D2751.001
December 11, 2023

ENVIRONMENTAL IMPACT STATEMENT

Pursuant to Montgomery Township Municipal Ordinance [Sec. 16-8.4(c)]

BLOCK 35001 * LOT 15
MONTGOMERY TOWNSHIP
SOMERSET COUNTY, NEW JERSEY

***PREPARED FOR*:**

Princeton Chrysler Dodge Jeep & Ram
1045 State Road
Princeton, NJ 08540

***PREPARED BY*:**

DuBois & ASSOCIATES
190 Noth Main Street
Manahawkin, NJ 08050

Amy Jones, PWS
Sr. Biologist/Project Manager

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1.0 INTRODUCTION

DuBois and Associates, L.L.C. (DuBois) has been retained by Princeton Chrysler Dodge Jeep and Ram to prepare an Environmental Impact Statement to convert two existing office buildings to an automobile dealership on a 1.99-acre site designated as Block 35001, Lot 15 (the site) located within Montgomery Township, Somerset County, New Jersey. Pursuant to the Township of Montgomery Land Development Ordinance Chapter 16-8.4, an Environmental Impact Statement (EIS) has been prepared for the proposed change of use on the site which is presently fully developed. (herein termed, "the project site"). This report presents an inventory of existing environmental conditions at the site, an assessment of the probable or potential impact the development may have upon environmental conditions at the project site and in the surrounding area, and provides an overview of measures taken to minimize any adverse environmental impacts that may be caused by the project.

As outlined within the context of this EIS, the proposed project will not have an impact on environmental resources. The subject site is entirely developed, is suitable for the proposed project and is compatible with the surrounding uses. The proposed project complies with the planning agenda within this area of Montgomery Township.

2.0 METHODOLOGY

This EIS has been prepared to document the decision-making process used to formulate and render a professional opinion concerning the subject site and development project. This report has been prepared through on and off-site field investigations of existing natural resources located upon the site and desktop review of the following material:

- Montgomery Township Land Use Ordinance;
- New Jersey State Development and Redevelopment Plan;
- NJDEP Bureau of Geographic Information Systems;
- NJDEP NJ-GeoWeb Map Viewer;
- NJDEP Historical Preservation Office;
- NJDEP Natural Heritage Database;
- Somerset County Soil Survey;
- Federal sources including USDA, USFWS, USEPA and FEMA
- Township of Mongomery Stream Corridors Map
- Project materials supplied by the applicant, including:
  - Site Plan prepared for Lot 15 in Block 35001 situated in Montgomery Township Somerset County New Jersey, D.S. Engineering sheets 1 through 3 of 3 dated 8/24/23.
  - Proposed Renovations at Block 35001, Lot 15 Montgomery Township, NJ. Ralph L. Finelli Architect, 6 sheets dated 8/21/23.

DuBois performed an investigation of the site on November 14, 2023. On-site conditions, and existing and surrounding land uses were evaluated in direct relation to probable or potential impacts that may be imposed upon these resources by the proposed project. The weather was clear and sunny during the site investigation.

3.0 SITE LOCATION & EXISTING LAND USE/LAND COVERAGE

The project site is depicted on Sheet 56 of the Montgomery Township tax map (refer to *Figure 1: Montgomery Township Tax Map*). The property has frontage along New Jersey State Highway (NJSH) Route 206 and along Wall Street and is 2,577 feet south of the intersection of Route 206 with Georgetown Franklin Turnpike (refer to *Figure 2: New Jersey Road Map*). The site can be found on the Rocky Hill United States Geological Survey (USGS) Quadrangle with NAD 1983 state plane coordinates (feet) of E(x) 449,991 and N(y) 569,361 at the approximate center of the site (refer to *Figure 3*: *Rocky Hill U.S.G.S Quadrangle Map*). The site is in the Millstone Watershed Management Area (WMA 10), within the

Millstone River (below/incl Carnegie Lk) watershed area (10BB), and the Millstone R (Beden Bk to Heathcote Bk) subwatershed (10BB03) (HUC14: 02030105110030).

The site is developed with two (2), two-story masonry office buildings and asphalt parking. The site has some vegetation and maintained lawn along Route 206 and Wall Street. The site to the south is developed with an automobile dealership which is associated with the proposed project. Large office buildings with parking lots are located to the north, east and to the west, across Route 206. The Princeton Airport is situated to the northwest of the site. Refer to *Figure 4: Aerial Map* for a depiction of the land coverage present on and in the vicinity of the subject site. Refer to representative photographs presented in *Appendix A* of the site and adjacent areas.

4.0 PROJECT DESCRIPTION

As shown on the plan prepared by D.S. Engineering, P.C. (DSE) entitled "Site Plan prepared for Lot 15 in Block 35001 situated in Montgomery Township Somerset County New Jersey" (Sheets 1through 3), dated 8/24/23, and the Architectural Plans prepared by Ralph L Finelli dated August 21, 2023, the proposed project involves the conversion of the existing buildings from office use to an automobile dealership which will include display areas, showrooms and offices. The asphalt parking areas will remain the same and no additional impervious surface cover or structures are proposed. The Site Plan prepared by DSE referenced in this report, shows a 100- foot Montgomery Stream Corridor Line considered to be a critical area in accordance with Section 16-6.4 of the Land Development Ordinance, and the site is within a Flood Hazard Area. These constraints are addressed below as part of this report.

5.0 SITE INVENTORY & ENVIRONMENTAL ASSESSMENT

5.1 Planning, Zoning & Demographics

5.1.1 The State Plan

According to the New Jersey State Development and Redevelopment Plan (NJSDRP), prepared by the State Planning Commission in June 1992, and re-adopted in March 2001, the project site lies within a Suburban Planning Area (PA2). (refer to *Figure 5: NJ State Planning Area Map*).

The State Development and Redevelopment Plan identifies Suburban Planning Areas as being located at growth corridors along state highways, and are in areas that have generally been designated for growth in township master plans. The intent of the State Development and Redevelopment Plan is to provide for the state's future development, protect natural resources, reverse the trend of future sprawl, and to encourage redevelopment.

The proposed project and site location is consistent with the State Development and Redevelopment Plan goals and character of existing land uses within the PA2 planning area. The site is along an existing road corridor, is part of an existing airport and commercial area, and is proposing redevelopment of an existing land use that will not result in further sprawl or any impacts to natural resources. (NJSDRP 1992).

5.1.2 Zoning

According to the Township of Montgomery Zoning Map, the subject site is within the Highway Commercial (HC) Zone and is within the Airport Hazard Area. (refer to *Figure 6: Montgomery Township Zoning Map*). Automobile sales through franchised new car dealerships is a permitted principal use on the land and in buildings. Commercial uses are permitted within the Airport Hazard Area.

5.1.3 Demographics

As of the 2010 United States Census, the population consisted of 22,254 people, 7,635 households, and 6,077 families residing in the township. The population density was 688.8 per square mile (265.9/km2). There were 7,902 housing units at an average density of 244.6 per square mile (94.4/km2). Of the 7,635 households 48.5% had children under the age of 18, 70.9% were married couples living together, 6.7% had a female householder with no husband present, and 20.4% were non-families. Of the total households, 17.7% were made up of individuals, and 7.2% had someone living alone who was 65 years of age or older. The average household size was 2.90 and the average family size was 3.31. The population was 30.8% under the age of 18, 5.0% from 18 to 24, 22.3% from 25 to 44, 32.0% from 45 to 64, and 9.9% who were 65 years of age or older. The median age was 40.8 years.

As of the 2020 United States Census, the Township's population was 23,684 reflecting an increase of 1,430 (+6.4%) from the 22,254 counted in the 2010 Census. (U.S. Census Bureau).

Planning, Zoning, & Demographics impact assessment

The proposed development is consistent with the intentions and policy objectives of the PA 2 Planning Area. The project will not impact the environmentally sensitive features of the area or cause the destruction of irreplaceable natural resources. The development is also consistent with the purpose and intent of the HC Zone.

Steps taken to minimize impacts

The project site is not comprised of environmentally sensitive lands and no irreplaceable natural resources will be lost. The property is within the Highway Commercial District and the proposed project is an appropriate form of re-development consistent with the objectives and goals of the zoning ordinance of Montgomery Township.

5.2 Geology & Subsurface Water

5.2.1 Bedrock Geology

The project site is in the Piedmont Plains physiographic province, which is located between the Hudson River southwest to Virginia. The project site is underlain by the Passaic Formation Gray bed (Trpg and the Passaic bedrock formation (JTrp) (refer to *Figure 7: NJ Bedrock Geology Map*). Based on the U.S. Geological Survey (USGS) Mineral Resources Spatial Data, the Passaic formation is characterized as predominantly a red-bed feature composed of argillaceous siltstone, silty mudstone, and sandstone shale. The predominant rock type is siltstone, the secondary rock type is sandstone, and other rock types include shale. The rock features are mostly reddish-brown to brownish-purple, and grayish-red. The red bed features are typically from 10 to 23 feet thick, whereas the overall thickness of the formation between Sourland Mountain and Sand Brook syncline is about 11,483 ft.

