ENVIRONMENTAL ASSESSMENT

Prepared for

SAFSTOR REAL ESTATE CO, LLC

Block 507.14, Lot 65.01
471 Elizabeth Avenue

Franklin Township
Somerset County, New Jersey

Prepared by:

BOHLER

N.J. Certificate of Authorization 24GA28161700

30 Independence Boulevard, Suite 200
Warren, NJ 07059
908-668-8300

BENJ File No. J200933

David F. Wisotsky, P.E.
New Jersey Professional Engineer License No. 42951

May 2021

I. INTRODUCTION

The subject property is located at 471 Elizabeth Avenue in Franklin Township, Somerset County, New Jersey. The property is identified as Block 507.14, Lot 65.01 on the Franklin Township tax maps and is a total of 4.816 acres in size and will hereafter be referred to as "the site". This Assessment has been prepared in association with the proposed development of a 3-story self-storage facility at the site.

The site is currently partially developed within the B-I (Business District) Zone. One 1,060 square foot residential house currently exists on the property along Elizabeth Avenue with a 959 square foot detached garage and asphalt driveway. Beyond the detached garage is a 2,666 square foot industrial building with a gravel parking area. A gravel driveway also exists along Elizabeth Avenue which leads to multiple man-made material piles. The undeveloped portions of the lot are wooded or grassed areas. An existing underground septic field is located on the site to handle sewage from the residential house. A proposed stormwater management system will convey the runoff from the proposed development and impervious areas.

This report has been prepared to summarize environmental resources on site, potential impacts as a result of the development and actions being proposed to mitigate these impacts.

II. EXISTING SITE CONDITIONS

The site contains a total area of 4.816 acres and is located within the B-1 (Business District) Zone. In the pre-development condition, the site is partially developed with a three buildings, asphalt and gravel driveways, and a gravel parking area. Undeveloped land consists of grass, wooded areas and wetland areas. The buildings on site include one ±1,060 square foot single-family residential building, a detached garage, and ±2,666 sf building which appears to serve as a commercial use. The site slopes from north to south with approximately eighteen feet of grade change across the site. The site is bordered to the northeast by an active adult community and New Brunswick Road beyond; to the northwest by Elizabeth Avenue and vacant wooded area beyond; to the southwest by a wooded area and residential uses beyond; and to the southeast by a wooded area and residential uses beyond. A tax map, aerial map and USGS map are included at the Appendix for reference.

III. PROJECT DESCRIPTION

The project, as proposed, includes demolition of the existing structures on site and development of a three story self-storage building with associated parking, driveway, sidewalks, utility infrastructure, stormwater conveyance, aboveground water quality and detention basins, and other ancillary site improvements. In total, the project will yield 104,700 SF of building area, 21 parking spaces and two loading areas. A single full movement driveway along Elizabeth Avenue will provide access to/from the site with a secondary grass-paver driveway intended for

emergency vehicles only. A copy of the Site Layout Plan, which illustrates and details the proposed improvements, is included in the Appendix.

IV. ENVIRONMENTAL INVENTORY

A. GEOLOGY & SOILS

Based on the geotechnical investigations completed to date, the site is located within the Piedmont Physiographic Province of New Jersey, which is characterized by gently rolling southeastward sloping lowland. It is noted that the site is underlain by the Passaic Formation consisting of reddish-brown to brownish–purple and grayish-red siltstone, sandstone, sandy mudstone, and shale. A formal Report of Geotechnical Exploration has been submitted as part of the site plan application.

B. TOPOGRAPHY

The site slopes from north to south with approximately eighteen feet of grade change across the site. The existing and proposed site topography is further detailed on the survey, prepared by Control Point Associates, and site plan documents, Prepared by Bohler, submitted a part of the project's site plan application.

C. HYDROLOGICAL FEATURES

Based on our review of the National Flood Insurance Program, FIRM map, for Somerset County, FEMA FIRM Map #34023C0043F, Date July 6, 2010 (a copy of the FIRM Map has been included in the Appendix of this report), the subject property is located within Flood Hazard Zone X and therefore in an area of minimal flooding. An unnamed tributary of the Raritan River is located approximately 200 feet east of the site. The Raritan River and its tributaries have been classified by the NJDEP as FW2-NT (non-trout) waters (NJDEP, 2020). As a result, no provisions have been provided for flood plain protection.

The site does contain areas of potential wetlands, a wetlands field investigation has been completed and the Wetlands Investigation Report is included in the Appendix for reference.

D. VEGETATION & HABITAT

The developed portions of the site include upland maintained lawn areas characterized by grasses and landscape planting. During the field investigation three natural vegetative communities were identified within the site, these communities are further detailed and described in the Wetlands Investigation Report included in the Appendix.

E. MAN-MADE RESOURCES

As noted in the opening of this report, the existing site functions as a mixture of both residential and commercial uses. The existing building is presently serviced by public water with sewerage being treated by an on-site septic system. Similar to existing conditions, the site is currently accessed by driveways along Elizabeth Avenue.

V. ENVIRONMENTAL IMPACTS

Environmental protective measures that can minimize or eliminate environmental impacts are summarized below. Some have already been included in the project plans, others will be implemented during construction phases. Many of the measures identified below have already been discussed in the preceding section in the context of the particular environmental features in which they are identified.

A. WATER QUALITY

The subject development will increase the impervious surface on site which will increase the total runoff from the site and potential for pollutants. The proposed stormwater conveyance, treatment and attenuation system will mitigate the impact to water quality regarding quantity of runoff and stormwater pollutants. The proposed stormwater system utilizes bio-retention basins to meet local and state requirements for stormwater quality and quantities reductions.

B. NOISE

Self-storage is a low intensity use and is permitted in the B-1 Zone; the nature of the proposed use will result in minimal impact to noise levels on and adjacent to the site.

C. UNDESIRABLE LAND USE PATTERNS

The Township Master Plan and zoning regulations for the subject property were recently reexamined and ultimately amended, part of this amendment resulted in self-storage being considered a permitted use as noted in Ordinance No. 4333-20. The proposed self-storage use is thereby consistent with the Master Plan and land-use regulations.

