

ENVIRONMENTAL ASSESSMENT REPORT

For

Elion Acq., LLC

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Miami, FL 33180
(305)-933-3538*

Proposed Warehouse Facilities

***Block 88.02, Lots 13, 25, 26, 71, & 72
47 Veronica Avenue
Township of Franklin
Somerset County, NJ***

Prepared by:



1904 Main Street
Lake Como, NJ 07719
(732) 974-0198

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

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

March 2020
Revised May 2020
DEC # 3372-99-001

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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 Lots 13, 25, 26, 71, 72, Block 88.02 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 two (2) warehouses with 544,050 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 97 acres and is located at the west corner of NJSH 27 and Veronica Avenue. The subject site is specifically identified as Block 88.02, Lots 13, 25, 26, 71, & 72, in the Township of Franklin, Somerset County, New Jersey.

The overall tract is located in the M-2 (Light Manufacturing) Zone, A (Agricultural) Zone, and R-40 (Single-Family Residential) Zone. The proposed development includes the construction of two (2) warehouses with a total of 544,050 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 88.02, Lots 13, 25, 26, 71, & 72, as shown on the plan entitled “Preliminary and Final Site Plan” dated March 10, 2020, prepared by Dynamic Engineering Consultants, PC. The New Jersey State Plane Coordinates of the site are X = 491,800 and Y = 598,760. The existing conditions of the tract have been verified by the Boundary Survey as prepared by James P. Deady Surveyor, LLC, dated March 6, 2019, last revised September 30, 2019.

The tract is bound to the north by Veronica Avenue with industrial uses beyond; to the west by various agricultural uses; to the south by Bennetts Lane; and to the east by commercial uses and NJS 27 beyond. 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

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 |
|-----------|--|-----------------------|
| RoyB | Royce silt loam, 2 to 6 percent slopes | C |
| CoxA | Croton silt loam, 0 to 2 percent slopes | D |
| RehB | Reaville silt loam, 2 to 6 percent slopes | C |
| KkoC | Klinesville channery loam, 6 to 12 percent slopes | D |
| PenB | Penn silt loam, 2 to 6 percent slopes | C |
| PenA | Penn silt loam, 0 to 2 percent slopes | C |
| RarAr | Raritan silt loam, 0 to 3 percent slopes, rarely flooded | C |
| RorAt | Rowland silt loam, 0 to 2 percent slopes, frequently flooded | C |
| RehA | Reaville silt loam, 0 to 2 percent slopes | C |
| PeoB | Penn channery 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 North to South towards the Six Mile Run Tributaries. The slopes are very moderate, and should present no problem to construction efforts.

iv. Surface and Subsurface Hydrological Features

The existing tract includes row crops, open space, and wooded areas. There are currently no stormwater detention basins present on-site. The anticipated stormwater runoff from the proposed development will be collected by the proposed conveyance system and directed to one of the two proposed aboveground basins. The basins have 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 Six Mile Run Tributaries. The subject parcel also contains areas delineated as freshwater wetlands. The project does not propose any development within wetlands or riparian zones; however, development is proposed within wetlands transition areas and flood hazard areas. A Wetlands LOI, FHA verification and applicable general and individual permits are currently pending with the NJDEP for the proposed development.

v. Vegetation and Wildlife

The existing tract consists of row crops, open space, and wooded areas. 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 row crops, open space, and wooded areas.

ii. Adjacent Land Use

The tract is bound to the north by Veronica Avenue with industrial uses beyond; to the west by various agricultural uses; to the south by Bennetts Lane; and to the east by commercial uses and NJSH 27 beyond.

iii. Access and Transportation Patterns

Current access to the site is not provided.

iv. 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.

v. Zoning and Master Plan Delineation

The subject property is located within the M-2 (Light Manufacturing) Zone, A (Agricultural) Zone, and R-40 (Single-Family Residential) Zone. The proposed use is permitted within the M-2 zone, where the entirety of the buildings, driveways, and parking are located. Industrial uses are not permitted within the A and R-40 zones; however, the proposed stormwater basins are located within the A and R-40 zones. The proposed project is consistent with the overall master plan objectives of the Township for development within the M-2 zone. The project is proposing an easement for stormwater management basins in the A and R-40 zones and seeking use variances from the Franklin Zoning Board of Adjustment for placement of stormwater basins within residential and agricultural zones.

vi. 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 provide a point of access from Veronica Avenue 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 sites and is not located within any historical districts.

[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.

4) **Construction Phase**

| | | |
|--|--|--------------------------|
| | Receive Planning Board and all other County and State Approvals | April 2020 – August 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 | 10 weeks |
| Phase 5 | Slope Embankment Protection | Immediately |
| Phase 6 | Storm Drainage Inlets and Detention Basins (Install Inlet Protection immediately after Installation of Inlets) | 8 weeks |
| Phase 7 | Install Sanitary Sewer, Water, and Telephone Extensions | 8 weeks |
| Phase 8 | Construction of Retaining Walls | 2 weeks |
| Phase 9 | Construction of Curb and Sidewalk | 2 weeks |
| Phase 10 | Construct Base Course | 4 weeks |
| Phase 11 | Maintain Temporary Soil Erosion Facilities | Continuously |
| Phase 12 | Construction of Buildings | 4 months |
| Phase 13 | Sanitary Main and Lateral Installation | 2 weeks |
| Phase 14 | Water Main and Service Installation | 4 weeks |
| Phase 15 | Landscaping and Lighting Fixtures | 6 weeks |
| Phase 16 | Final Paving, Striping & Signage | 4 weeks |
| Phase 17 | 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 (Zoning 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 | Freshwater Wetlands LOI – Line Verification, Transition Area Waiver, and General Permits 2, 7 10B, and 11 |
| NJDEP | Flood Hazard Area Verification, Individual Permit |
| NJDEP | Water Quality Management Plan Amendment |
| NJDEP | Treatment Works Approval |
| NJDEP | BWSE (Bureau of Water System Engineering) 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 Stonefield Engineering & Design, LLC dated October 3, 2019, last revised March 19, 2020.

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 be offset by the additional tax revenue generated by the project.

7) **Adverse Impacts**

[a]. Water Quality

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

The TSS removal rate requirement set forth by the Township of Franklin Land Use Ordinance and NJAC 7:8 for the subject site is 80%. The design for the proposed development meets the obligation for TSS removal by utilizing one (1) proposed infiltration basin capable of a TSS removal of 80% as well as one (1) detention basin with a manufactured treatment device that is capable of a TSS removal of 80%. Therefore, the stormwater management facilities provide a TSS removal of 80% for the subject project, satisfying the water quality aspect of the Township of Franklin Land Use Ordinance and NJAC 7:8.

[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 ozone at an Air Quality

Index (AQI) of 35. 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 two (2) 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 daily 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

- i. The subject property is located within the M-2 (Light Manufacturing) Zone, A (Agricultural) Zone, and R-40 (Single-family Residential) Zone. The proposed buildings and accompanying parking and driveways are all located within the M-2

zone, therefore the proposed project is consistent with the overall master plan objectives of the Township and does not represent undesirable land use patterns. The project is proposing an easement for stormwater management basins in the A and R-40 zones and seeking use variances from the Franklin Township Zoning Board of Adjustment for placement of stormwater basins within residential and agricultural zones.

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

- i. The existing plant and wildlife located on-site are typical of a central New Jersey active farm field condition. The project proposes to remove the existing overgrown brush and vegetation and replace it with new native landscaping throughout the site. The new landscaping will bring a greater aesthetic value to the site.

The existing development is home to species typically found in suburban central New Jersey environment. Applicant will obtain all necessary permits from NJDEP land use permitting.

[f]. Aesthetic Values

The existing parcel consists of row crops, open space, and wooded areas surrounded by active farmland and overgrown vegetation. 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 and the overall development will generate more business for the Township.

[i]. Displacement of Viable Farms

The existing site has been used as farmland in the past; however, the proposed use is permitted in the M-2 (light manufacturing) zone.

[j]. Employment and Property Tax

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

[k]. Destruction of Man-Made Resources

The existing farmland will be demolished in conjunction with the proposed development. However, 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-2 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. Landscaping buffers will be provided to screen stormwater management basins and the rest of proposed development.

[m]. Traffic Impacts

The proposed circulation patterns on-site and the proposed full movement driveway along Veronica Avenue will 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 Stonefield Engineering & Design, LLC dated October 3, 2019, last revised March 19, 2020.

[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, which means it 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) Long-Term Potential Environmental Impact

[a]. Wetlands

The applicant is in the process of obtaining a Freshwater Wetlands Letter of Interpretation, to verify the limits of the wetlands and transition areas on site. The proposed development will not encroach on the wetlands area, but will include Wetlands Transition Averaging and Statewide General Permits from the NJDEP. These activities will be performed in accordance with the NJDEP Freshwater Wetlands Regulations N.J.A.C. 7:7A and in a manner to minimize and mitigate any disturbances to the wetlands buffers. Once the final wetlands and transition area lines are established, a Conservation Easement will be recorded with Somerset County in accordance with Franklin Township requirements.

[b]. Wildlife Habitat

The Conservation easement defined around the stream and wetland buffers will protect the stream corridors and surrounding vegetation. Avian species found in this area will continue to benefit from the tress, underbrush and vegetation found within the buffer area. Other animals typically found in this area will also benefit from the preserved resources of the stream corridor conservation easement. Additional plantings will support and enhance the preserved buffer area. As such the development on this parcel is expected to have no significant adverse impacts on the wildlife habitat due to the preservation of the stream corridor and surrounding buffers.

[c]. Floodplains

A Flood Hazard Area Verification has been obtained for the subject property to establish the limits of the Flood Hazard Area. Any disturbance within the Flood Hazard Area will be performed in accordance with the NJDEP Flood Hazard Area Regulations N.J.A.C. 7:13 and in a manner to minimize and mitigate any disturbances to the Riparian buffers. Once the final Riparian buffer lines are established, a Conservation Easement will be recorded with Somerset County in accordance with Franklin Township requirements.

[d]. Aquifer Recharge

The stormwater design for the proposed development will be in accordance with N.J.A.C. 7:8 Stormwater Regulations and the New Jersey Best Management Practices Manual. The proposed design will comply with all necessary ground water recharge requirements as they relate to the existing soil characteristics on site.

[e]. Municipal Services

Sanitary sewer service from the proposed buildings will be connected to the existing Franklin Township sewer main that is located within an easement on the subject property. Water will be connected to existing Franklin Township water main located within Veronica Avenue. Installation of all utilities will be completed in accordance with Township and State requirements and under the supervision of the appropriate inspectors. There are no known moratoriums that would affect the proposed development from connecting and utilizing the public sewer and water. The owners and tenants will pay for these services in accordance with the appropriate Franklin Township usage rates to mitigate the demand on the public water and sewer facilities. Solid waste will be stored on-site in proposed trash enclosures and will be collected by a private hauler as required, therefore not affecting the local Municipal services. It does not appear that the proposed development will have a negative long term environmental impact on the Municipal Services.

