

ENVIRONMENTAL ASSESSMENT REPORT

For

Ivy River Property, LLC

*102 Chestnut Ridge Road
Montvale, NJ 07645
(201) 573-5437*

Proposed Warehouse Facilities

***Block 517.03, Lot 3.30
1 Riverview Drive
Township of Franklin
Somerset County, NJ***

Prepared by:



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A handwritten signature in blue ink, appearing to read 'R. Freud', is written over a horizontal line.

Robert P. Freud, PE, PP
NJ Professional Engineer License #41938

July 2019
DEC # 0206-99-002

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A. ENVIRONMENTAL ASSESSMENT REPORT

This Environmental Assessment Report was prepared in accordance with requirements of the Township of Franklin Land Use ordinance Article XXV, Section §112-199, in support of the Preliminary and Final Site Plan application for the Proposed Warehouse Facilities on Lot 3.30, Block 517.03 in the Township of Franklin, Somerset County, New Jersey. The subject parcel qualifies for preparation of an environmental assessment being that the development proposes buildings in excess of 5,000 SF and additional paved surface areas in excess of 5,000 SF. The scope of the development includes the construction of a warehouse with 79,380 SF of gross floor area and associated driveways, parking areas, landscaping, stormwater management systems, and other associated site improvements.

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

The “Preliminary and Final Site Plans” and associated Traffic Impact Study and Stormwater Management, Groundwater Recharge, and Water Quality Analysis have been submitted as part of the Preliminary and Final Site Plan Application to the Township.

1) Project Data:

The subject parcel encompasses approximately 11.146 acres and is located at the intersection of Riverview Drive and Apgar Drive. The subject site is specifically identified as Block 517.03, Lot 3.30, in the Township of Franklin, Somerset County, New Jersey.

The overall tract is located in the M-1 (Light Manufacturing) Zone. The proposed development includes the construction of a warehouse with a total of 79,380 SF of gross floor area and associated driveways, parking areas, landscaping, stormwater management systems and other associated site improvements.

2) Mapping

The project site is specifically identified as Block 517.03, Lot 3.30, as shown on the plan entitled “Preliminary and Final Site Plan” dated August 5, 2019, prepared by Dynamic Engineering Consultants, PC. The New Jersey State Plane Coordinates of the site are X = 477,049 and Y = 623,831. The existing conditions of the tract have been verified by the Boundary and Topographic Survey as prepared by Dynamic Survey, LLC, dated April 12, 2019.

The tract is bound to the north by Riverview Drive and to the south, east, and west by industrial/warehouse facilities. Enclosed within the Appendix of this report, the following regional maps have been provided to assist in project familiarity and locational reference: Township Tax Map, USGS Map, Aerial Photo Map, NRCS Soils map and FIRM map. The “Preliminary and Final Site Plans” have also been submitted as part of the project application.

3) **Existing Environmental Features**

[a]. Natural Resources

i. **Geologic Character**

Based on review of NJDEP GeoWeb, these lands can be characterized as “typical” of central New Jersey geology with minor surface undulations. The immediate site features are consistent with the Passaic Formation in which siltstone and shale are abundant.

ii. **Soil Characteristics**

Based on the Somerset County Soil Survey, the soil types native to the site include:

SOIL TYPE	SOIL TYPE NAME	HYDROLOGIC SOIL GROUP
DunB	Dunellen sandy loam, 3 to 8 percent slopes	A
PenB	Penn silt loam, 2 to 6 percent slopes	C

These soils are also consistent with central New Jersey character and pose no problem to anticipated construction efforts.

iii. **Topography**

The site topography generally slopes from the middle of the property to the southeast. A small portion of the site slopes to the north. The slopes are moderate, and should present no problem to construction efforts.

iv. **Surface and Subsurface Hydrological Features**

The existing tract includes an existing warehouse with the remainder of the site consisting of parking areas, loading areas and an above ground detention basin. The anticipated stormwater runoff from the proposed development will be collected by the proposed conveyance system and directed to the proposed underground detention basin before ultimately being routed to the existing above ground detention basin. The underground detention basin has been designed to accommodate the

increase of runoff that will result from development and stormwater management facilities have been designed in accordance with NJAC 7:8.

According to the NJDEP GeoWeb Mapping System and our initial site investigation, the subject parcel is within the vicinity of the Delaware and Raritan Canal and the Randolph Brook. The subject parcel does not contain areas delineated as freshwater wetlands. The project does not propose any development within wetlands, flood hazard areas, and riparian buffers.

v. Vegetation and Wildlife

The existing tract consists of an existing warehouse with the remainder of the site consisting of parking areas, loading areas and an above ground detention basin. The project has taken into consideration the Tree Removal section in the Township of Franklin Ordinance and will plant new trees or pay into the tree fund as deemed necessary. The wildlife found on-site would be typical of central New Jersey areas and could include species such as squirrels, opossums, skunks, rabbits, as well as numerous bird species.

[b]. Man-made Resources

i. Present Land Use

The existing tract consists of a warehouse with the remainder of the site consisting of parking areas, loading areas and an above ground detention basin.

ii. Adjacent Land Use

The tract is bound to the north by Riverview Drive and to the south, east, and west by industrial/warehouse facilities. Enclosed within the Appendix of this report, the following regional maps have been provided to assist in project familiarity and locational reference: Township Tax Map, USGS Map, Aerial Photo Map, NRCS Soils map and FIRM map. The “Preliminary and Final Site Plans” have also been submitted as part of the project application.

Access and Transportation Patterns

Access to the site under the existing conditions is provided via one (1) private full movement driveway along Apgar Drive, one (1) full movement driveway along Riverview Drive, and two (2) internal shared full movement driveways along the western property line.

iii. Noise Levels

Existing noise levels are consistent with industrial zoned areas in other suburban central New Jersey communities with most noise emanating from vehicular traffic along adjacent roadways during peak travel times.

iv. Zoning and Master Plan Delineation

The subject property is located within the M-1 (Light Manufacturing) Zone. The proposed use is permitted within this zone. As such, the proposed project is consistent with the overall master plan objectives of the Township.

v. Community Facilities

Water, sanitary sewer, telephone, gas and electric utilities are currently available to the property. During construction, solid waste will be disposed of by a private contractor at an appropriate recycling/disposal facility. Under proposed conditions, solid waste and recycling materials will be stored for collection by a private hauler and disposed of at a licensed facility.

The proposed warehouse facility will utilize the two (2) existing full access drives from Apgar Drive and Riverview Drive as well as the full movement drive to the adjacent property to the west for emergency (police and fire) services.

[c]. Human Resources

There are no significant existing cultural or social factors that contribute to unique aesthetic features or historical character of the site. The subject property does not consist of any historical site and the proposed application will be reviewed by the Franklin Township Historic Commission.

Furthermore, the proposed project is located within the vicinity of the Delaware and Raritan Canal. The project will require approval from the Delaware and Raritan Canal Commission and will comply with their visual, historic, and natural quality impact standards.

[d]. Pollution Problems

Existing air quality surrounding the site is typical of an industrial corridor in a central New Jersey suburban setting due to the passing cars, heavy duty trucks, buses and other vehicles.

Public sanitary sewer service is available to the site. As such, the proposed development will be served by the Franklin Township Sewerage Authority.