D. DAMAGE OR DESTRUCTION OF WILDLIFE SYSTEMS

The proposed improvements will result in disturbance and removal of existing trees and vegetation. The details associated with tree removal and replacement to mitigate negative impact are outlined in the tree Replacement Plan submitted as part of the site plan application.

E. AESTHETIC VALUES

The proposed project will result in a site that is attractively finished and landscaped with an intent on improving the aesthetic value of the site. Plans detailing the proposed improvements, site and building finishes have been submitted as part of the site plan package.

F. DESTRUCTION OF NATURAL RESOURCES

The proposed improvements will result in disturbance and removal of existing trees and vegetation. As previously noted, the details associated with tree removal and replacement to mitigate negative impact are outlined in the tree Replacement Plan submitted as part of the site plan application.

G. DISPLACEMENT OF PEOPLE AND BUSINESS

Based on our review of the proposed improvements on the subject site, we do not anticipate any long-term impact to the site that will have an adverse impact upon the surrounding environment. Short-term impacts include sedimentation and infiltration, which will be mitigated by strict adherence to the Soil Erosion and Sediment Control Plan in accordance with the Hunterdon County Soil Conservation District requirements.

H. DISPLACEMENT OF VIABLE FARMS

This project would result in the removal of an existing residential and commercial use. The applicant anticipates that the proposed use will be beneficial to existing residential uses in town by providing convenient self-storage services.

I. EMPLOYMENT AND PROPERTY TAX

While the details regarding tax and employment benefits are unknown at this time, it is anticipated that a commercial use as proposed will be a net benefit regarding taxes and employment opportunity.

J. DESTRUCTION OF MAN-MADE RESOURCES

It is not anticipated that the project will have any adverse impact on man-made resources.

K. DISRUPTION OF DESIRABLE COMMUNITY AND REGIONAL GROWTH

It is not anticipated that the project will have any adverse impact on community and/or regional growth.

L. TRAFFIC IMPACTS

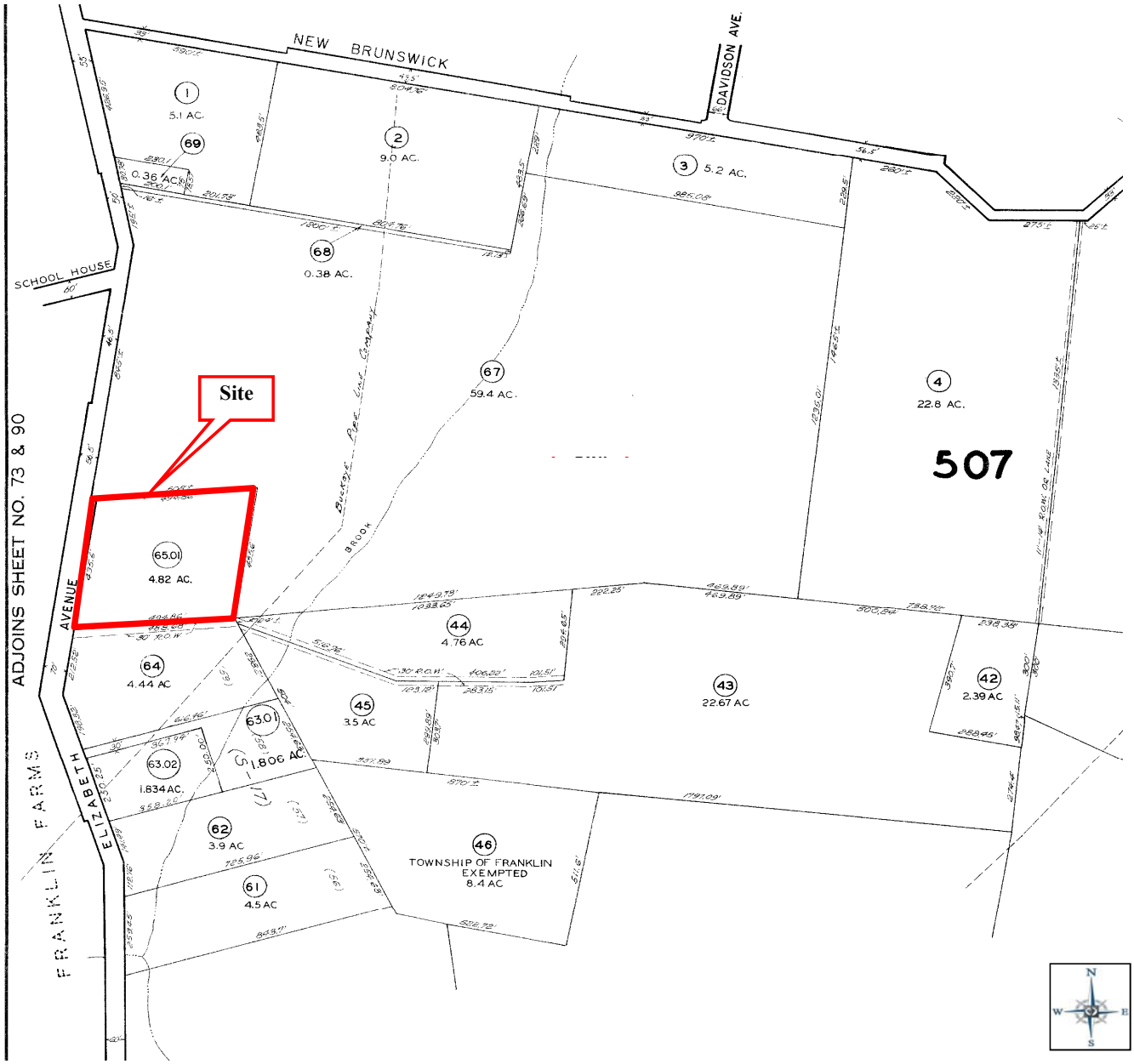
It is not anticipated that the project will have any adverse impact to vehicular traffic on the nearby and adjacent roadway systems. A traffic impact statement has been prepared and submitted as part of the site plan application which outlines the anticipated impact in more detail.

