

ENVIRONMENTAL IMPACT REPORT

For

Stack Storage, LLC Proposed Self-Storage Facility

*Vanderburg Road and Boundary Road
Block 360, Lots 7 & 8
Township of Marlboro,
Monmouth County,
New Jersey*

Prepared by:



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A handwritten signature in black ink, appearing to read 'John A. Palus', is written over a horizontal line.

John A. Palus, PE, PP, LEED
NJ Professional Engineer License #41975

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DEC# 3724-99-001

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1. Project Description

This Environmental Impact Report has been prepared in accordance with the requirements of the Township of Marlboro Environmental Impact Report Ordinance, Section (§220-159) in support of the Preliminary and Final Major Site Plan Application for the proposed development on Block 360 in Lots 7 and 8, as shown on the official Tax Maps of the Township of Marlboro, Monmouth County, New Jersey.

The site is approximately 7.847 acres and currently consists of undeveloped wooded area and open space. According to the Official Zoning Map of the Township of Marlboro, the property is located within the LI (Light Industrial) Zoning District. The Applicant proposes to develop three (3) 29,900 SF self-storage buildings (89,700 SF Total GFA) with associated improvements including parking areas, landscaping, lighting, stormwater management facilities, and utilities as shown on the accompanying Site Plan drawings.

The subject site is bound to the west by various industrial buildings and commercial facilities; to the east by Boundary Road with agricultural land and residential dwellings beyond; to the north by Vanderburg Road with Vanderburg Soccer Complex with mixed industrial and residential uses beyond; and to the south by industrial uses.

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 Marlboro. The Preliminary and Final Major Site Plan drawings and associated Traffic Impact Statement and Stormwater Management Report have been submitted as part of the Preliminary and Final Site Plan Application to the Township of Marlboro.

2. Existing Conditions

a. Air Quality

The majority of the subject property currently consists of wooded land or open grass area. As such, the site has little to no adverse impact to existing air quality. 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.

b. Water Quality

Per New Jersey Department of Environmental Protection (NJDEP) GeoWeb mapping, the closest stream is the Rolling Mine Brook located approximately 400 FT south of the subject parcel. The closest wetlands are located approximately 50 FT east of the subject parcel across Boundary Road. The subject parcel is not located within the vicinity of any wells.

c. Hydrology

In existing conditions, a majority of the site currently drains undetained via overland flow towards the existing stormwater infrastructure located in Boundary Road adjacent to the southeasterly property corner. A small portion of the site drains undetained via overland flow to the northwest to a low point off site. The site is comprised primarily of wooded areas and open space.

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

d. Water Supply

Public water service is available to the subject parcel from the Marlboro Township Water Utility Division via existing water mains within Vanderburg Road. It is anticipated that the existing water mains have adequate capacity to service the proposed development.

e. Sanitary Sewer Supply

Public sanitary sewer service is available to the subject parcels from the Western Monmouth Utilities Authority via an existing 8" PVC sanitary sewer main located along the westerly property boundary, contiguous with Lots 9 and 10. Per the Will Serve email correspondence in the Appendix of this Report, George White of the Western Monmouth Utilities Authority confirmed that the existing water mains have adequate capacity to service the proposed development.

f. 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 RATING
ShrA	Shrewsbury sandy loam, 0 to 2 percent slopes	B/D
ThgB	Trinton loamy sand, 0 to 5 percent slopes	A
ThC	Trinton loamy sand, 5 to 10 percent slopes	A

g. Geology

Per NJDEP GeoWeb Mapping, the underlying bedrock is classified as the Sandy Hook Member Formation (Krbsh Stratigraphic Unit Abbreviation) consisting of quartz sand, fine-grained, clayey, micaceous and Shrewsbury Member

Formation (KrbS Stratigraphic Unit Abbreviation) consisting of quartz sand, fine-grained locally interbedded with thin to thick beds of clay.

h. Topography

In existing conditions, the site is moderately sloped with an average elevation of approximately 127 feet above mean sea elevation (mse). The site has a high point of approximately 131 by the northeasterly property corner, and the site has a low point of approximately 119 by the southeasterly property boundary. The existing grade generally slopes from north to south.

i. Vegetation

Approximately half the site consists of undeveloped wooded land comprised of deciduous/ shades trees and evergreens with underbrush. The remainder of the site consists of open space with sporadic deciduous trees. There are a total of approximately 263 trees located on site, most of which are deciduous with caliper ranging from 4" to 18". Of the existing trees on site, approximately 94% are between 4"-12" caliper, and approximately 6% are between 12"-18" caliper.

j. Animal Life

The majority of the wildlife on the parcel consists of typical central New Jersey species inclusive of birds, squirrels and other wildlife. Per NJDEP GeoWeb Mapping, there does not appear to be any documented threatened or endangered species within the vicinity of the subject parcel.

k. Land Use

The subject parcel is located within the LI (Light Industrial) Zoning District. The site is undeveloped under existing conditions and the proposed self-storage facility is a permitted use within the LI Zoning District.

l. Aesthetics

The majority of the subject parcel currently consists of wooded land comprised of mature deciduous/shade trees and evergreens with underbrush. The remaining portion of the parcel consists of an open field with sporadic deciduous trees.

m. History

Per NJDEP GeoWeb Mapping, it appears that there are no historic resources within the vicinity of the subject site.

3. Agency Approvals

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

- | | |
|---|--|
| • Township of Marlboro Planning Board | Preliminary and Final Major Site Plan Approval |
| • Freehold Soil Conservation District | Soil Erosion & Sediment Control Certification |
| • Monmouth County Planning Board | Site Plan Approval |
| • Marlboro Township Water Utility Division | Water Service Approval |
| • Western Monmouth Utilities Authority | Sanitary Sewer Service Approval |

4. Environmental Impacts

a. Air Quality

The development will impose negligible air quality impacts for the additional traffic generated along Vanderburg Road and Boundary Road. 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.

b. Water Quality

As previously noted, per NJDEP GeoWeb mapping the Rolling Mine Brook tributary is located approximately 400 FT southeast of the subject parcel and the closest wetlands area is located approximately 50 FT east of the property across Boundary Road. It is anticipated that the proposed development will not encroach upon any riparian buffers or transition areas.