4) **Construction Phase**

	Receive Planning Board and all other County and State Approvals	July 2019 – July 2020
Phase 1	Temporary Soil Erosion Facilities	Immediately
Phase 2	Inlet Protection for Existing Inlets	Immediately
Phase 3	Temporary Seeding	Immediately
Phase 4	Soil Movement and Rough Grading	2 weeks
Phase 5	Slope Embankment Protection	Immediately
Phase 6	Storm Drainage Inlets and Detention Basins (Install Inlet Protection immediately after Installation of Inlets)	2 weeks
Phase 7	Install Sanitary Sewer, Water, and Telephone Extensions	2 weeks
Phase 8	Construction of Curb and Sidewalk	2 weeks
Phase 9	Construct Base Course	2 weeks
Phase 10	Maintain Temporary Soil Erosion Facilities	Continuously
Phase 11	Construction of Building	4 months
Phase 12	Sanitary Lateral Installation	1 week
Phase 13	Water Service Installation	1 week
Phase 14	Landscaping and Lighting Fixtures	2 weeks
Phase 15	Final Paving, Striping & Signage	1 week
Phase 16	Maintain Temporary Soil Erosion Facilities	Continuously
Note: Timeframes are subject to change due to weather and other uncontrolled or unanticipated factors.		

Traffic control along public roadways during the construction process will be handled and coordinated between the contractors and the Franklin Township Police Department.

5) **Required Approvals**

The following represents a listing of anticipated approvals:

Franklin Township	Preliminary and Final Site Plan Approval (Planning Board)
Somerset County	Site Plan Approval
Franklin Township Sewerage Authority	Sewer Connection Approval
Franklin Township Water	Water Connection Approval
Somerset/Union SCD	Soil Erosion & Sediment Control Certification
Delaware Raritan Canal Commission	Site Plan Approval
NJDEP	5G3 – Authorization to Discharge Permit

Miscellaneous utility companies, Franklin Township Police and Fire Commission concerns will be addressed as required.

6) **Impact of the Proposed Project**

As a result of the site design techniques, stormwater management design and good construction practices employed as part of this project, it is anticipated that the proposed project will have no significant effects on the surrounding area. The proposed development will provide the local area with increased economic growth and does not have an effect on the projected costs associated with the provision of municipal and education services.

The adjacent roadways are expected to accommodate the anticipated minimal increase in traffic volumes due to the proposed development. For specific traffic related items, please refer to the “Traffic Impact Study” prepared by Dynamic Traffic, LLC dated July 3, 2019.

Under proposed conditions, there will be a minimal increase in the Police and Fire Department demands to incorporate the construction of the facility into the community. This impact will likely be offset by the additional tax revenue generated by the project.

7) **Adverse Impacts**

[a]. Water Quality

The project will be connected and serviced through the appropriate local water company, therefore, providing clean, safe drinking water within the facility.

[b]. Air Quality

Existing air quality surrounding the site is typical of an industrial zone in a central New Jersey suburban setting. There are existing hazardous air pollutants (HAP's) which come from cars, heavy duty trucks, buses and other vehicles. These vehicles produce diesel particulate matter, diesel exhaust and/or carbon monoxide. There are known health standards associated with these pollutants. Current air quality readings taken from surrounding areas report the presence of pollutants such as carbon monoxide at an Air Quality Index (AQI) of 33. The Air Quality Index is based on a value of 100 where 100 would be exceeding the health standard limit. Therefore, the pollutants measured are greater than three (3) times less than allowable. AQI readings in Franklin Township can be expected to be similar to those recorded in surrounding areas.

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 watering of the construction entrances/exits and circulation aisles and cleaning of the streets in close proximity to same, as necessary.

[c]. Noise

Existing noise levels on-site can be characterized as typical of a central New Jersey commercial/industrial Zone. Most noise emanates from passenger vehicular and delivery traffic along adjacent roadways at peak times. This should be considered normal for the use and temporary in nature. Sound levels are subject to daytime and nighttime limits. Governmental regulations limit the A-weighted sound levels produced when measured at a residential property line to the following levels.

Daytime (7:00 AM – 10:00 PM – 65DB (A))

Nighttime (10:00 PM – 7:00 AM) – 50DB (A)

The term A-weighted is a standardized frequency weighting which attempts to duplicate the human ear frequency and sensitivity; and, therefore, provides an overall sound level measurement with how people actually perceive noise.

The regulations also provide limits for sound pressures in the preferred octave bands with center frequencies between 31.5 and 8,000 Hz.

It is not anticipated that this facility will exceed the daytime or nighttime usage allowances. It should be noted delivery and trash collection trucks will unload and pick up during daytime hours. Therefore, in our estimation, ambient noise will not adversely impact the quality of life on the site or in close proximity thereof.

[d]. Undesirable Land Use Patterns

The subject property is located within the M-1 (Light Manufacturing) Zone and the proposed warehouse facility is permitted within this zone. It is therefore concluded that the proposed project is consistent with the overall master plan objectives of the Township and does not represent undesirable land use patterns.

[e]. Damage or Destruction of Plant and Wildlife Systems

The existing plant and wildlife located on-site are typical of a central New Jersey industrial facility. The project proposes to replace existing landscaping that will be removed in accordance with the Franklin Township Tree Removal Ordinance.

The existing development does not appear to provide a permanent home for any notable wildlife creatures. Any creatures seen on the subject parcel are likely passing through and can easily relocate.

[f]. Aesthetic Values

The existing parcel consists of a warehouse, parking areas, loading areas, and an above ground detention basin, dwellings and garages and is surrounded by other similar industrial uses. The proposed development will provide an increase in aesthetic value for the subject parcel.

Furthermore, there are no vistas, bluffs, escarpments or noticeable rock outcroppings to be affected as a result of the proposed development.

[g]. Destruction of Natural Resources

The proposed development does not incorporate the destruction of considerable natural resources.

[h]. Displacement of People and Business

There will be no businesses displaced as a result of this development. The overall development will generate more business for the Township.

[i]. Displacement of Viable Farms

The existing site has been developed as an industrial type use since 1987 (per Historic Aerial Imagery). No active farm activity has occurred on-site since development as an industrial use.

[j]. Employment and property tax

The proposed development will provide jobs for the local economy and significant tax revenues for the municipal tax base.

[k]. Destruction of Man-Made Resources

No existing buildings will be demolished in conjunction with the proposed development. The overall economic, community, and aesthetic values from the subject property will increase from the proposed development.

[l]. Disruption of Desirable Community and Regional Growth

Since the proposed use is in general compliance with the bulk requirements and provisions of the M-1 zone, it can be represented that there will be no disruption of community and/or regional growth as a result of this development. In fact to the contrary, it will allow for a certain measure of community growth by providing expanded business and jobs for the local and regional community.

[m]. Traffic Impacts

The existing circulation patterns on-site and the existing full movement driveways along Apgar Drive will remain and effectively accommodate the anticipated traffic volumes being generated by the proposed development. There could be some daily (temporary) traffic delays within the adjacent roadways due to construction and possibly road closures, but otherwise traffic will not be adversely impacted.

For specific traffic related items please refer to the “Traffic Impact Study” prepared by Dynamic Traffic, LLC dated July 3, 2019.

[n]. Health, Safety, and Well-being of the Public

The proposed development will have no ill effect on the health, safety or well-being of the community. It will provide valuable warehousing space to generate local commerce. The proposed development will also provide for numerous jobs which will lead to improved local economic growth.

There is no residential component in this application, and therefore, will not generate additional enrollment in the local school system, or the high costs traditionally associated with an increase in the school-aged population. In general, the proposed development will benefit the public community and surrounding area.

8) Project Alternatives

Since this project is in the M-1 (Light Manufacturing) Zone and the proposed use is permitted, there are no alternative development scenarios which would completely avoid potential adverse impacts. Any type of permitted development will have a certain measure of impact associated with it.