5.2.2 Bedrock Aquifer

The site is underlain by the Brunswick Bedrock Aquifer System made up of sandstone, siltstone and shale of the Passaic, Towaco, Feltville, and Boonton Formations. Groundwater is stored and transmitted in fractures. Water is normally fresh, slightly alkaline, non-corrosive and hard. Calcium-bicarbonate type waters dominate. Subordinate calcium-sulfate waters are associated with high dissolved solids. (NJDEP Aquifers of New Jersey 1998)

5.2.3 Surface Geology

According to the GIS data layer entitled "Surface Geology for New Jersey," provided by the NJDEP NJGS, the surficial geology underlying the site is composed of weathered shale, mudstone and sandstone (refer to *Figure 8: NJ Surface Geology Map*). These deposits are made up of silty sand to silty clay with shale, mudstone, or sandstone fragments; reddish brown, yellow and light gray as much as 10 feet thick on shale and mustone, 30 feet thick on sandstone. (NJGS 2009).

Geology & Subsurface Water impact assessment

Disturbance of the Brunswick system and weathered shale, mudstone and sandstone deposits will not occur since no grading or associated earth disturbances are proposed. Soil disturbances and displacement and the modification of underlying sands and gravel will not occur. There are no geologic limitations including faults or impermeable bedrock that may pose development limitations.

The proposed project is not considered a major development as defined in the NJDEP Stormwater Management Rules, N.J.A.C. 7:8. Therefore, no stormwater management design is required. Due to the nature of the proposed project, no drawdown of the water-table aquifer in the local area will occur.

The project site will be serviced by public water through the American Water Company; therefore, no wells are proposed for the project. DuBois has reviewed the New Jersey Geological and Water Survey GIS metadata information for the Well Head Protection Areas (WHPA), which is a "map area calculated around a Public Community Water Supply well in New Jersey that delineates the horizontal extent of ground water captured by a well pumping at a specific rate over a two (2), five (5), and 12 (twelve) year period of time for confined wells". According to the NJDEP GIS mapping for WHPA, the project site is located within the Tier 2 and Tier 3 well head protection areas associated with a community well located northeast of the site. The approximate location of the well is situated over 1,000 feet northeast of the site. Tier 2 is for the 5-year period of time, and Tier 3 is the 12-year period of time. No wells are proposed as part of this project, therefore no impacts to water supply associated the community well will result from the project.

Steps taken to minimize environmental impacts

No grading or stormwater management is proposed for the proposed project since the buildings and associated parking will remain the same. Adverse impacts of displaced soil (geologic substrate) on adjacent lands, particularly wetland areas and surface water bodies will not occur.

5.3 Somerset County Soil Survey

According to the SSURGO GIS data layer provided by the USDA Natural Resources Conservation Service, (NRCS) the site is underlain by two (2) soil map units (*refer to Figure 9*: *Somerset County Soil Survey Map*). The following major soil descriptions are referenced from the USDA NRCS Web Soil Survey (USDA NRCS).

BhnA– Birdsboro silt loam, 0 to 2 percent slopes
The Birdsboro component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. The parent material consists of old alluvium derived from sandstone and siltstone and/or shale. Depth to a root restrictive layer is greater than 80 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high to high. Available water to a depth of 60 inches is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 80 inches. Nonirrigated land capability classification is 1. This soil does not meet hydric criteria.

RorAt – Rowland silt loam, 0 to 2 percent slopes
The Rowland component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. The parent material consists of red and brown fine-loamy alluvium derived from sandstone and shale and/or conglomerate. Depth to a root restrictive layer is greater than 80 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high to high. Available water to a depth of 60 inches is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 60 inches. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Soil characteristics determine development suitability and potential uses of land. Some soils have significant limitations for building site development, and special planning, design and/or maintenance procedures are required to overcome or minimize development impacts on properties. The following table lists the physical properties, suitabilities and/or limitations of on-site soils in regards to building site development, obtained from the USDA Natural Resources Conservation Service Web Soil Survey:

Table 1: Physical properties, suitabilities and/or limitations of on-site soils in regards to building site development

Soil Name	**Small Commercial Buildings**
Birdsboro silt loam	Not limited
Rowland silt loam	Very limited

Rating class terms indicate the extent to which the soils are limited by all the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Soil Survey mappings are an approximation as to the extent of on-site soil types, and field verification is necessary to determine the accuracy of the mappings.

Soils Impact assessment

No grading, excavation or soil displacement are proposed. Therefore, the project will not have an impact on the existing soils.

Steps taken to minimize environmental impacts

No impact on the existing soils will result from the project. Steps to minimize environmental impacts are not applicable.

5.4 Sewerage

The site will be serviced by an existing sanitary sewer main. As provided on the Site Plan, the estimated sanitary sewer flow from the project is 250 gallons per day (gpd), based on ten employees at 25 gallons per employee. The wastewater will be directed to an existing sanitary sewage treatment plant owned and operated by Montgomery Township.

Sewerage impact assessment

No on-site individual subsurface sanitary sewer facilities or septic fields are proposed on-site; therefore, no impacts are anticipated because of wastewater generation or discharge and implementation of specific environmental performance controls are not necessary for this project.

Steps taken to minimize environmental impacts

It is expected that the sewage generated from the automobile dealership will be less than the existing office buildings. No impact to sewage demand will occur.

5.5 Freshwater Wetlands, Hydrology & Surface Water Quality

According to the NJDEP freshwater wetland GIS mappings, no freshwater wetlands or freshwater wetlands buffers are mapped on the site. (refer to *Figure 10: Freshwater Wetlands Map*). DuBois confirmed that the site is not composed of regulated wetland areas or buffers through an on-site investigation. NJDEP GIS surface water quality standards digital mapping depicts the VanHorn Brook and Cherry Run tributaries approximately 220 feet south of the project site. The site is in the Millstone Watershed Management Area (WMA 10), within the Millstone River (below/incl Carnegie Lk) watershed area (10BB), and the Millstone R (Beden Bk to Heathcote Bk) subwatershed (10BB03) (HUC14: 02030105110030).

As depicted on the Site Plan, the southern corner of the property is within the mapped 100-foot Montgomery Stream Corridor Line taken from the Township of Montgomery Stream Corridors Map dated August 2007. This area of the site is considered a Critical Area in accordance with Section 16-6.4 of the Township of Montgomery Land Development Ordinance. This area of the property is presently developed with a portion of the parking area and a proposed trash enclosure. No development is proposed in the stream corridor buffer.

According to the Federal Emergency Management Agency (FEMA) Preliminary FIRMs, a portion of the site is located within a flood hazard area Zone AE (refer to *Figure 11: FEMA Preliminary Flood Map*). The location of the flood hazard line is also shown on the site plan depicting a majority of the site is a regulated flood hazard area.

Freshwater Wetlands, Hydrology and Surface Water Quality impact assessment

The project will not impact freshwater wetlands or an associated wetlands transition area. The project will not result in an increase in impervious surface area and will not impact streams or surface water areas. No development is proposed in the 100-foot stream corridor area. Furthermore, no new structures, filling, or development is proposed in the flood hazard area and the project complies with the NJDEP Flood Hazard Area Control Act Rules (FHA Rules) (N.J.A.C.7:13).

Steps taken to minimize environmental impacts

The property is entirely developed and no additional disturbance is proposed; therefore, steps to minimize environmental impacts are not proposed.

5.6 Topography and Slope

The project site can be described as relatively flat. An elevation of 114 feet is consistent throughout the site according to the Existing Features Plan by DSE (Sheet 1).

Topography and Slope impact assessment

No grading is necessary to accommodate the development; therefore, no changes to the existing topographic conditions will occur.

Steps taken to minimize environmental impacts

Steps taken to minimize environmental impacts resulting from grade changes or disturbance to surface and subsurface soils are not required for the proposed project.

5.7 Vegetation Communities

The site and vicinity are entirely composed of existing development and disturbance. There are no natural biotic communities on or in the vicinity of the property. The western section of the site along Route 206 is a maintained lawn area with landscaping shrubs and shade trees that include white pine (*Pinus strobus)*.

Vegetation Communities impact assessment

The proposed project will not result in the removal of vegetation and will occur entirely within the developed portion of the site.

Steps taken to minimize environmental impacts

No vegetation will be removed to accommodate the proposed automobile dealership. Therefore, steps take to minimize impacts are not required.