The TSS removal rate requirement set forth by the Township of Marlboro Land Use Ordinance and NJAC 7:8 for the subject site is 80%. The design for the subject development meets the obligation for TSS removal by utilizing four (4) aboveground infiltration basins capable of a TSS removal of 80% for the proposed development, thereby satisfying the water quality aspect of the Township of Marlboro Land Use Ordinance and NJAC 7:8.

c. Hydrology

This project consists of more than ¼ acre increase of impervious surface and more than one acre of land disturbance, and therefore, it qualifies as a “major” development per NJAC 7:8. The self-storage development has been designed to meet the water quality, water quantity and groundwater recharge requirements set forth by N.J.A.C. 7:8 by utilizing four (4) aboveground infiltration basins. Please refer to the Stormwater Management Report, submitted under separate cover, for calculations.

d. Water Supply

The self-storage facility proposes to connect to the existing water main located along Vanderburg Road via domestic/fire water lines and a wet tap connection. It is anticipated that the existing water main has the capacity to handle the generated flow from the proposed self-storage facility. According to the water demand calculations, the proposed daily water demand is as follows:

Proposed Average Daily Water Demand:
Self-Storage Facility – Office Space
 $700 \text{ sq. ft} \times 0.125 \text{ gal / SF} = 87.5 \text{ GPD}$

e. Sanitary Sewer Supply

The self-storage facility building proposes to connect to the existing 8” sanitary sewer main located within the property as part of a sewer easement from Western Monmouth Utility Authority via a 6” SDR-35 sanitary sewer PVC lateral and saddle connection. It has been confirmed with the Western Monmouth Utilities Authority that the existing sewer main has the capacity to handle the generated flow from the proposed medical office. According to the sanitary sewer demand calculations, the proposed daily sewerage flow is as follows:

Proposed Average Daily Sewerage Flow:
Self-Storage Facility – Office Space
 $700 \text{ sq. ft} \times 0.100 \text{ gal / SF} = 70 \text{ GPD}$

f. Soils

The proposed development has been designed in accordance with the 2014 Standards for Soil Erosion and Sediment Control in New Jersey in order to mitigate any impacts of Soil Erosion and Sedimentation resulting from surface runoff. Proposed grading has been designed to match existing drainage patterns.

g. Geology

Per NJDEP GeoWeb Mapping, the underlying bedrock is classified as the Sandy Hook Member Formation (Krbsh Stratigraphic Unit Abbreviation) consisting of quartz sand, fine-grained, clayey, micaceous and Shrewsbury Member Formation (KrbS Stratigraphic Unit Abbreviation) consisting of quartz sand, fine-grained locally interbedded with thin to thick beds of clay. All proposed construction will take place relatively close to the surface, and in general, geology should not pose any significant site related construction problems.

h. Topography

The proposed development has been designed in accordance with the 2014 Standards for Soil Erosion and Sediment Control in New Jersey in order to mitigate any impacts of Soil Erosion and Sedimentation resulting from surface runoff. Proposed grading has been designed to match existing drainage patterns.

i. Vegetation

While a majority of the site will be developed, existing wooded areas along the property boundaries will be preserved to the maximum extent practicable. Approximately 248 trees will be removed as a result of the proposed development. The landscaping design provides 75 new trees along with various other shrubs and ground cover plantings. A contribution to the tree fund will be provided to cover the balance of tree removal. The proposed landscaping has been designed to provide an aesthetic improvement to the interior and perimeter of the site through use of approved native species and other low maintenance vegetation. Additionally, a fund has been put aside to help offset the amount of tree removal on site and ensure tree conservation and planting offsite.

j. Animal Life

It is anticipated that any local species impacted by construction and the operation of the use will relocate to surrounding wooded areas. As previously stated, per NJDEP GeoWeb Mapping, there does not appear to be any documented threatened or endangered species within the subject parcels. Therefore, it is anticipated that the proposed development will not have an adverse effect on wildlife within the vicinity of the parcel.

k. Land Use

The subject parcel is located within the LI (Light Industrial) Zoning District. The proposed self-storage facility is a permitted use within the LI Zoning District.

l. Aesthetics

The proposed self-storage facility and associated landscaping design will provide an aesthetic improvement to the interior and perimeter of the site through the implementation of the new building and a variety of proposed landscaping.

m. History

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

5. Adverse Environmental Impacts

- **Air Pollution**

The proposed development will not incorporate facilities which shall negatively impact the air quality. There may be temporary, localized increases in pollutant levels normally associated with vehicular exhaust. This is typical of all passenger, construction, delivery vehicles and elevated levels will dissipate as traffic disperses off-site. In relation to the roadway traffic and the other nearby commercial facilities, any air quality impact due to additional vehicular traffic from the proposed improvements would be negligible.

There may also be temporary airborne dust particulates associated with construction activities, but these will also dissipate with the daily construction schedule. Additionally, soil erosion measures will be employed to mitigate the potential for airborne air quality impacts.

- **Water Pollution**

There will be an unavoidable impact on water quality as the site increases impervious surfaces. However, the proposed development has been designed to meet the water quality, water quantity, and groundwater recharge requirements set forth by NJAC 7:8 by proposing four (4) aboveground infiltration basins to treat stormwater runoff and recharge the post development recharge deficit. Therefore, any impacts associated with the increase in impervious coverage will be mitigated.

- **Increase to Noise**

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

- **Storm Drainage Impacts**

In existing conditions, a majority of the site currently drains undetained to the southeast corner of the site. The development proposes four (4) aboveground infiltration basins to collect and recharge stormwater runoff from a majority of the self-storage facility improvements. The basin system reduces the peak flow of stormwater runoff leaving the subject parcel, thereby providing a benefit to the hydrologic characteristics of the site and surrounding uses.

- **Increase in Sedimentation and Siltation**

There will be an unavoidable increase in sedimentation and siltation as a result of construction activities. However, the site has been designed in accordance with the 2014 Standards for Soil Erosion and Sediment Control in New Jersey in order to minimize the impact as much as possible.

- **Vehicular and Pedestrian Traffic**

Additional vehicular traffic by the proposed development will have negligible impacts to the roadway networks that currently service the surrounding use. Please refer to the Traffic Impact Statement, submitted under separate cover, for trip generation characteristics.

- **Increase in Township Services and Impact on Tax Structure**

There will be an unavoidable minimal increase in municipal services. The proposed development will be connecting to the Township's public water and sewer facilities, however, it is anticipated that the Township's system has the required capacity. Local law enforcement and fire department services may be required, but are anticipated to be characteristic of a medical office.

There are no unavoidable effects that will result in displacement of people or businesses. The proposed self-storage facility will provide additional jobs within the community and provides the local area with increased economic growth.

- **Damage to Flora and Fauna**

There will be an unavoidable impact regarding the removal of existing vegetation. To minimize the clearing of vegetation to the maximum extent feasible, silt fences and tree protection fences are proposed around the perimeter of the proposed improvements. Furthermore, the landscaping design for the development 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 improvement incorporated into the development meet the Township of Marlboro Ordinance requirements to the maximum extent practicable.

6. Statement of Alternatives

- **“No Project” or “No Action” Alternative**

The “No Project” or “No Action” alternative would leave the parcel undeveloped. This could eliminate potential economic growth/commerce for the Township of Marlboro and leave an undeveloped lot that is not maintained and has little aesthetic value.

- **Alternative uses permitted in the LI District**

The site is located within the LI (Light Industrial) Zoning District and alternatives to the proposed site development would presumably include any allowable use as permitted by the current Zoning Ordinance, such as light manufacturing, administrative office buildings related to industrial function, industrial research laboratories, warehouses, temporary buildings for construction work, off-site catering services, landscaping business, and assembly halls. Given the low intensity of the self-storage facility use, it is believed that the proposed use is a suitable use for the subject parcel.

7. 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 Vanderburg Road to reduce the amount of soil being brought off-site.
- Every reasonable effort will be made to protect the existing natural environment with the ultimate goal of providing for minimal disruption throughout the course of construction and after completion.