[f]. Traffic

The long term traffic impact has been discussed in “Traffic Impact Study” prepared by Stonefield Engineering & Design, LLC dated October 3, 2019, last revised March 19, 2020. The proposed development is located in the M-2 (Light Manufacturing) Zone, where warehouse/office buildings are a permitted use, therefore, we do not anticipate any long term environmental impacts from the traffic for this use.

9) Project Alternatives

Since this project is in the M-2 (Light Manufacturing) Zone and the proposed warehouse use is permitted in this zone, 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 - It would appear that the Township, through its Master Plan objectives, has reserved this tract for the use being proposed. 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 locations of the full movement driveways have been carefully chosen based on their accessibility from Veronica Avenue and NJSH 27. The driveways are also correctly aligned with the internal drive aisles to properly direct vehicles around the site.

[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 M-2 zone, there are no alternative costs or social impacts to discuss. If the property was to be developed by a different applicant, it will most certainly propose a similar use and site design as which is currently being proposed. The only alternative is “no development” which would have no costs associated with that and it would leave the property underutilized.

10) 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 daily 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 and conduit outlet protection such as rip-rap aprons 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 Six Mile Run Tributaries.
- 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

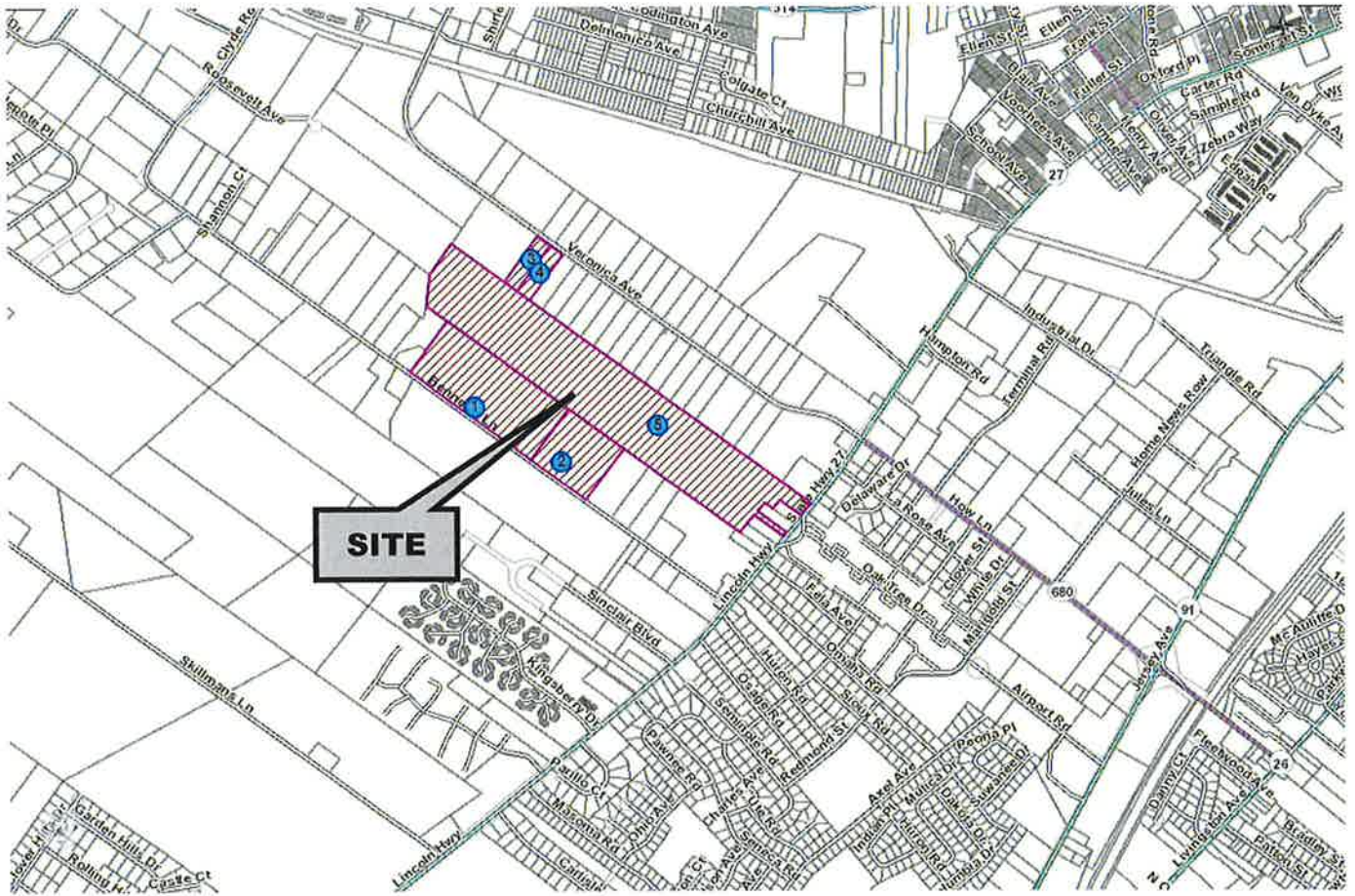
In light of the geographic location and the zoning designation of the site, it is the opinion of this firm that the proposed development is consistent with the expected impacts to the existing natural resources of the subject properties or the Township of Franklin. The proposed development will serve as a suitable addition to the existing development as well as the local community. The entire subject parcel shall be successfully incorporated into the indigenous environment without detriment to public or private natural resources.

APPENDIX

LOCATION MAP

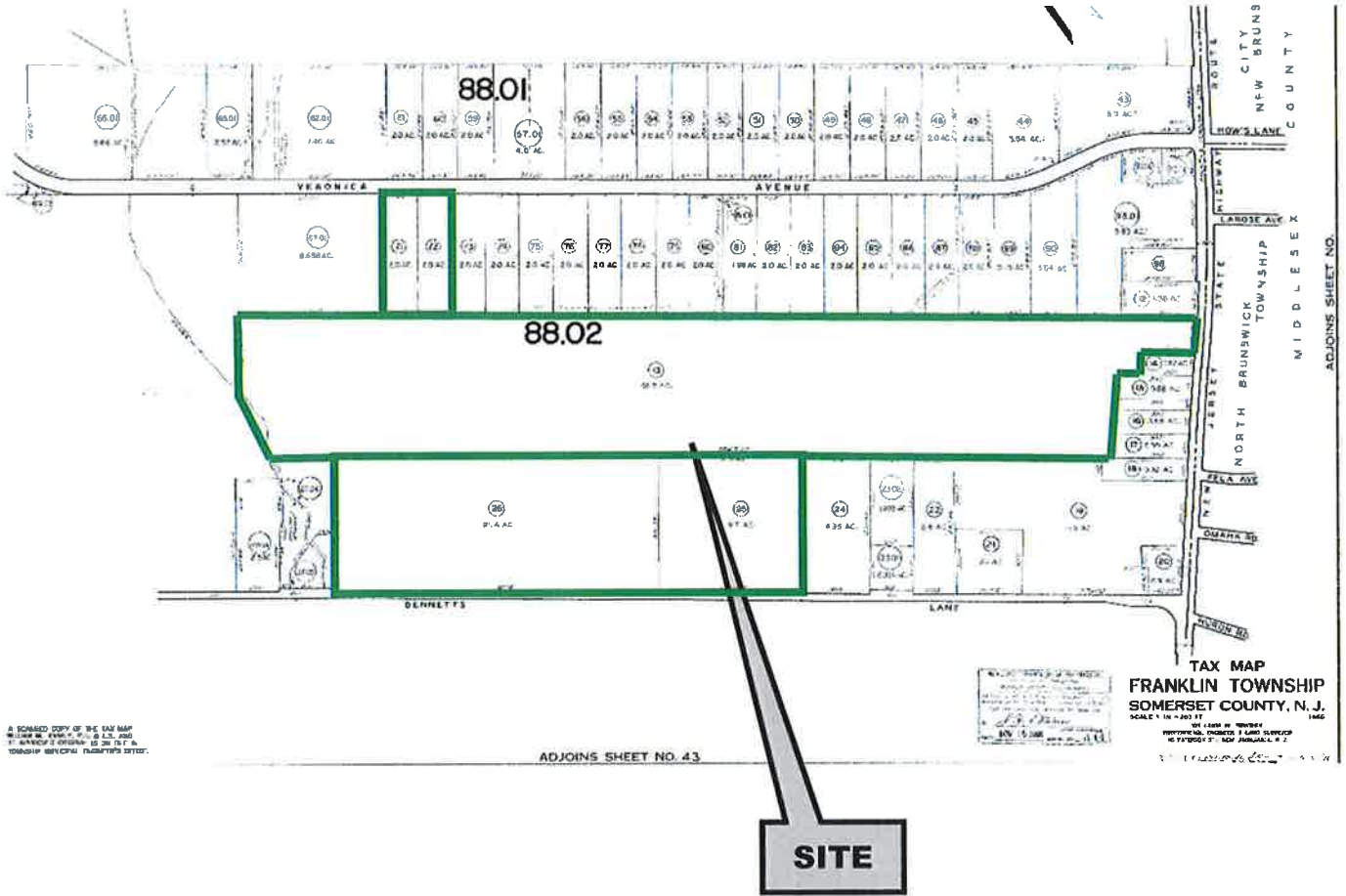
Location Map

Township of Franklin, Somerset County, NJ



TAX MAP

Tax Map



A SCANNED COPY OF THE TAX MAP
W/DATE 11/16/11, P. 12, 200
T. BRUNSWICK, 12/20/11, A.
TOWNSHIP BRUNSWICK, 12/20/11, A.