5.8 Wildlife

DuBois field review did not result in the identification of any wildlife species on the site, and no suitable wildlife habitat due to the existing land use associated with parking area and office buildings.

The subject site is located within the Piedmont Plains Landscape Region and is not mapped as critical habitat of any rank. NJDEP Office of Natural Lands Management, Natural Heritage Program (NHP) Database records for potential threatened/endangered species occurrences, as well as NJDEP Landscape Project Mappings which depict habitat polygons used to value areas for potential critical wildlife habitat were reviewed to obtain a list of species with potential to occur within the local area. According to the NJDEP Landscape Maps of Endangered, Threatened and Other Priority Wildlife (version 3.3) and the NHP, the limits of the site are mapped as a Rank 1 habitat, which indicates the area is not a suitable habitat for species of special concern and/or threatened or endangered species (refer to *Figure 12: Landscape Project v3.3 Map).* The Landscape Project mapping is consistent with the NHP correspondence that does not identify listed species on the site. Refer to *Appendix B* for a copy of the NHP response dated December 9, 2023. The species listed in the vicinity of the site are associated with a Rank 5 habitat in a forested complex to the southwest that is opposite the Route 206 corridor and intervening commercial development, and include wood turtle (*Glyptemys insculpta*), barred owl (*Strix varia*), bobcat (*Lynx rufus*), and northern long eared bat (*Myotis septentrionalis*).

Vernal habitats contain pools that are confined depressions, either natural or man-made, that maintain ponded water for part of the year and are devoid of breeding fish populations. These temporary pools provide habitat to many species of amphibians, several of which breed exclusively in vernal pools, as well as a multitude of insects, reptiles, plants, and other wildlife. NJDEP Landscape Project mappings and NHP correspondence do not map the site or surrounding areas as within a confirmed or potential vernal habitat area.

Wildlife impact assessment

The proposed automobile dealership will be located within existing buildings and no additional lot coverage or site clearing are proposed. The site does not exhibit any suitable habitat for the referenced species that are identified in the Rank 5 habitat off-site opposite Route 206. The site does not exhibit any natural biotic communities and does not exhibit wildlife or threatened or endangered species habitat. Therefore, the project will not impact wildlife habitat.

Steps taken to minimize environmental impacts

No impact to wildlife habitat will occur as a result of the proposed project. Accordingly, steps to minimize impacts are not proposed.

5.9 Threatened & Endangered Species

5.9.1 Fauna

The referenced NHP, as well as NJDEP Landscape Project Mappings which depict habitat polygons used to value areas for potential critical wildlife habitat, were reviewed to obtain a list of species with potential to occur within the local area. Based on these records, occurrences for the threated or endangered species are not documented on the site (refer to *Figure 12)*. Impacts to wildlife and presence of suitable threatened and endangered species habitat is presented in Section 5.8 above. The site is not associated with threatened or endangered species habitat, and no impacts to critical habitat will result from converting existing structures and parking areas to support the car dealership. There will be no impacts to surrounding Rank 5 habitat that is to the southwest of the site opposite the Route 206 corridor.

5.9.2 **Flora**

DuBois reviewed the NJDEP GIS Natural Heritage Priority Sites Maps. The Natural Heritage Priority Sites Coverage was created to identify critically important areas to conserve New Jersey's biological diversity, with particular emphasis on rare plant species and ecological communities. According to the NJDEP, the site and surrounding area lie outside of any Natural Heritage Priority Sites.

Dubois also reviewed the NJDEP GIS Natural Heritage Grid Map for data on rare plant species and ecological communities. The Natural Heritage Grid Map divides each U.S.G.S. quadrangle map into one hundred (100) cells, with each cell ranging from three hundred fifty eight (358) to three hundred seventy two (372) acres in size. If a rare plant or ecological community is documented anywhere within a cell, then the entire cell will be coded for the occurrence. Each grid cell is coded into one (1) of four (4) categories: 1) S – the location is precisely known within the cell; 2) M – the location is not precisely known but the documented location is only known to within 1.5 miles; 3) BOTH – both precisely known and less precise occurrences are found within the same cell; and 4) NONE – the cell does not contain any documented records. The site and surrounding area falls outside of any coded grid cells with occurrences for rare plant species or ecological communities.

A request was made to the NJDEP NHP for identification of any endangered plant species or ecological communities that may be present upon and in the vicinity of the subject property. DuBois has reviewed the December 9, 2023 NHP correspondence for the site which states that the Natural Heritage Database does not have any records for rare plants or ecological communities on the site (refer to *Appendix B* for a copy of the NHP correspondence).

Threatened & Endangered Species impact assessment

No occurrences for the threatened or endangered species are documented within the local area. No records for rare flora are documented on or in the vicinity of the site, and no rare floral species were observed during any site investigations. Endangered flora is not present on the site and as such the proposed project will not have adverse impacts to populations or occurrences of rare flora.

Steps taken to minimize environmental impacts

No adverse impacts to threatened or endangered species or rare flora will occur as a result of the project. As no species were identified on the site, steps to minimize environmental impacts are not proposed.

5.10 Air Quality

Each year, the NJDEP Bureau of Air Monitoring produces an Air Quality Report, which summarizes air quality data for the entire State. The most recent report available is based on 2019 data. This report provides concentrations of individual pollutants and compares them to the National Ambient Air Quality Standards (NAAQS). The major objectives of monitoring air pollutant levels are:

- To provide an early warning system for pollutant levels that may have the potential to endanger public health;
- To assess air quality in light of established public health and welfare standards; and
- To track air pollution trends and changes in ambient air quality due to changes in the amount of pollutants emitted.

The NJDEP Bureau of Air Monitoring operated 3 ambient air monitoring stations. The stations vary in the number and type of monitors operating at each site. The NJDEP air monitoring program is primarily focused on the measurement of pollutants for which NAAQS have been established, also known as criteria pollutants. Criteria pollutant monitoring is regulated by the United States Environmental Protection Agency (USEPA), which prescribes the design and siting of the monitoring networks, the acceptable monitoring methods, and the minimum quality assurance activities. Only data which meet USEPA requirements can be used to determine compliance with the NAAQS. There are six criteria air pollutants: carbon monoxide (CO), lead (Pb), nitrogen dioxide (NO2), ozone (O3), sulfur dioxide (SO2), and particulate matter (PM).

New Jersey has been divided into nine (9) Pollutant Standards Index reporting regions. An air quality summary and forecast, known as the Pollutant Standards Index (PSI) is reported daily for each region in New Jersey. Each pollutant monitored in the region is given a numerical PSI rating based on the concentration recorded for the previous day. The total PSI for the region is equal to the highest rating given to any pollutant within that region. A PSI rating of 100 or greater indicates that at least one pollutant has reached or exceeded the applicable primary ambient air quality standard.

In this region, monitoring sites are in Flemington and for ozone (O_3), and Rutgers University for ozone and particulate matter.

Table 2: National Ambient Air Quality Standards

	Primary	Secondary
Total suspended Particulates (ug/m^3)		
12-month geometric mean[b]	75 ug/m^3[a]	60 ug/m^3[b]
Average 24-hour concentration[b]	260 ug/m^3[c]	150 ug/m^3[c]
Inhalable Particulates (PM10) (ug/m^3)		
Annual arithmetic mean	50 ug/m^3	50 ug/m^3
24-hour average	150 ug/m^3	150 ug/m^3
Sulfur Dioxide (SO^2) (ug/m^3)		
12-month arithmetic mean	80 ug/m^3 (0.03 ppm)	60 ug/m^3 (0.02 ppm)[b]
Average 24-hour concentration	365 ug/m^3 (0.14 ppm)[a]	260 ug/m^3 (0.10 ppm)[a]
Average 3-hour concentration	-	1300 ug/m^3 (0.50 ppm)[a]
Daily average	0.14 ppm (365 ug/m^3)[b]	-
Nitrogen Dioxide (NO^2) (ug/m^3)		
12-month arithmetic mean	100 (0.05 ppm)	100 (0.05 ppm)
Annual average	100 ug/m^3 (0.53 ppm)	100 ug/m^3 (0.53 ppm)
1-hour average guideline	47 ug/m^3 (0.25 ppm)	-
Carbon Monoxide (CO) (ug/m^3)		
Average 8-hour concentration	10 mg/m^3 (9 ppm)	10 (9 ppm)[f]
Average 1-hour concentration	40 mg/m^3 (35 ppm)	40 (35 ppm)[f]
Ozone (O^3) (ug/m^3)		
Maximum daily 1-hour average	235 ug/m^3 (0.12 ppm)[f]	160 ug/m^3 (0.08 ppm)[b]
1-hour average	-	235 ug/m^3 (0.12 ppm)[f]
8-hour average	0.08 ppm	0.08 ppm
Lead (Pb) (ug/m^3)		
3-month average[b]	1.5 ug/m^3	1.5 ug/m^3
Quarterly Mean[d]	1.5 ug/m^3	1.5 ug/m^3

* ug/m^3 - micrograms per cubic meter
* ppm - parts per million * mg/m^3 - milligrams per cubic meter

Notes:
a. New Jersey standards are not to be exceeded more than once in any 12-month period, while National short-term standards are not to be exceeded more than once in a calendar year.
b. New Jersey standard only.
c. Intended as guideline for achieving short-term standards.
d. National Ambient Air Quality Standard.
e. National standards uses block averages, midnight to midnight, rather than moving averages.
f. Maximum daily 1-hour average: averaged over a three (3) year period, the expected number of days above the standard must be less than or equal to one.

