

ENVIRONMENTAL IMPACT STATEMENT

For

405 Route 9, LLC

***405 US Route 9
Block 288, Lots 370 & 371
Township of Marlboro,
Monmouth County, New Jersey***

Prepared by:



**DYNAMIC
ENGINEERING**

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A handwritten signature in blue ink, appearing to read 'James E. Henry', is written over a horizontal line. The signature is fluid and cursive.

James E. Henry, PE, RP
NJ Professional Engineer License #49266

January 2021
DEC# 3307-99-001

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1. Project Description

This Environmental Impact Statement 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 288 in Lots 370 and 371, as shown on the official Tax Maps of the Township of Marlboro, Monmouth County, New Jersey.

The site is approximately 4.08 acres. The southern portion of the site currently consists of one (1) vacant restaurant with associated off-street parking area. The northern portion of the site is currently vacant undeveloped land. Per the Official Zoning Map of the Township of Marlboro, the property is located within the C-3 (Community Commercial) Zoning District. The Applicant proposes to demolish the existing restaurant in the southern portion of the site to develop a 9,648 SF retail strip center consisting of a 3,504 SF restaurant with drive-thru and a 6,144 SF retail use, and develop another 5,505 SF retail strip center consisting of a 3,500 SF restaurant with drive-thru and a 2,013 SF retail use in the northern portion. Additional site improvements will include parking areas, grading, utilities, stormwater management facilities landscaping and other associated items as shown on the accompanying Site Plan drawings.

The site is bordered by residential development to the north and west, and commercial development to the east and south. The site has frontage along US Route 9 and is located adjacent to the intersection of US Route 9 and Ivy Hill Drive.

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 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

A portion of the subject parcel currently consists of open and brush land. The site also contains a vacant restaurant and parking lot. 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 Pine Brook 2 stream traverses through the site from east to west, an unnamed Pine Brook 2 tributary and a portion of wetlands area traverse the westerly portion of the site. Per NJDEP GeoWeb mapping, the subject parcel is not located within the vicinity of any wells.

c. Hydrology

Under existing conditions, a majority of the site currently drains via overland flow to an unnamed tributary to the Pine Brook 2 that runs along the western property boundary with a drainage area less than 50 acres. The site is comprised of open and brush areas with portions of impervious areas associated with the existing restaurant and parking lot.

Per the FEMA Flood Insurance Rate Map (FIRM), the subject site is partially located within a Floodway and associated Flood Hazard Area (FHA). Per an FHA Verification approved by the NJDEP, the onsite limits of the Floodway and associated FHA have been modified compared to FEMA Mapping. A copy of the approved FHA Verification Plan can be found in the appendix of this report.

d. Water Supply

Public water service is available to the subject parcel from the Township of Marlboro Municipal Utilities Authority via existing water mains located along US Route 9. 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 parcel from the Western Monmouth Utilities Authority via an existing sanitary sewer main and manhole located within Lot 371. Per discussions with the Western Monmouth Utilities Authority, the existing sewer main has 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
EkaAr	Elkton loam, 0 to 2 percent slopes	C/D
HocB	Holmdel sandy loam, 2 to 5 percent slopes	C
PegB	Pemberton loamy sand, 0 to 5 percent slopes	B

g. Geology

Per NJDEP GeoWeb Mapping, the underlying bedrock is classified as the Englishtown Formation (Ket Stratigraphic Unit Abbreviation) and consists of quartz sand, fine- to coarse-grained, locally interbedded with thin to thick beds of clay.

h. Topography

Under existing conditions, the site is generally flat with an average elevation of approximately 115 feet on Lot 371 and 113 feet on Lot 370. The site has a high point of approximately 116 by the southeasterly property corner, and the site has a low point of approximately 106 along the westerly property line along the adjacent stream tributary. The existing grade generally slopes from east to west.

i. Vegetation

A portion of the site currently consists of one (1) vacant restaurant and parking lot. The remainder of the site is currently undeveloped as open and brush area, and is comprised of mature trees with underbrush along the property boundaries.

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 and NJDEP Natural Heritage Database results, there does not appear to be any documented threatened or endangered species within the subject parcel.

k. Land Use

The subject parcel is located within the C-3 (Community Commercial) Zoning District. The existing restaurant use is permitted within the C-3 Zoning District.

l. Aesthetics

The majority of the subject parcel currently consists of open and brush land comprised of mature trees with underbrush along the property boundaries. A portion of the parcel consists of an existing restaurant and parking lot. Per historical photographs, it appears that the restaurant and parking lot were developed in the 1980s or prior. Additionally, as the restaurant onsite is currently vacant, this portion of the site has gone into disrepair and lacks significant aesthetic value.

m. History

Per NJDEP GeoWeb Mapping, it appears that there are no historic resources onsite or 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 | County Planning Board Waiver |
| • Township of Marlboro Municipal Utility Authority | Water Service Approval |
| • Western Monmouth Utilities Authority | Sanitary Sewer Service Approval |
| • New Jersey Department of Transportation | Major Access Permits |
| • New Jersey Department of Environmental Protection | Flood Hazard Area & Freshwater Wetlands |

4. Environmental Impacts

a. Air Quality

The proposed development will have negligible impact on air quality for the additional traffic generated along US Route 9. 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 unnamed Pine Brook 2 tributary and a portion of wetlands area traverse the westerly portion of the site, and the subject parcel is not located within the vicinity of any wells. It is anticipated that the proposed development will not encroach upon the wetlands areas located onsite. A small portion of impervious surface will encroach upon the riparian buffers associated with the adjacent streams, however, approximately 1,703 SF of existing impervious coverage within the riparian buffer is proposed to be removed. An FHA Individual Permit Application has been submitted to the NJDEP for review of the proposed development.

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 one (1) manufactured pretreatment device (MTD) prior to each outfall 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 for an overall improvement when compared to existing conditions.

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 proposed 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 two (2) manufactured pretreatment devices (MTD) and two (2) underground detention basins. Please refer to the Stormwater Management Report, submitted under separate cover, for calculations and additional information.

d. Water Supply

The project proposes to connect to the existing water main located along US Route 9 via two (2) domestic water line connections, one per proposed building. It is anticipated that the existing water main has the capacity to handle the generated flow from the proposed development. According to the water demand calculations, the proposed daily water demand is as follows:

In accordance with N.J.A.C. 7:10-12.6(2) 2 – Table 1, the NJDEP standard for the daily domestic water demand for retail stores is 0.125 gallons per square foot. The daily domestic water demand for a restaurant is 10 gallons per person per day times the seating capacity multiplier of 3 as the anticipated hours of operation is more than 12 hours.

Proposed Average Daily Water Demand:

Restaurant—Kitchen and Sanitary Demand

$$30 \text{ Seats} \times 10 \text{ GPD/Seat} \times 3 = 900 \text{ GPD (Lot 371)}$$

$$30 \text{ Seats} \times 10 \text{ GPD/Seat} \times 3 = 900 \text{ GPD (Lot 370)}$$

Retail

$$6,148 \text{ SF} \times 0.125 \text{ GPD/SF} = 768.5 \text{ GPD (Lot 371)}$$

$$2,005 \text{ SF} \times 0.125 \text{ GPD/SF} = 250.6 \text{ GPD (Lot 370)}$$

Total

$$1668.5 \text{ GPD (Lot 371)} + 1150.6 \text{ GPD (Lot 370)} = 2819.1 \text{ GPD}$$

e. Sanitary Sewer Supply

The project proposes to connect to the existing sanitary sewer manhole located within Lot 371 located within US Route 9 via a 4” SDR-35 sanitary sewer lateral from the building on Lot 371 and a HPDE force main from the building on Lot 370. Per discussions with the Western Monmouth Utilities Authority, the existing sewer main has adequate capacity to service the proposed development. According to the sanitary sewer demand calculations, the proposed daily sewerage flow is as follows:

In accordance with N.J.A.C. 7:14A-23.3(a), the NJDEP standard for the daily sanitary sewerage flow for the retail stores is 0.10 gallons per square foot. The daily sanitary sewerage flow for an average restaurant is 35 gallons per seat and the daily sanitary sewer flow for a fast food restaurant is 15 gallons per seat.

Proposed Average Daily Sewerage Flow:

Fast Food Restaurant

$$30 \text{ Seats} \times 15 \text{ GPD/Seat} = 450 \text{ GPD (Lot 371)}$$

$$30 \text{ Seats} \times 15 \text{ GPD/Seat} = 450 \text{ GPD (Lot 370)}$$

Stores and Shopping Centers

6,148 SF X 0.100 GPD/SF = 614.8 GPD (Lot 371)

2,005 SF X 0.100 GPD/SF = 200.5 GPD (Lot 370)

Total

1064.8 GPD (Lot 371) + 650.5 GPD (Lot 370) = 1715.3 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 mimic existing drainage patterns to the extent practical.

g. Geology

Per NJDEP GeoWeb Mapping, the underlying bedrock is classified as the Englishtown Formation (Ket Stratigraphic Unit Abbreviation) and consists of quartz sand, fine to coarse 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 open and brush areas along the western and northern property boundaries will be preserved to the maximum extent practicable. The landscaping design has been prepared to provide an aesthetic improvement to the interior and perimeter of the site through use of approved native species and other low maintenance vegetation. Landscaping improvements incorporated into the development meet the Township of Marlboro Ordinance requirements as feasible.

j. Animal Life

It is anticipated that any local species impacted by construction and the operation of the use will relocate to surrounding open and brush areas. 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 C-3 (Community Commercial) Zoning District. The proposed retail strip centers are permitted uses within the C-3 Zoning District. The proposed restaurants w/ drive-thru components are conditional permitted uses within the C-3 Zoning District.

1. Aesthetics

The proposed retail strip centers 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 throughout the site. Same provides a benefit when compared to the vacant nature of the existing building on-site.

m. History

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

5. Adverse Environmental Impacts

• Air Pollution

The proposed development does not propose facilities that 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 highway 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 two (2) manufactured pretreatment devices (MTD), one per proposed outfall, to treat stormwater runoff. 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 temporary in nature for the duration of construction.