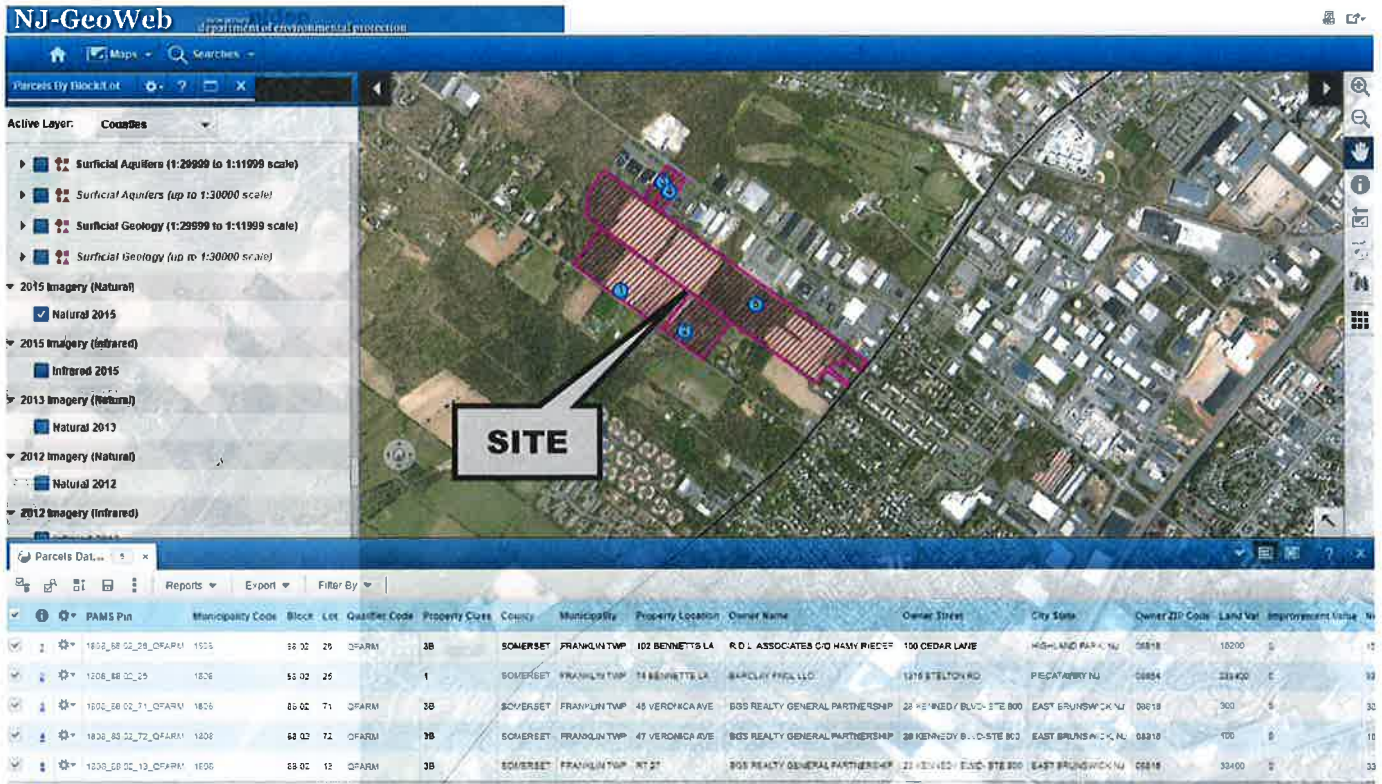
ADJOINS SHEET NO. 43

**TAX MAP
FRANKLIN TOWNSHIP
SOMERSET COUNTY, N. J.**

SCALE 1" = 200' AT
PREPARED BY: [Signature]
DATE: 11/16/11

AERIAL MAP

Aerial Map



NJ-GeoWeb | Department of Environmental Protection

Active Layer: **Couodes**

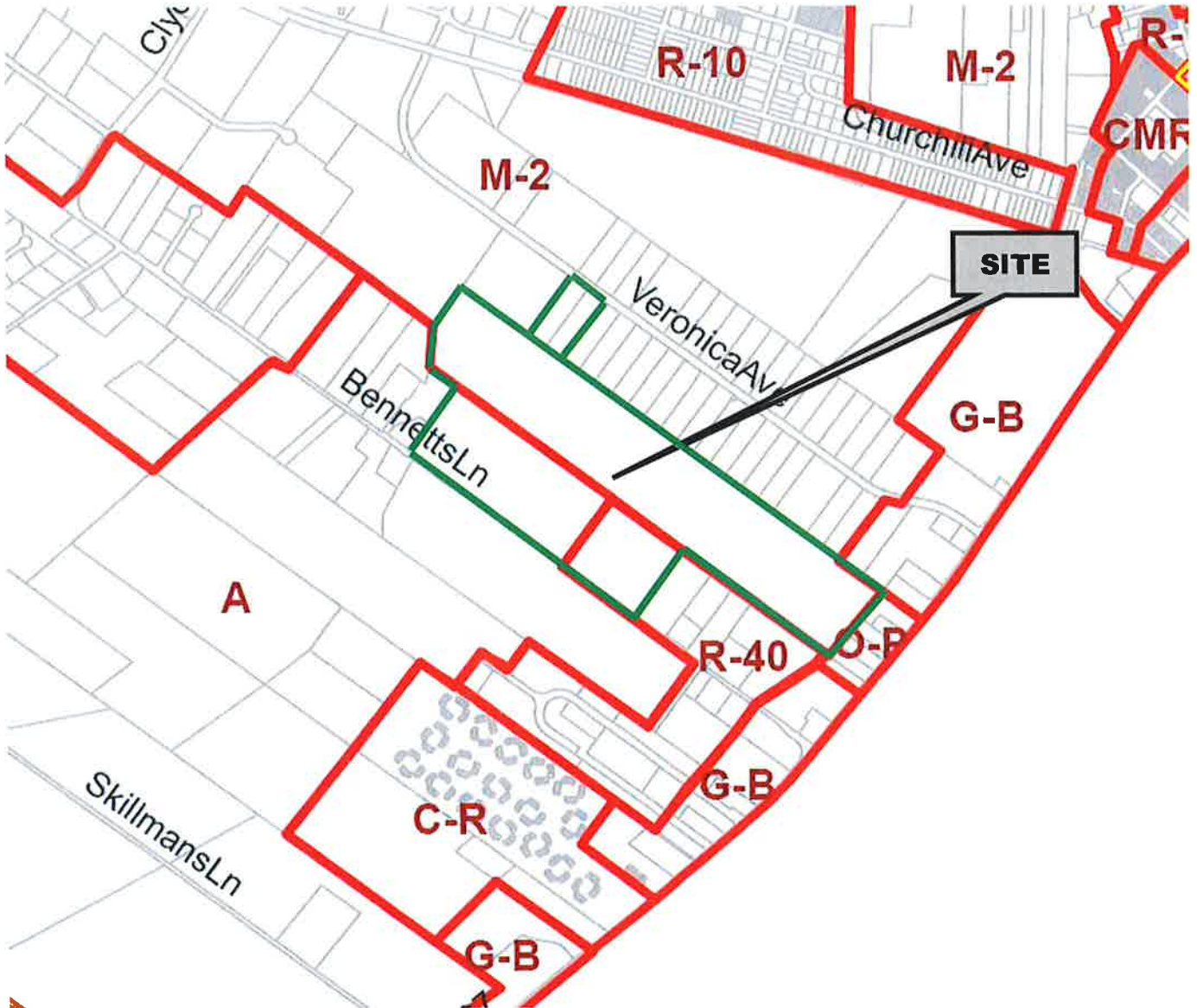
- Surficial Aquifers (1:29999 to 1:11999 scale)
- Surficial Aquifers (up to 1:30000 scale)
- Surficial Geology (1:29999 to 1:11999 scale)
- Surficial Geology (up to 1:30000 scale)
- 2015 Imagery (Natural)
 - Natural 2015
- 2015 Imagery (Infrared)
 - Infrared 2015
- 2013 Imagery (Natural)
 - Natural 2013
- 2012 Imagery (Natural)
 - Natural 2012
- 2012 Imagery (Infrared)

SITE

| | PAMS Pin | Municipality Code | Block | Lot | Qualifier Code | Property Class | County | Municipality | Property Location | Owner Name | Owner Street | City State | Owner ZIP Code | Land Val | Improvement Value | N |
|-------------------------------------|----------|---------------------|-------|-------|----------------|----------------|----------|--------------|-------------------|-----------------------------------|-------------------------|-------------------|----------------|----------|-------------------|----|
| <input checked="" type="checkbox"/> | | 1802_88_02_28_OFARM | 1525 | 88 02 | 28 | OFARM | SOMERSET | FRANKLIN TWP | 102 BENNETT'S LA | R.D.L. ASSOCIATES C/O HANV RIEDEF | 100 CEDAR LAVE | HIGHLAND PARK, NJ | 08818 | 18200 | 0 | 12 |
| <input checked="" type="checkbox"/> | | 1208_88_02_25 | 1826 | 88 02 | 25 | 1 | SOMERSET | FRANKLIN TWP | 78 BENNETT'S LA | BARCLAY FIDELLO | 1878 BELTON RD | PEPCAWBY NJ | 08854 | 238400 | 0 | 33 |
| <input checked="" type="checkbox"/> | | 1802_88_02_31_OFARM | 1826 | 88 02 | 31 | OFARM | SOMERSET | FRANKLIN TWP | 48 VERONICA AVE | BIGS REALTY GENERAL PARTNERSHIP | 28 KENNEDY B...DSTE 800 | EAST BRUNSWICK NJ | 08818 | 300 | 0 | 20 |
| <input checked="" type="checkbox"/> | | 1802_88_02_72_OFARM | 1826 | 88 02 | 72 | OFARM | SOMERSET | FRANKLIN TWP | 47 VERONICA AVE | BIGS REALTY GENERAL PARTNERSHIP | 28 KENNEDY B...DSTE 800 | EAST BRUNSWICK NJ | 08818 | 100 | 0 | 18 |
| <input checked="" type="checkbox"/> | | 1202_88_02_13_OFARM | 1826 | 88 02 | 13 | OFARM | SOMERSET | FRANKLIN TWP | NT 21 | BIGS REALTY GENERAL PARTNERSHIP | 22 KENNEDY B...DSTE 800 | EAST BRUNSWICK NJ | 08818 | 33400 | 0 | 23 |