Source: New Jersey Department of Environmental Protection, Bureau of Air Monitoring, 2016 Air Quality Report.

The Air Quality Report includes a listing of the Highest Pollutant Standards Index with the location for days that were Unhealthy (UH), Very Unhealthy (VUH), and Unhealthy for Sensitive Groups (USG). In 2017, there were 143 "Good" days, 203 were "Moderate," and 19 were rated "Unhealthy for Sensitive Groups." There were no days rated "Unhealthy" or "Very Unhealthy." This indicates that air quality in New Jersey is mostly good or moderate, but that air pollution was still bad enough in 2017 to adversely affect sensitive people about 5% of the time. However, this is an improvement from the previous year, when 26 days were unhealthy for sensitive groups and there were two "Unhealthy" days.

Existing sources of air contaminants surrounding the site would primarily be emissions from vehicular traffic associated with surrounding roadways and development.

Air Quality Assessment

The proposed project will result in the utilization of existing development for an automobile dealership, which will include two existing two-story buildings that will be comprised of office space, showrooms, display areas and employee lounges. A total of 111 parking spaces are proposed within the existing parking area for car displays, and employee and customer parking. It is anticipated that the dealership will have ten employees. Daily traffic will be associated with employees and customers of the automobile dealership. The proposed commercial development is consistent with the surrounding land use, and an air quality impact analysis should not be required for this project.

Steps taken to minimize environmental impacts

Air quality impacts are expected to be minimal and will not exceed any federal or state air quality standard.

5.11 Cultural, Historical and Archeological Resources

DuBois conducted a desktop search of the NJDEP Historic Preservation Office (HPO) records for the presence of any cultural, historical, or archeological resources located on or in the vicinity of the project site. The NJDEP NJ-GeoWeb Map Viewer data layers entitled "NJDEP Historic Properties of New Jersey", "NJDEP Historic Districts of New Jersey" and "NJDEP Archaeological Site Grid of New Jersey" were reviewed. The Historic Properties, Historic Districts and Archaeological Site Grid data layers display historic properties and archaeological grids that are either included in the New Jersey or National Registers of Historic Places, have been determined eligible for inclusion through federal or state processes as administered by the New Jersey HPO, or have been identified through cultural resource survey or other documentation on file at the HPO. The property is within a Historic Archaeologic Grid CR134.

Cultural, Historical and Archeological Resources impact assessment

The property is within a Historic Archaeologic Grid CR134. There are no historic districts or historic properties mapped on the project site. The nearest mapped resource is identified as the Jacob Lane House (site 54) that is located northwest of the overall site (Lot 57) and the Rocky Hill Historic District situated northeast of the project site (refer to *Figure 13: NJ Historic and Archaeological Map*). None of the referenced mapped resources are identified as State or Nationally Registered historic places. There will be no disturbance of naturally occurring areas and no disturbance to any archaeological resources due to existing pavement and structures on the site. The project will not result in any disturbance to historic, cultural or archaeological resources.

Steps taken to minimize environmental impacts

No additional development, excavation or disturbance is proposed; therefore, steps to minimize environmental impacts are not proposed.

5.12 Noise Characteristics

The property is presently developed with an office use. The site is in an existing commercial area of Montgomery Township adjacent to Route 206, which is a heavily travelled roadway. Contributors to local

noise levels are from adjacent roadways, surrounding commercial development, and airplane and helicopter use on the Princeton Airport.

Noise assessment and impact

The anticipated increases in local noise levels will be from movement of cars associated with daily operation of the automobile dealership, customer use, maintenance activities of the facility (i.e. lawn mowing, snow plowing, etc), and employee use. The noise levels are anticipated to consistent with surrounding commercial use to the east and south, and the airport operations. The project complies with the industrial requirements presented in the Noise Control regulations at N.J.A.C.7:29. The business will not operate later than 10:00 pm, and therefore complies with the industrial and commercial requirements at N.J.A.C.7:29-1.2. Furthermore, the noise levels will be associated with intermittent movement of cars into and out of the site, and will not be associated with a "continuous airborne sound." Therefore, a noise analysis should not be required for this project.

Steps taken to minimize environmental impacts

Vehicles will enter and exit the site during prime hours of the workday. The property is surrounded by similar types of uses, and any noise generated will not impact any uses which are incompatible with the proposed project.

5.13 Aesthetics

Visual resources that define a landscape's aesthetic quality are the lines, forms, spaces, colors, and textures experienced from where people live, work, recreate and travel. The quality of visual resources is important to those who reside in and travel through a landscape (USDA NRCS 2004). The property is developed with two office buildings and associated parking areas. The site to the south is developed with an automobile dealership. This project is associated with the existing dealership. Large office buildings with associated parking are located to the north, east and to the west, across Route 206. The Princeton Airport is situated to the northwest of the site.

Aesthetics assessment and impact

The property has frontage along Route 206 and is in an area of similar types of development. The visual view of the property will improve since the buildings will be updated. No additional development of the site is proposed.

Steps taken to minimize environmental impacts

The project is to be developed primarily within an area of similar uses. Aesthetics will be improved through the updating of the building facades. Vegetated buffers will remain along the front property boundary to the maximum extent practicable.

6.0 REQUIRED LICENSES, PERMITS, AND APPROVALS

Agency

Montgomery Township Planning Board
Preliminary/Final Major Site Plan

Monmouth County Planning Board
Preliminary/Final Major Site Plan

7.0 ALTERNATIVES ANALYSIS

The following alternatives were evaluated in demonstrating that the proposed location and design of the proposed development:

- No Development Alternative: The property is presently developed. The no re-development alternative would result in the property remaining as offices that are not supporting the proposed use.
- Alternate Location: The subject site and surrounding uses are compatible with the proposed automobile dealership. The proposed business is associated with the existing dealership on the adjacent property to the south. An alternative location is not feasible.

- Reduction of Scope: The proposed size and scope of the development project is appropriate because no additional disturbance is proposed. The existing building will be updated and used in conjunction with the existing, adjacent automobile dealership. The project does not impact any environmentally sensitive areas and a reduction of scope is not practical.

8.0 ADVERSE ENVIRONMENTAL IMPACTS THAT CANNOT BE AVOIDED

The project site is entirely developed, no additional development or disturbance is proposed. There are no adverse environmental impacts to vegetation, wildlife or other natural areas that will result from repurpose of the existing development.

9.0 SUMMARY & DISCUSSION

As determined within this Environmental Impact Statement, the site entirely developed. The property is not comprised of freshwater wetlands, wetland transition areas, riparian areas, or critical wildlife habitat. The project is within a Flood Hazard Area and a portion of the site is within the Montgomery Stream Corridor boundary line. However, the project will be situated in areas of existing development and will not result in new structures or impervious cover. The project is compatible with surrounding uses. The project does not present a potential for adverse environmental impacts.