• Storm Drainage Impacts

Under existing conditions, a majority of the site currently drains to the western portion of the site. The development proposes one two (2) underground detention basins to collect and recharge stormwater runoff from a majority of the proposed impervious areas. The basin system reduces the peak flow of stormwater runoff leaving the subject parcel

when compared to existing conditions, 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 and additional information.

- **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.

There are no unavoidable effects that will result in displacement of people or businesses. The proposed retail strip centers will provide additional jobs within the community and provide 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 largely undeveloped/vacant. This could eliminate potential economic growth/commerce for the Township of Marlboro and leave a vacant restaurant use on site that is not maintained and has little aesthetic value.

- **Alternative uses permitted in the C-3 District**

The site is located within the C-3 (Community Commercial) Zoning District and alternatives to the proposed site development would presumably include any allowable use as permitted by the current Zoning Ordinance, such as similar retail uses or office buildings. Given the potential for economic growth of the proposed retail strip center, 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 US Route 9 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

Aerial Photo Map



PHOTO LOCATION MAP

Photo Location 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
50 Park Place, Mezzanine Level, Newark, NJ 07102 T. 973-755-7200

100 NE 5th Avenue, Suite B2, Delray Beach, FL 33483 T. 561-921-8570
6925 Portwest Drive, Suite 100, Houston, TX 77024 T. 281-789-6400
714 S. Greenville Avenue, Suite 100, Allen, TX 75002 T. 972-534-2100
100 North 18th Street, Suite 300, Philadelphia, PA 19103 T. 215-253-4888



Photo 1: Photo facing northwest towards the existing vacant restaurant and parking area located onsite (Lot 371). A new retail strip center is proposed to replace the restaurant as part of the proposed development. This parking area will be modified as part of the proposed development.



Photo 2: Photo facing north towards the existing property frontage and existing parking area.



Photo 3: Photo facing west towards the existing vacant restaurant and parking area.



Photo 4: Photo facing southwest towards the existing vacant restaurant and parking area.



Photo 5: Photo facing northeast towards the existing vacant site (Lot 370). A new retail strip center and parking area is proposed as part of the proposed development.



Photo 6: Photo facing west towards the southern portion of the existing vacant site where the Pine Brook 2 stream traverses the site.



Photo 7: Photo facing southwest towards the southern portion of the existing vacant site.



Photo 8: Photo facing west towards the middle portion of the existing vacant site.



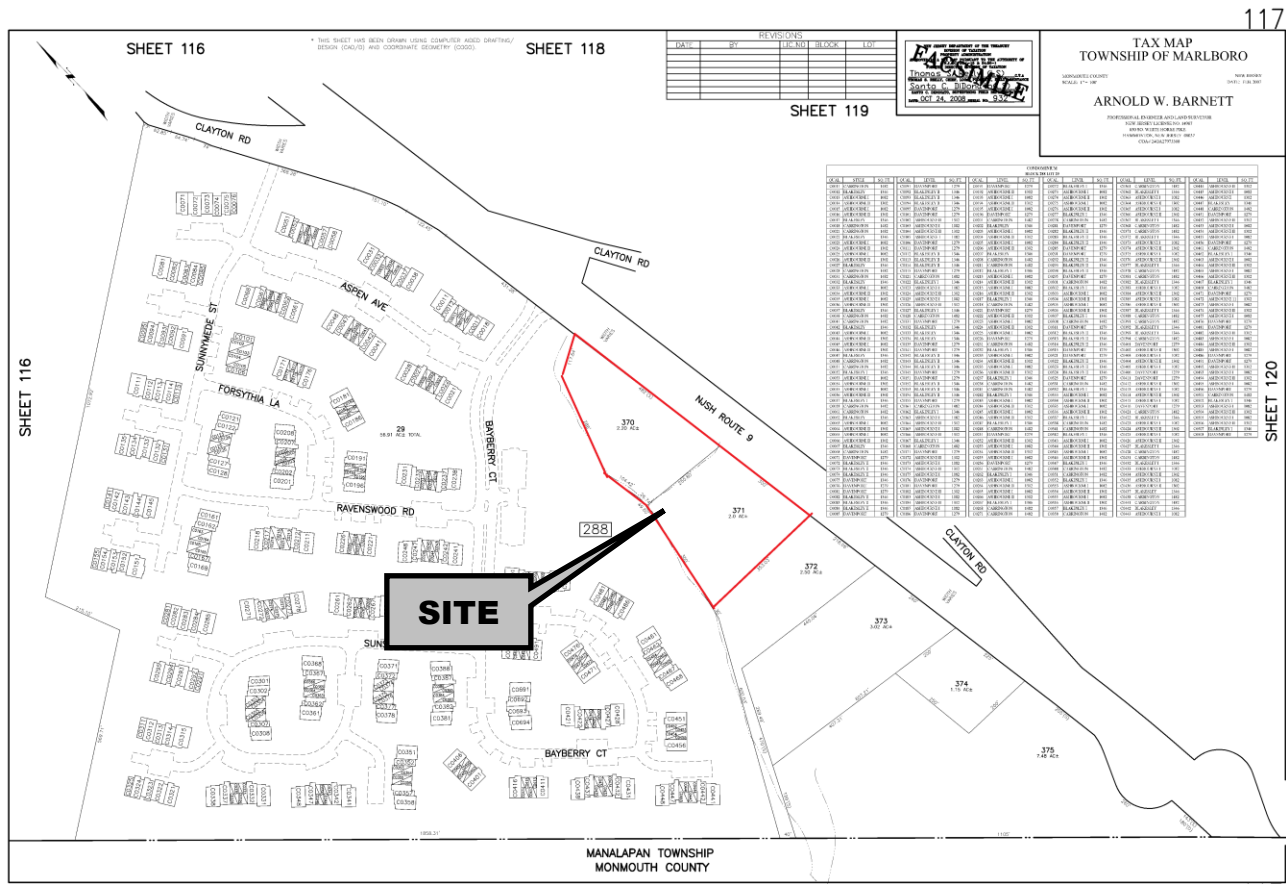
Photo 9: Photo facing west towards the northern portion of the existing vacant site.



Photo 10: Photo facing southwest towards from the northeastern corner of the existing vacant site.

TAX MAP

Tax Map



REVISIONS				
DATE	BY	DESCRIPTION	BLOCK	LOT



TAX MAP
TOWNSHIP OF MARLBORO
 NEW JERSEY
 MARLBORO COUNTY
 MAP NO. 17-08
ARNOLD W. BARNETT
 PROFESSIONAL ENGINEER AND LAND SURVEYOR
 4000 WEST MARLBORO AVE.
 MARLBORO, NEW JERSEY 07834
 (908) 833-8817
 (908) 833-0379

TOWNSHIP OF MARLBORO									
LOT	BLK	AREA	USE	OWNER	ASSESSED VALUE	TAXES	STATUS	LOT	BLK
101	101	1.00	R	101	101
102	101	1.00	R	102	101

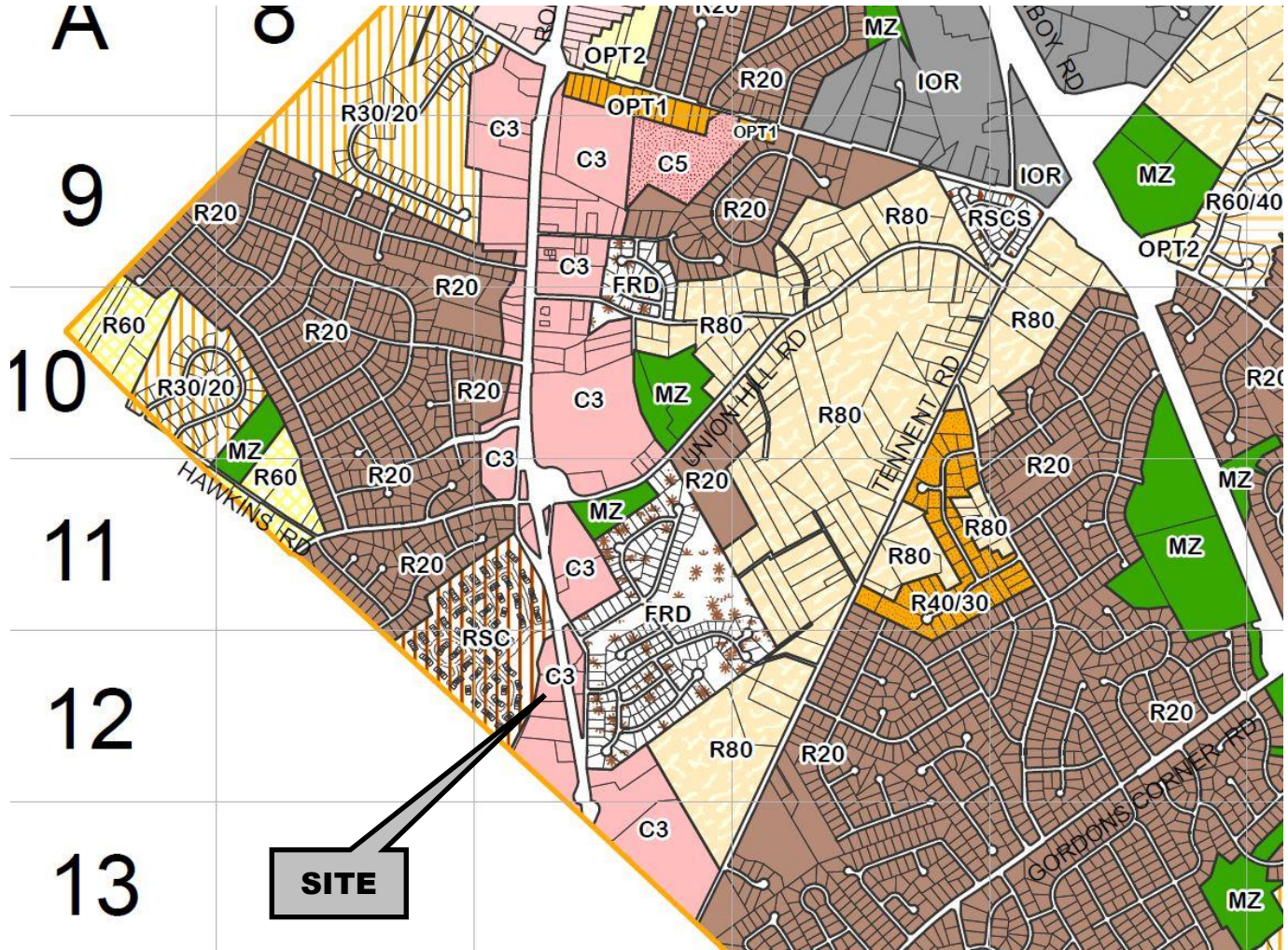
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UPDATED NOVEMBER 14, 2011