[a]. The “No Project” or no-action alternative – If the site is to remain as is, the temporary effects of construction would be eliminated. However, it would appear that the Township, through its Zoning Ordinance objectives, would benefit from the project. The “No Project” alternative would leave the subject property underutilized.

[b]. Alternative Road Alignments – Extensive review of the existing traffic patterns and understanding of the anticipated traffic generation has led to the ultimate site design for overall circulation throughout the complex. The existing full movement driveway from Apgar Drive and Riverview Drive are to remain.

[c]. Alternative Costs and Social Impact – Being that the proposed development generally complies with the requirements of the ordinance and the proposed warehouse facility is permitted in the zone, there are no alternative costs or social impacts to discuss. The only alternative is “no development” which would have no costs associated with that and it would leave the property underutilized.

9) Ameliorative measures

Numerous steps and measures will be undertaken during the course of construction to protect and preserve the environment and best management practices employed to enhance project assimilation. Among the items of consideration are:

- Soil Erosion: The planned development will require approval of the Somerset-Union Soil Conservation District and as such will be subject to the provisions of the Authority. Tree protection fencing, anti-tracking pads, silt fencing, inlet protection and seeding measures will be adhered to throughout construction. Dust will be controlled through watering of the construction entrances/exits and circulation aisles and cleaning of the streets in close proximity to same, as necessary. Top soil stockpiling will ensure appropriate seed bedding for final grading and landscape procedures. Inlet protection will alleviate soil loss from the site.
- The existing drainage patterns will remain and the offsite storm water will continue to be conveyed and ultimately discharged to the adjacent above ground detention basin.
- Every reasonable effort will be made to protect the existing natural environment with an ultimate goal of incorporating the proposed development with minimal disruption of the existing environment as possible.

B. Statement of Qualifications for Robert P. Freud, PE, PP

Please see Appendix for a Statement of Qualifications for Robert P. Freud, PE, PP.

C. Conclusion

In light of the geographic location and the zoning designation of the site, it is the opinion of this firm that the proposed development is consistent with the expected impacts to the existing natural resources of the subject properties or the Township of Franklin. The proposed development will serve as a suitable addition to the existing development as well as the local community.