10.0 REFERENCES

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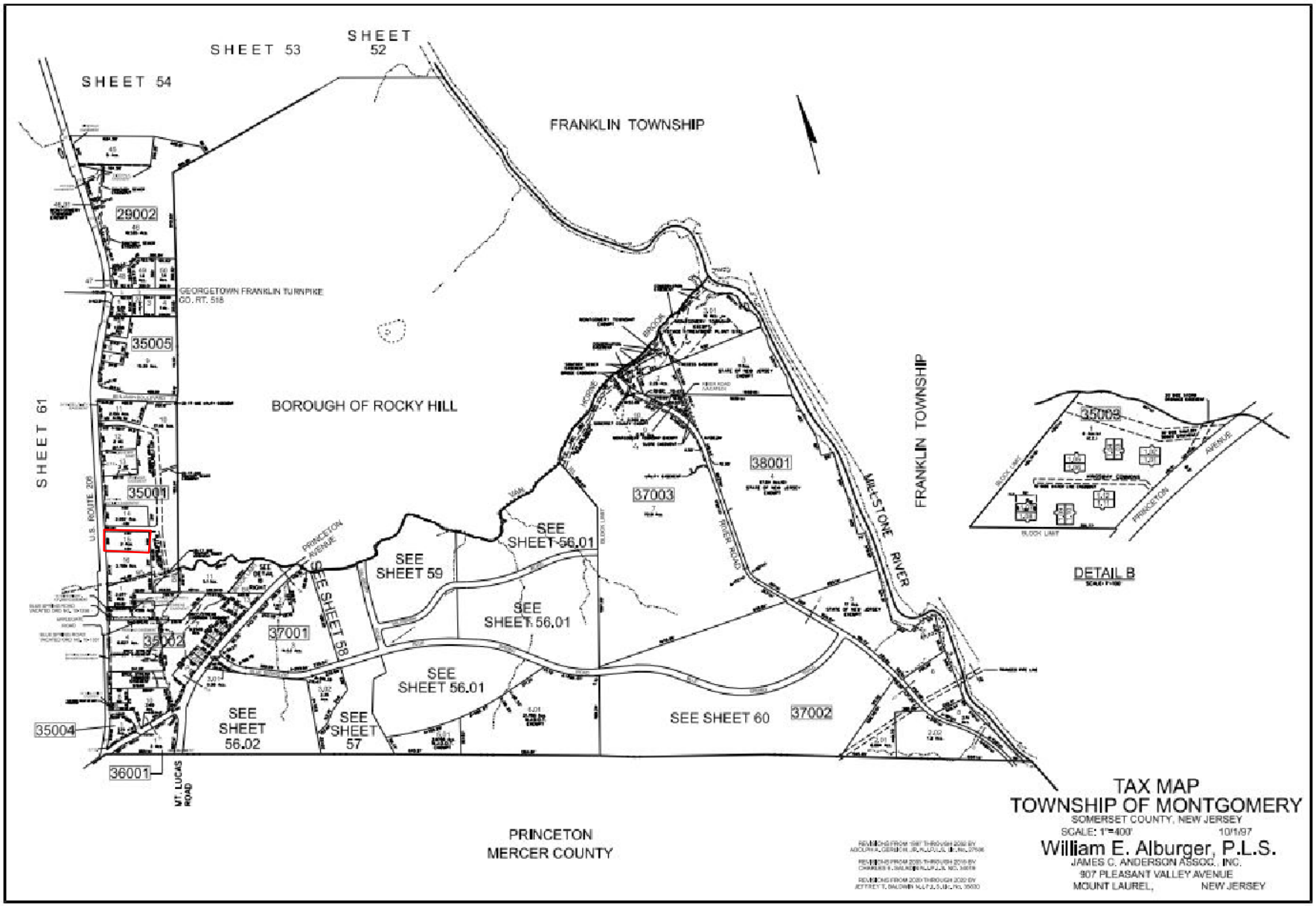
FIGURES



DuBois & ASSOCIATES

Montgomery Township Tax Map

Block 35001 * Lot 15

Montgomery Township, Somerset County, NJ

NORTH

Figure 1

Job No.: D2751.001

Date: 11/13/2023

Drawn By: jk

Document Path: S:\JOBS NUMBERS\D2751.001\Tax.mxd

This map was developed using Geographic Information Systems Digital Data. This map is for visual display purposes only and all locations are approximate.

Scale: 1 in = 25 ft

DuBois & ASSOCIATES

New Jersey Road Map

Block 35001 * Lot 15
Montgomery Township, Somerset County, NJ

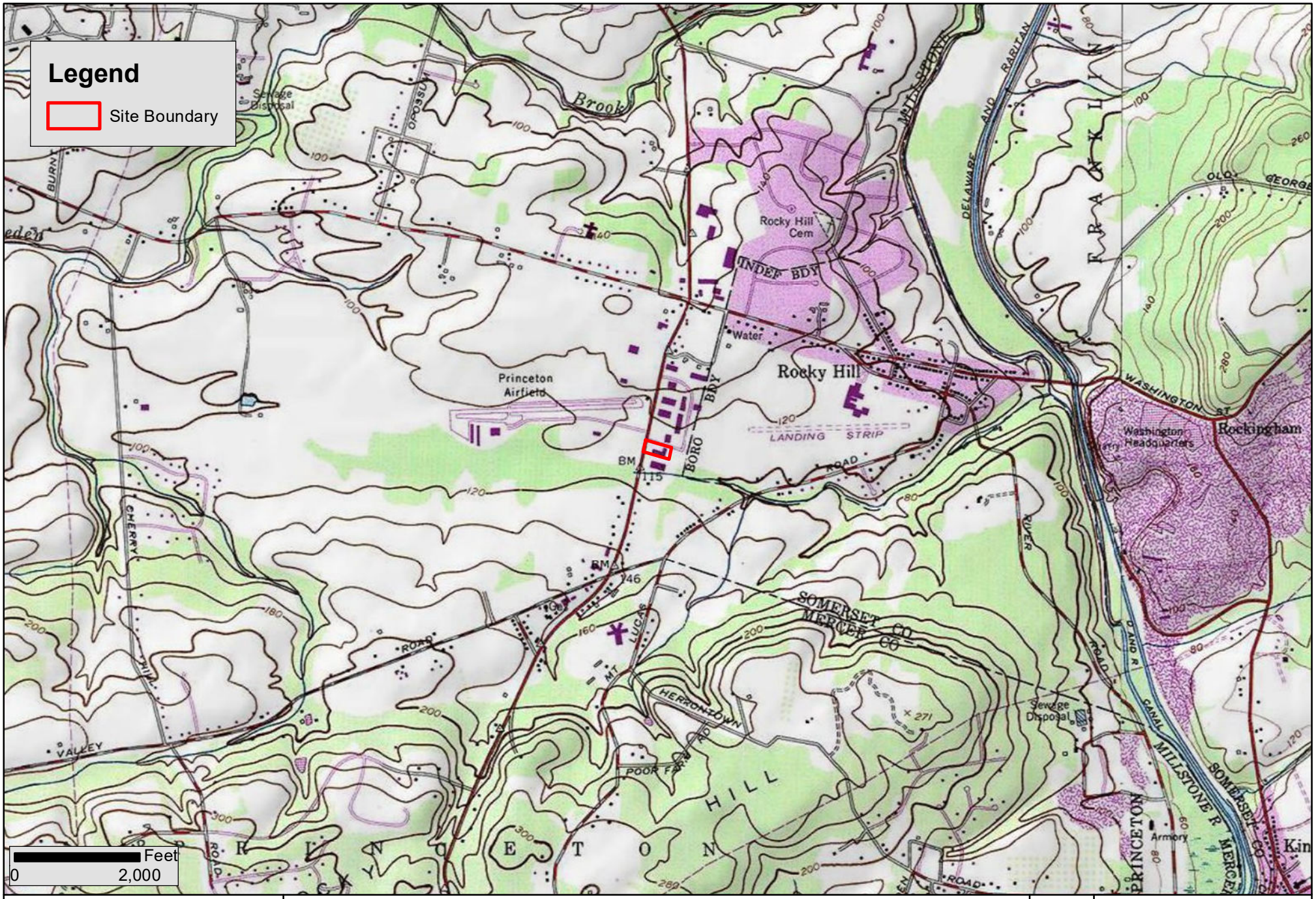
NORTH

Figure 2

Job No.: D2751.001
Scale: 1 in = 1,000 ft
Date: 11/13/2023
Drawn By: KO

Document Path: S:\JOBS NUMBERS\D2751.001\Road.mxd

This map was developed using Geographic Information Systems Digital Data. This map is for visual display purposes only and all locations are approximate.



DuBois & ASSOCIATES

SE Rocky Hill USGS Quadrangle Map

Block 35001 * Lot 15
Montgomery Township, Somerset County, NJ

NORTH

Figure 3

Job No.: D2751.001
Scale: 1 in = 2,000 ft
Date: 11/13/2023
Drawn By: KO

Document Path: S:\JOBS NUMBERS\D2751.001\Quad.mxd

This map was developed using Geographic Information Systems Digital Data. This map is for visual display purposes only and all locations are approximate.

DuBois & ASSOCIATES

Aerial Map

Block 35001 * Lot 15
Montgomery Township, Somerset County, NJ

NORTH

Figure 4

Job No.: D2751.001
Scale: 1 in = 150 ft
Date: 11/13/2023
Drawn By: KO

Document Path: S:\JOBS NUMBERS\D2751.001\Aerial.mxd

This map was developed using Geographic Information Systems Digital Data. This map is for visual display purposes only and all locations are approximate.