APPENDIX

AERIAL PHOTO MAP

2021 Aerial Photo Map



1904 Main Street, Lake Como, NJ 07719 T. 732-974-0198

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PHOTO LOCATION MAP

Photo Location Map



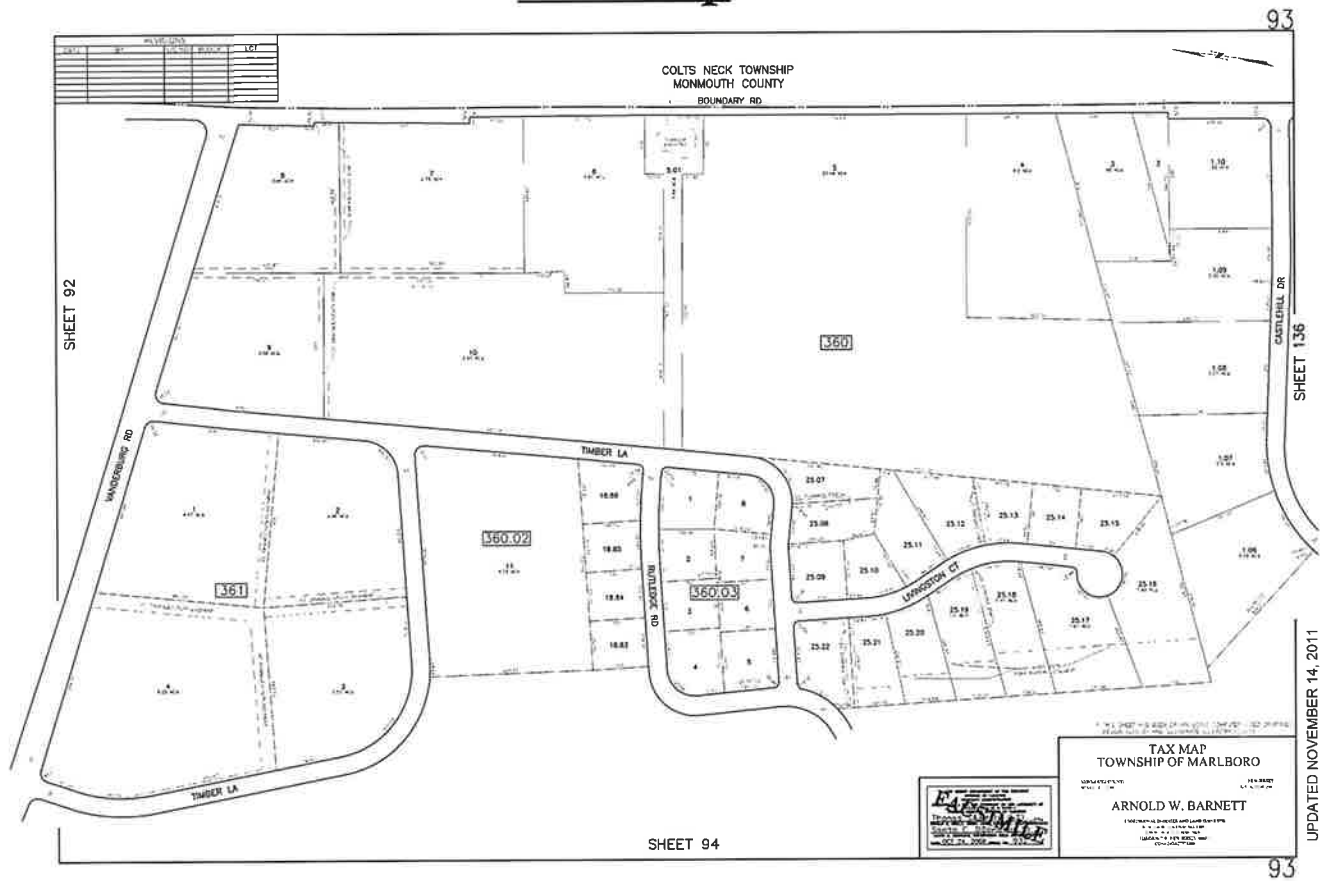
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TAX MAP

Tax Map



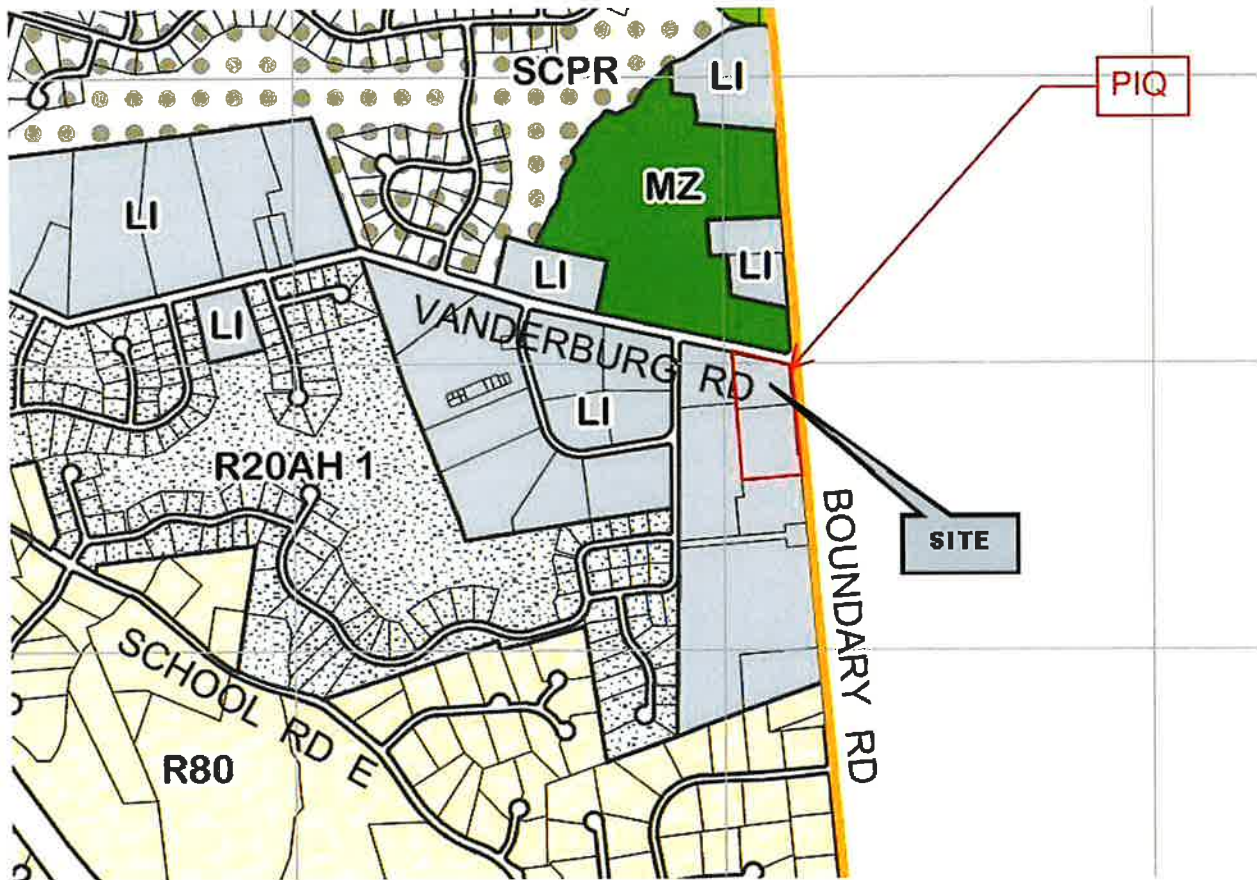
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ZONING MAP