APPENDIX

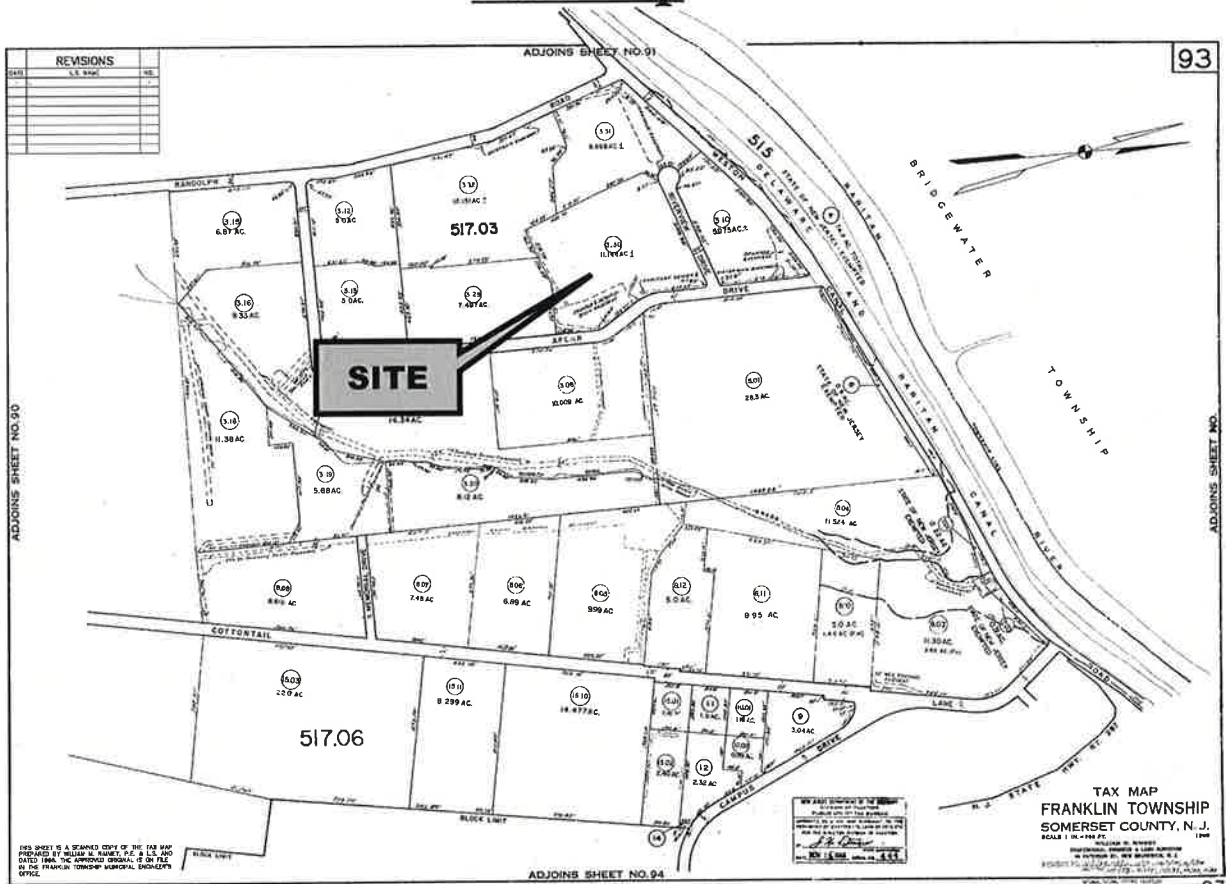
LOCATION MAP

Location Map



TAX MAP

Tax Map



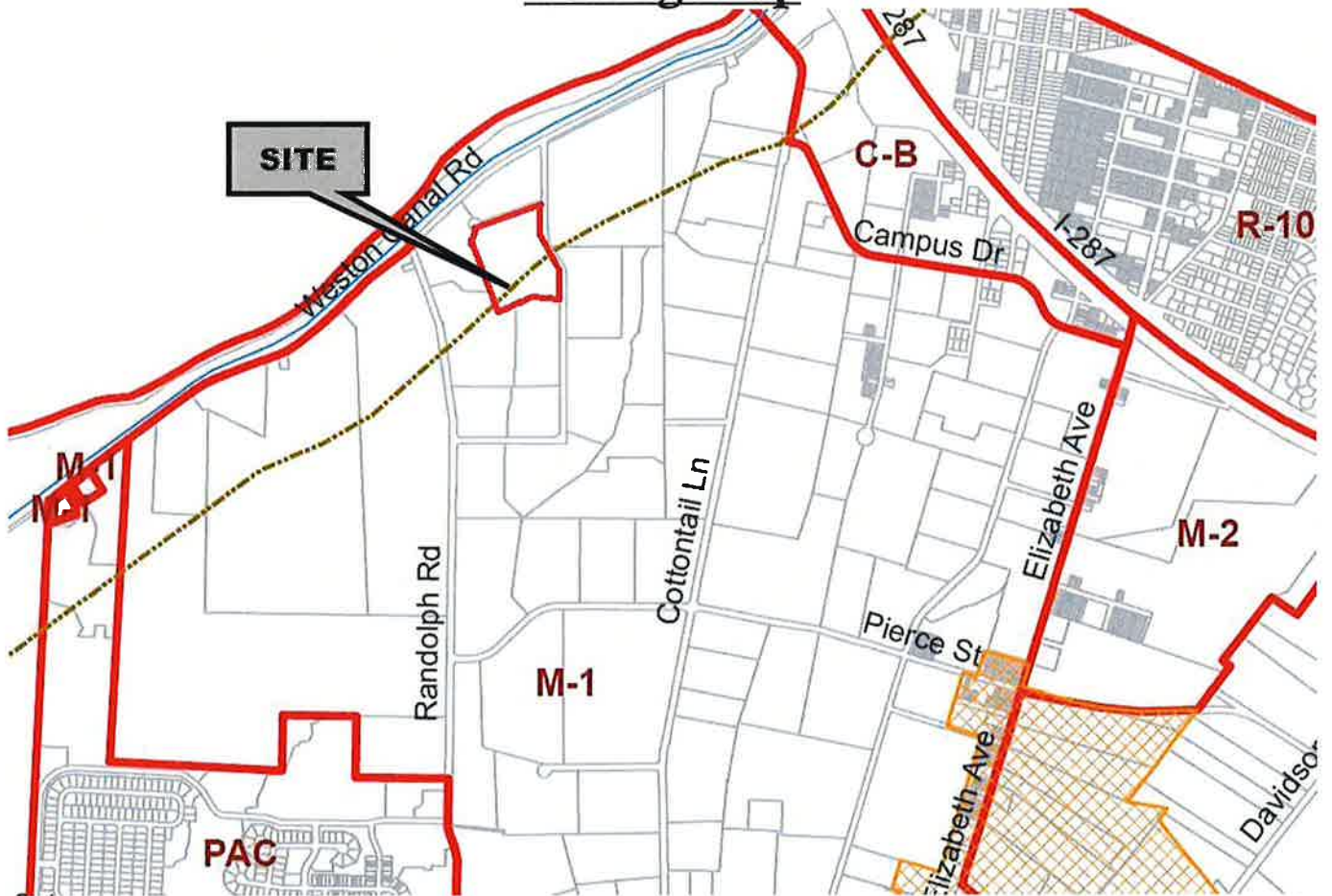
AERIAL MAP

Aerial Map



ZONING MAP

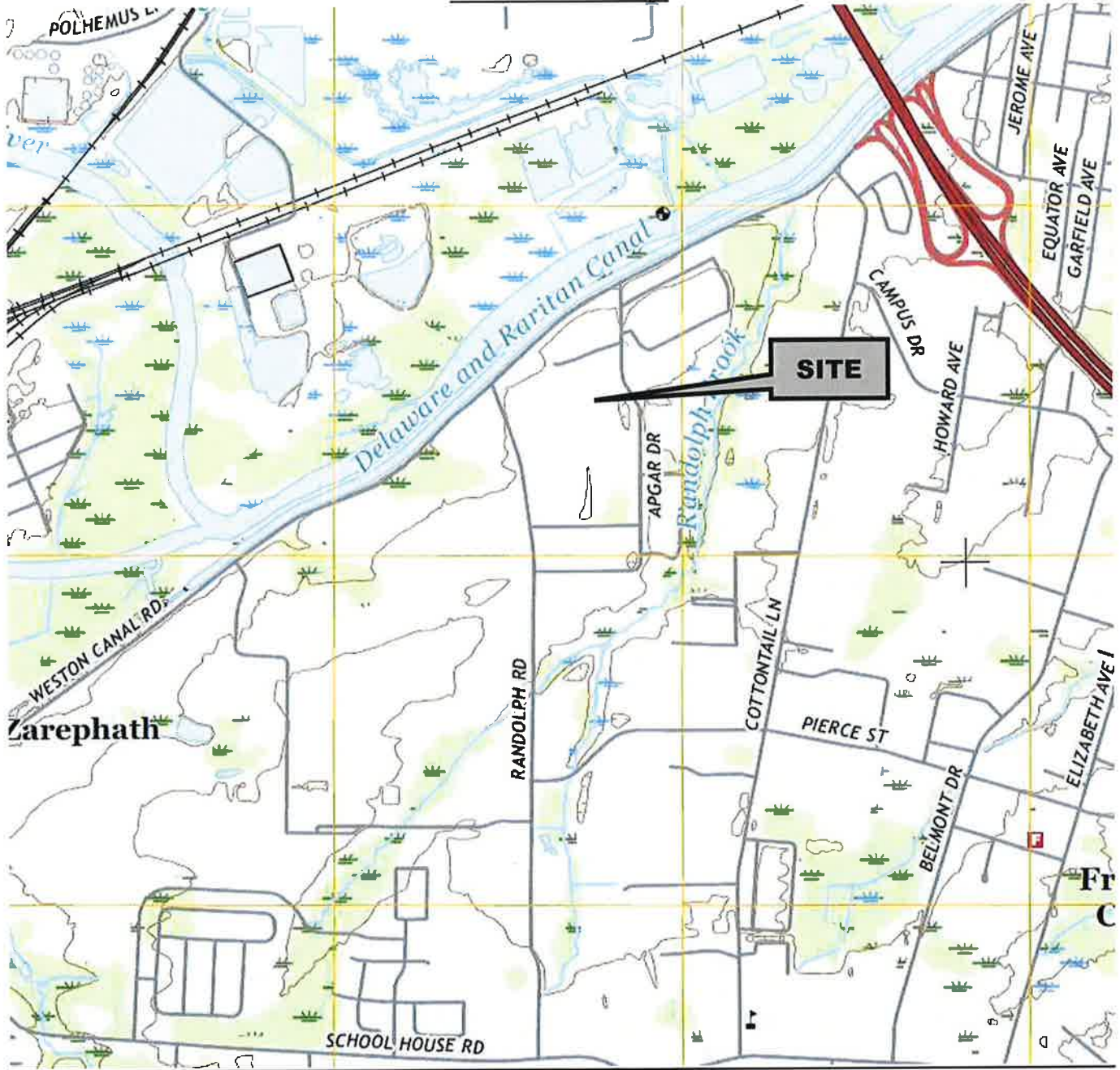
Zoning Map



USGS MAP

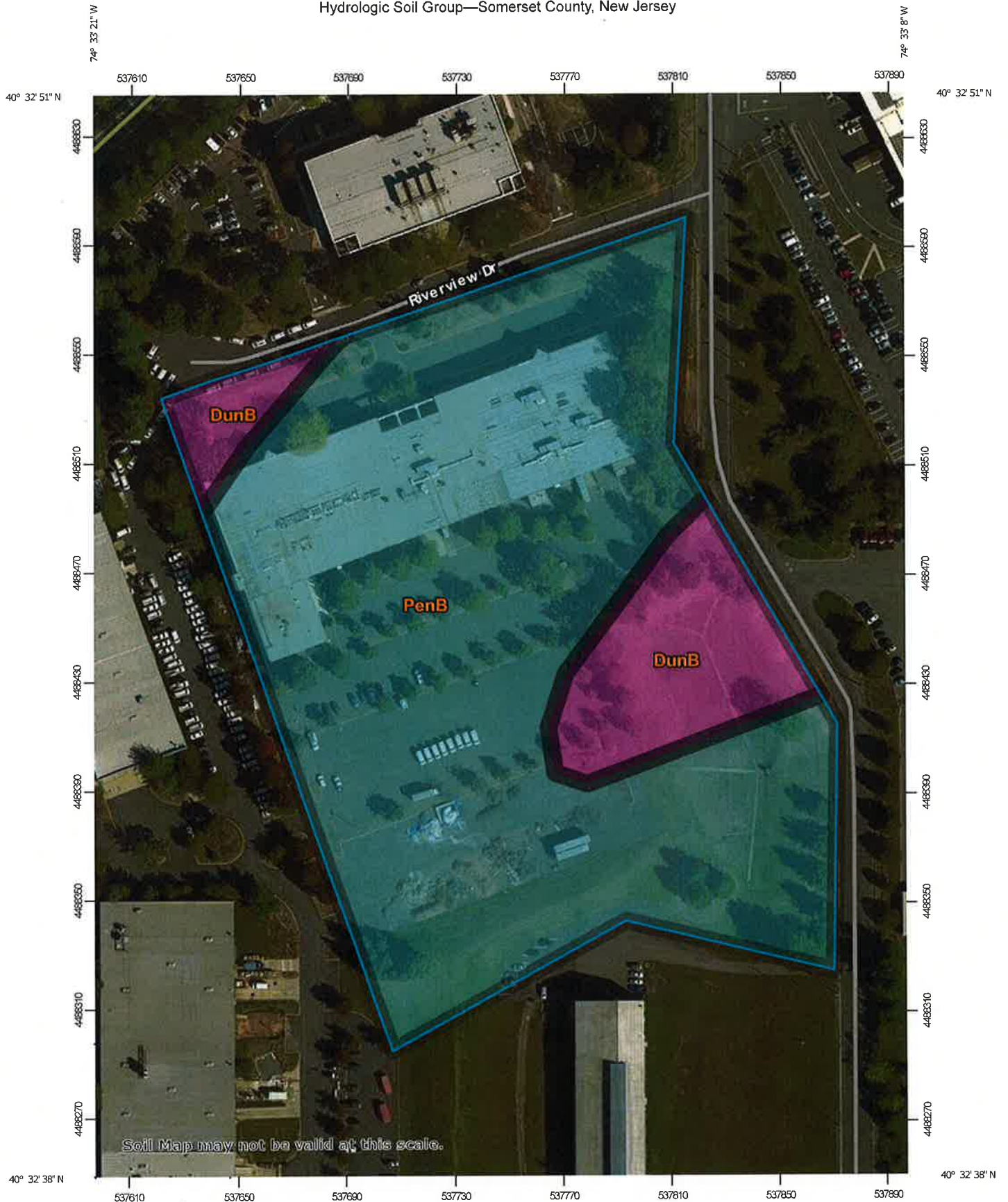


USGS Map

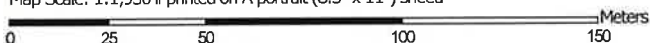


SOMERSET COUNTY SOIL SURVEY

Hydrologic Soil Group—Somerset County, New Jersey



Map Scale: 1:1,930 if printed on A portrait (8.5" x 11") sheet.



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

MAP INFORMATION

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

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

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

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

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

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

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










































Soil Survey Area: Somerset County, New Jersey