DuBois & ASSOCIATES

NJ State Planning Map

Block 35001 * Lot 15
Montgomery Township, Somerset County, NJ

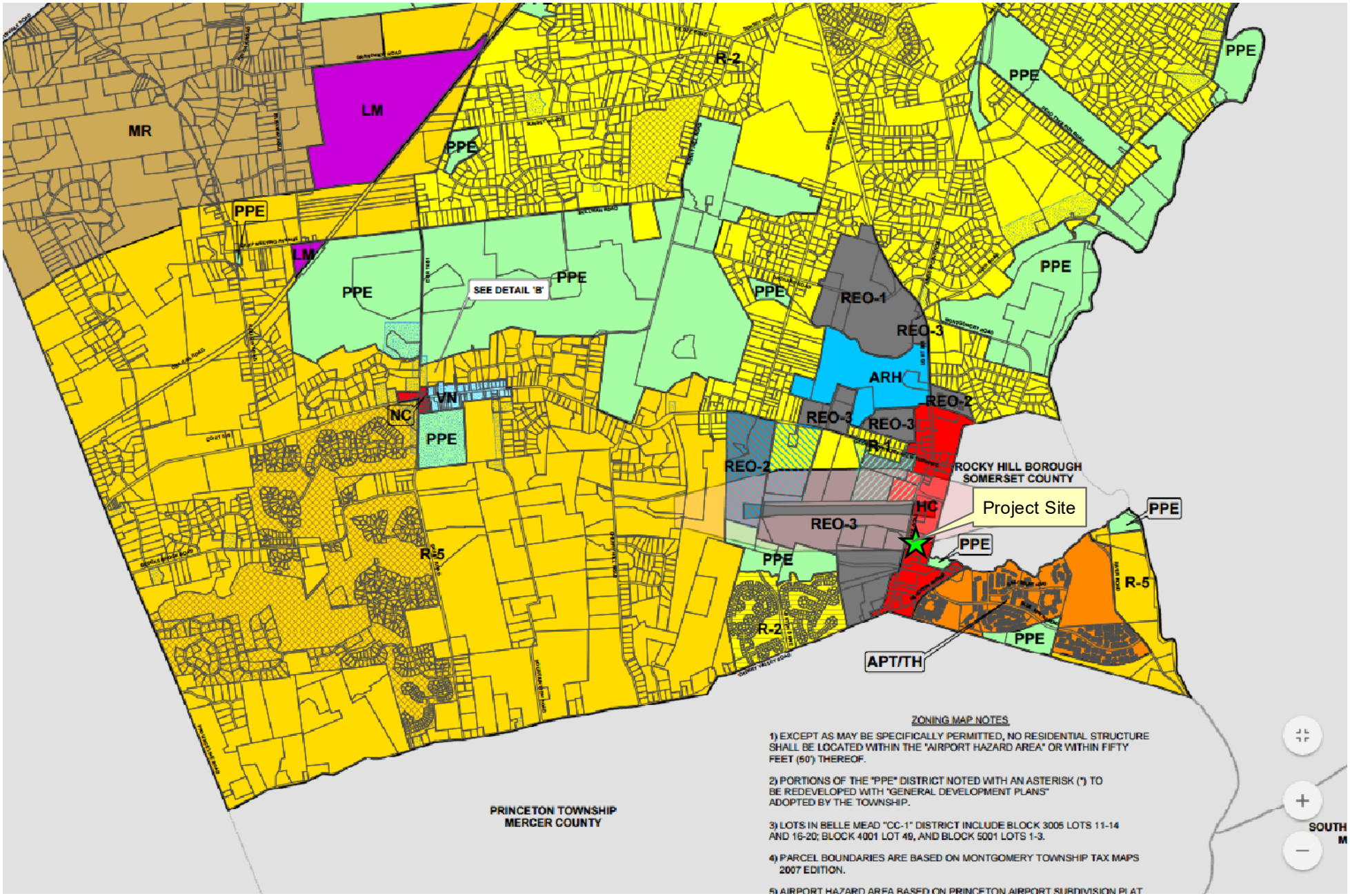
NORTH

Figure 5

Job No.: D2751.001
Scale: 1 in = 200 ft
Date: 11/14/2023
Drawn By: KO

Document Path: S:\JOBS NUMBERS\D2751.001\State Plan.mxd

This map was developed using Geographic Information Systems Digital Data. This map is for visual display purposes only and all locations are approximate.



DuBois & ASSOCIATES

Montgomery Township Zoning Map

Block 34001 * Proposed Lot 57.02
Montgomery Township, Somerset County, NJ

NORTH

Figure 6

Job No.: D2751.001

Date: 11/14/2023

Drawn By: AJ

Document Path: S:\JOBS NUMBERS\D2751.001\zoning.mxd

This map was developed using Geographic Information Systems Digital Data. This map is for visual display purposes only and all locations are approximate.

DuBois & ASSOCIATES

NJ Bedrock Geology Map

Block 35001 * Lot 15
Montgomery Township, Somerset County, NJ

NORTH

Figure 7

Job No.: D2751.001
Scale: 1 in = 150 ft
Date: 11/14/2023
Drawn By: KO

Document Path: S:\JOBS NUMBERS\D2751.001\geology.mxd

This map was developed using Geographic Information Systems Digital Data. This map is for visual display purposes only and all locations are approximate.

DuBois & ASSOCIATES

NJ Surface Geology Map

Block 35001 * Lot 15
Montgomery Township, Somerset County, NJ

NORTH

Figure 8

Job No.: D2751.001
Scale: 1 in = 150 ft
Date: 12/1/2023
Drawn By: KO

Document Path: S:\JOBS NUMBERS\D2751.001\geology.mxd

This map was developed using Geographic Information Systems Digital Data. This map is for visual display purposes only and all locations are approximate.

Somerset County Soil Survey Map

Block 35001 * Lot 15
Montgomery Township, Somerset County, NJ

DuBois & ASSOCIATES

NORTH

Figure 9

Job No.: D2751.001
Scale: 1 in = 150 ft
Date: 11/13/2023
Drawn By: KO

Document Path: S:\JOBS NUMBERS\D2751.001\Soil.mxd

This map was developed using Geographic Information Systems Digital Data. This map is for visual display purposes only and all locations are approximate.

NJDEP Freshwater Wetlands Map

Block 35001 * Lot 15
Montgomery Township, Somerset County, NJ

DuBois & ASSOCIATES

NORTH

Figure 10

Job No.: D2751.001	
Scale: 1 in = 150 ft	
Date: 11/13/2023	
Drawn By: KO	

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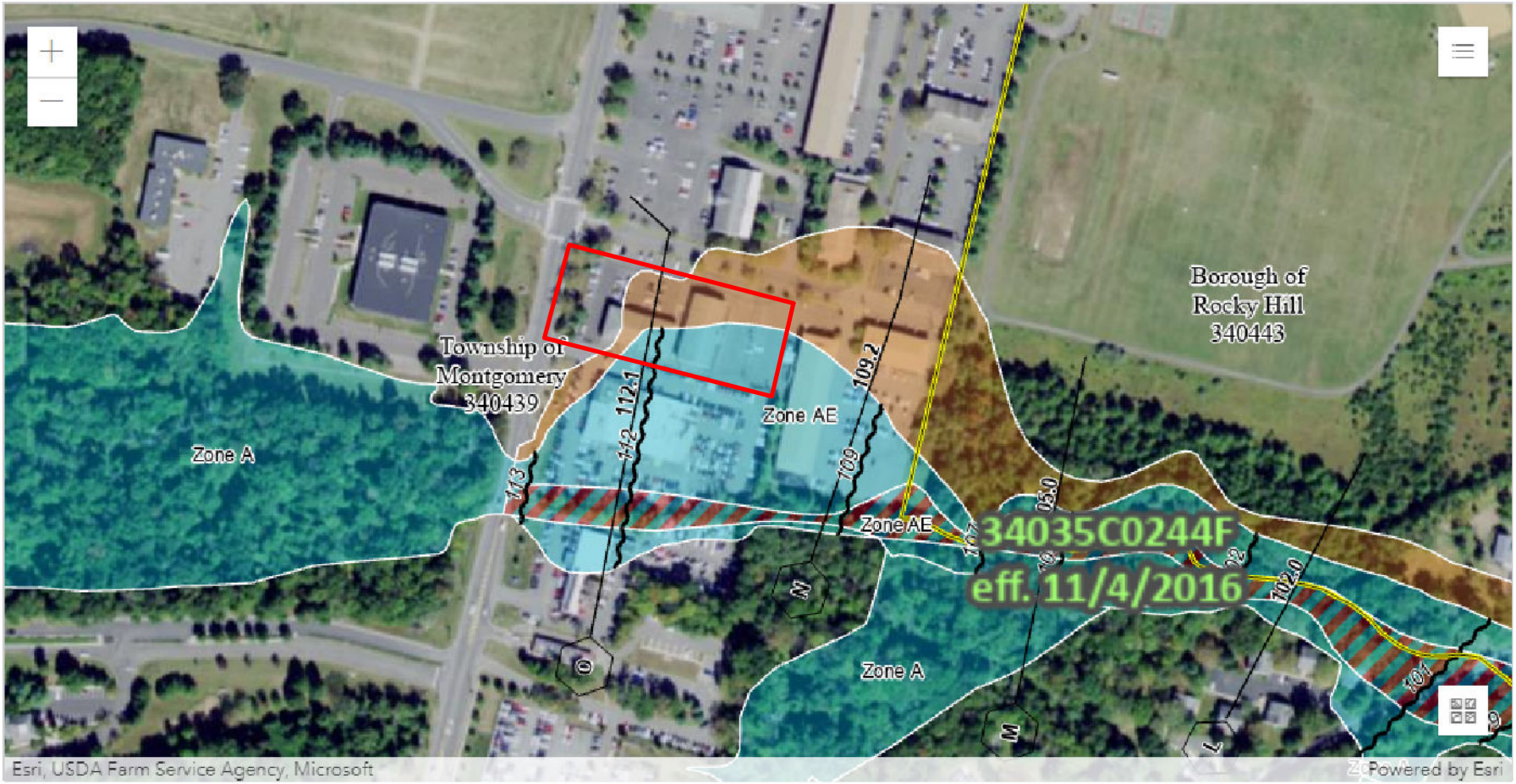
This map was developed using Geographic Information Systems Digital Data. This map is for visual display purposes only and all locations are approximate.