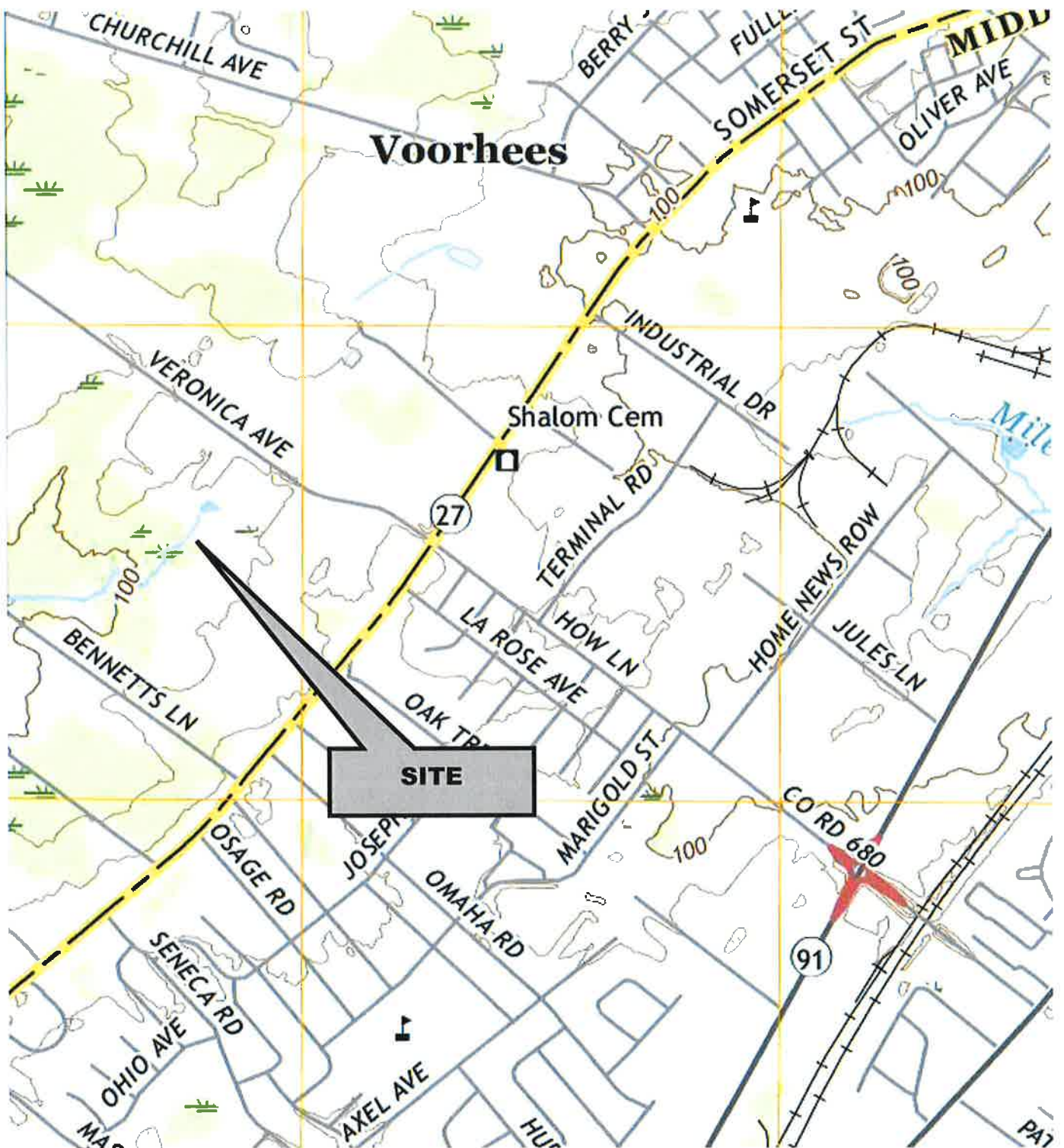
ZONING MAP

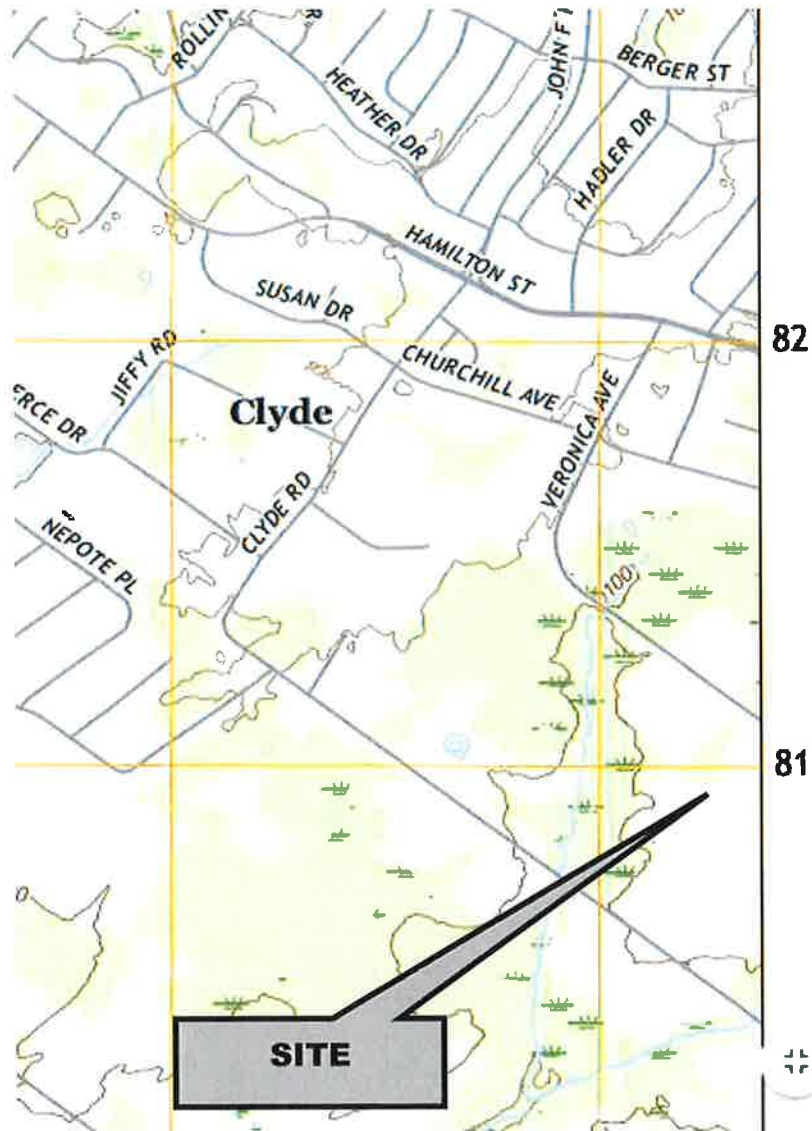
Zoning Map



USGS MAP

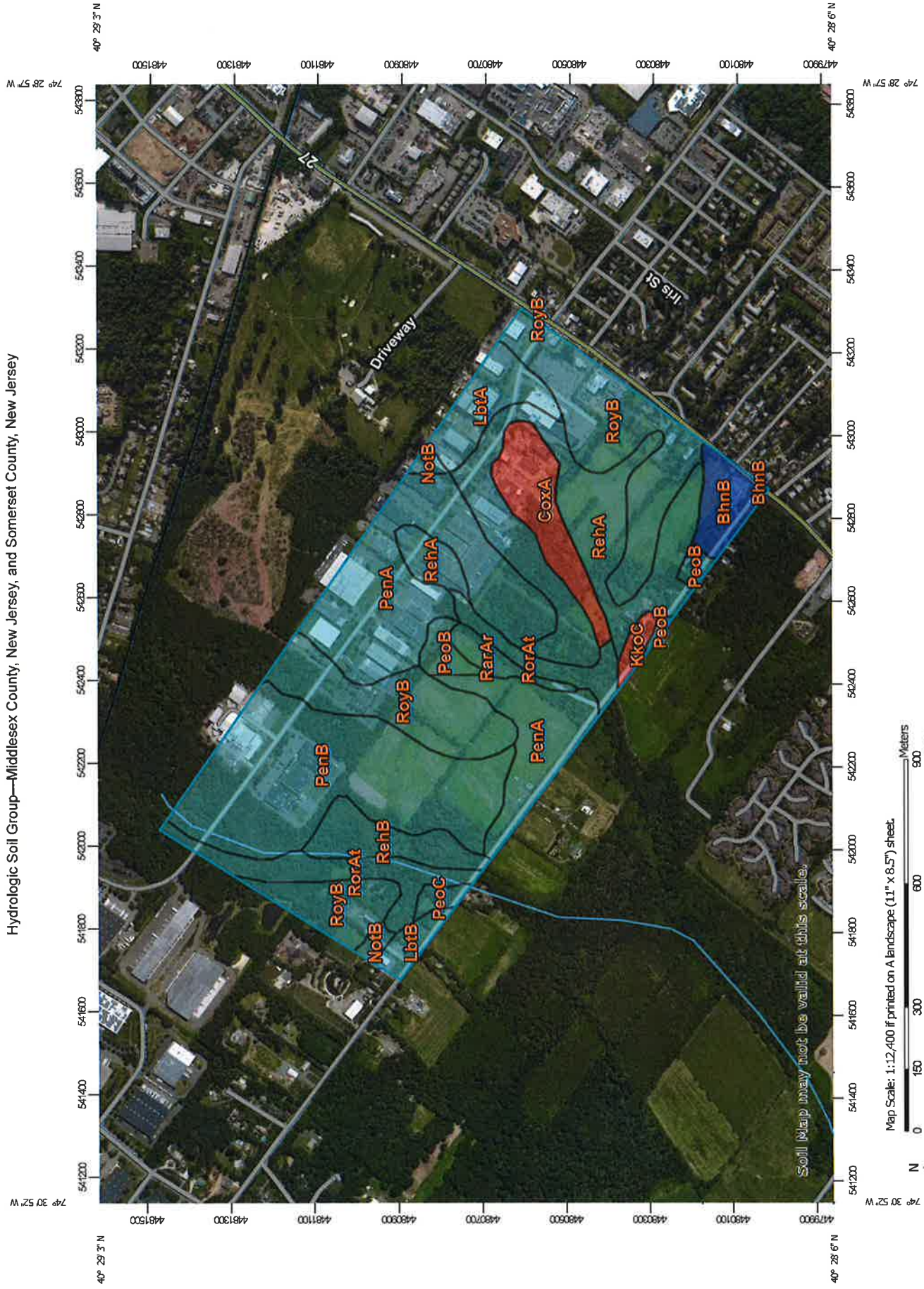
USGS Map
Bound Brook Quad





SOMERSET COUNTY SOIL SURVEY

Hydrologic Soil Group—Middlesex County, New Jersey, and Somerset County, New Jersey

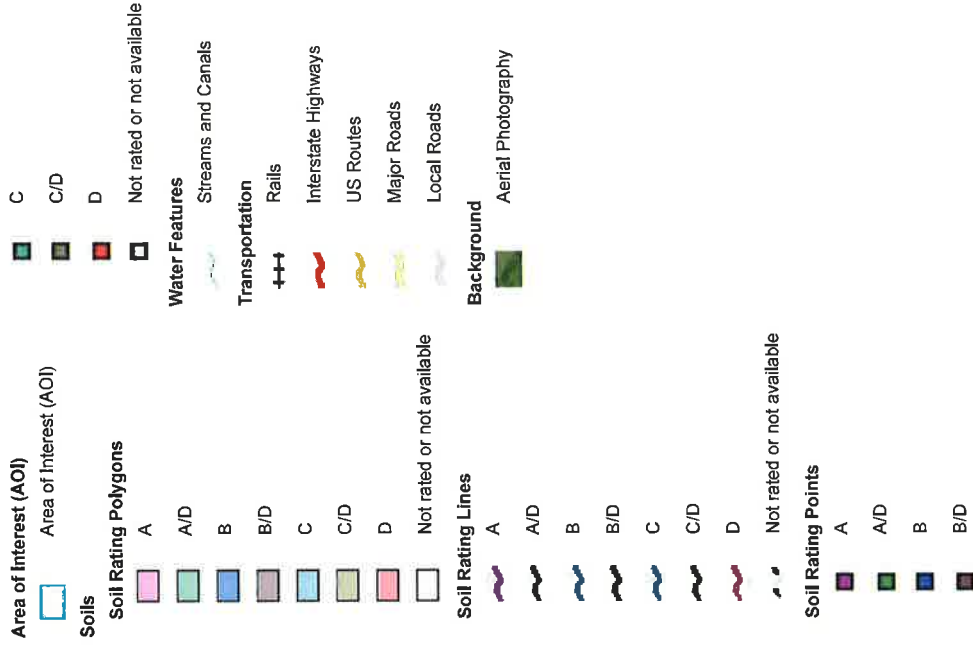


Map Scale: 1:12,400 if printed on A landscape (11" x 8.5") sheet.