 Survey Area Data: Version 16, Sep 13, 2018

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

Date(s) aerial images were photographed: Sep 12, 2014—Sep 26, 2014

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.

MAP LEGEND

 Area of Interest (AOI)	 C
 Area of Interest (AOI)	 C/D
 Soils	 D
 Soil Rating Polygons	 Not rated or not available
 A	Water Features
 A/D	 Streams and Canals
 B	Transportation
 B/D	 Rails
 C	 Interstate Highways
 C/D	 US Routes
 D	 Major Roads
 Not rated or not available	 Local Roads
 Soil Rating Lines	Background
 A	 Aerial Photography
 A/D	
 B	
 B/D	
 C	
 C/D	
 D	
 Not rated or not available	
 Soil Rating Points	
 A	
 A/D	
 B	
 B/D	
 C	
 C/D	
 D	
 Not rated or not available	

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DunB	Dunellen sandy loam, 3 to 8 percent slopes	A	1.7	15.0%
PenB	Penn silt loam, 2 to 6 percent slopes	C	9.8	85.0%
Totals for Area of Interest			11.6	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

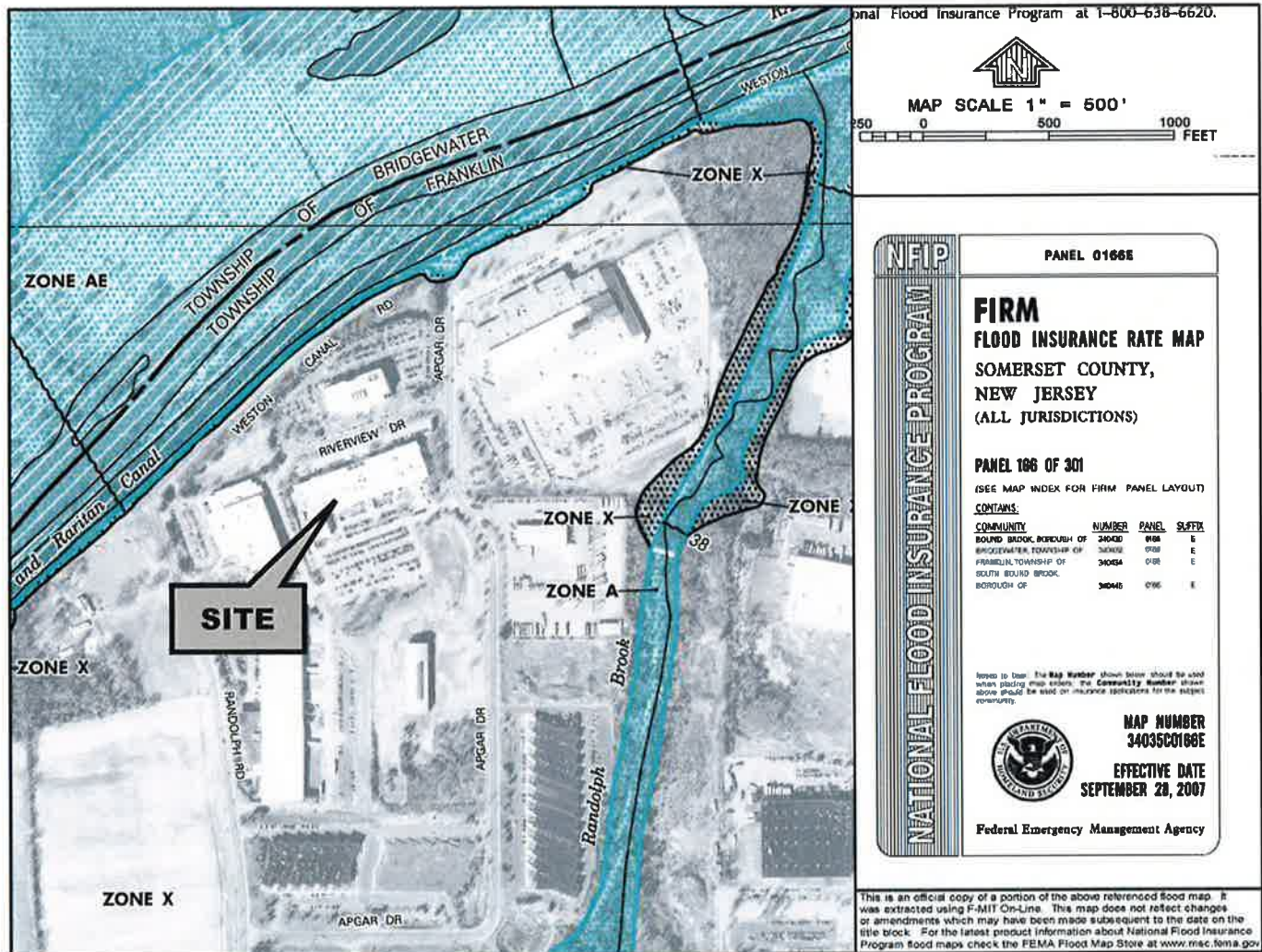
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