PIN
- Approximate location based on user input and does not represent an authoritative property location

MAP PANELS
- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D
- Otherwise Protected Area
- Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth
- Regulatory Floodway Zone AE, AO, AH, VE, AR

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER FEATURES
- 20.2 / 17.9 — Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

DuBois & ASSOCIATES

FEMA Flood Hazard Area Map

Block 35001 * Lot 15
Montgomery Township, Somerset County, NJ

NORTH

Figure 11

Job No.: D2751.001

Date: 12/1/2023

Drawn By: KO

Document Path: S:\JOBS NUMBERS\D2751.001\Flood.mxd

This map was developed using Geographic Information Systems Digital Data. This map is for visual display purposes only and all locations are approximate.

DuBois & ASSOCIATES

NJ Landscape Project (v 3.3) Map

Block 35001 * Lot 15
Montgomery Township, Somerset County, NJ

NORTH

Figure 13

Job No.: D2751.001
Scale: 1 in = 200 ft
Date: 12/1/2023
Drawn By: KO

Document Path: S:\JOBS NUMBERS\D2751.001\Landscape.mxd

This map was developed using Geographic Information Systems Digital Data. This map is for visual display purposes only and all locations are approximate.

DuBois & ASSOCIATES

NJ Historic and Archaeological Map

Block 35001 * Lot 15
Montgomery Township, Somerset County, NJ

NORTH

Figure 13

Job No.: D2751.001	
Scale: 1 in = 500 ft	
Date: 12/1/2023	
Drawn By: KO	

Document Path: S:\JOBS NUMBERS\D2751.001\Historic.mxd

This map was developed using Geographic Information Systems Digital Data. This map is for visual display purposes only and all locations are approximate.

APPENDIX A

SITE PHOTOGRAPHS

Photo 1: Facing west through the northern section of the project site parallel to Wall Street.

Photo 2: Facing south through the eastern section of the site from the vicinity of the entrance from Wall Street.

Photo 3: Facing south along the western property boundary parallel to Route 206.

Photo 4: Representative view of the existing buildings on the site, facing southeast through the site.

APPENDIX B

NATURAL HERITAGE PROGRAM RESPONSE

State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE PARKS, FORESTS & HISTORIC SITES
OFFICE OF NATURAL LANDS MANAGEMENT
501 East State Street
P.O. Box 420, Mail Code 501-04
Trenton, New Jersey 08625-0420
Tel. (609) 984-1339 * Fax (609) 984-1427
https://www.nj.gov/dep/parksandforests/natural/index.html

PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

SHAWN M. LATOURETTE
Commissioner

December 9, 2023

Amy Jones
DuBois & Associates
190 North Maple Ave
Tuckerton, NJ 08087

Re: Princeton Chrysler Dodge Jeep & Ram
Block(s) - 35001, Lot(s) - 15
Montgomery Township, Somerset County

Dear Amy Jones:

Thank you for your data request regarding rare species information for the above referenced project site.

Searches of the Natural Heritage Database and the Landscape Project (Version 3.3) are based on a representation of the boundaries of your project site in our Geographic Information System (GIS). We make every effort to accurately transfer your project bounds from the map(s) submitted with the Natural Heritage Data Request Form into our GIS. We do not typically verify that your project bounds are accurate, or check them against other sources.

We have checked the Landscape Project habitat mapping and the Biotics Database for occurrences of any rare wildlife species or wildlife habitat on the referenced site. The Natural Heritage Database was searched for occurrences of rare plant species or ecological communities that may be on the project site. Please refer to Table 1 (attached) to determine if any rare plant species, ecological communities, or rare wildlife species or wildlife habitat are documented on site. A detailed report is provided for each category coded as 'Yes' in Table 1.

We have also checked the Landscape Project habitat mapping and Biotics Database for occurrences of rare wildlife species or wildlife habitat in the immediate vicinity (within ¼ mile) of the referenced site. Additionally, the Natural Heritage Database was checked for occurrences of rare plant species or ecological communities within ¼ mile of the site. Please refer to Table 2 (attached) to determine if any rare plant species, ecological communities, or rare wildlife species or wildlife habitat are documented within the immediate vicinity of the site. Detailed reports are provided for all categories coded as 'Yes' in Table 2. These reports may include species that have also been documented on the project site.

The Natural Heritage Program reviews its data periodically to identify priority sites for natural diversity in the State. Included as priority sites are some of the State's best habitats for rare and endangered species and ecological communities. Please refer to Tables 1 and 2 (attached) to determine if any priority sites are located on or in the immediate vicinity of the site.

A list of rare plant species and ecological communities that have been documented from the county (or counties), referenced above, can be downloaded from https://nj.gov/dep/parksandforests/natural/heritage/database.html. If suitable habitat is present at the project site, the species in that list have potential to be present.

Status and rank codes used in the tables and lists are defined in EXPLANATION OF CODES USED IN NATURAL HERITAGE REPORTS, which can be downloaded from https://nj.gov/dep/parksandforests/natural/docs/nhpcodes_2010.pdf.

NHP File No. 23-4007446-29226

Beginning May 9, 2017, the Natural Heritage Program reports for wildlife species will utilize data from Landscape Project Version 3.3. If you have questions concerning the wildlife records or wildlife species mentioned in this response, we recommend that you visit the interactive web application at the following URL, https://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=0e6a44098c524ed99bf739953cb4d4c7, or contact the Division of Fish and Wildlife, Endangered and Nongame Species Program at (609) 292-9400.

For additional information regarding any Federally listed plant or animal species, please contact the U.S. Fish & Wildlife Service, New Jersey Field Office at http://www.fws.gov/northeast/njfieldoffice/endangered/consultation.html.

Information supplied by the Natural Heritage Program summarizes existing data known to the program at the time of the request regarding the biological elements (species and/or ecological communities) or their locations. They should never be regarded as final statements on the elements or areas being considered, nor should they be substituted for on-site surveys required for environmental assessments.

Thank you for consulting the Natural Heritage Program. The attached invoice details the payment due for processing this data request. Feel free to contact us again regarding any future data requests.

Sincerely,

Robert J. Cartica
Administrator

c: NHP File No. 23-4007446-29226

Table 1: On Site Data Request Search Results (6 Possible Reports)

Report Name	Included	Number of Pages
1. Possibly on Project Site Based on Search of Natural Heritage Database: Rare Plant Species and Ecological Communities Currently Recorded in the New Jersey Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites On Site	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.3 Species Based Patches	No	0 pages included
4. Vernal Pool Habitat on the Project Site Based on Search of Landscape Project 3.3	No	0 pages included
5. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	No	0 pages included
6. Other Animal Species On the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	No	0 pages included

Table 2: Vicinity Data Request Search Results (6 possible reports)

Report Name	Included	Number of Pages
1. Immediate Vicinity of the Project Site Based on Search of Natural Heritage Database: Rare Plant Species and Ecological Communities Currently Recorded in the New Jersey Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites within the Immediate Vicinity	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat Within the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.3 Species Based Patches	Yes	1 page(s) included
4. Vernal Pool Habitat In the Immediate Vicinity of Project Site Based on Search of Landscape Project 3.3	No	0 pages included
5. Rare Wildlife Species or Wildlife Habitat In the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	No	0 pages included
6. Other Animal Species In the Immediate Vicinity of the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	No	0 pages included

Rare Wildlife Species or Wildlife Habitat Within the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.3 Species Based Patches