V. Conclusion

Construction of the proposed self-storage development on Block 507.14, Lot 65.01 is consistent with the zoning designation (B-1 Business Industrial). It is anticipated that there will be little adverse environmental impacts resulting from development. The most significant impacts include removal of trees, potential disturbance to wetlands transition area. Tree removal will be mitigated as directed by the conditions of Franklin Township tree removal permit once approved and wetland transition area that is removed will be compensated for. Stormwater runoff quantity increase, and nonpoint source pollutants will be mitigated as a result of the proposed stormwater management system.

Appendix

- **TAX MAP**
- **AERIAL MAP**
- **SUMMARY OF REQUIRED APPROVALS**
- **FEMA FIRM MAP**
- **WETLANDS INVESTIGATION REPORT**
- **ALTA SURVEY**
- **SITE PLAN LAYOUT**



Tax Map

Source: Franklin Township Tax Map Sheet 75

Date Access: 05/17/2021

SafStor Real Estate CO, LLC

471 Elizabeth Avenue **Block 507.14; Lot 65.01**	**Township of Franklin, Somerset County, New Jersey**
BENJ# J200933	
Prepared by: CR / Date: 5/17/2021	BOHLER
Checked by: KM / Scale: NTS	

Aerial Map

Source: NearMaps

Date Access: 05/17/2021

SafStor Real Estate CO, LLC

471 Elizabeth Avenue **Block 507.14; Lot 65.01**	**Township of Franklin, Somerset County, New Jersey**
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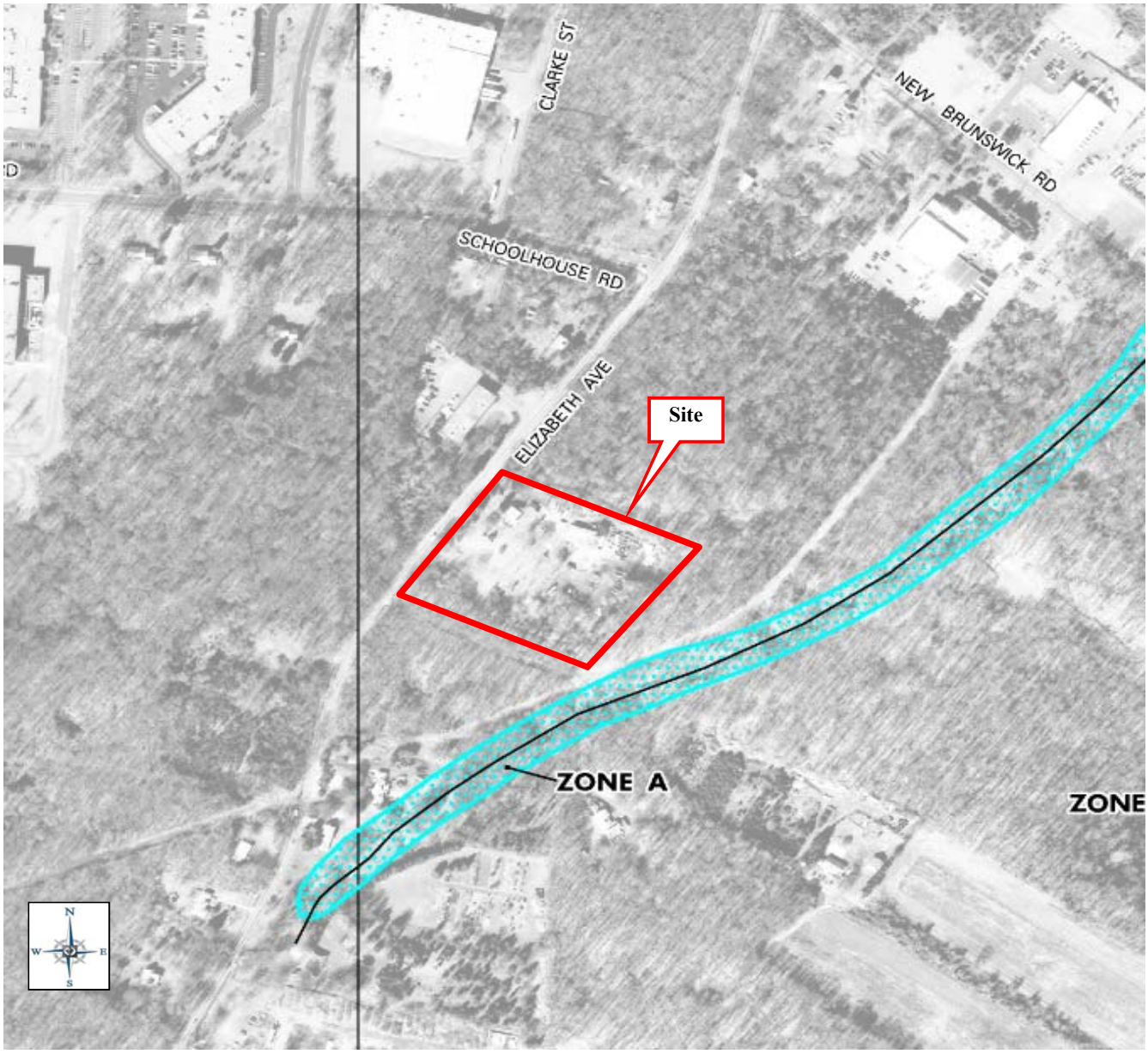
Summary of Anticipated Approvals Required:

- **Franklin Township Planning Board approval;**
- **Franklin Township Tree Removal Permit;**
- **Approvals from the various utilities;**
- **Approval from Somerset County Soil Conservation District (SCD);**
- **Somerset County Planning Board approval;**
- **GP-11 Wetlands General Permit for construction of stormwater outfall from NJDEP Division of Land Use Regulation (DLUR);**
- **Transition Area Waiver Averaging Plan from NJDEP DLUR; and**
- **Major Project approval from Delaware and Raritan Canal Commission.**