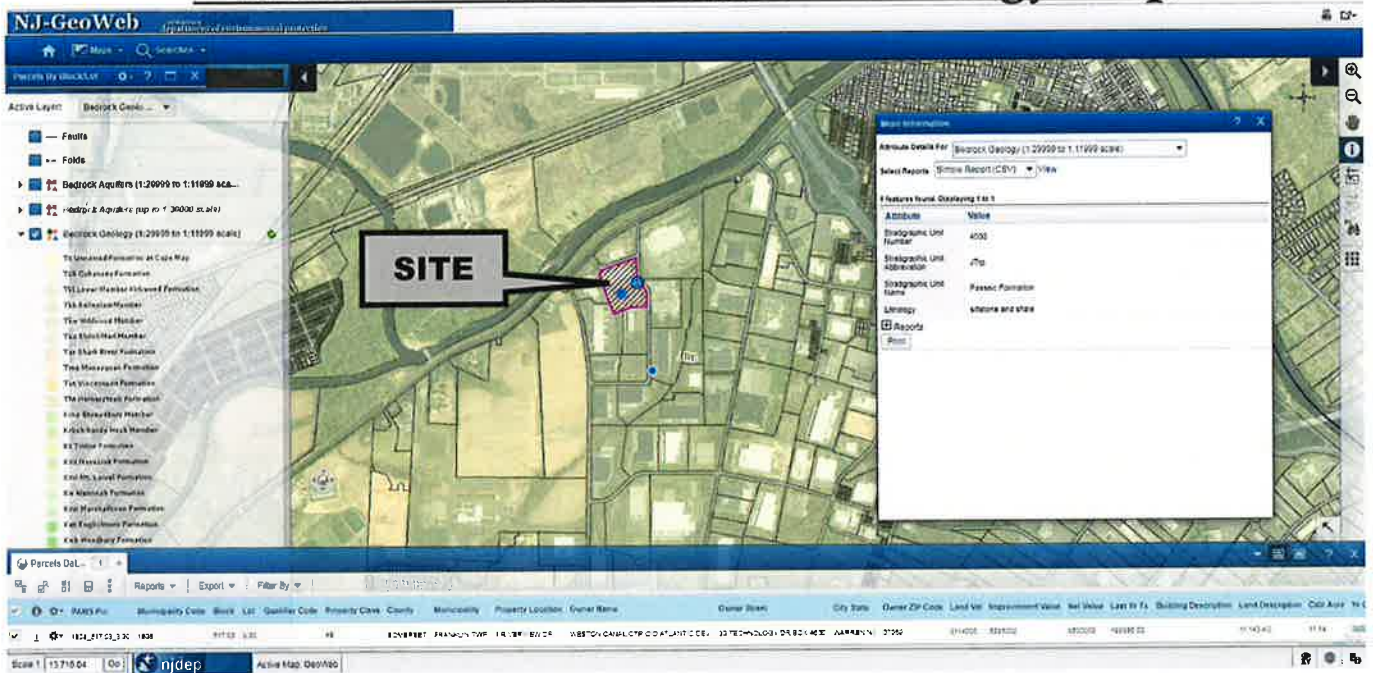
FEMA FLOOD INSURANCE RATE MAP

FEMA Flood Insurance Rate (FIRM) Map



**NJDEP GEOWEB
BEDROCK GEOLOGY MAP**

NJDEP GeoWeb – Bedrock Geology Map



The screenshot displays the NJ-GeoWeb interface. On the left, a legend lists various geological features such as Faults, Folds, and Bedrock Aquifers. The main map area shows a geology map with a red hatched area labeled 'SITE'. A popup window titled 'Bedrock Geology' is open, showing details for a specific location. The popup includes a table with the following data:

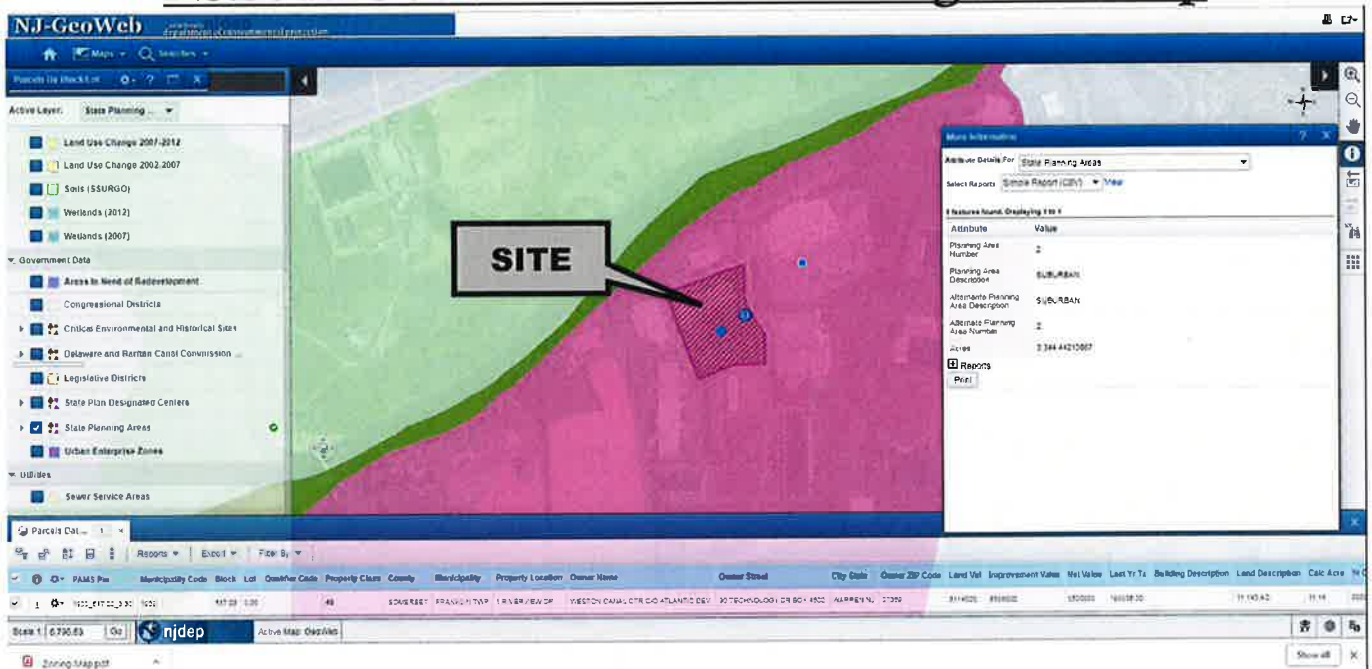
Attribute	Value
Stratigraphic Unit Number	4000
Stratigraphic Unit Abbreviation	J7a
Stratigraphic Unit Name	Passaic Formation
Lithology	shales and slates

At the bottom of the interface, there is a table with columns for various property and location details. The first row of data is as follows:

Municipality Code	Block	Lot	Qualifier Code	Property Class	County	Municipality	Property Location	Owner Name	Owner Block	City State	Owner ZIP Code	Land Val	Improvement Val	Net Value	Last Bk Fa	Building Description	Land Description	Color Area	Yr C	
1821_01_01_3	1828			48	02000001	FRANKLIN TWP	18.001.001.004	WESTON, CHARLES P	0000000000	NJ	07001	830000	40000000	48300000				11743.42	1174	2008