Zone Map



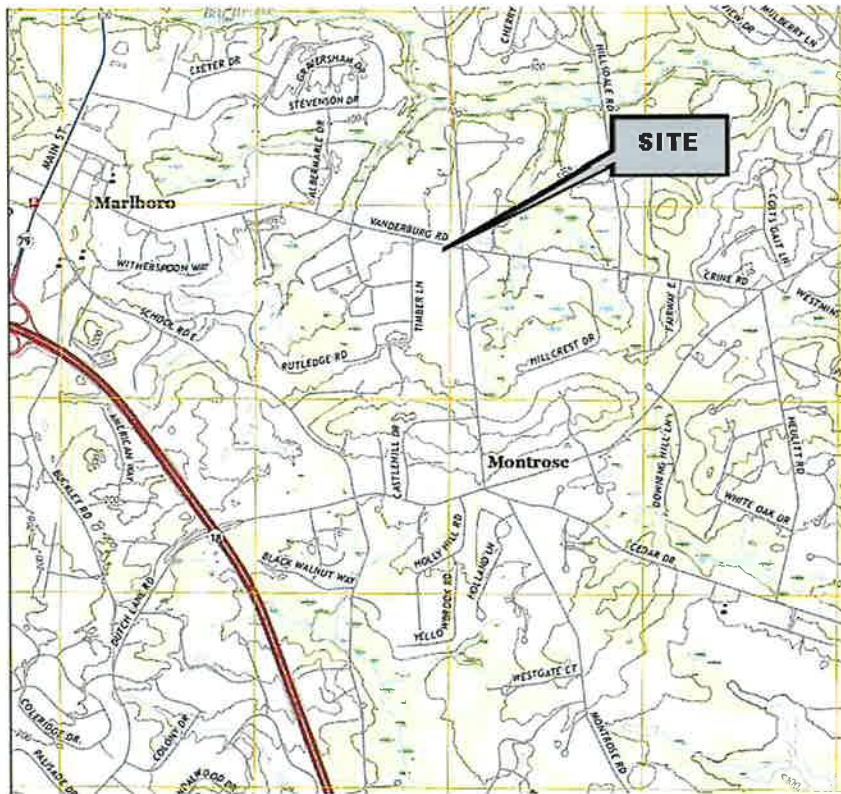
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USGS MAP

USGS Map
Adelphia Quad



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FEMA FLOOD INSURANCE RATE (FIRM) MAP

NRCS SOILS SURVEY MAP

NRCS Soil Survey Map



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NJDEP GEOWEB – BEDROCK GEOLOGY MAP

NJDEP GeoWEB-Bedrock Geology Map



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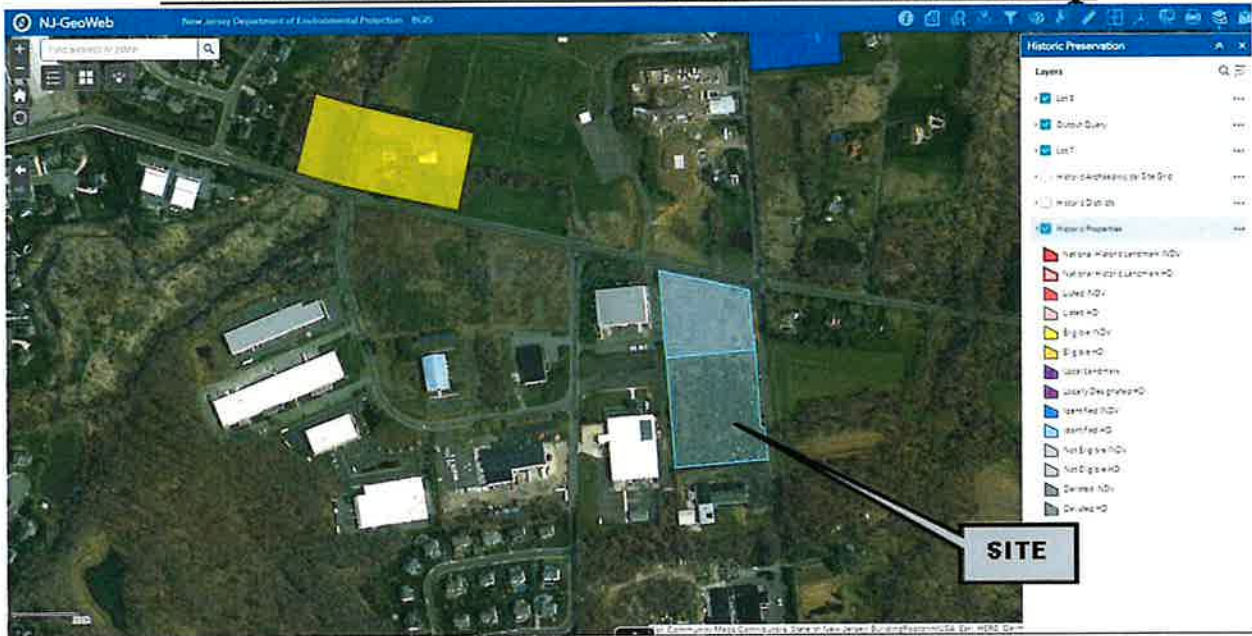
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NJDEP GEOWEB – HISTORIC AREAS MAP

NJDEP GeoWEB – Historic Areas Map



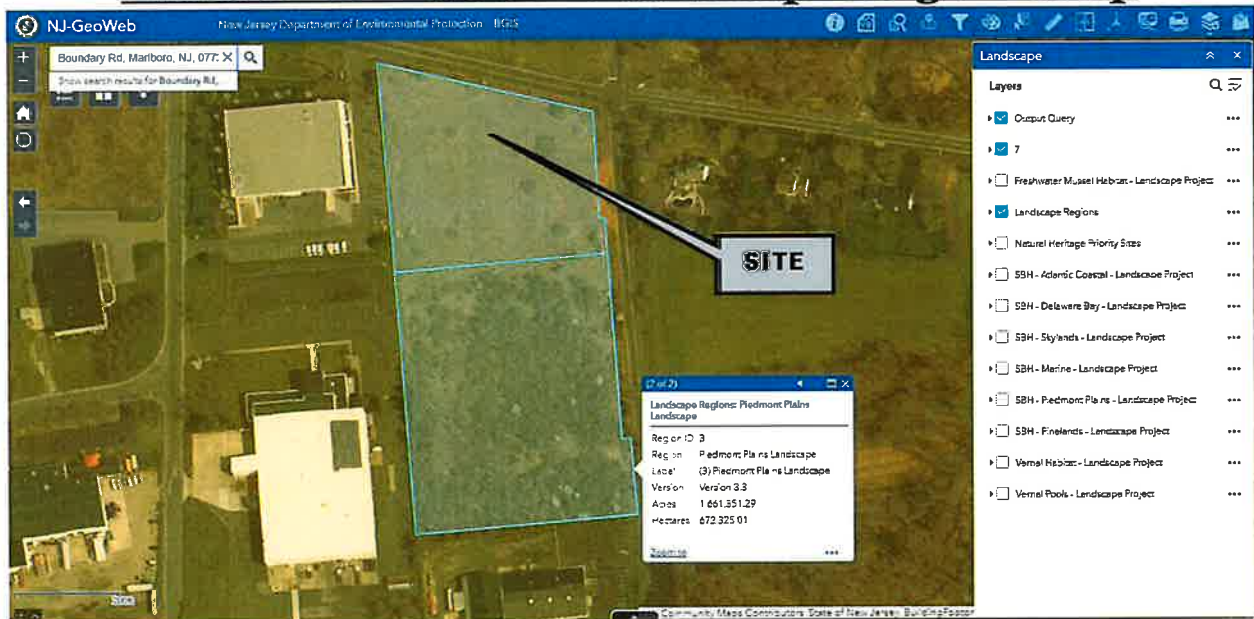
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NJDEP GEOWEB – LANDSCAPE REGION MAP