FEMA Flood Map

Source:FEMA FIRM Map #34023C0043F, Date July 6, 2010

Date Access: 05/17/2021

SafStor Real Estate CO, LLC

471 Elizabeth Avenue **Block 507.14; Lot 65.01**	**Township of Franklin, Somerset County, New Jersey**
BENJ# J200933	
Prepared by: CR — Date: 5/17/2021	BOHLER
Checked by: KM — Scale: NTS	

WETLAND INVESTIGATION REPORT
FOR
471 ELIZABETH AVENUE
BLOCK 507.14, LOT 65.01
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

Prepared for:

SAFStor Real Estate Co, LLC
355 Oneta Street, Suite D100
Athens, Georgia 30601

Attention: Jim Burtt

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(973) 366-9500

December 16, 2020

TABLE OF CONTENTS

A. INTRODUCTION

The site is a 4.8±-acre parcel known as Block 507.14, Lot 65.01, located at 471 Elizabeth Avenue within the Township of Franklin, Somerset County, New Jersey (Figures 1 and 2 in Attachment A). The site is bordered to the west by Elizabeth Avenue, to the north by a residential development, to the south by a 30' wide right-of-way containing a gravel road with woodlands beyond, and to the east by woodlands. The site is occupied by a single-family residence with associated garage, gravel driveway, and lawn as well as a one-story masonry workshop building with gravel parking and storage areas. Undeveloped portions of the site include wooded areas along the southern property boundary and clearings containing actively worked soil stockpiles.

EcolSciences, Inc. of Rockaway, New Jersey was retained to delineate and characterize any on-site wetlands or State open waters regulated by the NJDEP in accordance with the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et. seq.). Based upon EcolSciences' site investigation, while the site is predominantly uplands, areas of wetlands were identified on and adjacent to the site. The following sections describe the study methodology and results of the field investigation.

B. METHODOLOGY AND RATIONALE

As defined by the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-3), freshwater wetland means "an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted to life in saturated soil conditions, commonly known as hydrophytic vegetation".

Wetland investigations were conducted on site on November 20, 2020. The presence and limits of wetlands on the site were determined utilizing the "unified wetland delineation approach" as detailed within the Federal Manual for Identifying and Delineating Jurisdictional Wetlands (Federal Interagency Committee for Wetland Delineation, 1989) as mandated within the New Jersey Freshwater Wetlands Protection Act rules (N.J.A.C. 7:7A). This approach generally requires a coincidence of hydric soils, positive hydrological indicators and a prevalence of hydrophytic vegetation for a determination that an area is a wetland.

Soil samples were obtained utilizing a hand soil auger. Soil coloration to a depth of approximately 24 inches was determined by comparison to Munsell soil color charts and recorded along with soil texture. Mineral hydric soils usually exhibit one of the following color features in the

horizon immediately below the A-horizon or 10 inches (whichever is shallower); matrix chroma of 2 or less in mottled soils, or matrix chroma of 1 or less in unmottled soils. Organic soils are typically hydric.

Plant species occurring onsite were identified and compared to the United States Army Corps of Engineers 2016 National Wetland Plant List (Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin., 2016). This list rates plant species according to their preference for hydric conditions based upon the following classification system:

OBL – Obligate Wetland	Almost always occur in wetlands
FACW – Facultative Wetland	Usually occur in wetlands, but may occur in non-wetlands
FAC – Facultative	Occur in wetlands and non-wetlands
FACU – Facultative Upland	Usually occur in non-wetlands, but may occur in wetlands
UPL – Obligate Upland	Almost never occur in wetlands

Additionally, if a species does not occur in wetlands, it is not on the list. At each soil boring location the vegetation was recorded by species within the field of view. Estimates of relative basal area for trees and cover for shrubs and herbs were made by species. If greater than 50 percent of the dominant species from all strata are classified as FAC, FACW or OBL then the vegetation is hydrophytic. Communities dominated by FACU or UPL species are hydrophytic if hydric soil and indicators of wetland hydrology are present. In other words, if the hydric soil and wetland hydrology criteria are met then the vegetation is considered hydrophytic.

An evaluation of on-site hydrology was made by noting the depth to free water in the auger hole and evidence of surface ponding or flooding. Depth to the seasonal high water table was based on the depth to soil mottling as is the procedure utilized by the USDA Natural Resources Conservation Service (formerly the Soil Conservation Service).

The vegetation, soil and hydrology information described above was recorded on Wetland Data Sheets at each soil boring location. The wetland perimeter was flagged for subsequent survey where the parameters as set forth in the manual were met.

C. RESULTS

Based upon a field analysis of the on-site soils, apparent hydrology and vegetation conducted in accordance with the federal wetland delineation methodology, EcolSciences has determined that

wetlands occur on and adjacent to the site. The field delineated limits of the wetlands, as surveyed by Control Point Associates, Inc. of Warren, New Jersey, are shown on the ALTA/NSPA Land Title Survey. Wetland Data Sheets documenting the delineation are included in Attachment B. Color photographs showing existing conditions and vegetative communities are included in Attachment C. The location of Wetland Data Sheets/sampling points and photographs are noted on the survey. The following sections describe appropriate background information and the findings of the field investigation.

1. Soils

According to U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), one soil unit is mapped on the property: Penn silt loam, 2 to 6 percent slopes (PenB). A detailed soils map and description of each soil unit is provided within the Custom Soil Resource Report provided in Attachment D.

Four representative soil borings were taken on the site. A description of the soil profiles noted at each boring is found on Wetland Data Sheets in Attachment B. The location of soil borings is shown on the ALTA/NSPA Land Title Survey.

2. Hydrology

The site topography is relatively level to gently sloping with natural elevations ranging from 87 feet in the northwest portion of the site to 70 feet in the southeast portion of the site. The southern portion of the site contains several soil stockpiles that contain steeper slopes and elevations up to 94 feet. Overland surface runoff is generally toward the east and southeast. There are no open waters located on the site.