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
Aves								
	Barred Owl	Strix varia	Breeding Sighting	3	NA	State Threatened	G5	S2B,S2N
	Great Blue Heron	Ardea herodias	Foraging	2	NA	Special Concern	G5	S3B,S4N
Mammalia								
	Bobcat	Lynx rufus	Live Individual Sighting	4	NA	State Endangered	G5	S2
	Northern Myotis	Myotis septentrionalis	Active Season Sighting	5	Federally Listed Endangered	State Endangered	G1G2	S1
Reptilia								
	Eastern Box Turtle	Terrapene carolina carolina	Occupied Habitat	2	NA	Special Concern	G5T5	S3
	Wood Turtle	Glyptemys insculpta	Occupied Habitat	3	NA	State Threatened	G3	S2

APPENDIX C

STATEMENT OF QUALIFICATIONS

Amy Jones
Senior Biologist/Project Manager
ajones@denviro.com

DuBois & ASSOCIATES

190 North Main Street
Manahawkin, NJ 08050
609-488-2857

Education:

B.S. Ecology
Juniata College – 2000

Certifications:

Professional Wetland Scientist-Society of Wetland Scientists

Qualified Specialist (Ecologist & Ornithologist) able to certify ESA Protection Plans

USFWS Recognized Qualified Bog Turtle Surveyor – NJ

NJDEP ENSP Recognized Qualified Venomous Snake Monitor

Continuing Education:

Rutgers University
Methodology for Delineating Wetland & Wetland Vegetation Identification

Threatened and Endangered Species of Northern and Southern New Jersey (field and classroom courses)

Richard Stockton College of NJ
Ornithology

Shepherd College
Shorebird Management & Ecology

Bowman's Hill Wildflower Preserve
Identification of Cool Season Grasses, Sedges and Rushes
Plant Stewardship Index (PSI)

Professional Affiliations:

The Wildlife Society
-National Member
-NJ Chapter Member
-NJ Chapter Secretary
2007 – 2014
-NJ Chapter Board Member
2014 – 2016
-NJ Chapter Newsletter Editor
2017 – present

Fields of Competence:

Amy Jones has over 23 years of experience in the fields of biology, ecology, wetland science, and land use regulatory compliance. She conducts various environmental site assessments, development feasibility studies, wetland delineations, rare species habitat evaluations and population surveys. She has extensive experience in managing a variety of projects from the initial field study stage through various regulatory application and approval processes, including extensive coordination with regulatory personnel. Mrs. Jones has a respected professional relationship with various municipal and county agencies, NJDEP, USFWS and USDA NRCS personnel.

Professional Experience:

Mrs. Jones is a senior biologist and project manager with the firm of DuBois and Associates. She manages all aspects of a project and coordinates specifically with a variety of clients to organize projects and proposals. Mrs. Jones manages each individual project to ensure all appropriate and applicable regulations and tasks are implemented to facilitate successful completion/approval of the project.

Mrs. Jones is responsible for conducting development feasibilities, wetland delineations, natural resource inventories, threatened/endangered species habitat assessments and directed surveys, and monitoring activities. Mrs. Jones has extensive experience with the survey and sampling protocols required under the jurisdiction of the USFWS, NJDEP, PAFBC, and Pinelands Commission for threatened and endangered species surveys. This survey work includes experience in various snake and salamander species drift fence trapping, numerous raptor and woodpecker nest investigations and breeding vocalization broadcast surveys, shorebird and colonial waterbird nesting and monitoring surveys, opportunistic and visual encounter turtle surveys, amphibian monitoring and call detection/playback surveys, and bat studies. Mrs. Jones has received numerous scientific collection permits from regulatory agencies as both the primary permittee and sub-permittee.

Specific experience and responsibilities include ecological and environmental monitoring activities for various linear development and improvement projects. This monitoring oversight and coordination ensures the construction activities are in compliance with county, state, and federal conditions and standards, and all best management practices are implemented as required. Monitoring activities also serve to ensure the construction activities will not result in adverse impacts to environmentally sensitive areas, or rare faunal or floral habitats and/or populations.

Mrs. Jones conducts vegetation inventories within a variety of biotic communities throughout New Jersey. These have included species specific surveys for numerous target plants considered rare or State and/or Federally listed. Mrs. Jones has conducted numerous botanical investigations for rare plant species within the jurisdiction of the Pinelands Commission and NJDEP. Specifically, these directed evaluations have included surveys for the Federally listed swamp pink, seabeach amaranth, and Knieskern's beaked rush plants, results of which have been accepted by all regulatory state agencies and the USFWS.

Mrs. Jones is responsible for performing wetland delineations under the jurisdiction of multiple agencies, which are conducted pursuant to the interagency evaluation procedures. This includes expertise in analyzing the vegetation and technical indicators of hydrology and soils. She authors Freshwater Wetland Delineation Reports and prepares Freshwater Wetland Letter of Interpretation applications for submittal to the NJDEP for verification of the delineated wetland limits.

Amy Jones
Senior Biologist/Project Manager
ajones@denviro.com

DuBois & ASSOCIATES

190 North Main Street
Manahawkin, NJ 08050
609-488-2857

NJ Builders Association
-Environmental Commission
2016 – present

The Society of Women Environmental Professionals
-Greater Philadelphia
2017 - present

Career Positions:

U.S. Fish & Wildlife Service
E.B. Forsythe NWR
Brigantine, NJ-
Wildlife Biologist
2000-2002

Habitat Management & Design, Inc.
Trenton, NJ-
Sr. Environmental Consultant
2002-2007

Water's Edge Environmental, LLC
Ocean City, NJ-
Senior Biologist
2007-2014

DuBois and Associates, LLC
Manahawkin, NJ –
Sr. Biologist/Environmental Scientist
2014 – Present

Mrs. Jones coordinates directly with professional engineers, attorneys, clients, and regulatory agencies to evaluate compliance and design of projects pursuant to various environmental regulations, inclusive of the Freshwater Wetlands Protection Act Rules, Flood Hazard Area Control Act Rules, and coastal/waterfront development regulations. Based on these permit analyses and project designs, she prepares the applicable permit applications pursuant to the NJDEP and USACOE regulations.

Mrs. Jones has also conducted numerous volunteer survey efforts in coordination with the NJDEP, NJ Audubon Society, and NJ Conserve Wildlife Foundation. These survey efforts include State directed Bog Turtle surveys, participation in grassland bird surveys as part of the Landowner Incentive Program, the Calling Amphibian Monitoring Program (CAMP), and regional Wood Turtle monitoring surveys.

Representative Projects of Relevance:

Burlington County Park Projects
Ecological and environmental work was completed to assist Burlington County in conducting environmental constraints evaluations and permit analyses for improvements on numerous County owned park and greenway projects. Mrs. Jones works directly with the landscape architects and engineers in assisting with design of the project to ensure compliance of proposed improvements pursuant to State waterfront development, freshwater wetlands, and flood hazard regulations. Mrs. Jones also coordinates with the NJDEP and USACOE with regard to permit requirements and to ensure no adverse impacts to documented state and federal threatened and endangered species habitat, including the bald eagle and bog turtle. Mrs. Jones prepared all necessary permit applications and ensured continued cooperative coordination with the regulatory agencies to ensure receipt of the applicable permit approvals for the park projects. Mrs. Jones has respected professional relationship with Burlington County and is involved in ongoing and future park improvement projects.

Holly Realty Project
Conducted red-headed woodpecker, barred owl, red-shouldered hawk, and northern long eared bat surveys in order to determine presence/absence and evaluate compliance with the New Jersey coastal regulations. These included nest cavity searches and call playback surveys for the red-headed woodpecker, barred owl, and red-shouldered hawk, and mist net surveys for the northern long-eared bat. These surveys were conducted pursuant to accepted state and federal survey methods. Survey methodology and results summaries have been prepared for the client and state agency review for continued impact and mitigation review.

New Jersey Department of Transportation Roadway Improvement Projects
Coordination with the NJDOT and project engineer to conduct the necessary field investigations and prepare full permit applications pursuant for various roadway and bridge improvement and development projects throughout the state. This has included wetland delineations, vegetation and wildlife inventories, and preparation and submission of state wetland and flood hazard permit and waiver applications, USACOE permit applications, and coastal and waterfront development permit applications.

Atlantic Cape Community College – Cape May Campus
Mrs. Jones conducted extensive monitoring of habitat mitigation measures implemented as part of CAFRA approval for construction the Cape May campus facilities. This included eastern tiger salamander trapping to evaluate success of the constructed breeding pond on the site. Monitoring resulted in the positive capture and identification of juvenile tiger salamanders, demonstrating success of the breeding pond. Additional monitoring and surveys included barred owl call playback surveys and long term avian point count surveys to evaluate impacts.