NJDEP GeoWEB - Landscape Region Map



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NJDEP GEOWEB – LANDSCAPE SPECIES MAP

NJDEP GeoWEB – Landscape Species Map



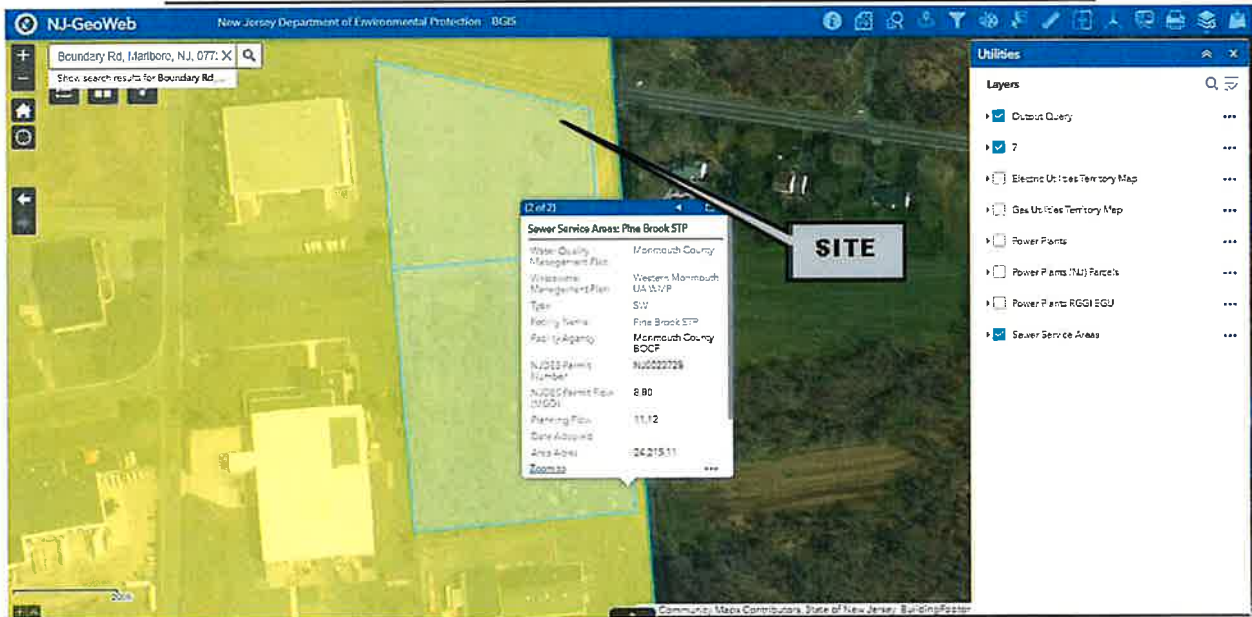
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NJDEP GEOWEB – SEWER SERVICE AREA MAP

NJDEP GeoWEB – Sewer Service Area



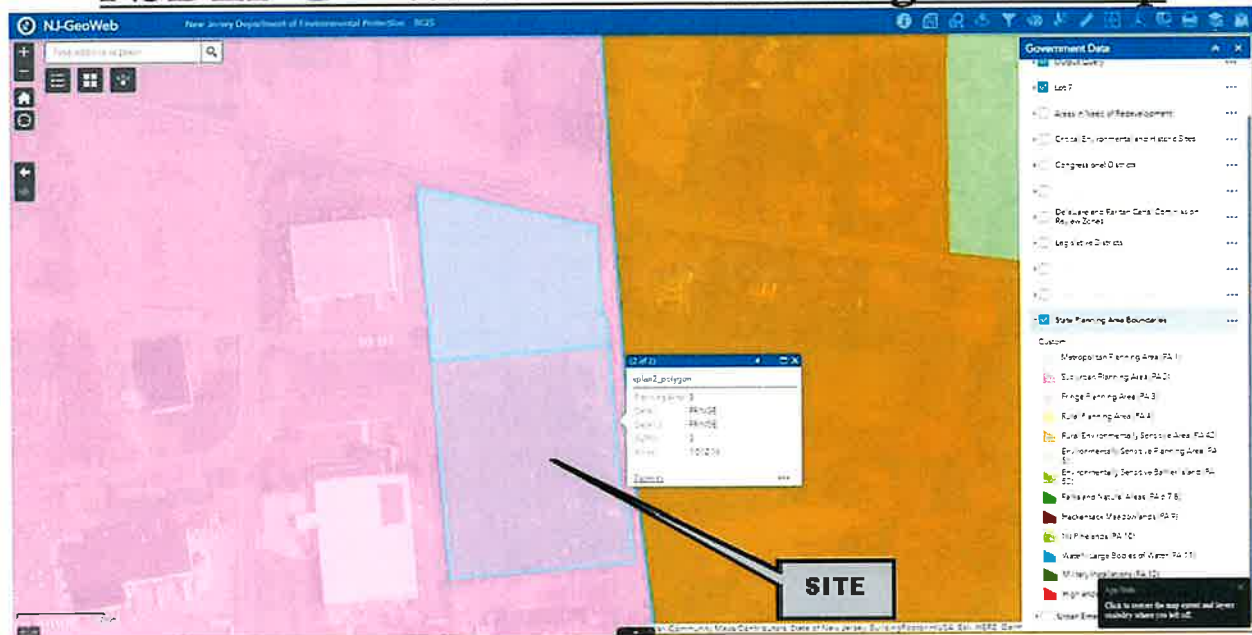
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NJDEP GEOWEB – STATE PLANNING AREA MAP