A forested and scrub shrub wetland partially flagged by flag numbers WA-1 to WA-10 occurs on and adjacent to the northeast portion of the site. Wetland A drains offsite to the east to an unnamed tributary of the Raritan River located approximately 200 feet east of the site. The Raritan River and its tributaries have been classified by the NJDEP as FW2-NT (non-trout) waters (NJDEP, 2020).

An additional forested wetland in the south-central portion of the site is delineated by flag numbers WB-1 to WB-15 and is not part of a surface water tributary system. This wetland is contained in a depressional area between a soil stockpile and a gravel road it contains no natural or artificial outlets thus making it isolated.

Within the identified wetland areas, positive hydrologic indicators include low chroma soils, redox features, and a shallow seasonal highwater table. Specific hydrologic indicators, if any, observed at each soil boring location are recorded on the Wetland Data Sheets included in Attachment B.

3. Vegetation

Developed portions of the site include upland maintained lawn areas characterized by turf grasses and landscape planting. In addition, during the field investigation three natural vegetative communities were identified within the site: upland forest, palustrine deciduous forested (PFO1) wetlands, and isolated PFO1 with palustrine emergent (PEM) inclusions. Species identified within the site and their corresponding U.S. Army Corps of Engineers wetland classification are presented in Attachment E. Photographs documenting the existing vegetative communities are included in Attachment C. Each community is briefly described below:

Upland Forest - This community is within the southern portion of the site. Canopy vegetation is dominated by pin oak, ash, and shagbark hickory, with associates of red oak, white ash, tree of heaven, cottonwood, and red maple. The woody understory commonly includes Japanese honeysuckle, multiflora rose, and eastern red cedar. Also present in the understory is hackberry, fox grape, and saplings of sassafras and black cherry. Common herbs include stout woodreed, goldenrod, field garlic, garlic mustard, Japanese stiltgrass, and Pennsylvania sedge.

Palustrine forested deciduous wetland (PFO1) - This community is largely located off site from the northeast corner. The canopy vegetation consists of pin oak and contains a woody understory containing a mix of eastern red cedar, Japanese honeysuckle and multiflora rose. The herbaceous layer is dominated by common reed with occurrences of stout wood reed, yellow foxtail, mugwort, and path rush.

Isolated PFO1 with PEM inclusions - This community is restricted to the south-central portion of the site. The canopy vegetation consists of pin oak. The woody understory commonly includes multiflora rose, Japanese honeysuckle, greenbrier, basswood saplings, and wineberry. The herbaceous layer largely consists of Japanese stiltgrass, with woodreed, grass leaved goldenrod, pointed broomsedge, reed canary grass, smartweed, and path rush.

D. SUMMARY AND CONCLUSIONS

- Based upon a field investigation utilizing the "unified wetland delineation approach" as described in the Federal Interagency Manual for Identifying and Delineating Jurisdictional Wetlands, EcolSciences, Inc. has determined that wetlands occur within the site as shown on the ALTA/NSPA Land Title Survey prepared by Control Point Associates, Inc. of Warren, New Jersey.

- The wetlands delineated by wetland flags WB-1 to WB-15 are not part of a surface water tributary system and are thus isolated. The remaining wetlands within the site drain to an unnamed tributary of the Raritan River.

- On-site wetlands come under the jurisdiction of the New Jersey Department of Environmental Protection in accordance with the Freshwater Wetlands Protection Act.

- Wetlands within the property are subject to transition areas. The width of the transition areas will be based upon a determination of resource value by the NJDEP.

- Certain General Permit-by-Certification, General Permits, Transition Area Waivers, and Individual Permits, as defined in N.J.A.C. 7:7A Subchapters 5 to 10, may apply to activities proposed for this property.

REFERENCES

Cowardin, L.M., 1979. Classification of Wetlands and Deepwater Habitats of the United States. FWS/OBS-79/31.

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NJDEP, 2015. Wetlands (from Land Use/Land Cover 2012 Update), Edition 20150217

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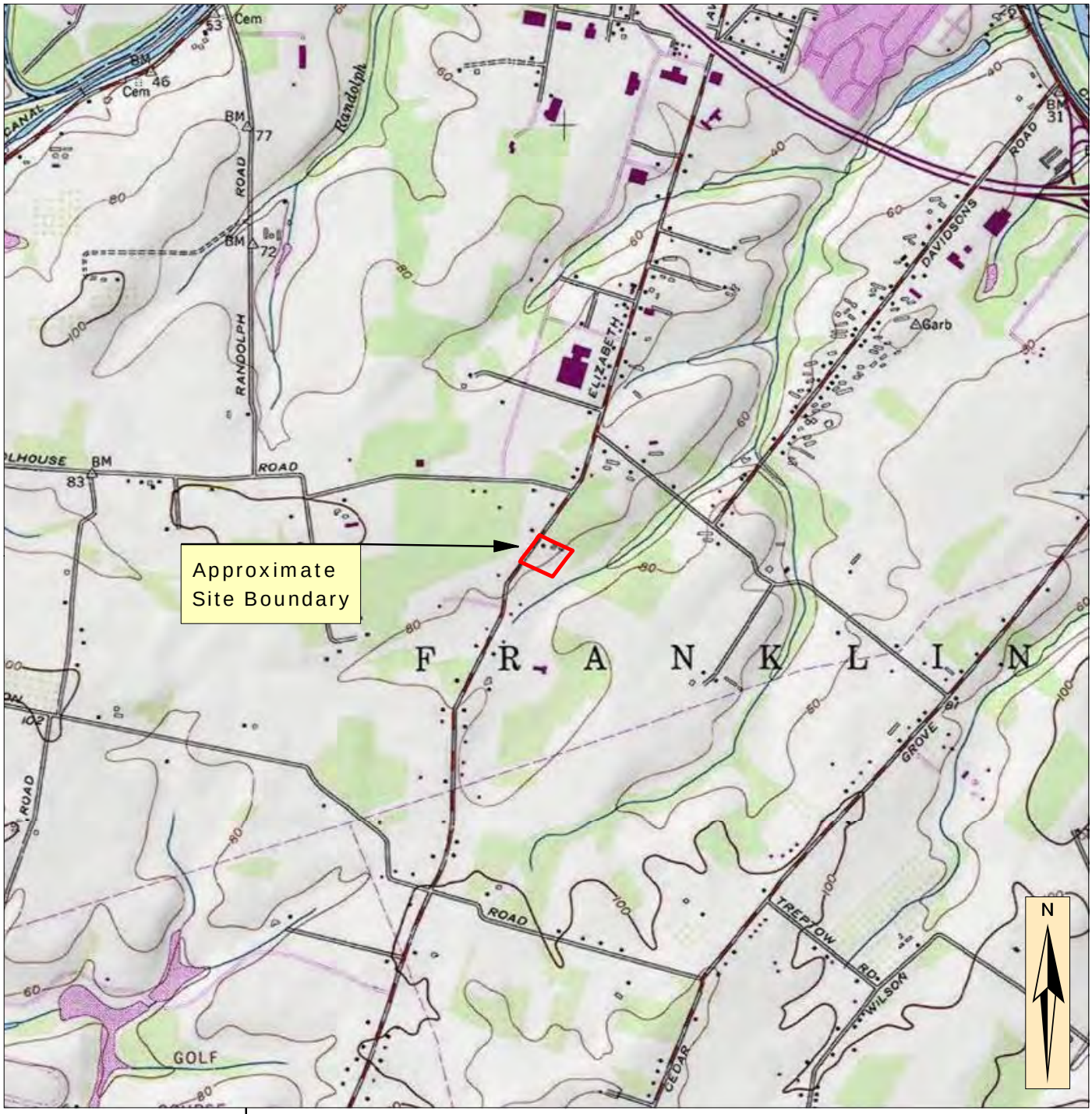
ATTACHMENT A

