducted to develop the Environmental Impact Statement. All Environmental Impact Statements shall consist of written and graphic materials which clearly present the required information utilizing the following format:
 - (a) Project Description. Indicate the purpose and scope of the proposed project. Enumerate the benefits to the public which will result from the proposed project and describe the suitability of the site for the intended use. A description of the proposed project shall be presented to indicate the extent to which the site must be altered, the kinds of facilities to be constructed and the uses intended. The resident population, working population and visitor population shall be estimated. The compatibility or incompatibility of the proposed project shall be described in relation to the following:
 - (1) Township Master Plan.
 - (2) Montgomery Township Natural Resources Inventory.
 - (3) Master Plan of Adjacent Municipalities.
 - (4) Somerset County Master Plan.
 - (5) Regional and State Planning Guides.
 - (6) Other Pertinent Planning Documents.
 - (b) Site Description and Inventory. Provide a description of environmental conditions on the site which shall include the following items:
 - (1) Types of Soils. List and describe each soil type on the site. If applicable, provide percolation data. Where the proposed area of land disturbance will involve soils

with moderate or severe limitations relative to the type of project proposed, a complete mapping of all soil types where the moderate and severe limitations exist.

- (2) Topography. Describe the topographic conditions on the site.
 - (3) Geology. Describe the geologic formations and features associated with the site as well as depth to bedrock conditions. Delineate those areas where bedrock is within two (2) feet of the surface as well as major rock outcroppings.
 - (4) Vegetation. Describe the existing vegetation on the site. A map shall be prepared showing the location of major vegetative groupings such as woodlands, open fields and wetlands. Where woodlands are delineated, the forest types shall be indicated.
 - (5) Wildlife. Identify and describe any unique habitats of endangered or protected species.
 - (6) Subsurface Water. Describe the subsurface water conditions on the site both in terms of depth to ground water and water supply capabilities. The location, depth, capacity and water quality of all existing water wells on the site and within five hundred (~00) feet of the site shall be indicated.
 - (7) Distinctive Scenic and/or Historic Features. Describe and map those portions of the site that can be considered to have distinctive scenic and/or historic qualities.
 - (8) Existing Development Features. Describe any existing features on the site that are not considered to be part of the natural environment. This may include, but not necessarily be limited to, roads, driveway accesses, housing units, accessory structures, utility lines, etc.
 - (9) Miscellaneous. When warranted, an analysis should be conducted of existing air quality and noise levels as prescribed by the New Jersey State Department of Environmental Protection.
- (c) Impact. Discuss both the adverse and positive impacts during and after construction. Indicate those adverse impacts that are unavoidable. The specific concerns that shall be considered include the following and shall be accompanied by specific quantitative measurements where possible and necessary:
- (1) Soil erosion and sedimentation resulting from surface runoff.
 - (2) Flooding and flood plain disruption.
 - (3) Degradation of surface water quality.
 - (4) Ground water pollution.
 - (5) Reduction of ground water capabilities.
 - (6) Sewage disposal.
 - (7) Solid waste disposal.
 - (8) Vegetation destruction.
 - (9) Disruption of wildlife habitats of endangered and protected species.
 - (10) Destruction or degradation of scenic and historic features.
 - (11) Air quality degradation.
 - (12) Noise levels.
 - (13) Energy utilization.
- (d) Environmental Performance Controls. Describe what measures will be employed during the planning, construction and operation phases which will minimize or eliminate adverse impacts that could result from the proposed project. Of specific interest are:
- (1) Drainage plans which shall include soil erosion and sedimentation controls.
 - (2) Sewage disposal techniques.
 - (3) Water supply and water conservation proposals.
 - (4) Energy conservation measures.
 - (5) Noise reduction techniques.

- (e) Licenses, Permits and Other Approvals Required by Law. The applicant shall list all known licenses, permits and other forms of approval required by law for the development and operation of the proposed project. The list shall include approvals required by the Township, as well as agencies of the County, State and Federal governments. Where approvals have been granted, copies of said approvals shall be attached. When approvals are pending, a note shall be made to that effect.
 - (f) Documentation. All publications, file reports, manuscripts or other written sources of information which were first consulted and employed in compilation of the Environmental Impact Statement shall be listed. A list of all agencies and individuals from whom all pertinent information was obtained orally or by letter shall be listed separately. Dates and locations of all meetings shall be specified.
3. Disposition by the Board. The Board shall review the information furnished in the Environmental Impact Statement in the context of the overall design of the proposed development and the relationship of the proposed development to the environment. The information is to be used solely to help insure that the proposed development will cause no reasonably avoidable damage to any environmental resource.