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ZONING MAP

Zoning Map



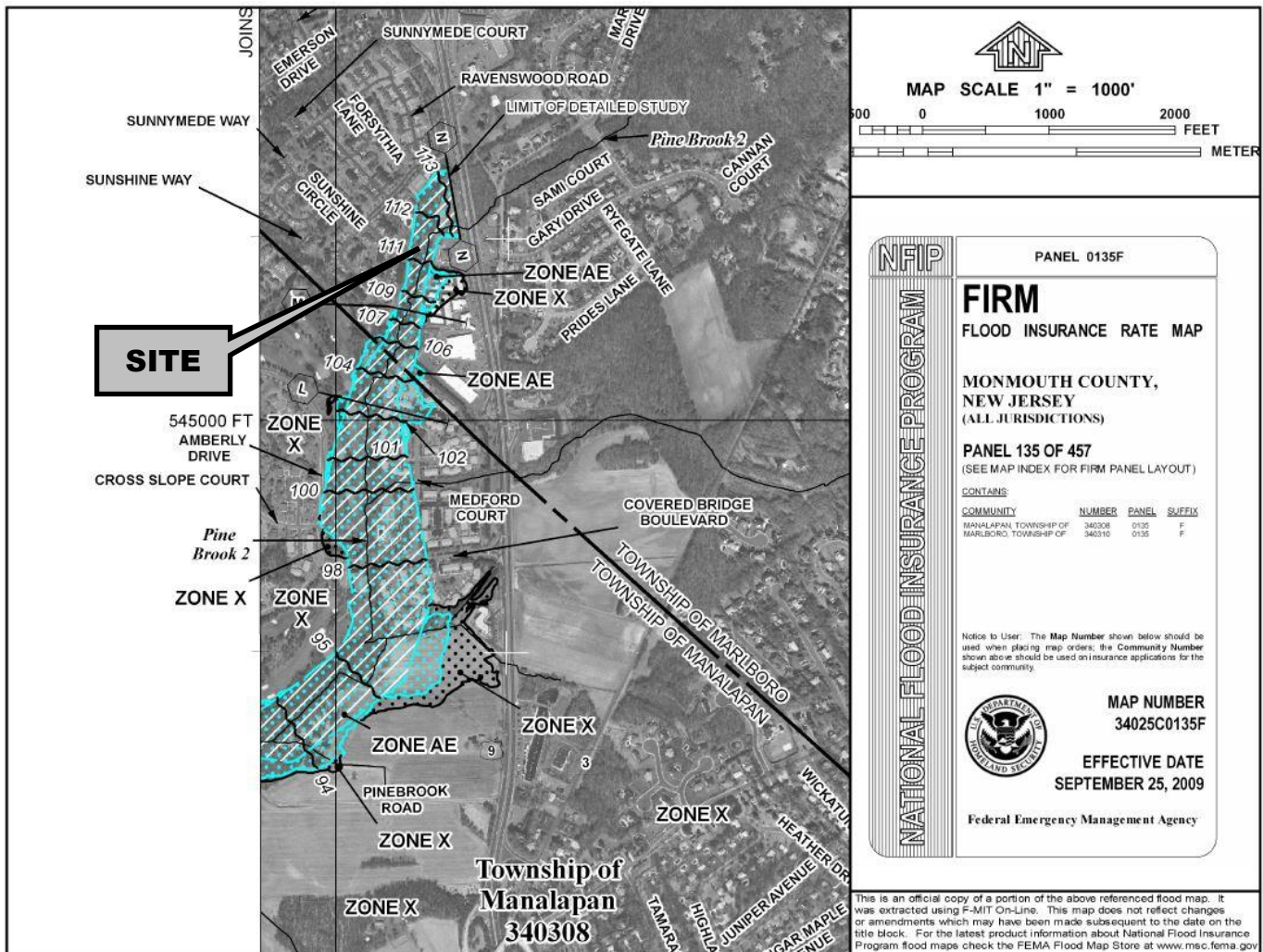
USGS MAP

USGS Map



FEMA FLOOD INSURANCE RATE (FIRM) MAP

FEMA Flood Insurance Rate (FIRM) Map



NRCS SOILS SURVEY MAP

Hydrologic Soil Group—Monmouth County, New Jersey



Map Scale: 1:1,420 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

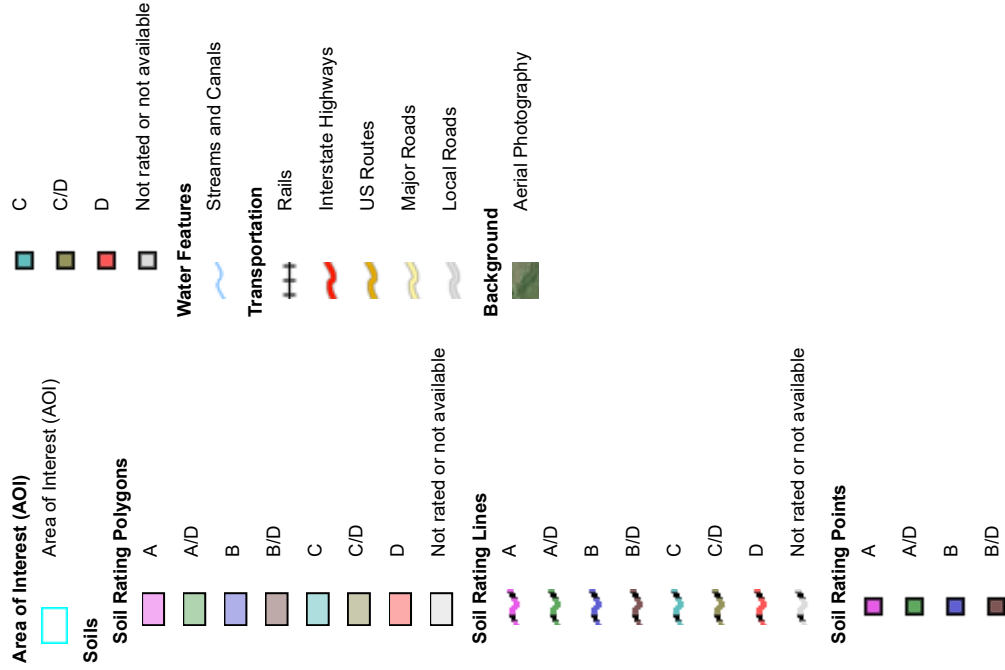


Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

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MAP LEGEND



MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Monmouth County, New Jersey
 Survey Area Data: Version 14, Jun 1, 2020

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

Date(s) aerial images were photographed: May 13, 2020—Jun 24, 2020

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EkaAr	Elkton loam, 0 to 2 percent slopes, rarely flooded	C/D	4.1	99.8%
HocB	Holmdel sandy loam, 2 to 5 percent slopes	C	0.0	0.2%
PegB	Pemberton loamy sand, 0 to 5 percent slopes	B	0.0	0.0%
Totals for Area of Interest			4.1	100.0%

Description

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

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

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

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

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

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

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

Rating Options

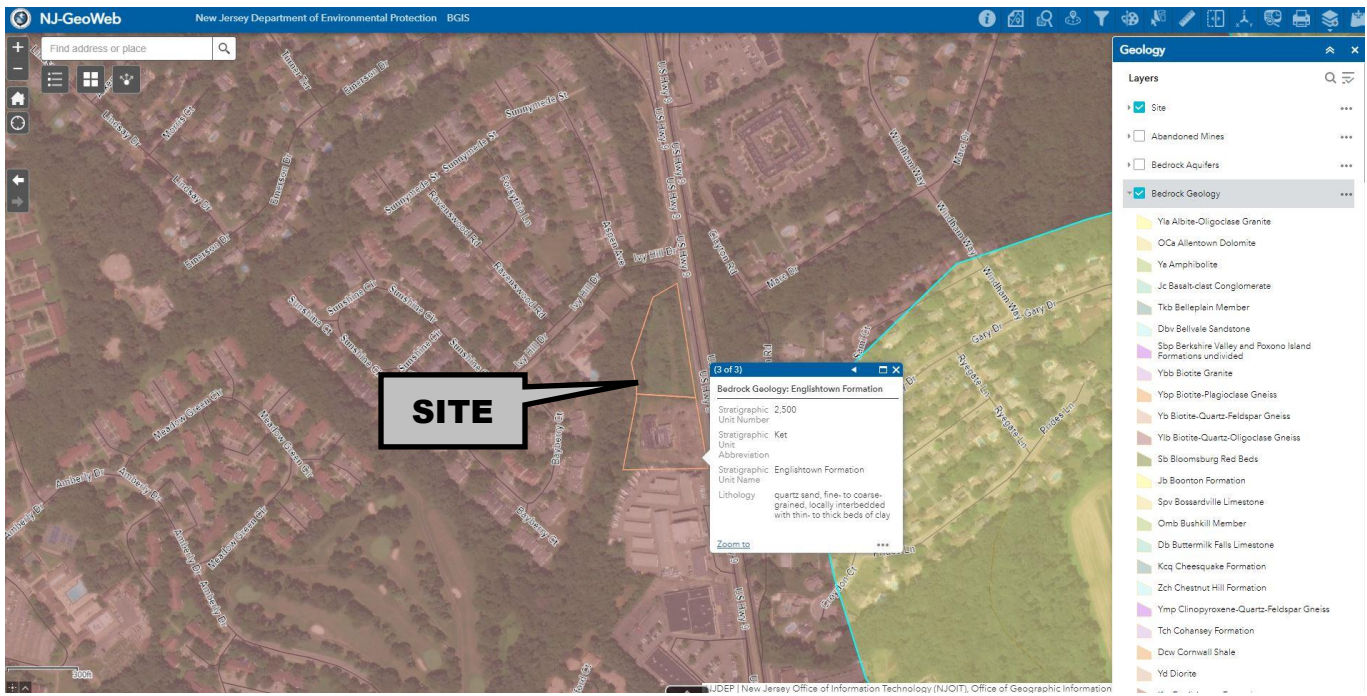
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