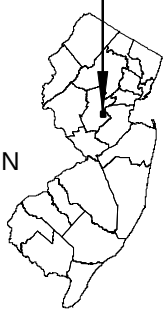
Figure 1: USGS Site Location
Figure 2: Local Road Map

EcolSciences, Inc.
Environmental Management & Regulatory Compliance



0 2,000 4,000 Feet

SITE LOCATION



State Plane Coordinates (New Jersey NAD 83)
480,450' E; 616,468' N

FIGURE 1: USGS SITE LOCATION

471 Elizabeth Avenue
Block 507.14, Lot 65.01
Township of Franklin
Somerset County, New Jersey

USGS Bound Brook, NJ Quadrangle

EcolSciences, Inc.
Environmental Management & Regulatory Compliance

Date: 2/9/2021

Scale 1:24,000

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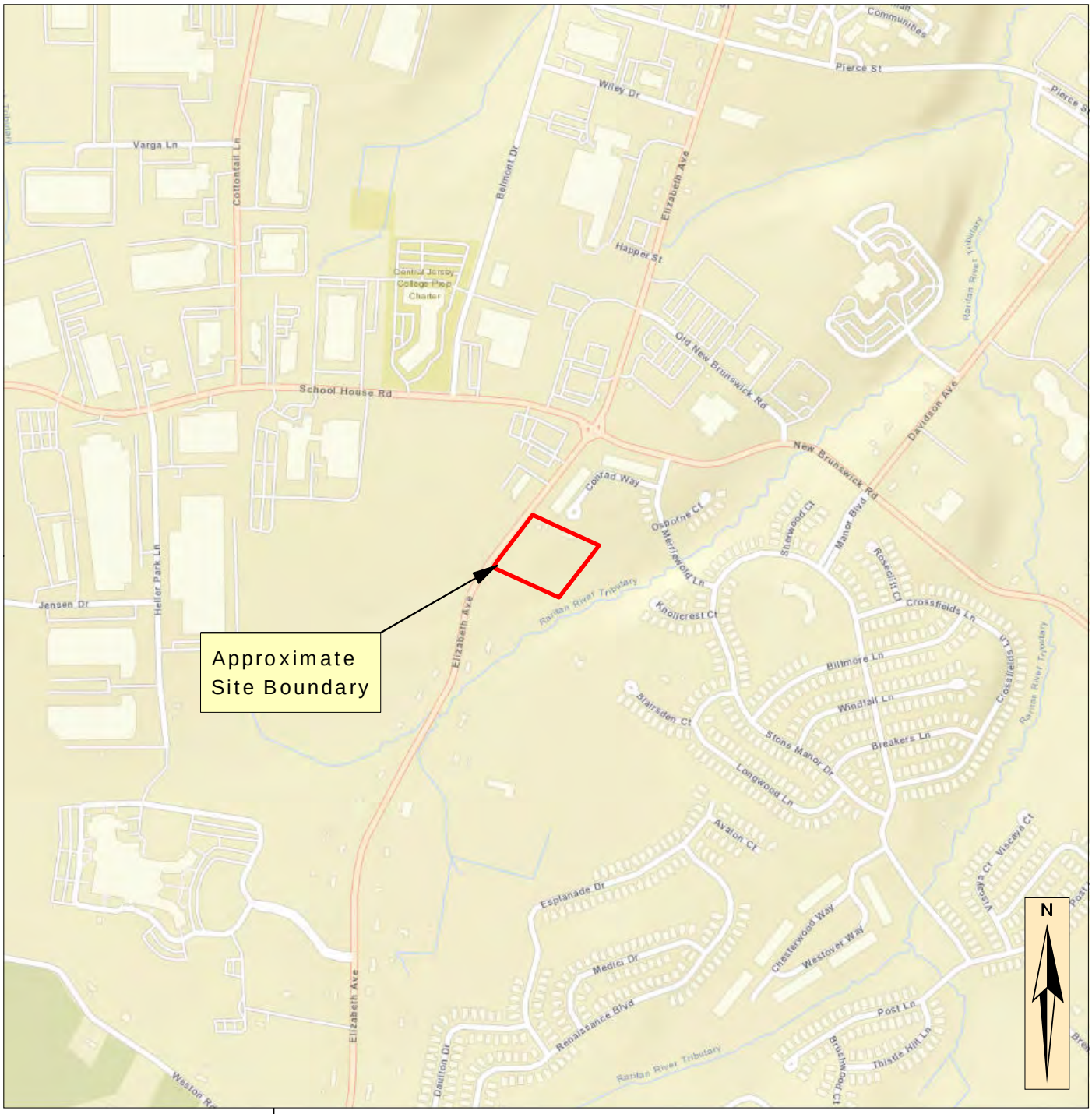

FIGURE 2: LOCAL ROAD MAP

471 Elizabeth Avenue
Block 507.14, Lot 65.01
Township of Franklin
Somerset County, New Jersey

Source: ESRI, Delorme, and Tele Atlas. World Street Map. ArcGIS Online Base Map.