NJDEP GeoWEB – State Planning Area Map



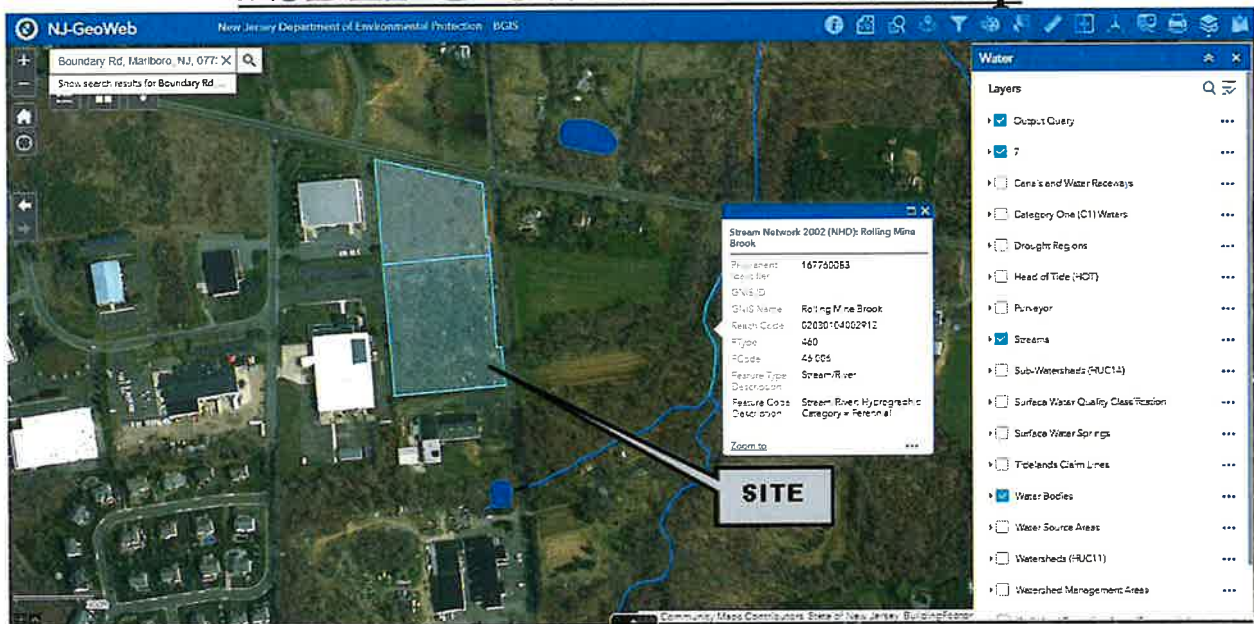
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NJDEP GEOWEB – STREAMS MAP

NJDEP GeoWEB – Streams Map



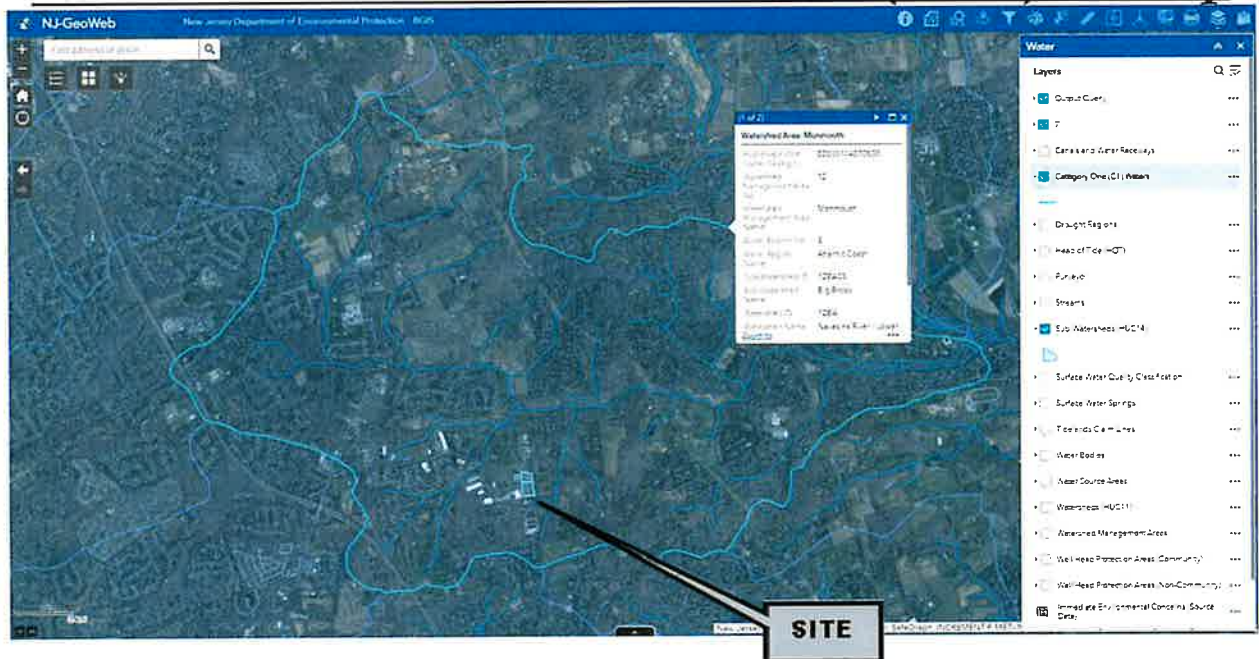
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NJDEP GEOWEB – SUB-WATERSHED (HUC) 14 MAP

NJDEP GeoWEB – Sub-Watershed (HUC) 14 Map



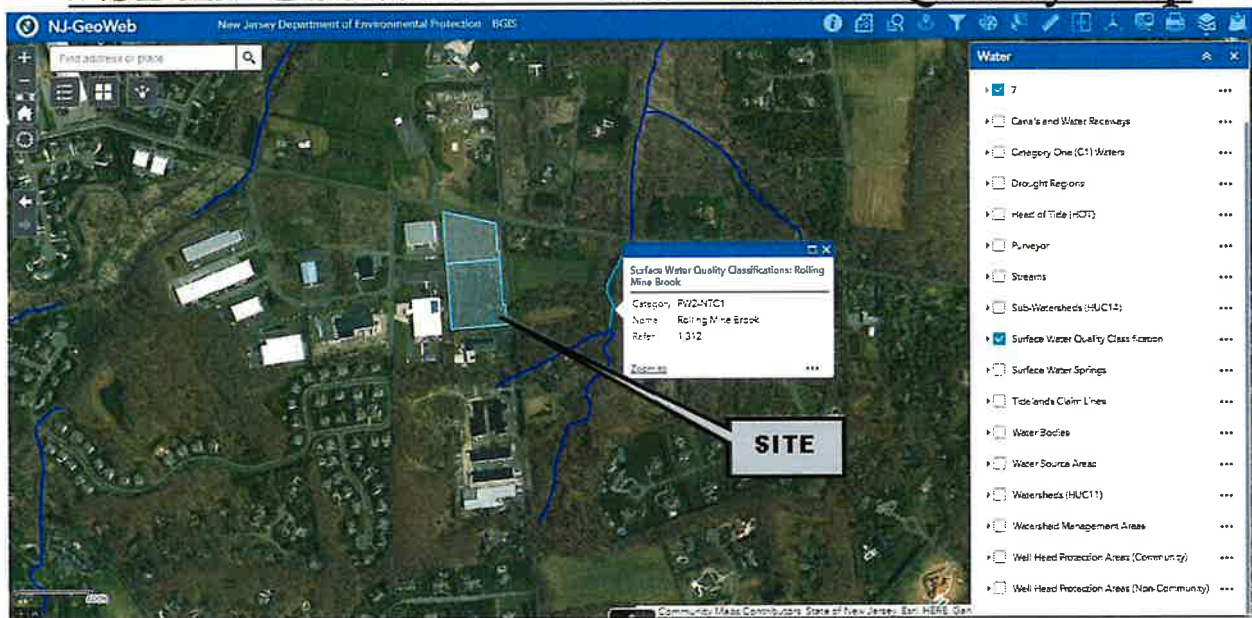
1904 Main Street, Lake Como, NJ 07719 T. 732-974-0198

