

**ENVIRONMENTAL SITE ANALYSIS**  
**PREPARED FOR**  
**PRINCETON AIRPORT**  
**BLOCK 34001 ~ LOT 57**  
**SITUATED IN**  
**MONTGOMERY TOWNSHIP**  
**SOMERSET COUNTY, NEW JERSEY**

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**Prepared By:**

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## **GENERAL INFORMATION**

The existing Princeton Airport located on Block 34001 ~ Lot 57 in Montgomery Township, Somerset County, New Jersey. The Princeton Airport Runway Relocation was prepared and approved back in 1998 (PB-16-98) It was then amended the previously approved site plan. The existing tract of land is 100 acres and 7.2 acres was subdivided off. The 7.2 acres is planned to be developed into medical/office use but was then later amended to automobile sales "Block 34001 - Lot 57.02". The applicant intends to construction the remaining structures which were previously approved. All that remains to be constructed is Hangar 4A 2,087 sq. ft & Hangar #4B 12,960 sq. ft.

The Princeton Aero Corporation is amending the Site Plan as the 8" dry waterline to the rear proposed hangars is not necessary as determined by the Montgomery Township Fire Company #2. Since we are in need of amending the Site Plan we are also requesting that the filing of the stormwater maintenance manual with Somerset County Clerk be done as a condition of Phase II approval. The existing bio detention basins need to be updated to meet current standards therefore a new maintenance manual is required. Lastly the sidewalk along Princeton Airport frontage (Route 206) is constructed prior to the proposed hangar certificate of occupancy.

The existing property is in the Millstone River Drainage Basin. The property currently is divided into three watersheds. Existing detention basin number one was previously evaluated to determine if the detention basin can control the increase in stormwater water runoff generated by the increase in impervious surface coverage. The analysis utilized as-built detention basin storage area. It should be noted that the detention basin was constructed to design standards and is slightly larger than proposed. The results of this previous analysis it was found that the existing detention basin number one will be able to control the increase in stormwater runoff due to the increase in impervious surface coverage from proposed hangar 4A & 4B. No modifications to detention basin number one are required.

The previous analysis of the detention basin is based upon flood control, environmental restrictions and Montgomery Township and Somerset County regulations. The detention basin was designed (and constructed) to restrict the increase in flow rates associated with the existing and proposed development with and adjoining the site. This existing detention basin is considered a "major" basin and will be constructed to control all storm intensities up to and including the 100-year frequency storm. The emergency spillway is designed (and constructed) to provide stable velocities during the emergency spillway storm.

The stormwater management rules have since been revised so the previous design and evaluation need to be updated. As a result the existing rain garden needs to be updated to meet the current requirements. A report entitled "Stormwater Management Report for Proposed Hangar Expansion - Princeton Airport - Block 34001, Lot 57" as prepared by this office dated November 2021 was prepared to demonstrate the proposed hangar expansion meet current standards.

Also in the area of proposed hangar expansion three Wetland Footprint of Disturbance where obtained by NJDEP. There are no freshwater wetlands and/or freshwater wetland buffers, steep slopes, critical soils, 100 year floodplain, and no critical sensitive areas in the location of the proposed hangar expansion.