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

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: Middlesex County, New Jersey
 Survey Area Data: Version 15, Sep 16, 2019

Soil Survey Area: Somerset County, New Jersey
 Survey Area Data: Version 17, Sep 16, 2019

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

Date(s) aerial images were photographed: Jun 22, 2019—Jul 13, 2019

MAP LEGEND

MAP INFORMATION

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 |
|---------------------------------------|--|--------|--------------|----------------|
| BhnB | Birdsboro silt loam, 2 to 6 percent slopes | B | 0.1 | 0.0% |
| RoyB | Royce silt loam, 3 to 8 percent slopes | C | 0.0 | 0.0% |
| Subtotals for Soil Survey Area | | | 0.1 | 0.0% |
| Totals for Area of Interest | | | 263.3 | 100.0% |

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|---------------------------------------|--|--------|--------------|----------------|
| BhnB | Birdsboro silt loam, 2 to 6 percent slopes | B | 6.6 | 2.5% |
| CoxA | Croton silt loam, 0 to 2 percent slopes | D | 11.9 | 4.5% |
| KkoC | Klinesville channery loam, 6 to 12 percent slopes | D | 2.0 | 0.8% |
| LbtA | Lansdowne silt loam, 0 to 2 percent slopes | C | 9.3 | 3.5% |
| LbtB | Lansdowne silt loam, 2 to 6 percent slopes | C | 3.2 | 1.2% |
| NotB | Norton loam, 2 to 6 percent slopes | C | 2.1 | 0.8% |
| PenA | Penn silt loam, 0 to 2 percent slopes | C | 50.2 | 19.1% |
| PenB | Penn silt loam, 2 to 6 percent slopes | C | 49.3 | 18.7% |
| PeoB | Penn channery silt loam, 2 to 6 percent slopes | C | 4.8 | 1.8% |
| PeoC | Penn channery silt loam, 6 to 12 percent slopes | C | 1.7 | 0.6% |
| RarAr | Raritan silt loam, 0 to 3 percent slopes, rarely flooded | C | 3.3 | 1.3% |
| RehA | Reaville silt loam, 0 to 2 percent slopes | C | 39.7 | 15.1% |
| RehB | Reaville silt loam, 2 to 6 percent slopes | C | 9.0 | 3.4% |
| RorAt | Rowland silt loam, 0 to 2 percent slopes, frequently flooded | C | 16.7 | 6.3% |
| RoyB | Royce silt loam, 2 to 6 percent slopes | C | 53.5 | 20.3% |
| Subtotals for Soil Survey Area | | | 263.2 | 100.0% |

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|-----------------------------|---------------|--------|--------------|----------------|
| Totals for Area of Interest | | | 263.3 | 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

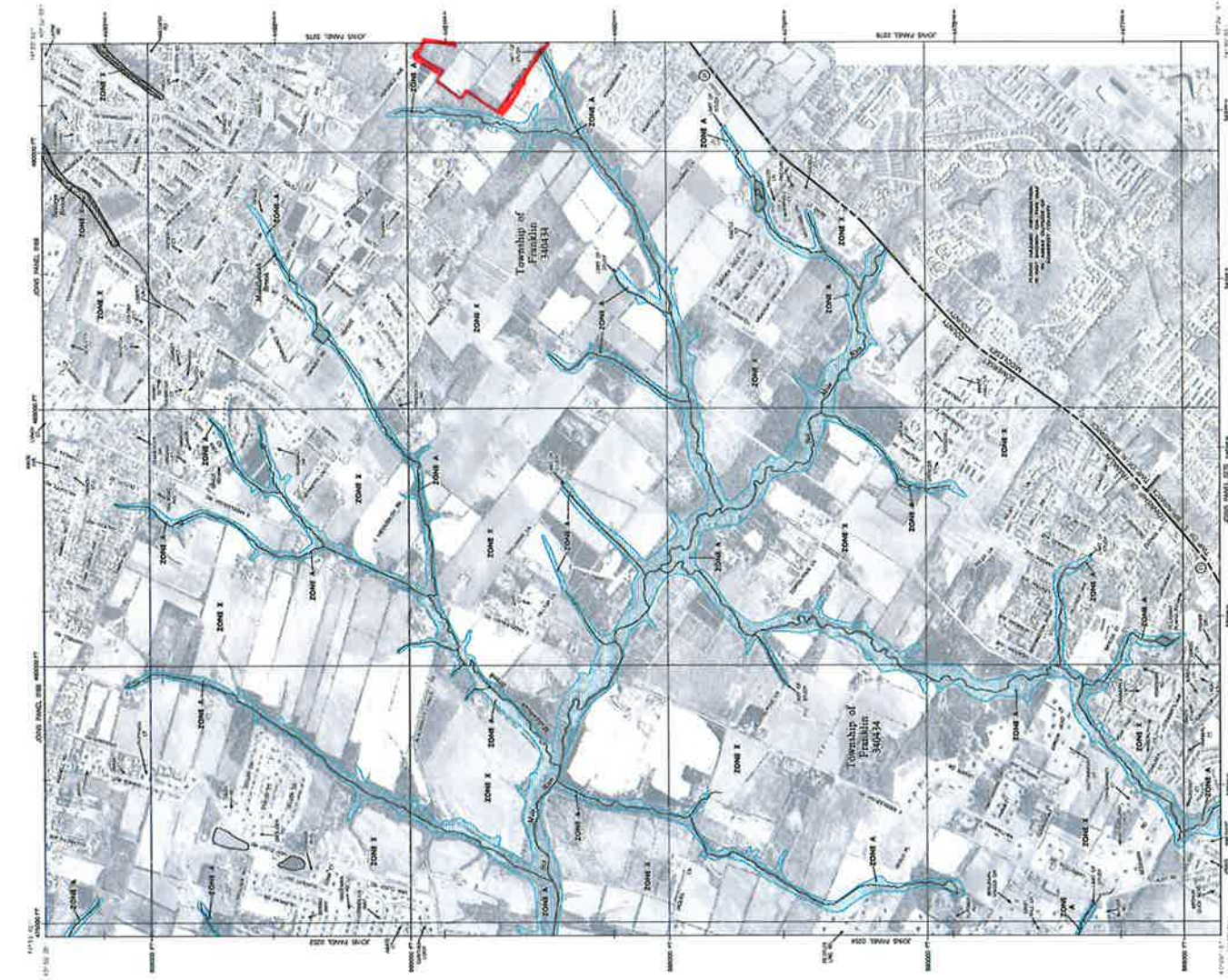
FEMA FLOOD INSURANCE RATE MAP

NOTES TO USERS

This map is prepared for use in determining flood insurance rates for the community shown on this map. It is not intended for general information or for use in determining flood insurance rates for areas not shown on this map. The information on this map is based on the Flood Insurance Rate Study (FIRS) for the State of New Jersey, which was completed in 2002. The information on this map is based on the Flood Insurance Rate Study (FIRS) for the State of New Jersey, which was completed in 2002. The information on this map is based on the Flood Insurance Rate Study (FIRS) for the State of New Jersey, which was completed in 2002.

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LEGEND

18. Flood Insurance Rate Study (FIRS) Data

18.1 Flood Insurance Rate Study (FIRS) Data

18.2 Flood Insurance Rate Study (FIRS) Data

18.3 Flood Insurance Rate Study (FIRS) Data

18.4 Flood Insurance Rate Study (FIRS) Data

18.5 Flood Insurance Rate Study (FIRS) Data

18.6 Flood Insurance Rate Study (FIRS) Data

18.7 Flood Insurance Rate Study (FIRS) Data

18.8 Flood Insurance Rate Study (FIRS) Data

18.9 Flood Insurance Rate Study (FIRS) Data

18.10 Flood Insurance Rate Study (FIRS) Data

18.11 Flood Insurance Rate Study (FIRS) Data

18.12 Flood Insurance Rate Study (FIRS) Data

18.13 Flood Insurance Rate Study (FIRS) Data

18.14 Flood Insurance Rate Study (FIRS) Data

18.15 Flood Insurance Rate Study (FIRS) Data

18.16 Flood Insurance Rate Study (FIRS) Data

18.17 Flood Insurance Rate Study (FIRS) Data

18.18 Flood Insurance Rate Study (FIRS) Data

18.19 Flood Insurance Rate Study (FIRS) Data

18.20 Flood Insurance Rate Study (FIRS) Data

19. Flood Insurance Rate Study (FIRS) Data

19.1 Flood Insurance Rate Study (FIRS) Data

19.2 Flood Insurance Rate Study (FIRS) Data

19.3 Flood Insurance Rate Study (FIRS) Data

19.4 Flood Insurance Rate Study (FIRS) Data

19.5 Flood Insurance Rate Study (FIRS) Data

19.6 Flood Insurance Rate Study (FIRS) Data

19.7 Flood Insurance Rate Study (FIRS) Data

19.8 Flood Insurance Rate Study (FIRS) Data

19.9 Flood Insurance Rate Study (FIRS) Data

19.10 Flood Insurance Rate Study (FIRS) Data

19.11 Flood Insurance Rate Study (FIRS) Data

19.12 Flood Insurance Rate Study (FIRS) Data

19.13 Flood Insurance Rate Study (FIRS) Data

19.14 Flood Insurance Rate Study (FIRS) Data

19.15 Flood Insurance Rate Study (FIRS) Data

19.16 Flood Insurance Rate Study (FIRS) Data

19.17 Flood Insurance Rate Study (FIRS) Data

19.18 Flood Insurance Rate Study (FIRS) Data

19.19 Flood Insurance Rate Study (FIRS) Data

19.20 Flood Insurance Rate Study (FIRS) Data

NFIP

FIRM FLOOD INSURANCE RATE MAP

SOMERSET COUNTY, NEW JERSEY (ALL JURISDICTIONS)