245 Main Street, Suite 110, Chester, NJ 07930 T. 908-879-9229
 8 Robbins Street, Suite 102, Toms River, NJ 08753 T. 732-974-0198
 826 Newtown Yardley Rd., Suite 201, Newtown, PA 18940 T. 267-685-0276

100 NE 5th Avenue, Suite B2, Delray Beach, FL 33483 T. 561-291-8570
 14521 Old Katy Road, Suite 270, Houston, TX 77079 T. 281-789-6400
 714 S. Greenville Avenue, Suite 100, Allen, TX 75002 T. 972-534-2100

NJDEP GEOWEB – SURFACE WATER QUALITY MAP

NJDEP GeoWEB – Surface Water Quality Map



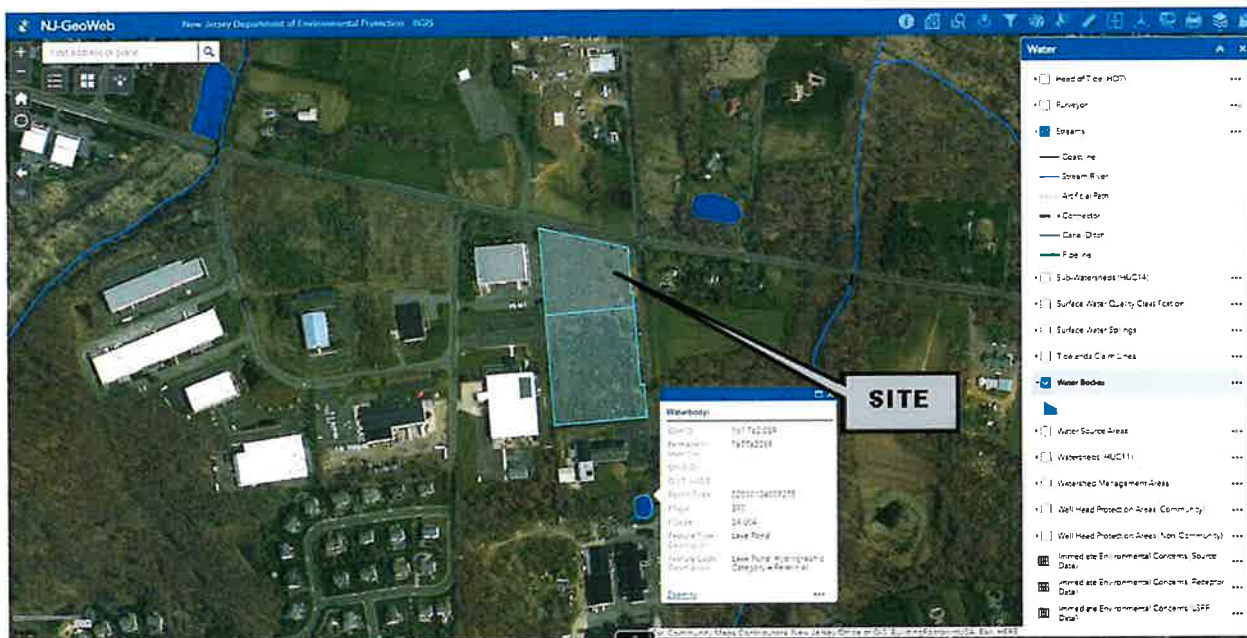
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NJDEP GEOWEB – WATER BODIES MAP

NJDEP GeoWEB – Water Bodies Map



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NJDEP GEOWEB – WETLANDS MAP

NJDEP GeoWEB – Wetlands Map



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UTILITY WILL SERVE LETTERS

Travis Bate

From: Stephen Bagadinski <sbagadinski@wmua.manalapan.nj.us>
Sent: Wednesday, February 3, 2021 1:20 PM
To: Travis Bate
Cc: Chris Kryak; sbagadinski@wmua.manalapan.nj.us
Subject: development for Block 360, Lots 7 and 8, Vanderburg Rd and Boundary Rd Marlboro
Attachments: Block 360, Lots 7 and 8, Vanderburg Rd and Boundary Rd Marlboro.pdf

Travis,

Here is the limited info that I have. I cannot locate any as-builts for this area.

You can get an estimate for the fees if you search our rules and regs posted on our website and do an EDCU estimate. It will be \$4361 per EDCU. <https://www.wmuanj.org/formsapplications>

The main is likely 8".

As spoken we do not issue will serve letters. Any information forwarded to you does not guarantee any downstream capacity nor does it approve of any connection into the sewer system of the Western Monmouth Utilities Authority. Once a formal application has been submitted to the WMUA, a thorough review can be conducted of the downstream capacity and of the connection point to the system.

Regards,

Stephen Bagadinski, PE

Engineering Services Director | Western Monmouth Utilities Authority
103 Pension Road
Manalapan, NJ 07726
732-446-9300 X264



June 10, 2021

Dynamic Engineering
Attention: Travis Bate, Design Engineer
1904 Main Street
Lake Como, NJ 07719

Re: Will Serve Electric – Potential Development, Proposed Self-Storage Facility
Block 360, Lot 7 & 8, Vanderburg Road and Boundary Road
Township of Marlboro, Monmouth County, NJ.

Dear Travis Bate,

In response to your recent request for service on the subject property, the following information is provided regarding the process for obtaining electric service from Jersey Central Power & Light Company, ("JCP&L").

It has been determined that the subject property is within JCP&L's service territory. Electric service will be provided in accordance with JCP&L's Tariff for Service which is on file with and approved by the New Jersey Board of Public Utilities. Completion of your request for service is contingent upon your obtaining all required approvals from appropriate authorities and agencies, including, but not limited to, permits for construction. It will be your responsibility to provide JCP&L with complete electric load information and site plans for review, approvals, and engineering, etc. well in advance of construction of the proposed facility.

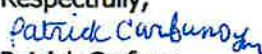
JCP&L will begin construction approximately ninety (90) days after receipt of the following items. Please bear in mind, however, that weather or terrain conditions can affect the anticipated work schedule.

- Signed agreement (Right-of-Way/Easement, URD Agreement, Fixed Bill, or Pay-Now/Pay-Later Contract) as applicable
- Payment of non-refundable contribution and/or refundable deposit, as applicable
- Site plan that has been approved by the municipality for the proposed development project, showing specific locations of all streets, curb lines, property lines, sidewalks, street lights, and building location, where applicable.