EcolSciences, Inc.
Environmental Management & Regulatory Compliance

Date: 12/03/2020

Scale 1:12,000

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ATTACHMENT B

Wetland Data Sheets

EcolSciences, Inc.
Environmental Management & Regulatory Compliance

WETLAND DATA SHEET

LOCATION: B1 **Site:** Bohler Franklin
Date: 11/20/2020
WETLAND: X **NONWETLAND:** **Team:** SM
Photo #: 4
Flag #: WA-2

VEGETATION: **Hydrophytic: Yes** X **No:** **Inconclusive:**
Community: PFO1

	Species	Relative Basal Area	Regional Indicator Status
Canopy	Pin oak	100	FAW

		Percent Cover	
Understory/ Vines	E. red cedar	15	FACU
	Japanese honeysuckle	10	FACU
	Multiflora rose	5	FACU
Ground Cover	Common reed	70	FACW
	Stout woodreed	10	FACW
	Yellow bristle grass	5	FAC
	Mugwort	2	UPL
	Path rush	5	FAC

SOILS: **Hydric: Yes:** X **No:** **Inconclusive:**

Depth (inches)	Munsell Notation	Description
0-8	7.5YR 3/3	Silt loam
8-18	7.5YR 4/3	Silt loam w FFF7.5YR 4/6 RC and 5/2 RD
18-24+	2.5YR 4/3	Shaley loam

Hydrology: **Positive Indicators: Yes:** X **No:** **Inconclusive:**
Depth to Seasonal High Water Table: 8" Basis: Redox
Depth to Saturated Soil: None Encountered: X
Depth to Free Water: None Encountered: X
Other Indicators: Red parent material

COMMENTS: Area is upper edge of a gently sloped wetland draining off-site to the south. Soil berm along property line segregates the wetland area from most of site.

WETLAND DATA SHEET

LOCATION: B2

Site: Bohler
Franklin

Date: 11/20/2020

WETLAND: _____ **NONWETLAND:** X

Team: SM

Photo #: 5

Flag #: WA-2

VEGETATION: **Hydrophytic:** Yes ____ No: X **Inconclusive:** ____

Community: Upland woods

	Species	Relative Basal Area	Regional Indicator Status
Canopy	Pin oak	50	FACW
	White ash	15	FACU
	Tree of heaven	15	FACU
	Cottonwood	10	FAC
	Red maple	10	FACW

		Percent Cover	
Understory/ Vines	E. red cedar	20	FACU
	Japanese honeysuckle	15	FACU
	Multiflora rose	10	FACU
	Hackberry	5	FACU
	Sassafras	5	FACU
	Black cherry	5	FACU
	Fox grape	5	FACU
Ground Cover	Stout woodreed	70	FACW
	Goldenrod sp.	10	-
	Field garlic	5	FACU

SOILS: **Hydric:** **Yes:** ____ **No:** X **Inconclusive:** ____

Depth (inches)	Munsell Notation	Description
0-8	5YR 3/3	Silt loam
8-18	5YR 4/3	Silt loam
18-24+	2.5YR 4/3	Shaley loam

Hydrology: **Positive Indicators:** **Yes:** ____ **No:** X **Inconclusive:** ____

Depth to Seasonal High Water Table:	>24	Basis:	No evidence
Depth to Saturated Soil:		None Encountered:	X
Depth to Free Water:		None Encountered:	X
Other Indicators:	Red parent material		

COMMENTS:

WETLAND DATA SHEET

LOCATION: B3 **Site:** Bohler Franklin

WETLAND: X **NONWETLAND:** _____ **Date:** 11/20/2020 **Team:** SM **Photo #:** 6 **Flag #:** WB-5

VEGETATION: **Hydrophytic: Yes** X **No:** _____ **Inconclusive:** ___
Community: Isolated PFO1 w/PEM inclusions

	Species	Relative Basal Area	Regional Indicator Status
Canopy	Pin oak	100	FACW

	Species	Percent Cover	Regional Indicator Status
Understory/ Vines	Multiflora rose	25	FACU
	Japanese honeysuckle	10	FACU
	Greenbrier	5	FAC
	Basswood	5	FACU
	Wineberry	5	FACU
Ground Cover	Japanese stiltgrass	50	FAC
	Woodreed	15	FACW
	Grass leaved goldenrod	10	FAC
	Pointed broomsedge	10	FACW
	Reed canary grass	10	FACW
	Smartweed	5	-
	Path rush	5	FAC

SOILS: **Hydric: Yes:** X **No:** _____ **Inconclusive:** ___

Depth (inches)	Munsell Notation	Description
0-4	7.5YR 3/3	Silt loam
4-8	7.5YR 4/3	Silt loam
8-20	5YR 5/4	Silt loam w/CMD 5YR 4/6 RC
20-24+	5YR 5/4	Shaley silt loam w/MMD 5YR 4/6 RC and 2.5YR 4/3 RD

Hydrology: **Positive Indicators: Yes:** X **No:** _____ **Inconclusive:** ___

Depth to Seasonal High Water Table:	8"	Basis:	Redox
Depth to Saturated Soil:		None Encountered:	X
Depth to Free Water:		None Encountered:	X
Other Indicators:	Red parent material		

COMMENTS: Area is characterized by an isolated pocket of hydric soils with no visible outlet, and is located between a soil stockpile berm and a gravel road.