PANEL D-002 OF 301

SEE MAP INDEX FOR PANEL LABELING

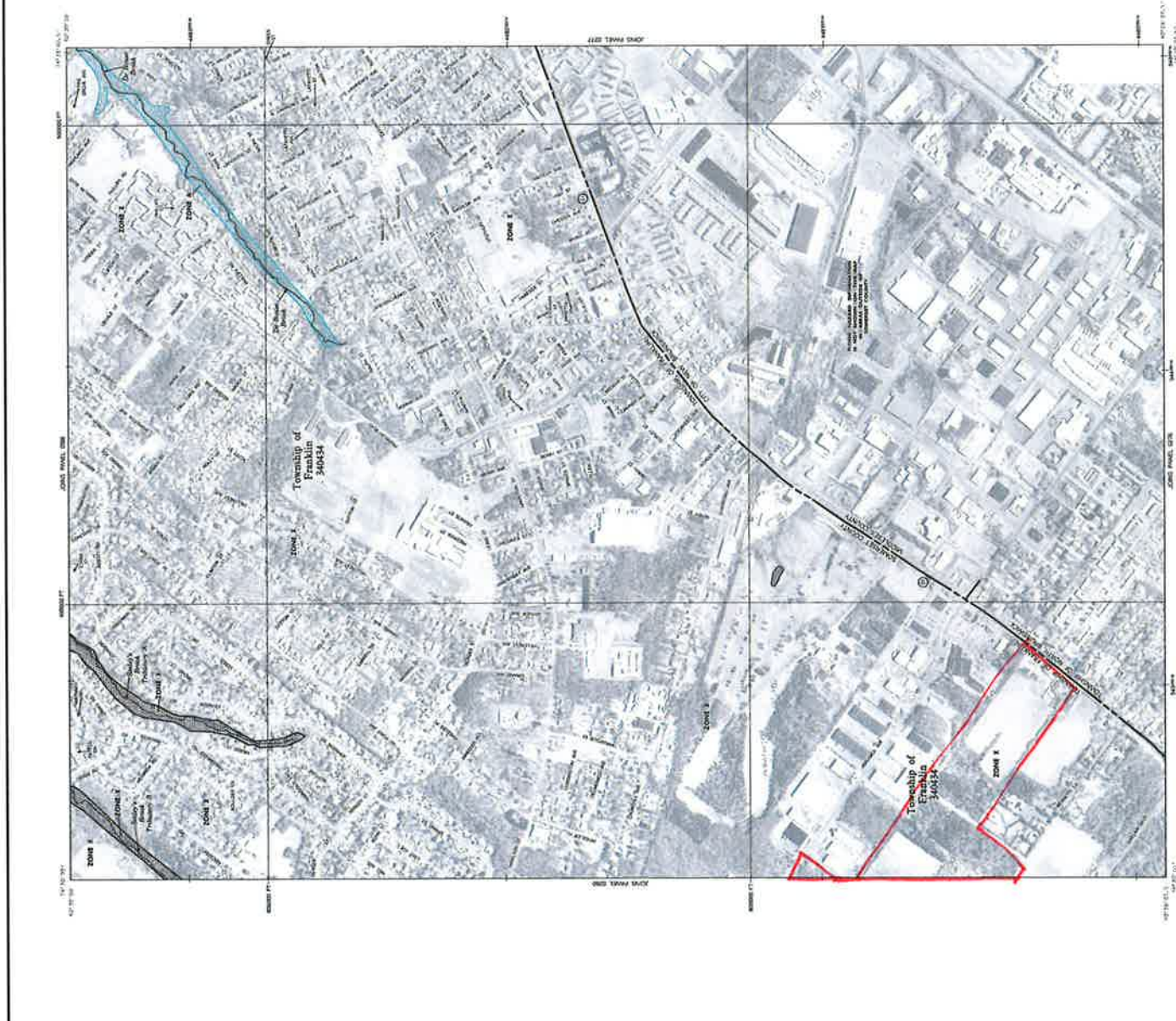
JANUARY 2005

MAP NUMBER 34850002

EFFECTIVE DATE SEPTEMBER 29, 2007

NATIONAL FLOOD INSURANCE PROGRAM

Federal Emergency Management Agency



NOTES TO USERS

This map is to be used in conjunction with the National Flood Insurance Program (NFIP) Flood Insurance Rate Maps (FIRM) and Flood Hazard Boundary Sheets (FHBS). The information on this map is derived from the National Flood Insurance Program (NFIP) Flood Insurance Rate Maps (FIRM) and Flood Hazard Boundary Sheets (FHBS) prepared by the Federal Emergency Management Agency (FEMA).

Special Flood Hazard Areas (SFHAs): These areas are shown on this map with the following designations:

- Zone 1:** Special Flood Hazard Area (SFHA) subject to 1% annual chance flooding.
- Zone 2:** Special Flood Hazard Area (SFHA) subject to 1% annual chance flooding with a 30-year return period.
- Zone 3:** Special Flood Hazard Area (SFHA) subject to 1% annual chance flooding with a 60-year return period.
- Zone 4:** Special Flood Hazard Area (SFHA) subject to 1% annual chance flooding with a 100-year return period.

Other Flood Hazard Areas (OFHAs): These areas are shown on this map with the following designations:

- Zone 5:** Other Flood Hazard Area (OFA) subject to 1% annual chance flooding.
- Zone 6:** Other Flood Hazard Area (OFA) subject to 1% annual chance flooding with a 30-year return period.
- Zone 7:** Other Flood Hazard Area (OFA) subject to 1% annual chance flooding with a 60-year return period.
- Zone 8:** Other Flood Hazard Area (OFA) subject to 1% annual chance flooding with a 100-year return period.

Other Flood Hazard Areas (OFHAs): These areas are shown on this map with the following designations:

- Zone 9:** Other Flood Hazard Area (OFA) subject to 1% annual chance flooding.
- Zone 10:** Other Flood Hazard Area (OFA) subject to 1% annual chance flooding with a 30-year return period.
- Zone 11:** Other Flood Hazard Area (OFA) subject to 1% annual chance flooding with a 60-year return period.
- Zone 12:** Other Flood Hazard Area (OFA) subject to 1% annual chance flooding with a 100-year return period.

GENERAL INFORMATION

This map is based on the National Flood Insurance Program (NFIP) Flood Insurance Rate Maps (FIRM) and Flood Hazard Boundary Sheets (FHBS) prepared by the Federal Emergency Management Agency (FEMA). The information on this map is derived from the National Flood Insurance Program (NFIP) Flood Insurance Rate Maps (FIRM) and Flood Hazard Boundary Sheets (FHBS) prepared by the Federal Emergency Management Agency (FEMA).

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- Zone 4:** Special Flood Hazard Area (SFHA) subject to 1% annual chance flooding with a 100-year return period.

Other Flood Hazard Areas (OFHAs): These areas are shown on this map with the following designations:

- Zone 5:** Other Flood Hazard Area (OFA) subject to 1% annual chance flooding.
- Zone 6:** Other Flood Hazard Area (OFA) subject to 1% annual chance flooding with a 30-year return period.
- Zone 7:** Other Flood Hazard Area (OFA) subject to 1% annual chance flooding with a 60-year return period.
- Zone 8:** Other Flood Hazard Area (OFA) subject to 1% annual chance flooding with a 100-year return period.

LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD

Zone 1: Special Flood Hazard Area (SFHA) subject to 1% annual chance flooding.

Zone 2: Special Flood Hazard Area (SFHA) subject to 1% annual chance flooding with a 30-year return period.

Zone 3: Special Flood Hazard Area (SFHA) subject to 1% annual chance flooding with a 60-year return period.

Zone 4: Special Flood Hazard Area (SFHA) subject to 1% annual chance flooding with a 100-year return period.

OTHER FLOOD HAZARD AREAS

Zone 5: Other Flood Hazard Area (OFA) subject to 1% annual chance flooding.

Zone 6: Other Flood Hazard Area (OFA) subject to 1% annual chance flooding with a 30-year return period.

Zone 7: Other Flood Hazard Area (OFA) subject to 1% annual chance flooding with a 60-year return period.

Zone 8: Other Flood Hazard Area (OFA) subject to 1% annual chance flooding with a 100-year return period.

NFIP **FIRM FLOOD INSURANCE RATE MAP**
FLOOD INSURANCE RATE MAP
SOMERSET COUNTY,
NEW JERSEY
(ALL JURISDICTIONS)

MAP NUMBER
SUBSCRIBE
EFFECTIVE DATE
SEPTEMBER 29, 2007

PANEL 0278

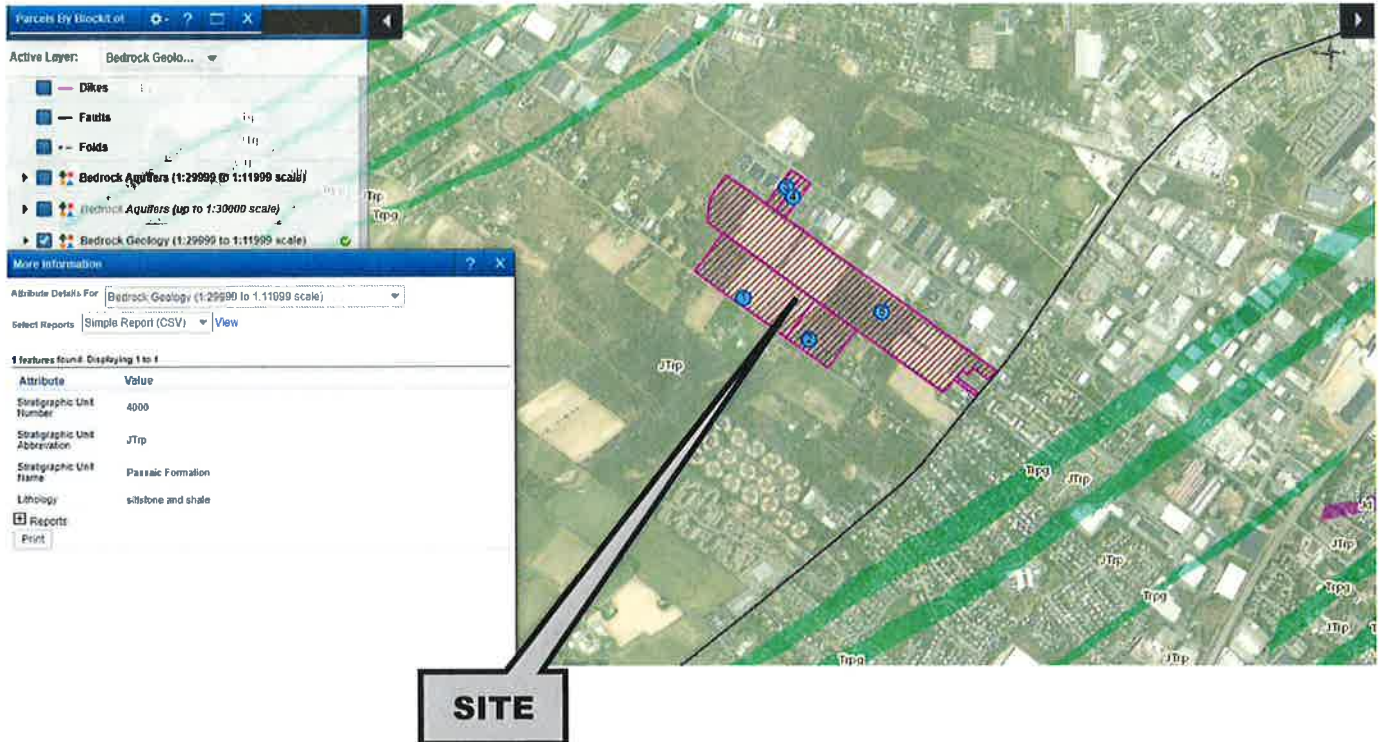
DATE OF FLOOD INSURANCE RATE MAP
FLOOD INSURANCE RATE MAP

MAP SCALE 1" = 500'