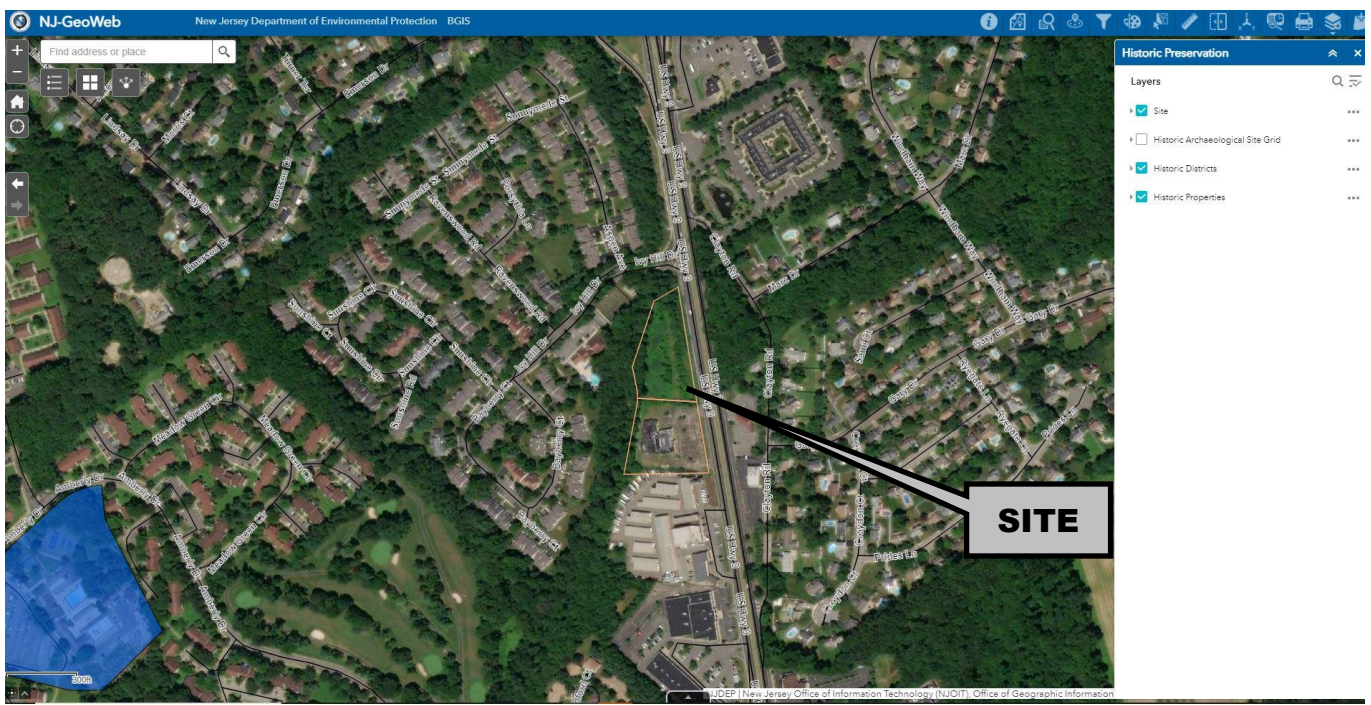
NJDEP GEOWEB – BEDROCK GEOLOGY MAP

NJDEP GeoWeb – Bedrock Geology Map



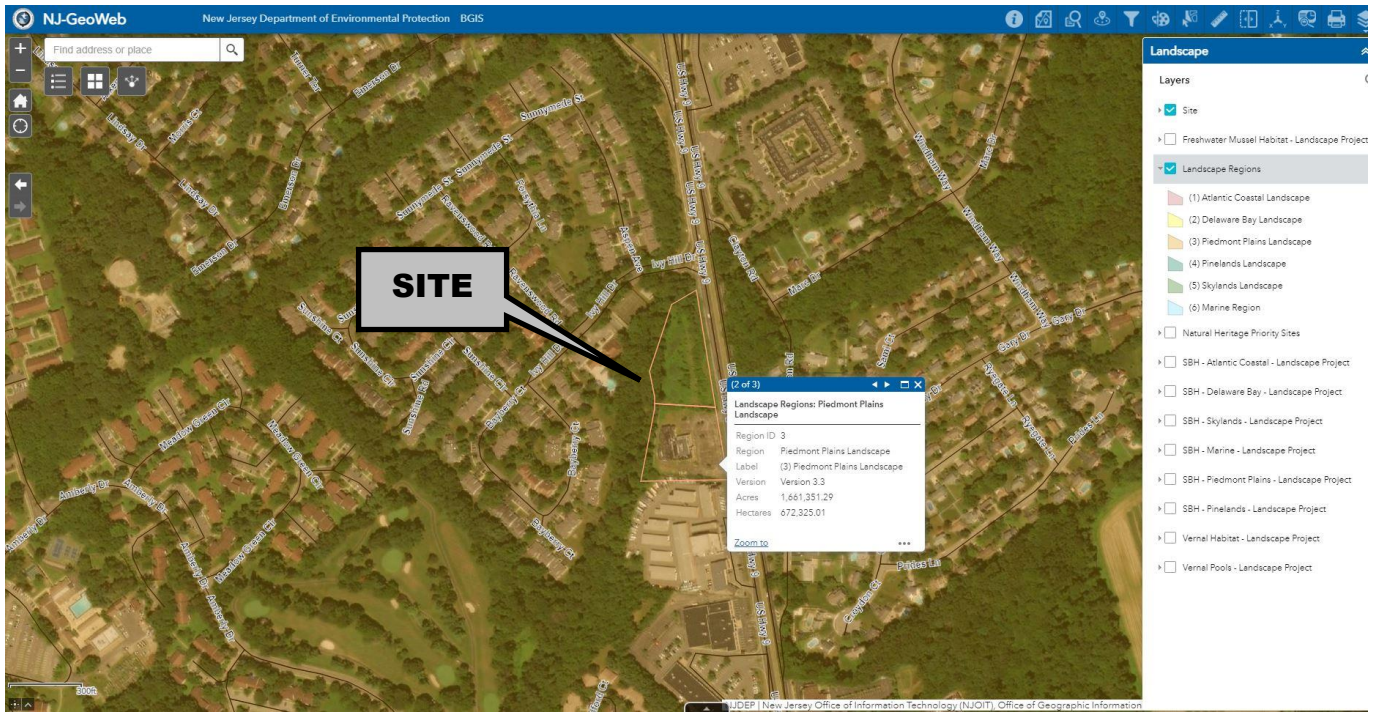
NJDEP GEOWEB – HISTORIC AREAS MAP

NJDEP GeoWeb – Historic Areas Map



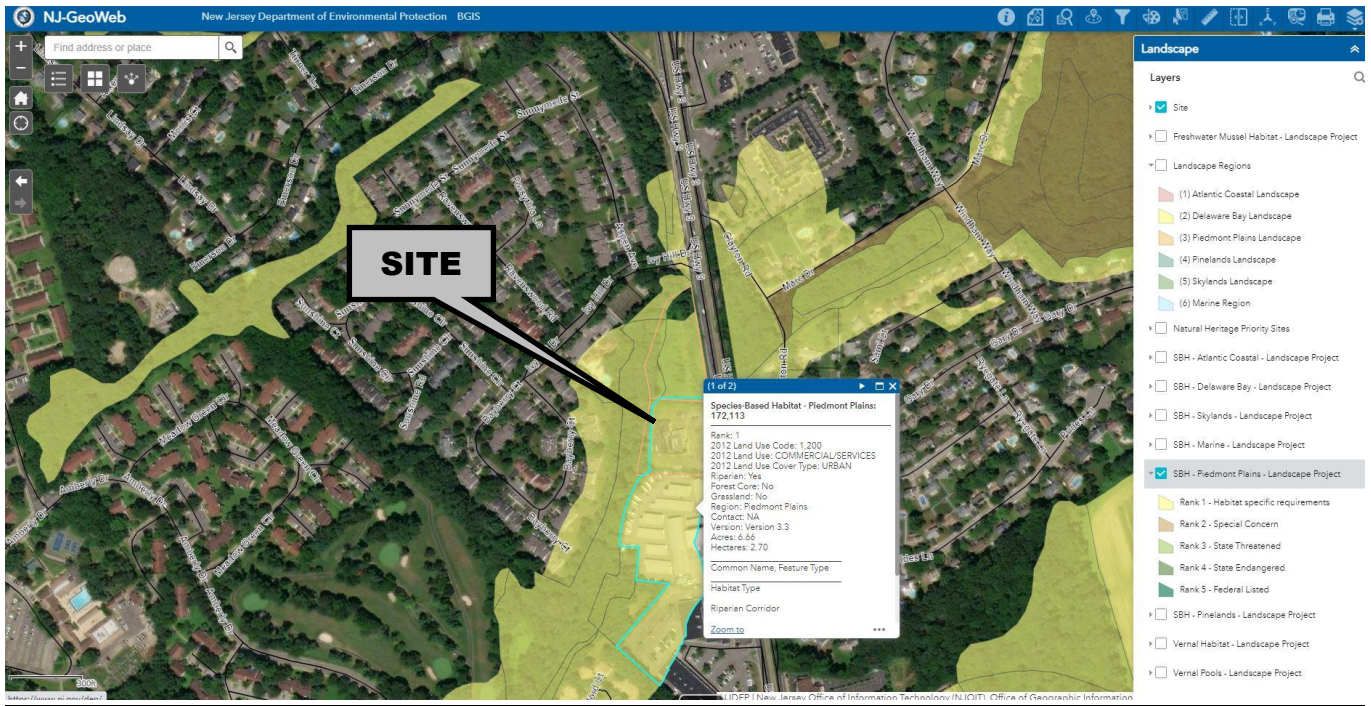
NJDEP GEOWEB – LANDSCAPE REGION MAP

NJDEP GeoWeb – Landscape Region Map



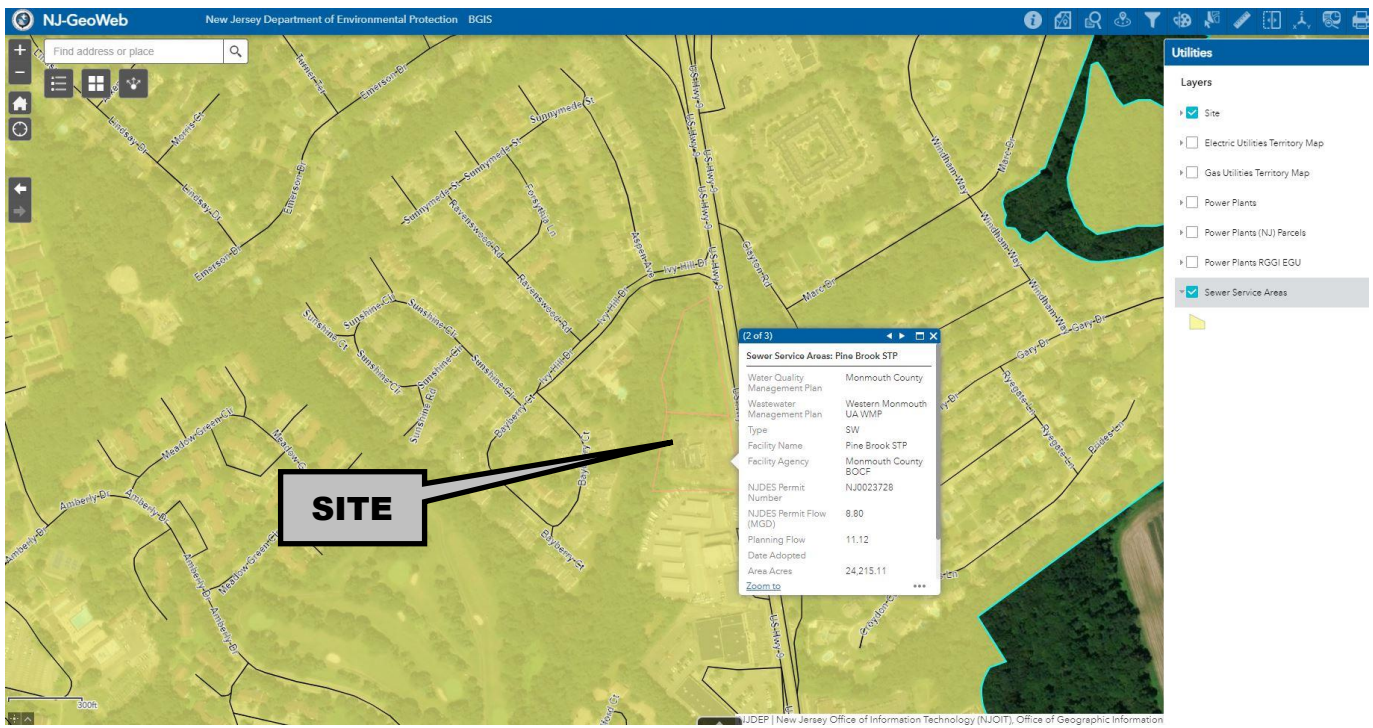
NJDEP GEOWEB – LANDSCAPE SPECIES MAP

NJDEP GeoWeb – Landscape Species Map



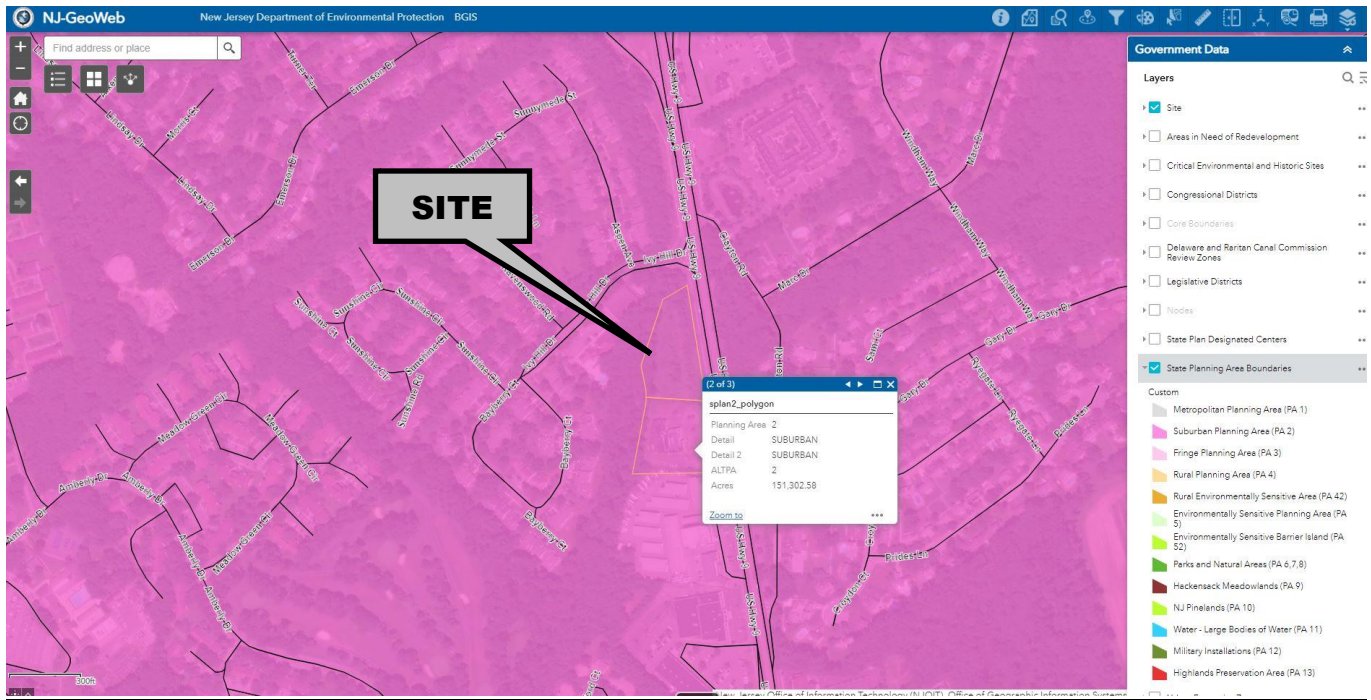
NJDEP GEOWEB – SEWER SERVICE AREA MAP

NJDEP GeoWeb – Sewer Service Area Map



