

ENVIRONMENTAL IMPACT ASSESSMENT

FOR

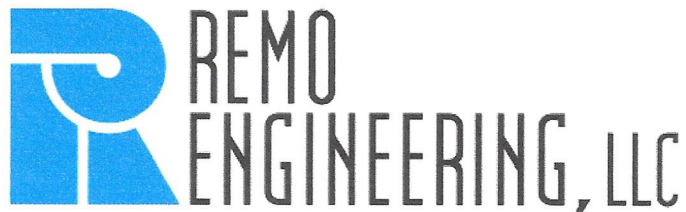
SAINT SHARBEL MARONITE CHURCH

LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 261

526 EASTON AVENUE

TOWNSHIP OF FRANKLIN, SOMERSET COUNTY

NEW JERSEY



CONSULTING ENGINEERS AND DESIGN PROFESSIONALS

205 ROUTE 9 NORTH, FREEHOLD, NJ 07728

TEL: 732-303-7992 ♦ FAX: 732-303-7993

WWW.REMOENGINEERING.COM

MARC A. REMO, P.E., P.P., C.M.E.

NJ PROFESSIONAL ENGINEER LIC. NO. 37145

NJ PROFESSIONAL PLANNER LIC. NO. 5195

DATE PREPARED: 3/1/21

FranklinTwp526EastonAveEiaRpt3-1-21

INTRODUCTION

The purpose of this limited assessment is to identify areas of environmental impact resulting from the proposed development. The proposed development will consolidate the lots, demolish 4 of the dwellings and the church building, and construct a church building, an asphalt paved parking lot containing 100 parking spaces, three access driveways and stormwater management facilities.

SOILS

Impacts to the existing soils are unavoidable. The project will require regrading of soils. A Soil Erosion and Sediment Control Plan will be implemented to provide protection for the peripheral areas around the project area and will provide for long term stability of the surface after construction completion. Disturbed, unpaved areas will be re-vegetated with grass, trees, and small shrubs.

VEGETATION AND WILDLIFE

The vegetated areas of the site consist of several community types including grass, shrubs, and few trees. Impacts to these areas are unavoidable since the project will require removal of most of these vegetated areas. A Landscaping Plan has been prepared and will be implemented to provide trees and shrubs throughout the site.

The displacement of terrestrial wildlife such as bats, martins, warblers, sparrows, finches, hawks, owls, fox, skunks, cottontail rabbit, and white-tailed deer is expected to be minimal since the existing site is developed and a landscaping is proposed. Some species are able to survive on-site, while others will be able to inhabit portions of the surrounding properties.

It is not anticipated that the property contains State or Federally endangered or threatened species. If required, the applicant will request that the New Jersey Department of Environmental Protection (NJDEP), Office of Natural Heritage provide a search of the State records for known occurrences of State or Federally endangered or threatened species. The results of the record search would be forwarded to the Township for their records.

WETLAND, FLOOD HAZARD AREA, AND WATER QUALITY

It is not anticipated that freshwater wetland are present on the site. Since there are no streams in the vicinity of the property, it is not anticipated that a Flood Hazard Area permit would be required from the NJDEP. The applicant will comply with the requirements of the state and local regulations regarding these issues, and will obtain any necessary permits prior to the initiation of a regulated activity on the site.

It is anticipated that water quality will be impacted due to increased hydrocarbons from motor vehicles. However, the impact should be minimal due to the provision of stormwater management facilities.

GROUNDWATER

Potable water for the proposed project will be obtained from the municipal water source. Therefore, site groundwater is not anticipated to be impacted. The applicant will obtain the required connection approvals from the water company prior to withdraw from the local system.

The operation of the proposed church building will not require a withdraw from the site groundwater, or a direct discharge to groundwater. Runoff from the site area being developed will be directed to the stormwater detention system and will recharge the local groundwater. The detention system will serve as a form of pretreatment of the stormwater and will be maintained accordingly.

NOISE

Background noise experienced at the boundary of the subject property results from adjacent site activities, local roadway vehicular noise, and pedestrian activities (walking, talking). Neighborhood noise may increase slightly during the construction phase as a result of construction activities, and as a result of normal operation of the site such as automobiles.

Construction generated noise will be mitigated by limiting construction activities to daylight hours. Sound produced by vehicle acceleration will be controlled by speed restrictions. The proposed development will be buffered from the residential properties by the existing roads and proposed landscaping.

TRAFFIC

Three 24 FT wide two-way driveways and 100 parking spaces are proposed, where 100 parking spaces are required based on the Township of Franklin zoning requirements.

A Traffic Engineering and Parking Evaluation was conducted by Klein Traffic Consulting, LLC. Their analysis indicated that the proposed expansion of the church would not have a negative impact on the surrounding area. The proposed onsite parking of 100 parking spaces would be more than adequate to support the church's Saturday and Sunday services.

In addition, the proposed project would not have a significant impact on the traffic operations at the intersections of the site driveways with Franklin Boulevard, Reeve Street, or Blake Avenue.