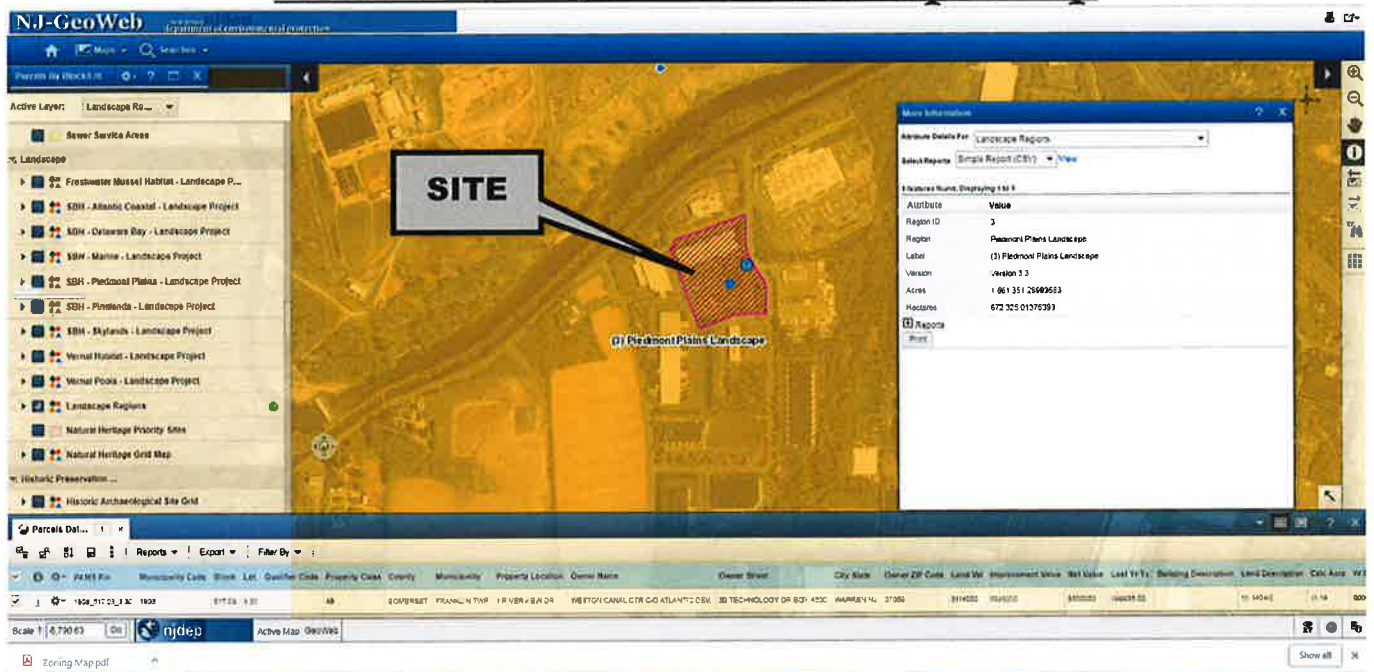
**NJDEP GEOWEB
STATE PLANNING AREAS MAP**

NJDEP GeoWeb – State Planning Area Map



**NJDEP GEOWEB
LANDSCAPE MAP**

NJDEP GeoWeb – Landscape Map



The screenshot displays the NJ-GeoWeb interface. On the left, a layer list includes 'Sewer Service Areas' and various 'Landscape' projects such as 'Freshwater Insect Habitat', 'Atlantic Coastal', 'Catawba River', 'Maine', 'Piedmont Plateau', 'Pinebluffs', 'Skylands', 'Wetland Habitat', and 'Wetland Pools'. The main map area shows an aerial view with a red hatched polygon labeled 'SITE' and 'Piedmont Plateau Landscape'. A 'More Information' popup window is open on the right, displaying the following data:

Attribute	Value
Region ID	3
Region	Piedmont Plateau Landscape
Label	(3) Piedmont Plateau Landscape
Version	Version 3.3
Area	1,061,351.25669653
Permits	672,325,012,929.93

The bottom of the interface shows a toolbar with 'Reports', 'Export', and 'Filter By' options, and a status bar with 'Scale: 1:6,750.03' and 'njdep Active Map: Overview'.

**NJDEP GEOWEB
STREAMS & WATER BODIES MAPS**

NJDEP GeoWeb – Streams & Water Bodies Map



The screenshot displays the NJ-GeoWeb application interface. The main map area shows an aerial view with a blue stream and a red hatched area labeled 'SITE'. On the left, there is a 'Measure' tool panel with options for Distance Unit (Feet) and Area Unit (Square Feet). Below it is a legend for various water features like Watersheds (HUC12), Sub-Watersheds (HUC14), Drainage Right-of-Way, Runways, Water Bodies, Water Source Areas, Well Head Protection Areas (Community), and Well Head Protection Areas (Non-Community). On the right, a 'More Information' panel is open, showing details for a selected 'Stream' feature. The metadata includes:

Attribute	Value
Permanent Identifier	078181CF3-833D-43E1-A155-83054F30846C
GIS ID	00818876
GIS Name	Chester and Raritan Canal
Reach Code	02020108214623
FTYPE	SS
FCODE	38100
Feature Type Description	Artificial Path
Feature Code Description	Artificial Path

At the bottom, there is a 'Parcels Data' table with columns for Municipality Code, Block, Lot, Geographical Code, Property Class, County, Municipality, Property Location, Owner Name, Clear Street, City Zone, Outlot ZIP Code, Land Use, Improvement View, Net Area, Lot Area, Existing Description, and Land Description. The table shows one record for '1' in '07818' with a 'Lot' of '100,517.01, 2, 30' and a 'Net Area' of '317.02, 0.20'.

**STATEMENT OF QUALIFICATIONS FOR ROBERT P.
FREUD, P.E., P.P.**

Robert P. Freud, P.E., P.P.
Principal



Robert Freud joined Dynamic Engineering, PC in 2013 and is a Principal in the Lake Como, New Jersey office. Mr. Freud is a licensed Professional Engineer in New Jersey and six (6) other states and is a licensed Professional Planner in New Jersey. Drawing from over 20 years of experience, Mr. Freud provides engineering

design and project development consulting for major retailers as well as industrial, residential and mixed-use developers throughout the Northeast

Mr. Freud currently manages multi-site development programs as well as individual projects, giving each project the same personal level of service with a site-specific and strategic land planning approach. Mr. Freud's detailed design functions include complex and innovative stormwater design, site grading and earthwork, and site layout and planning; as well as regulatory guidance and project permitting. Mr. Freud's experience and expertise with federal, state, and local regulatory compliance help him guide clients through the development process with particular attention to the project's critical path, constructability and budget

Throughout his career, Mr. Freud has served the development needs for corporate and franchise developers for entities such as Investors Bank, Rite Aid, BP, ExxonMobil, Marriott, Hyatt, Home Depot, Walgreens, 7-Eleven, Dunkin Donuts, Wendy's, Popeye's and many more.