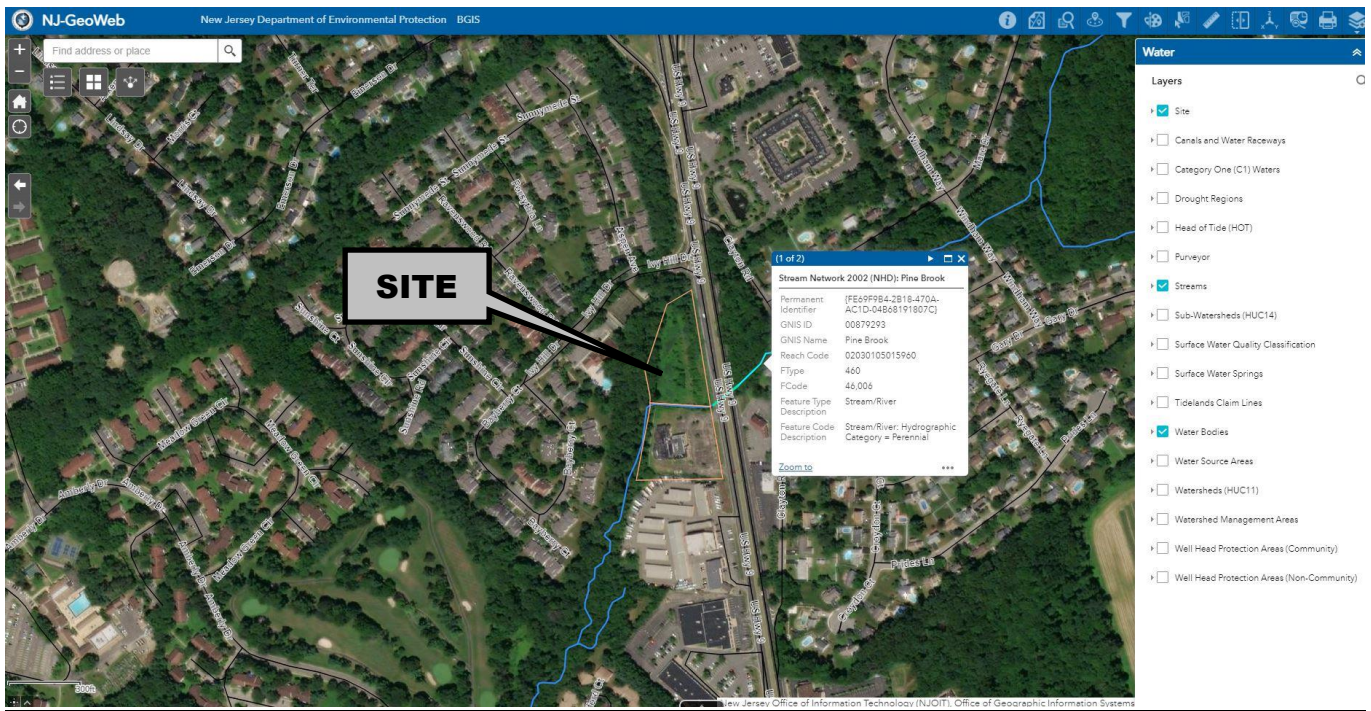
NJDEP GEOWEB – STATE PLANNING AREA MAP

NJDEP GeoWeb – State Planning Area Map



NJDEP GEOWEB – STREAMS MAP

NJDEP GeoWeb - Streams Map



Stream Network 2002 (NHD): Pine Brook

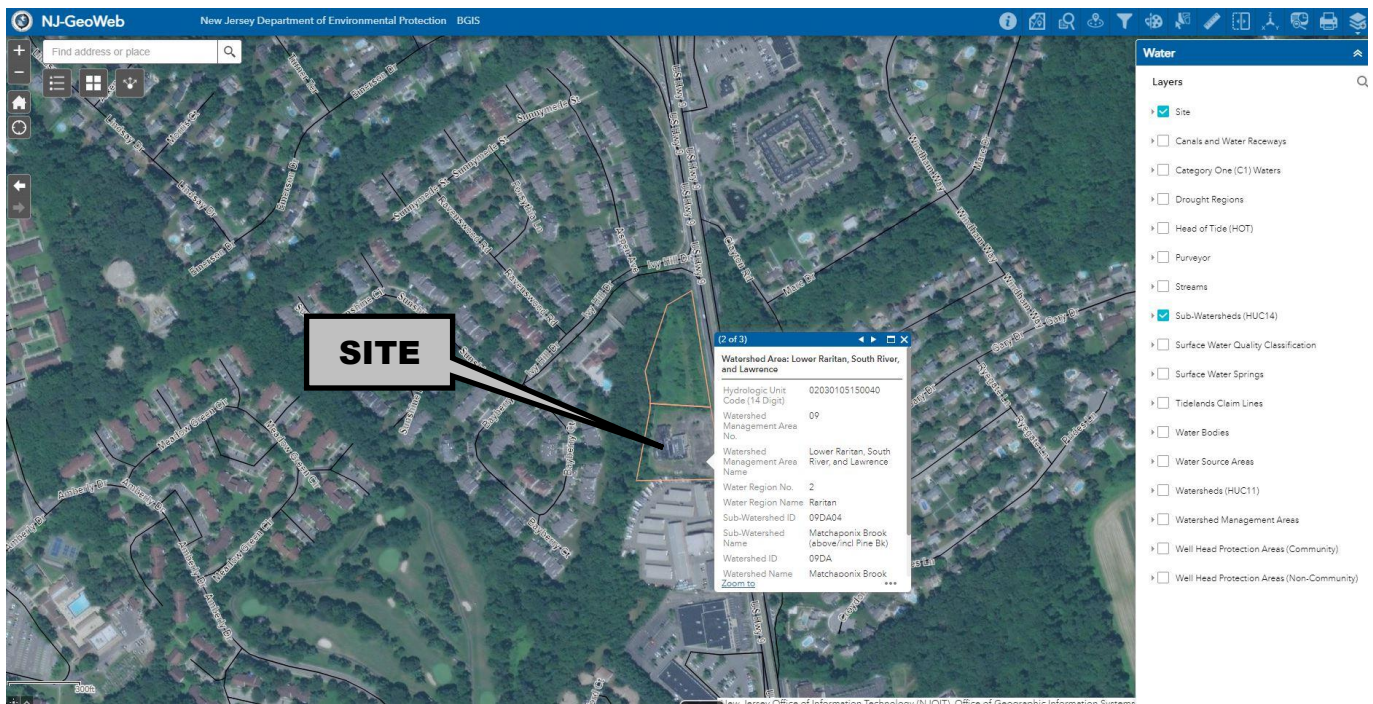
Permanent Identifier	FE69F9843B18-470A-AC1D-04B68191807C
GNIS ID	00879293
GNIS Name	Pine Brook
Reach Code	02030105015960
FType	460
FCode	46.006
Feature Type	Stream/River
Description	
Feature Code	Stream/River: Hydrographic
Description	Category = Perennial

Water Layers

- Site
- Canals and Water Raceways
