

Environmental Review

For

**Hamilton Street Development, LLC
Proposed 3-Story Apartment Building**

**587 Hamilton Street
Block 204, Lots 18-22
Franklin Township,
Somerset County, New Jersey**

**Prepared by:
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October 30, 2020



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INTRODUCTION

This Environmental Review is in support of a waiver of the Full Environmental Impact Statement. The project located at 587 Hamilton Street is the redevelopment of an existing Residential property. The redeveloped property will include the removal of the existing Residential structure and the construction of a new 3-story Apartment building. Each floor will be approximately 3,540 square feet and contain (3) 1-Bedroom Apartment units on the first floor and (2) 1-Bedroom and (1) 2-Bedroom Apartment units on the second and third floors for a total of seven (7) 1-Bedroom and (2) 2-Bedroom units. 17 parking spaces will be located on-site for Apartment parking. Site improvements will include utility connections, pedestrian walkways, landscaping, grading, and stormwater management control. Implementation of the Hamilton Business District Street-Scape improvements is proposed for the property along the frontage of Hamilton Street and Miller Avenue.

EXISTING CONDITIONS

The existing site is located at the corner of Hamilton Street and Miller Avenue in Franklin Township, Somerset County, New Jersey. The site is located within the Hamilton Street Business District Zone (HBD), containing a single-family structure with the address of 587 Hamilton Street. The area of the subject property is 12,500 square feet (0.29 acres). In the immediate vicinity of the proposed project is a mix of Commercial and Residential structures.

PROJECT DESCRIPTION

Upon completion of the project the site will include 3-story Apartment building consisting of (7) 1-Bedroom and (2) 2-Bedroom units along with 17 at-grade parking spaces to service the new Residential Apartments.

Both pedestrian and vehicular improvements are proposed to the site. New sidewalk with ADA accessibility is proposed along the Hamilton Street and Miller Avenue frontage with connectivity to the interior of the developed lot. An on-site parking area providing parking for 17 Apartment vehicles is proposed within the lot.

AFFECTED ENVIRONMENT

The proposed development will serve a need within the surrounding community by providing Residential housing. The proposed site is well suited for this development by providing convenient pedestrian and vehicular access to the surrounding urban areas. As a redevelopment of a mostly developed site the proposed development will have limited negative and certain positive environmental and societal impacts:

A. Flora and Fauna

The majority of the site is fully developed. While there will be significant changes and improvements as a result of this development the habitat for flora and fauna will remain consistent with current conditions. There are numerous birds, insects, and small mammals that live within the urban environment and would most likely be found within this site. Given that the characteristics of the site, developed for human use with significant impervious coverage of buildings and pavement will remain consistent throughout any and all alternatives, and further

that the surrounding community provides a similar environment, the basic nature proclivity of those birds and animals living within the community is unlikely to be materially affected.

B. Water/Air Quality

The proposed development will consume potable water and discharge sanitary effluent. While amounts would potentially vary based on the intensity of Use, the property is serviced by public utilities not only for the existing structure but also for the proposed redevelopment. The Township of Franklin will collect sanitary effluent and provide potable water from existing underground services in the area of the development. The public utility companies have met rigorous standards established by the New Jersey Department of Environmental Protection (NJDEP) for protecting ground and surface waters from adverse environmental impacts. The proposed Apartment building will be connected to public utility providers for sewer and water and will therefore not create any negative impact to the environment.

The proposed development of the site creates additional impervious cover. However, the total impervious cover does not exceed that which is permitted by the Franklin Township Land Use Ordinance. In addition, the project is designed in accordance with the Franklin Township Storm Water Management Ordinance thereby reducing any impact to the surrounding properties.

The proposed development conforms to all applicable air, radiation emission, and effluent standards along with all applicable air quality standards. There will be no emission of radiation, nor point source air emissions. Air emissions will be limited to exhaust from combustion engines from construction vehicles in the short term and by automobiles over the long term. Vehicle emissions are strictly regulated by State and Federal laws.

As a result of the development slight impact to air quality within the site and surrounding region will occur. Given that the area surrounding the proposed site is fully developed the slight impact to air quality in the township should be considered negligible.

C. Solid Waste

The proposed development provides for the collection and disposal of litter, recyclable materials and solid waste in such a manner as to minimize adverse environmental effects and the threat to public health, safety and welfare. All litter, recyclable materials and solid waste will be collected by a private waste hauler and taken to an approved disposal/recycling facility.

D. Scenic and Aesthetic Values

The Scenic and aesthetic impact has a significant impact on how residents and visitors perceive the urban environment; however, these impacts can be difficult to quantitatively measure or score. The immediate surrounding neighborhood and streets are not identified within zoning or any other relevant mapping as scenic corridors and there are no identifying scenic elements where views should be preserved.

Aesthetically, the existing residential structure is in fair to poor condition. The proposed development will revitalize the property by providing a new and aesthetically pleasing element to the urban landscape.

E. Land Use, Population, and Human Environment

The development of this project expands the current use by providing additional Residential units on Hamilton Street. The Use of the development add to the revitalization of the area as well as to the aesthetics of the area by providing modern structures. In this light, the site selection should be deemed as an inherent benefit where redevelopment, modernization, and expansion of existing housing is needed and will occur.

While the proposed development will increase the number of residences versus the existing single-family structure the impact on the total population is seen as de minimis in relation to the overall Township population.

F. Energy Requirements

The proposed development will place additional energy demands on the utility providers. These demands are both a factor of the proposed Use as well as the means by which any building or site development is constructed. Demands on energy will come from: building heating and cooling; building interior and exterior lighting, landscaping, parking lot and building maintenance; food preparation, and the temporary demands on energy during construction.

Construction of the proposed structure will be built in strict conformance with all applicable building codes, and will meet the requirements for increased efficiency. Older and less efficient equipment associated with the existing single-family structure will be removed.

G. Natural or Depletable Resources

The site has no known or significant natural resources or depletable resources in need of preservation.

H. The Built Environment

The site is a prime location for redevelopment. The proposed development will provide additional residential housing in an area of known demand. Upgrading and improving the area will provide a significant aesthetic improvement to the local urban environment.

The site also incorporates certain community features such as new sidewalks and street trees along the perimeter of the site.

I. Means of Mitigating Adverse Environmental Impacts

Proper development of the site, construction of newer, more modern and efficient housing, and the coordinated community effort and zoning approvals will result in few if any adverse impacts requiring mitigation.

CONCLUSION

The proposed development consists of a new 3-story Apartment building providing nine (9) Residential apartment units. Off-street parking will be provided for the residential apartment units. All aspects of the project have been designed in accordance with current local, State and Federal requirements.

Based on the data available for the property, along with a scientific, quantitative analysis and qualitative planning analysis, the proposed development is deemed to have no significant impact to the surrounding environment. Based on the basic analysis of the minimal environmental impacts of the development on the urban area, a more thorough analysis is not necessary and a waiver from a full environmental report should therefore be granted.