The Applicant/Customer is responsible for compliance with all Federal, State and Local Codes. This includes, but is not limited to the National Electric Code and the National Electric Safety Code. JCP&L reserves the right to refuse connection to customer premises that are not in compliance with applicable Codes.

The exact method of service to the point of delivery will be determined subject to the above-requested information and approval by our Regional Engineering Process. This may require the Applicant/Customer to provide a mutually agreeable location for a substation and/or pay for a prorated portion of the cost to upgrade system facilities or add other necessary equipment to the electrical infrastructure in order to meet your requirements.

Thank you for your inquiry. If you wish to proceed with this project, you'll need to apply for service by calling 1-800-662-3115. We look forward to working with you.

Respectfully,

Patrick Carfano
Jersey Central Power & Light Company
Central Region Engineering Services
PC/lm



June 17, 2021

**Re: Block 360, Lots 7 and 8
Vanderburg Road and Boundary Road
Township of Marlboro
Monmouth County, NJ**

Dear Travis Bate,

Thank you for your recent inquiry regarding the availability of natural gas for the above referenced property.

Natural gas service is available to the location, subject to the terms and conditions of our approved Board of Public Utilities tariff, plus any necessary easements and permitting requirements. Our existing facility locations have not been provided. We can discuss any required information regarding our facilities once your application for gas service is submitted.

Important note: New Jersey Natural Gas does not allow natural gas meters to be located inside buildings, including parking garages. Please share this information with the property owner, architect, and building design team.

Please contact me with regards to any specific questions on this project.

Very truly yours,

A handwritten signature in black ink that reads 'Robert Gallo'.

Robert Gallo
Director
Core Business Development

RG/fmk

QUALIFICATIONS OF JOHN A. PALUS, PE, PP, LEED

John A. Palus, P.E., P.P., LEED Co-founder and Principal



John Palus is co-founder and Principal of Dynamic Engineering Consultants, PC. He co-founded Dynamic Engineering with partner Jeffrey Spalt in 2004. Mr. Palus brings over 20 years of practical experience in commercial, residential, and industrial land development. His primary experience extends throughout the entire State of New Jersey, including work in every county. Included within his areas of expertise are site grading and earthwork, stormwater management and water quality design, and NJDEP permitting inclusive of Coastal Areas, Treatment Works Approvals, Freshwater Wetlands, and Flood Hazard Areas.

Mr. Palus's goals for the firm include maintaining open communication to ensure timeliness and customer awareness of project status. He strives to ensure project budgets and clients' needs are met by identifying them up front and managing in an aggressive manner.

During his career, Mr. Palus has provided consulting services for numerous corporate and developer driven projects including Shell Oil, 7-Eleven, Dunkin Donuts, Chase Bank, Walgreen's Pharmacy, Dollar General, White Castle, Sonic Restaurants, Affinity Federal Credit Union, Seagis Property Group, Mark Investments, Ignite Restaurant Group, Auto Zone, Ocean Place Resort, Chefs International, and many more.

Mr. Palus also serves on the Industry Advisory Board for the Rutgers University Civil Engineering Department.

Licenses:

- New Jersey Professional Engineer License
- New York Professional Engineer License
- Pennsylvania Professional Engineer License
- Texas Professional Engineer License
- New Jersey Professional Planner License
- LEED Green Associate

Education:

- Rutgers University, Masters of Science in Civil Engineering, 1997
- Rutgers University, Bachelor of Science in Civil Engineering, 1994

Agency Experience:

- NJDEP, Flood Hazard Areas
- NJDEP, Freshwater Wetlands
- NJDEP, Treatment Works Approval
- NJDEP, Waterfront Development
- NJDEP, Coastal Area Facilities Review (CAFRA)
- NJDEP, Bureau of Underground Storage Tanks
- New Jersey Meadowlands Commission
- New Jersey Pinelands Commission
- New Jersey Soil Conservation Districts
- New Jersey County Planning Boards
- Delaware & Raritan Canal Commission
- County and Local Health Departments
- County and Local Environmental Commissions

Expert Testimony:

Mr. Palus has been accepted and testified as a Professional Engineer before over 150 Planning and Zoning Boards. Mr. Palus has also testified before numerous County Planning Boards.

Employment History:

- 1998 – 2004 Bohler Engineering, PC
Project Manager
- 1997 – 1998 Bohler Engineering, PC
Assistant Project Manager
- 1994 – 1997 Bohler Engineering, PC
Design Engineer

Professional Affiliations:

- International Council of Shopping Centers (ICSC)
- Chi Epsilon, Engineering Honor Society
- NJDEP Bureau of Underground Storage Tank Certified
- American Society of Civil Engineers (ASCE)
- National Society of Professional Engineers (NSPE)
- Rutgers University, Civil and Environmental Engineering Industry Advisory Board
- 2014 Engineer of the Year, ASCE – Central Jersey

Personal Affiliations:

- Kenneth W. Carlson Jr. Memorial Foundation, Board of Directors
- Eagle Scout
- Boy Scouts of America, Monmouth Council Golf Committee
- Monmouth County Big Brothers & Big Sisters

TOWNSHIP OF MARLBORO ORDINANCE, SECTION §220-159

§ 220-159. Environmental impact report.

- A. An environmental impact report shall accompany all applications for major subdivision and site development plans and shall provide the information needed to evaluate the effects of the proposed development upon the environment and shall include data, be distributed, reviewed and passed upon by the approving board as follows.
- B. The environmental impact report shall include:
- (1) A description of the project complete with maps and drawings, including maps of the project site as it relates to the town and the region, how it is to be constructed and a construction schedule, and its location (site).
 - (2) An inventory of existing environmental conditions at the project site and surrounding region, including air and water quality, water supply, soils, geology, topography, vegetation, animal life, land use, aesthetics and history and consideration of additional factors, dependent on the sizes and type of project.
 - (3) A list of all licenses, permits and other approvals required by municipal, county or state law and the status of each. The approvals and permits should be required before final consideration of the site plan.
 - (4) An assessment of the environmental impact of the project described in Subsection B(1) upon the factors described in Subsection B(2), including an evaluation of the public costs of the project. The public costs include additional schools, roads, police, etc., and indirect costs, such as the loss of open space.
 - (5) A listing of all adverse environmental impacts, especially irreversible and irretrievable damage, that cannot be avoided.
 - (6) A list of alternatives to the project, including "no project," and the reasons for their acceptability or nonacceptability. Alternatives should consider both short- and long-term environmental effects of the project.
 - (7) A listing of steps proposed to minimize environmental damage to the site and region during construction and operation. The consideration of soil erosion, preservation of

trees, protection of watercourses, protection of air resources and noise control are some factors to be considered here.

- C. Waiver. Notwithstanding the foregoing, the approving board may, at the request of an applicant, waive the requirements for an environment impact report if sufficient evidence is submitted to support a conclusion that the proposed development will have a slight or negligible environmental impact. Portions of such requirements may likewise be waived upon a finding that the complete report need not be prepared in order to evaluate adequately the environmental impact of a particular project.¹

1. Editor's Note: Former § 84-107, Fences and walls, which followed this section, was repealed 5-23-1991 by Ord. No. 11-91.