FEDERAL EMERGENCY MANAGEMENT AGENCY

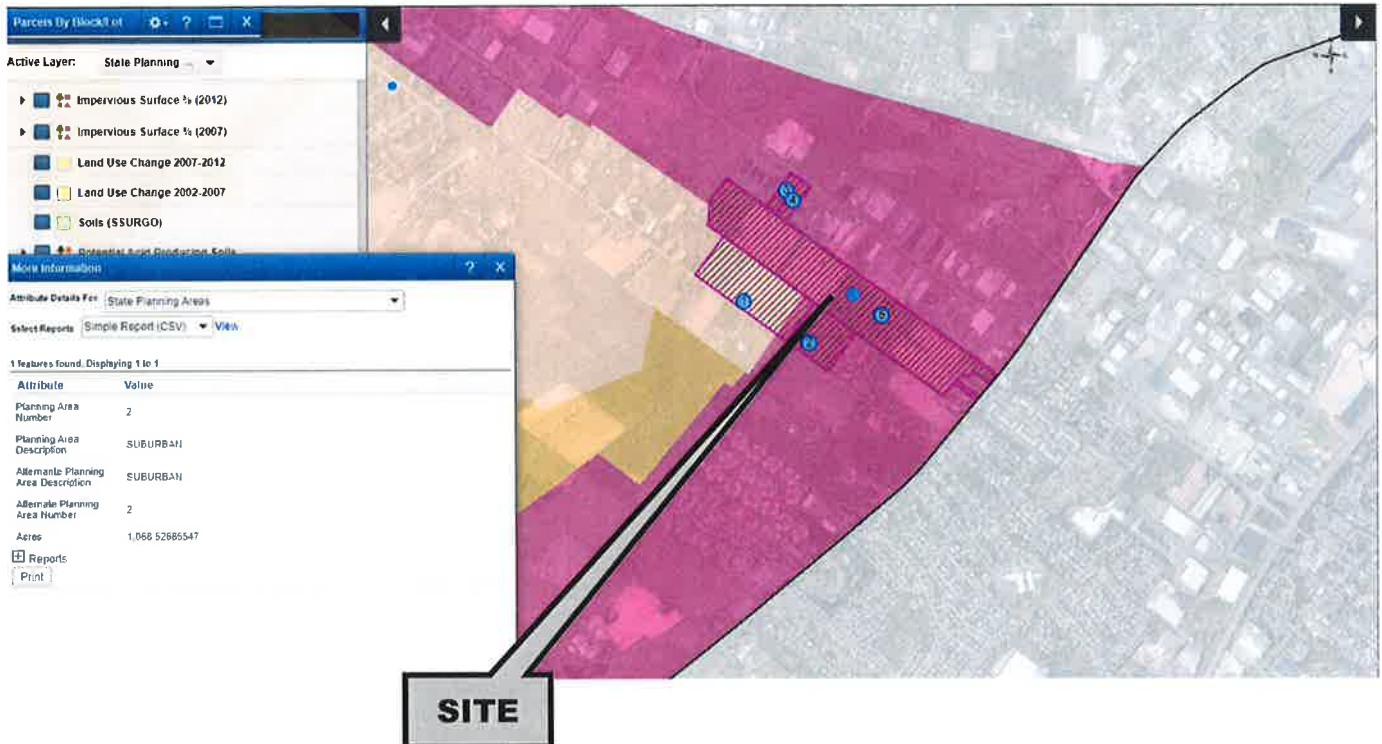
**NJDEP GEOWEB
BEDROCK GEOLOGY MAP**

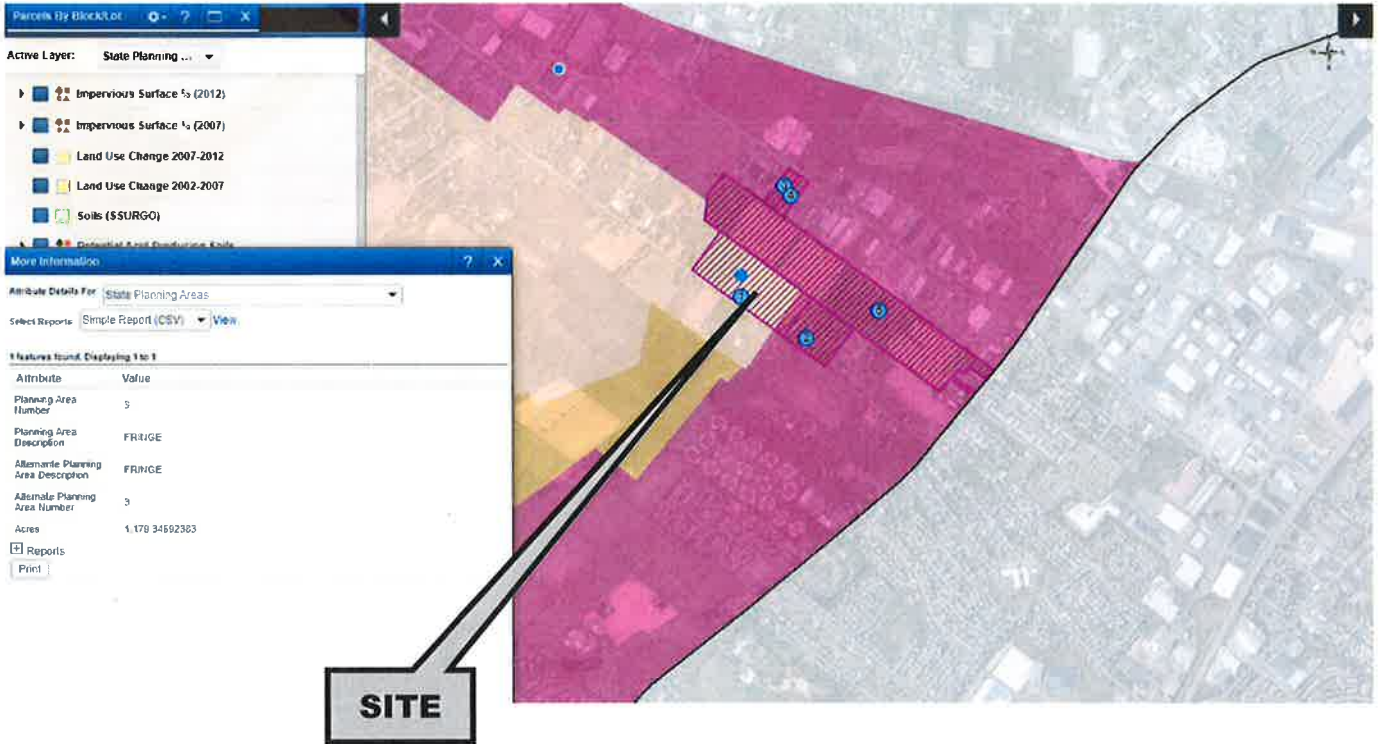
NJ Geoweb Bedrock Geology Map



**NJDEP GEOWEB
STATE PLANNING AREAS MAP**

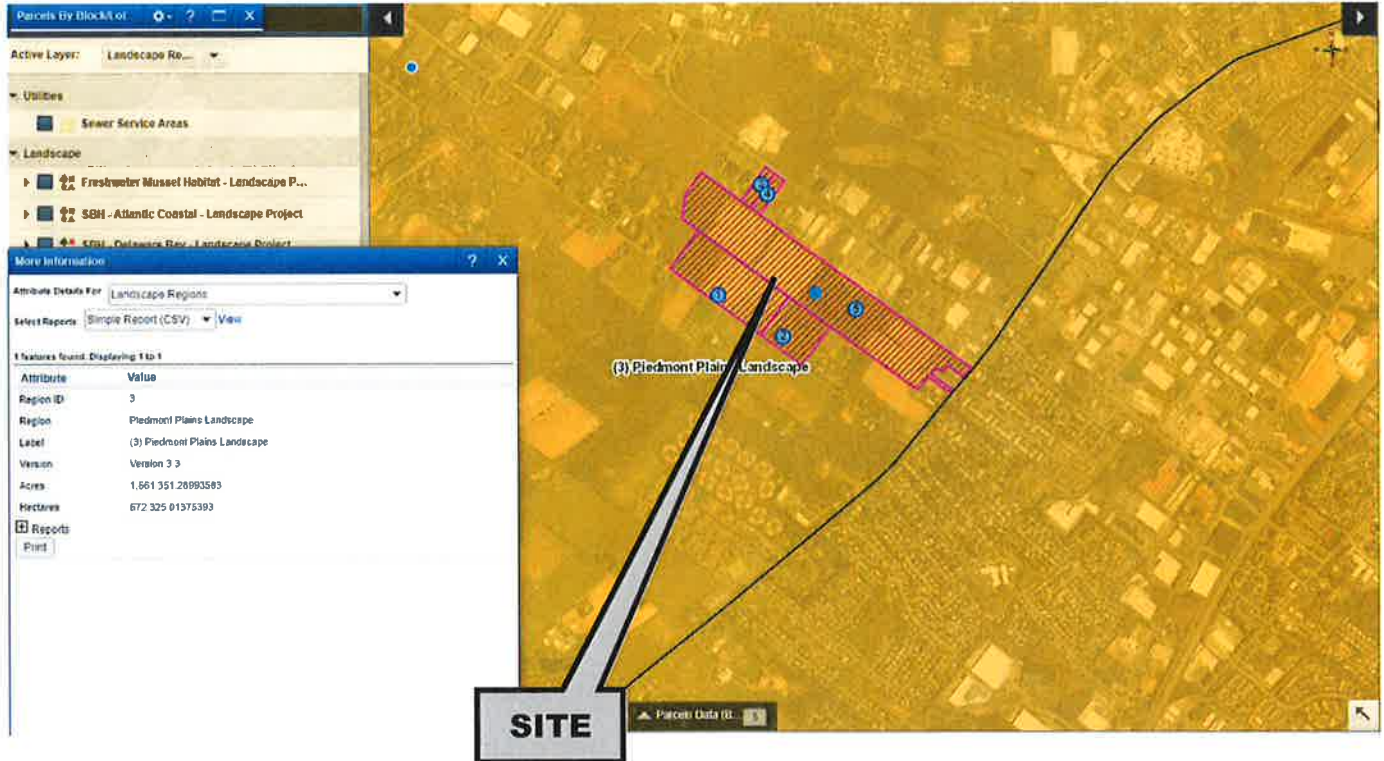
NJ Geoweb State Planning Areas Map





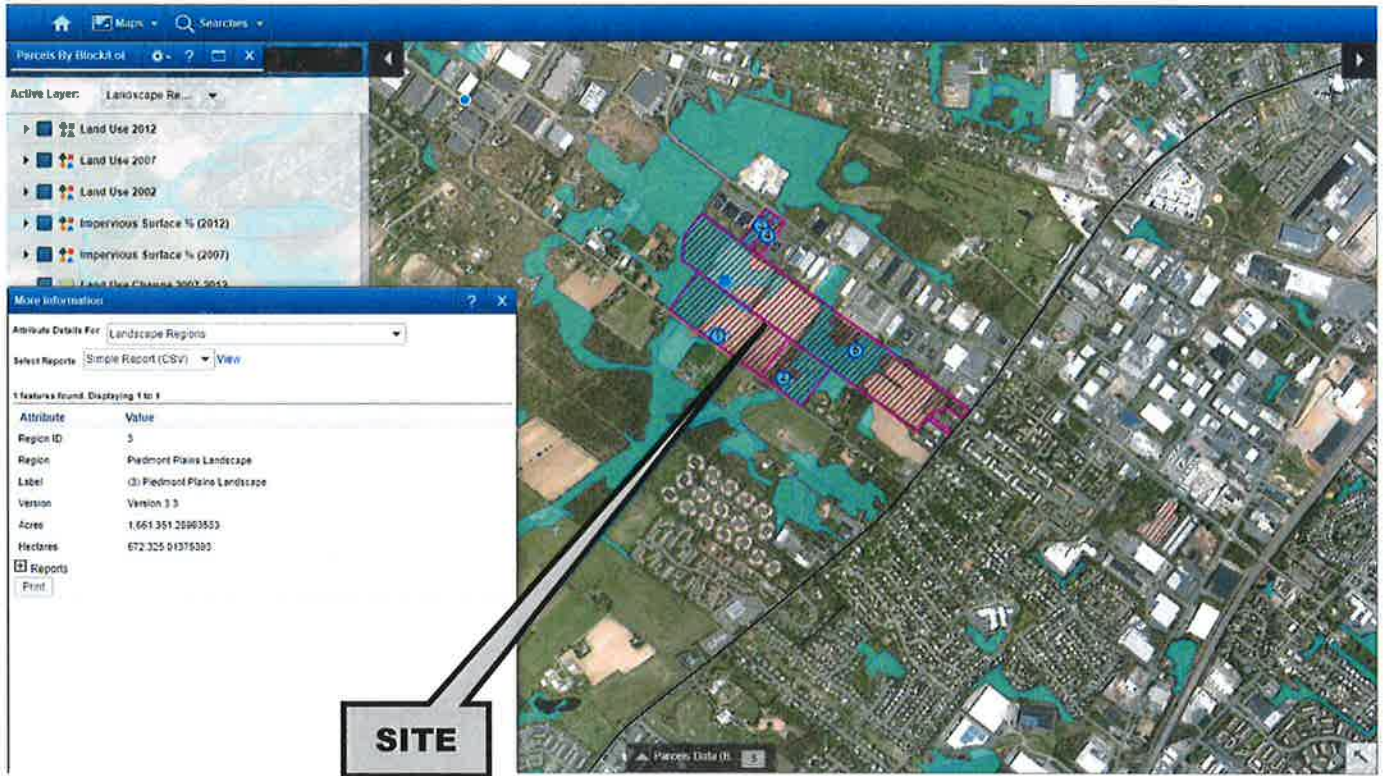
**NJDEP GEOWEB
LANDSCAPE MAP**

NJ Geoweb Landscape Map



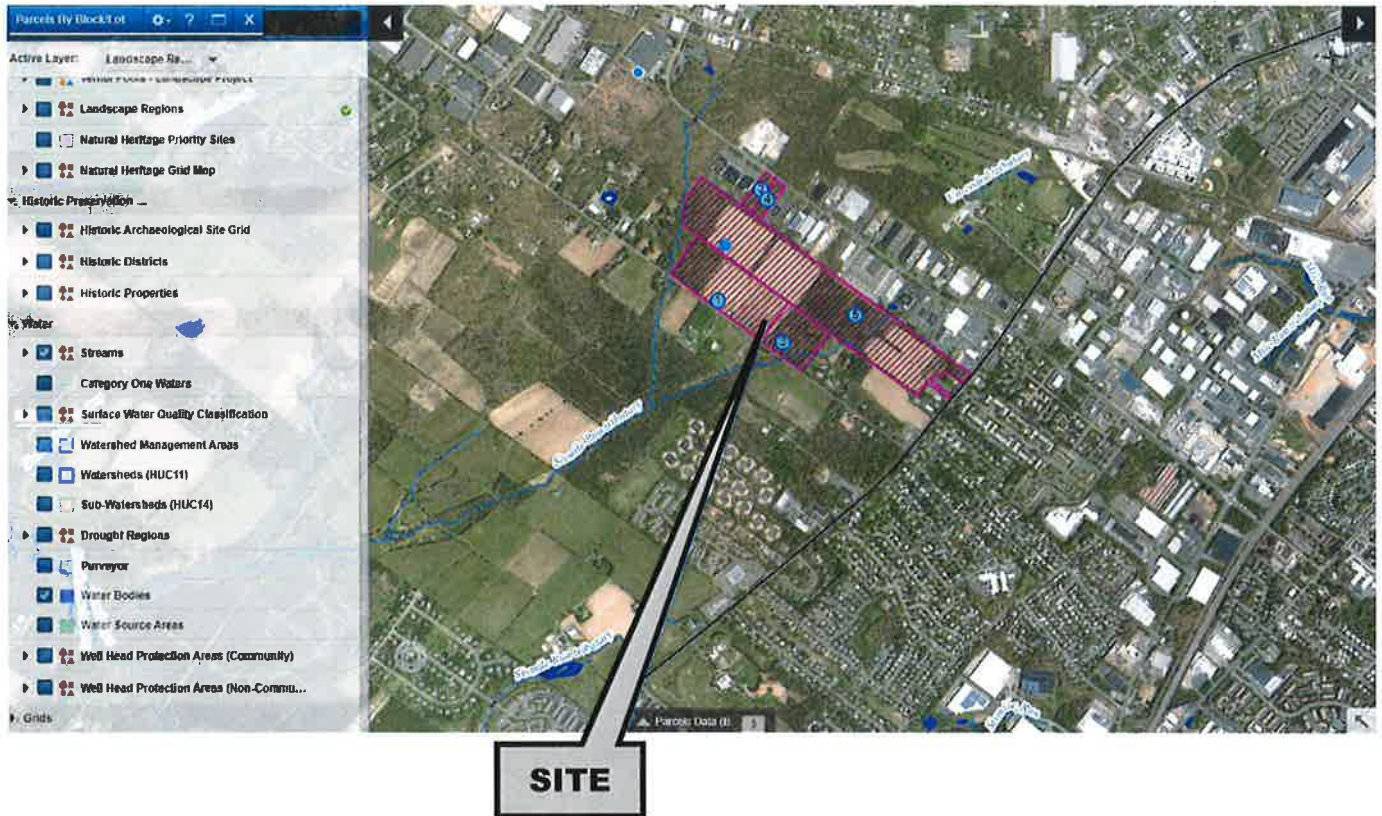
**NJDEP GEOWEB
WETLANDS MAP**

NJ Geoweb Wetlands Map



**NJDEP GEOWEB
STREAMS & WATER BODIES MAPS**

NJ Geoweb Streams & Water Bodies Map



AIR QUALITY

Current AQI

Forecast

AQI Loop

More Maps



Local Air Quality Resources

Data and Forecasts courtesy of:
New Jersey Department of Environmental Protection

Current Conditions

Air Quality Index (AQI)
observed at 20:00 EDT

35 **Good**

Health Message: None

Note: Values above 500 are considered Beyond the AQI. Follow recommendations for the Hazardous category. Additional information on reducing exposure to extremely high levels of particle pollution is available [here](#).

AQI - Pollutant Details

| | |
|-------------------|-----------------------|
| Ozone | 35 Good |
| Particles (PM2.5) | 78 Good |

Air Quality Forecast

| Today | Tomorrow |
|--|--|
| Air Quality Index (AQI) 45 Good Health Message: None | Air Quality Index (AQI) 40 Good Health Message: None |

AQI - Pollutant Details

| | |
|---|---|
| Ozone 40 Good | Ozone 35 Good |
| Particles (PM2.5) 45 Good | Particles (PM2.5) 40 Good |

**QUALIFICATIONS OF
REPORT PREPARER**

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

Sr. Principal



Robert Freud joined Dynamic Engineering, PC in 2013 and is a Sr. Principal with the firm. 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 25 years of experience, Mr. Freud provides engineering

design and project development consulting for industrial, retail, residential and mixed-use developers throughout the Northeast

Mr. Freud currently manages large scale redevelopment projects as well as multi-site development programs, 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 Bridge Development Partners, Hilco Redevelopment Partners, CHA Partners, The Briard Group, Investors Bank, BP, 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
- U.S. 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)

**TOWNSHIP OF FRANKLIN - REQUIREMENTS FOR
ENVIRONMENTAL ASSESSMENT §112-199**

*Township of Franklin, NJ
Thursday, February 16, 2017*

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.

**PRELIMINARY GEOTECHNICAL
INVESTIGATION REPORT –
LANGAN**

(Attached Separately)

**TRAFFIC IMPACT STUDY –
STONEFIELD ENGINEERING & DESIGN, LLC**

(Attached Separately)