Licenses:

- Connecticut Professional Engineer License
- Delaware Professional Engineer License
- Maryland Professional Engineer License
- Massachusetts Professional Engineer License
- New Jersey Professional Engineer License
- New Jersey Professional Planner License
- New York Professional Engineer License
- Pennsylvania Professional Engineer License

Education:

- Lehigh University, Bachelor of Science in Civil Engineering
- NJDEP – Bureau of Underground Storage Tanks (BUST) Technical and Regulatory Training in UST's

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
- Soil Conservation Districts
- County Planning Boards
- Delaware & Raritan Canal Commission
- County and Local Health Departments
- County and Local Environmental Commissions
- New York DEC
- Philadelphia Water Department
- New York SEQRA Permitting
- Army Corps of Engineers Permitting

Expert Testimony:

Mr. Freud has testified as an expert in the field of Civil Engineering and Professional Planning in over 100 different municipalities before Planning Boards, Zoning Boards and Environmental Commissions, as well as numerous municipal and County review agencies in New Jersey, New York, Pennsylvania and Connecticut.

Professional Affiliations:

- International Council of Shopping Centers (ICSC)
- NAIOP – Commercial Real Estate Development Association
- American Society of Civil Engineers (ASCE)

**REQUIREMENTS FOR ENVIRONMENTAL
ASSESSMENT §112-199**

Township of Franklin, NJ
Tuesday, June 11, 2019

Chapter 112. Land Development

Article XXV. Environmental and Historic Resources

§ 112-199. Requirements for environmental assessment.

- A. **Intent and purpose.** It is the intent and purpose of this section to provide proper guidelines and requirements for the environmental assessment to be filed with an application for development and prior to preliminary subdivision plan approval, or site plan approval by the Franklin Township Planning Board. It is also the intent of this section to provide guidelines for the historic overlay district and the D&R Canal design regulations.
- B. **Applicability of provisions.** An environmental assessment shall be required for site plans and subdivisions wherein one or more of the following conditions exist:
- (1) The plan proposes to cover more than 75% of the site with buildings, pavement, or other improvements.
 - (2) The plan proposes the construction of buildings with 5000 or more square feet in area.
 - (3) The plan proposes the construction of 5,000 or more square feet of paved area. Notwithstanding the above provisions, an environmental assessment shall not be required for principal permitted uses in an agricultural district.
- C. **The applicant must provide written information to the Planning Board at the time the environmental assessment is submitted as to the qualifications and experience of such consultants, firm, agency, individual or person selected by the applicant.**
[Amended 1-23-2007 by Ord. No. 3652]
- D. **Submittal.** One copy of such environmental assessment shall be attached to each copy of the completed application when said application is submitted. Each environmental assessment shall include a title page which contains the name, address, zip code and phone number of the applicant.
- E. **Documentation.** The environmental assessment shall include documentation of all supporting evidence used in the assessment. Documentation may include studies or portions of studies conducted by others, explanations based on field visits, conversations with experts and maps used as the basis of the conclusions.
- F. **Format for the environmental assessment report.** The environmental assessment (EA) shall include the following required data:
- (1) **Project data.** A description of the project covered by the EA. The description shall mention each separate activity included in the project, i.e., acquisition, demolition, removal, construction and relocation. The description must be adequate to enable the reader to envision the general nature of the project and the magnitude of the project.

- (2) Mapping. Locate the project in a regional, municipal and neighborhood setting. Include a site plan of the project.
- (3) Existing environmental features. Describe the environment as it presently exists in and around the site. The description should be a comprehensive discussion of the following features as they exist without the project:
 - (a) Natural resources: Identify and describe the existing geologic character, soil characteristics, topography, surface and subsurface hydrological features, vegetation and wildlife of the site and the surrounding area.
 - (b) Man-made resources: Describe the present land use, adjacent land use, noise levels (if the proposal is for residential or institutional use), access and transportation patterns, zoning, Master Plan delineation, community facilities (sewer, water, waste removal, schools, police, fire and roads) of the site and the surrounding area.
 - (c) Human resources: Discuss the existing cultural and social factors as they affect the proposed project site including unique aesthetic features and historical character of the site and surrounding area.
 - (d) Pollution problems: Identify and describe existing pollution problems in the area including water, sewer and air quality as a basis for assessing cumulative problems that may result from the project.
- (4) Construction phase. Identify the development schedule and construction phasing including projected construction traffic, site preparation including clearing, excavating, filling and cutting and blasting.
- (5) Required approvals. Include 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 are required before final consideration of the site plan is taken.
- (6) Impact of the proposed project. An assessment of the probable impact of the project upon each of the conditions set forth in Subsection F(3). Particular attention must be given to traffic (automobile and/or truck) generated by the project, circulation within the site and projected impact of the project on the Township road system.
- (7) Adverse impacts. List all probable adverse effects which may result from the project, including:
 - (a) Water quality.
 - (b) Air quality.
 - (c) Noise.
 - (d) Undesirable land use patterns.
 - (e) Damage or destruction of significant plant or wildlife systems.
 - (f) Aesthetic values.
 - (g) Destruction of natural resources.
 - (h) Displacement of people and business.
 - (i) Displacement of viable farms.
 - (j) Employment and property tax.

- (k) Destruction of man-made resources.
 - (l) Disruption of desirable community and regional growth.
 - (m) Traffic impacts.
 - (n) Health, safety and well-being of the public.
- (8) Project alternatives. A list of alternatives to the proposed project which might avoid some or all of the adverse environmental impacts of the proposed project including:
- (a) No project or no action.
 - (b) Description of alternative road alignments (if applicable).
 - (c) Analysis of the costs and social impact of the alternatives including construction problems and traffic service. Include the reasons for acceptability and nonacceptability of each of the alternatives.
- (9) Ameliorative measures. A listing of steps proposed to minimize environmental damage to the site and region during construction and operation. The consideration of soil erosion, dust, sedimentation, preservation of trees, protection of watercourses, protection of air resources, and noise control are some factors to be considered here.
- G. Review and inspections. Upon submission of the environmental assessment to the Secretary of the Planning Board and distribution to the various officials, with three copies available in the Municipal Engineer's office (or other designated place) for any person to review, the following reviews and inspections will be conducted within 30 days, except that where the assessment is a part of subdivision, or site plan approval, the approval shall be part of the overall approval and time limits shall be as specified for those approvals.
- (1) The Planning Board Administrator (or other designated official) will, within seven days of receipt of applicant's environmental assessment make a field inspection to verify the environmental conditions and make a report to the Planning Board with a copy to the Environmental Commission.
 - (2) The Township Engineer will, within 30 days of receipt of the applicant's environmental assessment, review all maps and documents and make a site inspection and then follow with a report to the Planning Board and a copy to the Environmental Commission.
 - (3) The Township Environmental Commission will, within 30 days of receipt of the Planning Board Administrator's and Engineer's reports, present its review and recommendations to the Planning Board for final determination.
 - (4) The Township Planning Board shall analyze and review the applicant's environmental assessment along with the reviews from the Planning Administrator, Engineer, Environmental Commission and any other interested party within 14 days of the Commission's report and give written notice of approval or rejection to the applicant, indicating the reasons therefor; and the decision will be officially published within 10 days. Where the assessment is part of a subdivision, planned unit development (PUD) or site plan application, assessment approval shall be part of the overall application approval.
- H. Issuance of permit. A permit shall be issued upon review by the Planning Administrator, Engineer and other such officials and final approval by the Planning Board that all requirements of the chapter have been complied with, and upon payment of all fees to be paid hereunder. The Planning Board shall obtain a reasonable time limit for all work to be done.

**REPORT OF GEOTECHNICAL INVESTIGATION AND
STORMWATER BASIN AREA INVESTIGATION-
DYNAMIC EARTH, LLC**

(Under Separate Cover)

**TRAFFIC IMPACT STUDY –
DYNAMIC TRAFFIC, LLC**

(Attached Separately)