- Category One (C1) Waters
- Drought Regions
- Head of Tide (HOT)
- Purveyor
- Streams
- Sub-Watersheds (HUC14)
- Surface Water Quality Classification
- Surface Water Springs
- Tidelands Claim Lines
- Water Bodies
- Water Source Areas
- Watersheds (HUC11)
- Watershed Management Areas
- Well Head Protection Areas (Community)
- Well Head Protection Areas (Non-Community)

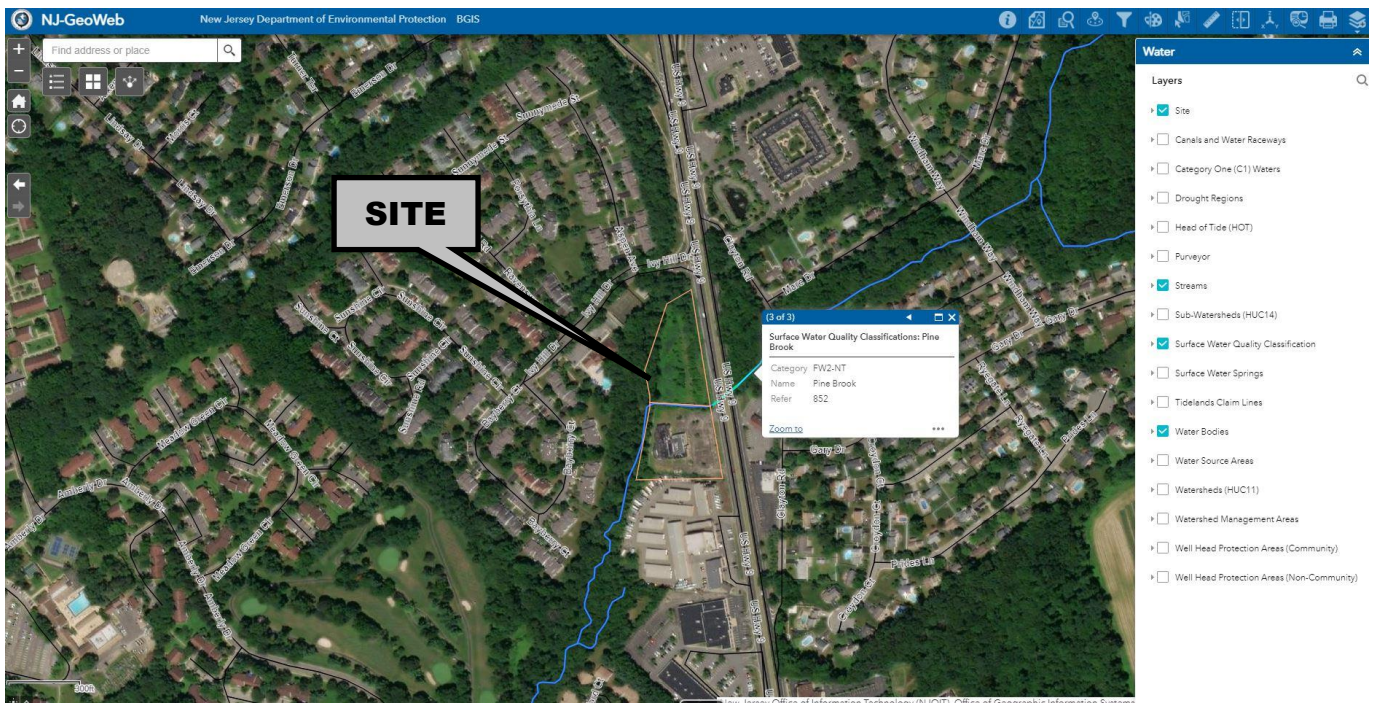
NJDEP GEOWEB – SUB-WATERSHED (HUC) 14 MAP

NJDEP GeoWeb – Sub-Watershed (HUC) 14 Map



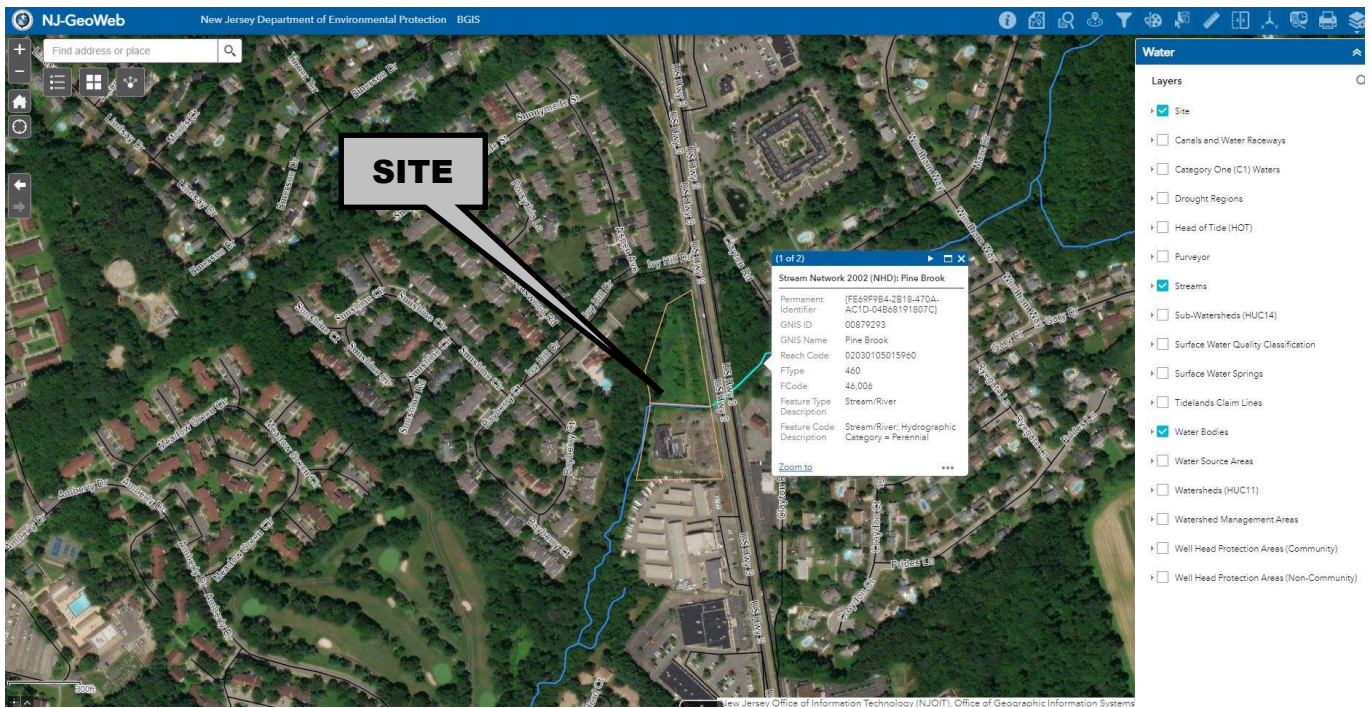
NJDEP GEOWEB – SURFACE WATER QUALITY MAP

NJDEP GeoWeb – Surface Water Quality Map



NJDEP GEOWEB – WATER BODIES

NJDEP GeoWeb – Water Bodies Map



The screenshot displays the NJ-GeoWeb interface for the Water Bodies Map. A search bar at the top left contains the text "Find address or place". The map shows an aerial view of a residential area with a blue stream. A callout box labeled "SITE" points to a specific location on the stream. A data popup window titled "(1 of 2) Stream Network 2002 (NHD): Pine Brook" is open, displaying the following information:

Permanant Identifier	(FE09F584.0316-470A-8C1D-04B6191807C)
GNIS ID	00879293
GNIS Name	Pine Brook
Reach Code	02030105015960
FType	460
FCode	46.006
Feature Type	Stream/River
Description	Stream/River, Hydrographic Category = Perennial

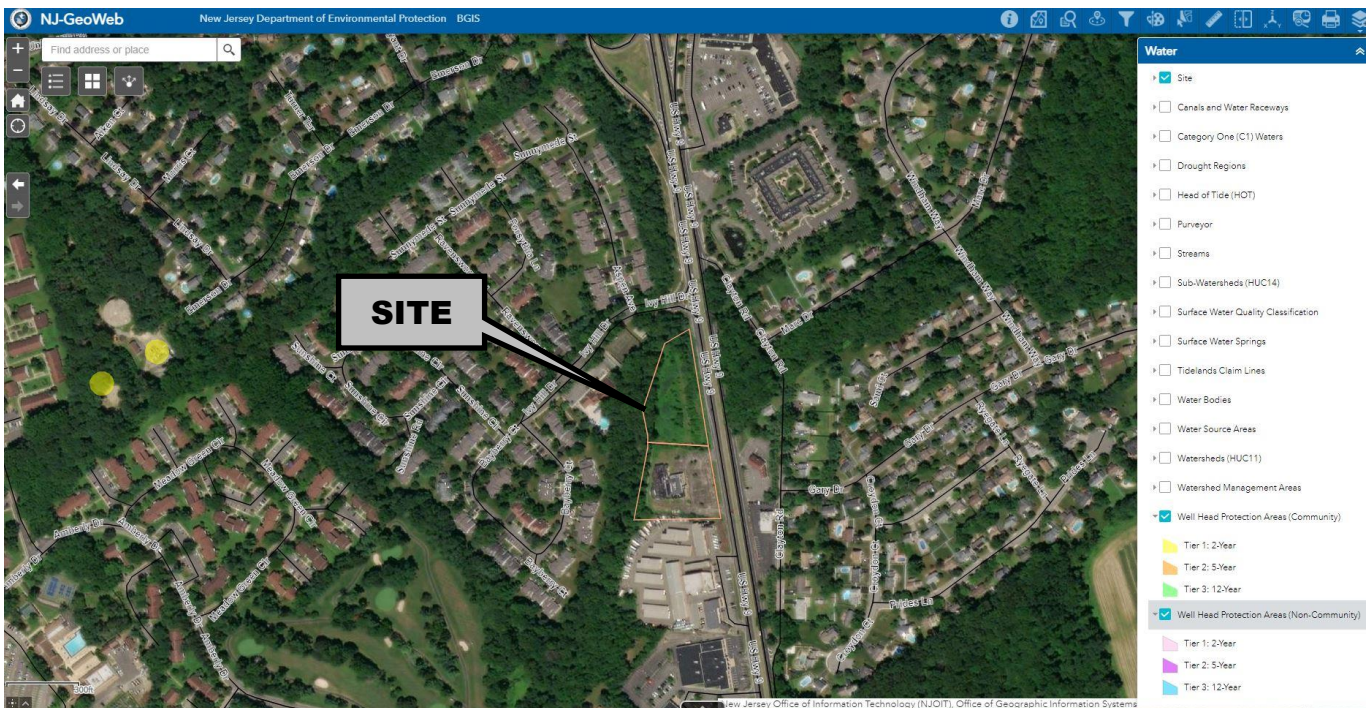
The right-hand side of the interface features a "Water" layers panel with the following options:

- Site
- Canals and Water Raceways
- Category One (C1) Waters
- Drought Regions
- Head of Tide (HOT)
- Puveyor
- Streams
- Sub-Watersheds (HUC14)
- Surface Water Quality Classification
- Surface Water Springs
- Tidelands Claim Lines
- Water Bodies
- Water Source Areas
- Watersheds (HUC11)
- Watershed Management Areas
- Well Head Protection Areas (Community)
- Well Head Protection Areas (Non-Community)

The bottom of the map interface includes the text "New Jersey Office of Information Technology (NJ-OIT), Office of Geographic Information Systems".

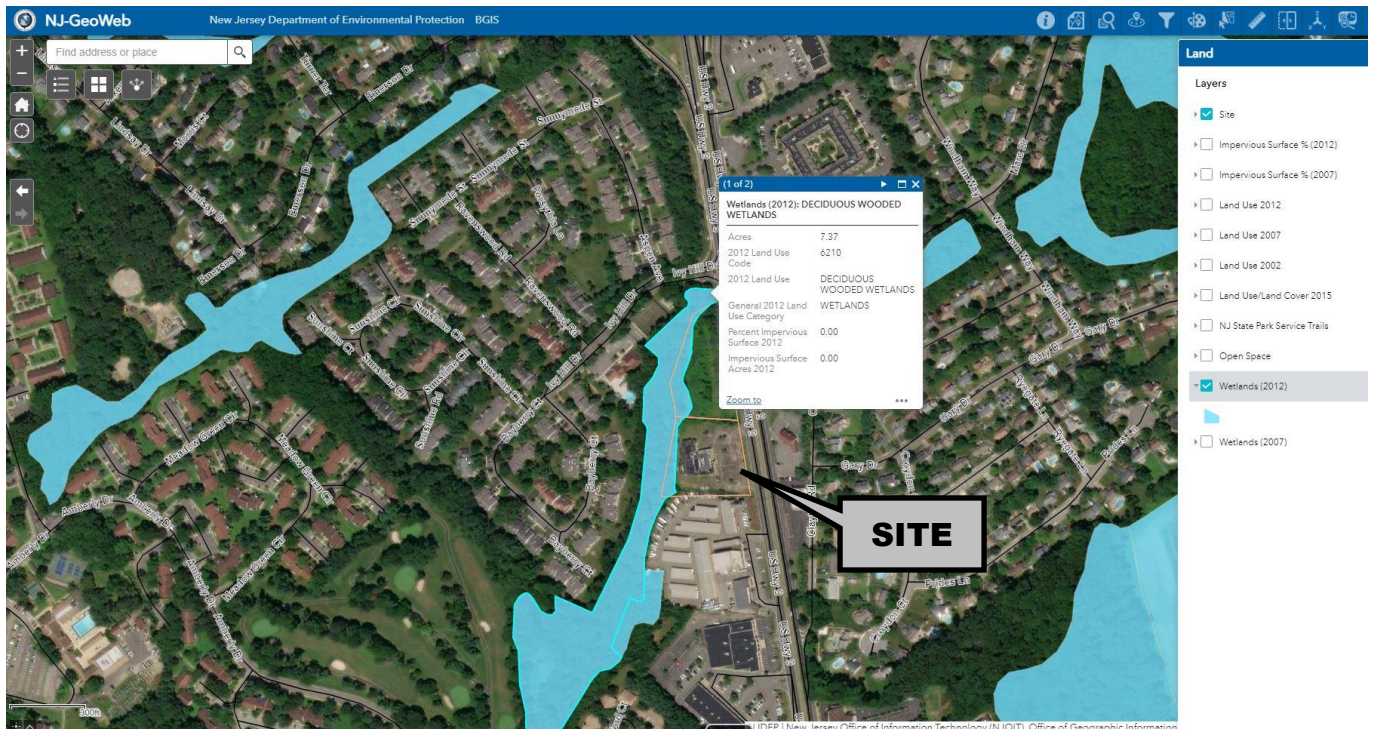
NJDEP GEOWEB – WELL HEADS MAP

NJDEP GeoWeb – Well Heads Map



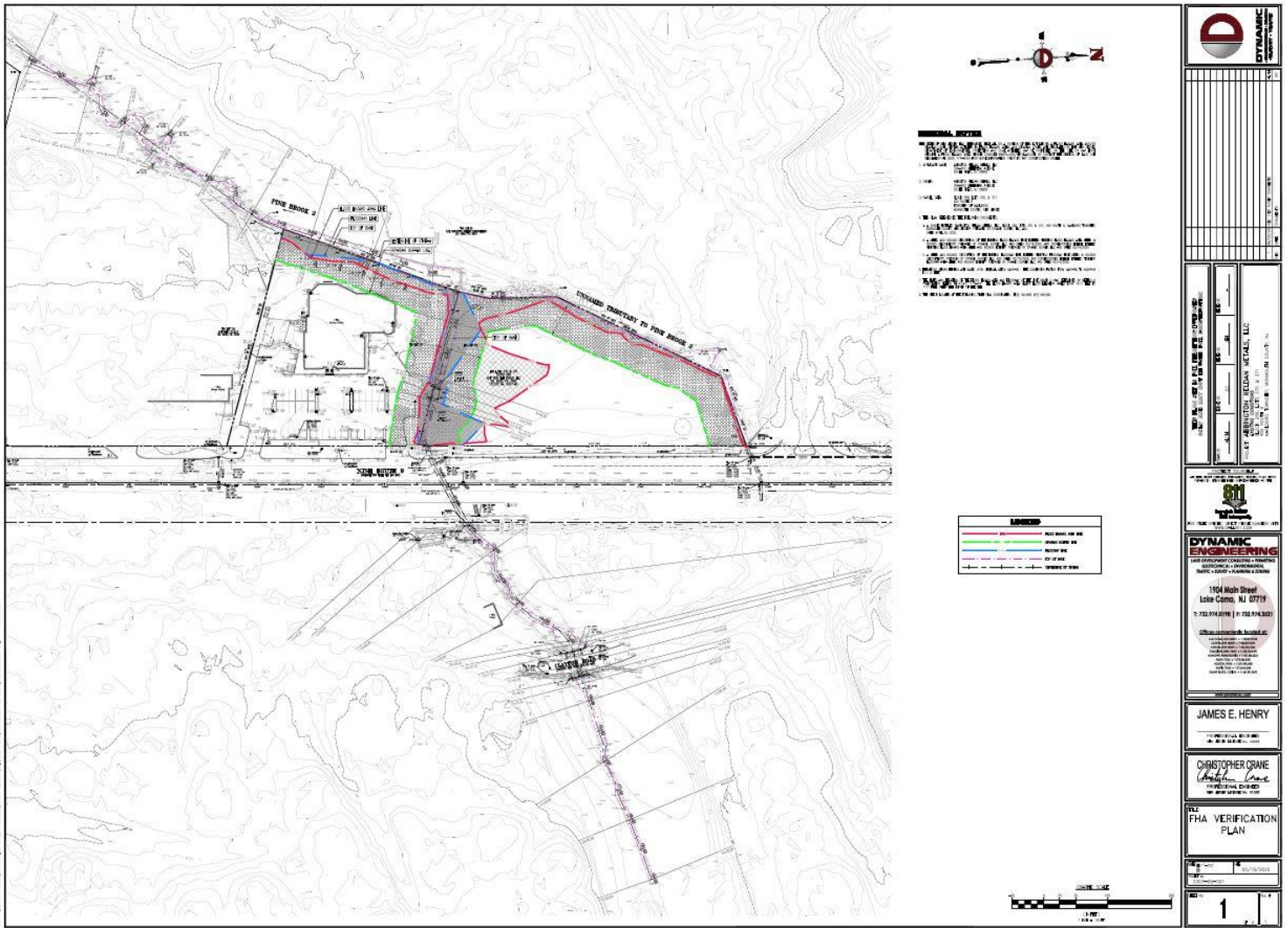
NJDEP GEOWEB – WETLANDS

NJDEP GeoWeb – Wetlands Map



**APPROVED FLOOD HAZARD AREA (FHA) VERIFICATION
PLAN**

Approved Flood Hazard Area (FHA) Verification Plan




DYNAMIC ENGINEERING

1904 Main Street
Lake Como, NJ 07719
Ph: (732) 974-0198 | Fax: (732) 974-3521

JAMES E. HENRY

CHRISTOPHER CRANE

FHA VERIFICATION PLAN

1

NJDEP NATURAL HERITAGE DATABASE RESULTS



State of New Jersey

MAIL CODE 501-04

DEPARTMENT OF ENVIRONMENTAL PROTECTION

DIVISION OF PARKS & FORESTRY

NEW JERSEY FOREST SERVICE

OFFICE OF NATURAL LANDS MANAGEMENT

P.O. BOX 420

TRENTON, NJ 08625-0420

Tel. (609) 984-1339 Fax (609) 984-0427

PHILIP D. MURPHY

Governor

SHEILA Y. OLIVER

Lt. Governor

CATHERINE R. McCABE

Commissioner

December 6, 2019

Richard Ortiz
Dynamic Engineering Consultants, PC
1904 Main Street
Lake Como, NJ 07719

Re: Proposed Site Improvements
Block(s) - 288, Lot(s) - 370 & 371
Marlboro Township, Monmouth County

Dear Mr. Ortiz:

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 topographic map(s) submitted with the Natural Heritage Data Request Form into our Geographic Information System. 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 <http://www.state.nj.us/dep/parksandforests/natural/heritage/countylist.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 http://www.state.nj.us/dep/parksandforests/natural/heritage/nhpcodes_2010.pdf.

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

NHP File No. 19-4007433-18268

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>.

PLEASE SEE 'CAUTIONS AND RESTRICTIONS ON NHP DATA', which can be downloaded from <http://www.state.nj.us/dep/parksandforests/natural/heritage/newcaution2008.pdf>.

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. 19-4007433-18268

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

<u>Report Name</u>	<u>Included</u>	<u>Number of Pages</u>
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	Yes	1 page(s) included

**Other Animal Species
On the Project Site Based on
Additional Species Tracked by
Endangered and Nongame Species Program**

Scientific Name	Common Name	Federal Protection Status	State Protection Status	Grank	Srank
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Invertebrate Animals

Apamea apamiformis	A Noctuid Moth		G4		S2S4
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Total number of records: 1

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

<u>Report Name</u>	<u>Included</u>	<u>Number of Pages</u>
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	Yes	1 page(s) 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	Wood Thrush	Hylocichla mustelina	Breeding Sighting	2	NA	Special Concern	G4	S3B,S4N

**Other Animal Species
In the Immediate Vicinity of the Project Site Based on
Additional Species Tracked by
Endangered and Nongame Species Program**

Scientific Name	Common Name	Federal Protection Status	State Protection Status	Grank	Srank
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Invertebrate Animals

Apamea apamiformis	A Noctuid Moth		G4		S2S4
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Total number of records: 1

UTILITY WILL SERVE LETTERS

September 25, 2020

Dynamic Engineering
Attention: Natalia Dzietyczk
1904 Main Street
Lake Como, NJ 07719

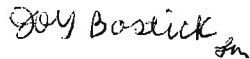
RE: Block 288, Lots 370 & 371
405 State Highway Route 9
Township of Marlboro
Monmouth County, NJ

Dear Natalia Dzietyczk:

In response to your request for a marked up site plan with our electrical facility locations, please be advised that we do not typically provide that information because most commercial services are customer owned coming out to our nearest overhead facility. As such, our overhead facilities are readily observable and it is incumbent on the customer to call for a markout to determine the nature and location of underground facilities.

Please call the toll-free "One Call" number 1-800-272-1000 for on-site marking. If we can be of any further assistance to you, please feel free to contact us.

Very truly yours,



Joy Bostick
General Supervisor, Engineering Services

JB/lm

September 25, 2020

Dynamic Engineering
Attention: Natalia Dzierczyk
1904 Main Street
Lake Como, NJ 07719

Re: Electric Utility Will Serve
Block 288, Lots 370 & 371
405 State Highway Route 9, Township of Marlboro, Monmouth County, NJ

Dear Natalia Dzierczyk,

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,


Joy Bostick
Jersey Central Power & Light Company
Central Region Engineering Services
JB/lm



October 4,, 2020

**Re: Block 288, Lots 370 and 371
405 State Highway Route 9
Township of Marlboro
Monmouth County, NJ**

Dear Natalia Dzietyczk,

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 JAMES E. HENRY, PE, PP

James E. Henry, P.E., P.P.

Principal



James Henry is a Principal with Dynamic Engineering Consultants, PC. Mr. Henry joined the firm as a Design Engineer and has successfully developed himself into a Principal at the firm. Mr. Henry holds licenses in Professional Engineering in New Jersey, New York and Pennsylvania and a license in Professional Planning. He has over 15 years of practical

experience in commercial, residential and industrial land development in the States of New Jersey, New York and Pennsylvania. Included within his areas of expertise are site grading and earthwork, project management, stormwater management and water quality design, site layout and planning, utility design, and environmental permitting inclusive of Coastal Areas, Waterfront Development, Flood Hazard Areas and Freshwater Wetlands.

Mr. Henry is dedicated to ensuring that clients are satisfied with the management of their projects. He approaches each project to tailor to his client's needs and goals. Mr. Henry believes that it is important that clients are informed about the land development process so that they may make knowledgeable decisions. He also makes certain that his clients are aware of the regulatory process and risks associated with each step of the approval process.

During his career, Mr. Henry has provided consulting services for numerous corporate and developer driven projects including Shell Oil, Gulf Oil, BP Oil, 7-Eleven, Wendy's, Sonic Restaurants, White Castle, Lightbridge Academy, Chase Bank, Dunkin Donuts, Dollar General, Warehouse & Industrial Facilities, Schools and many more.

Licenses and Certifications:

- New Jersey Professional Engineer License
- New Jersey Professional Planner License
- New York Professional Engineer License
- Pennsylvania Professional Engineer License
- National Council of Examiners for Engineering and Surveying (NCEES) Certification

Education:

- Rutgers University, Masters of Science in Civil Engineering, 2010
- Rutgers University, Bachelor of Science in Civil Engineering w/ Minor in Public Planning, 2006

Agency Experience:

- NJDEP, Flood Hazard Areas
- NJDEP, Freshwater Wetlands
- NJDEP, Coastal Area Facilities Review (CAFRA)
- New Jersey Meadowlands Commission
- New Jersey Pinelands Commission
- New Jersey Soil Conservation Districts
- New Jersey County Planning Boards
- Delaware & Raritan Canal Commission
- New Jersey Department of Transportation
- New Jersey Turnpike Authority
- County and Local Health Departments
- County and Local Environmental Commission
- Over 100 Local Zoning and Planning Boards

Employment History:

- 2012 – Present – Dynamic Engineering Consultants, PC, Principal
- 2008 – 2012 – Dynamic Engineering Consultants, PC, Project Manager
- 2007 – 2008 – Dynamic Engineering Consultants, PC, Assistant Project Manager
- 2006 – 2007 – Dynamic Engineering Consultants, PC, Design Engineer

Professional Affiliations:

- American Society of Civil Engineers (ASCE)
- New Jersey Builders Association
- Shore Builders Association
- ICSC Affiliate Member
- ICSC Next Generation

Non-Profit Affiliations:

- Big Brothers Big Sisters (BBBS) of Monmouth & Middlesex Counties Board of Trustees
- Big Brother – BBBS of Monmouth & Middlesex Counties
- Kislak Real Estate Institute Leadership Excellence Award Dinner Planning Committee

Awards:

- Young Engineer of the Year 2013 – awarded by the American Society of Civil Engineers (ASCE) – New Jersey Central Region Chapter
- 2015 Big Brother of the Year – Big Brothers Big Sisters of Monmouth & Middlesex Counties

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.*