WETLAND DATA SHEET

LOCATION: B4

Site: Bohler Franklin

Date: 11/20/2020

WETLAND: _____ **NONWETLAND:** X

Team: SM

Photo #: 7

Flag #: WB-5

VEGETATION: **Hydrophytic:** Yes ____ No: X **Inconclusive:** ____

Community: Upland woods

	Species	Relative Basal Area	Regional Indicator Status
Canopy	Pin oak	50	FACW
	Shagbark hickory	30	FACU
	Red oak	20	FACU

		Percent Cover	
Understory/ Vines	Multiflora rose	30	FACU
	Black cherry	10	FACU
	American holly	10	FACU
	E.red cedar	5	FACU
	Wineberry	5	FACU
	Japanese honeysuckle	30	FACU
Ground Cover	Garlic mustard	10	FACU
	Japanese stiltgrass	5	FAC
	Goldenrod sp.	10	-
	Pennsylvania sedge	5	-

SOILS: **Hydric:** **Yes:** ____ **No:** X **Inconclusive:** ____

Depth (inches)	Munsell Notation	Description
0-4	7.5YR 3/3	Silt loam
4-18	7.5YR 4/3	Silt loam

Hydrology: **Positive Indicators:** **Yes:** X **No:** ____ **Inconclusive:** ____

Depth to Seasonal High Water Table: >18 Basis: No evidence

Depth to Saturated Soil: _____ None Encountered: X

Depth to Free Water: _____ None Encountered: X

Other Indicators: Red parent material

COMMENTS:

ATTACHMENT C

Annotated Color Photographs

EcolSciences, Inc.
Environmental Management & Regulatory Compliance

0 125 250
Feet

Photo Location & Direction

Site Boundary

PHOTOS LOCATION & DIRECTION

471 Elizabeth Avenue
Block 507.14, Lot 65.01
Township of Franklin
Somerset County, New Jersey

Source: NJOIT, OGIS. 2016. NJ 2015 High Resolution Orthophotography.

EcolSciences, Inc.
Environmental Management & Regulatory Compliance

Date: 02/09/21

Scale 1:1,500

F:\Jobs2020\EN20-089\GIS\Photo_Locations.mxd

1

Photograph facing south from the northwest corner of the property boundary, showing the single-family residence located at 471 Elizabeth Avenue.

2

Photograph facing east from the northcentral portion of the property, showing the workshop, which consists of a masonry building and associated shed. The surrounding area is largely gravel to accommodate parking and storage.

3

Photograph facing northwest from the center of the site showing the maintained lawn with ornamental trees, associated with the single-family residence.

4

Photograph facing east, north of the property boundary, showing the off-site palustrine forested deciduous wetland (PFO1) documented by soil boring datasheet B-1.

5

Photograph facing west, north of the property boundary, showing the off-site upland woods documented by soil boring datasheet B-2.

6

Photograph facing east, in the southwest portion of the site, showing the isolated PFO1 with palustrine emergent (PEM) inclusions documented by soil boring datasheet B-3.

7

Photograph facing west, in the southwest portion of the site, showing the upland woods documented by soil boring datasheet B-4.

ATTACHMENT D

Custom Soil Resource Report

EcolSciences, Inc.
Environmental Management & Regulatory Compliance

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Somerset County, New Jersey

471 Elizabeth Avenue

December 3, 2020

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

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

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

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

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

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 18, Jun 1, 2020

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

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

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 Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PenB	Penn silt loam, 2 to 6 percent slopes	4.8	100.0%
Totals for Area of Interest		**4.8**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Somerset County, New Jersey

PenB—Penn silt loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2w05z
Elevation: 100 to 250 feet
Mean annual precipitation: 30 to 64 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 131 to 178 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Penn and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Penn

Setting

Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Fine-loamy residuum weathered from acid reddish shale, siltstone, and fine-grain sandstone

Typical profile

Ap - 0 to 8 inches: silt loam
Bt1 - 8 to 12 inches: silt loam
Bt2 - 12 to 25 inches: channery silt loam
C - 25 to 30 inches: very channery silt loam
R - 30 to 40 inches: bedrock

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Readington

Percent of map unit: 5 percent
Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Klinesville

Percent of map unit: 5 percent
Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Norton

Percent of map unit: 5 percent
Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Hydric soil rating: No

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ATTACHMENT E

Vegetative Species List

EcolSciences, Inc.
Environmental Management & Regulatory Compliance

Vegetation Identified Within
471 Elizabeth Avenue
Block 507.14, Lot 65.01
Township of Franklin
Somerset County, New Jersey

SCIENTIFIC NAME	COMMON NAME	USACE Wetland Classification* AGCP	EMP	NCNE
TREES				
Acer rubrum	Red Maple	FAC	FAC	FAC
Ailanthus altissima	Tree-of-Heaven	FACU	FACU	UPL
Carya ovata	Shag-Bark Hickory	FACU	FACU	FACU
Celtis occidentalis	Common Hackberry	FACU	FACU	FAC
Fraxinus americana	White Ash	FACU	FACU	FACU
Juniperus virginiana	Eastern Red-Cedar	FACU	FACU	FACU
Populus deltoides	Eastern Cottonwood	FAC	FAC	FAC
Prunus serotina	Black Cherry	FACU	FACU	FACU
Quercus palustris	Pin Oak	FACW	FACW	FACW
Quercus rubra	Northern Red Oak	FACU	FACU	FACU
Sassafras albidum	Sassafras	FACU	FACU	FACU
Tilia americana	American Basswood	FACU	FACU	FACU
SHRUBS/VINES				
Ilex opaca	American Holly	FAC	FACU	FACU
Lonicera japonica	Japanese Honeysuckle	FACU	FACU	FACU
Rosa multiflora	Multiflora rose	FACU	FACU	FACU
Smilax rotundifolia	Common greenbrier	FAC	FAC	FAC
Vitis labrusca	Fox Grape	FAC	FACU	FACU
HERBS				
Alliaria petiolata	Garlic-Mustard	FACU	FACU	FACU
Allium vineale	Field Garlic	FACU	FACU	FACU
Artemisia vulgaris	Mugwort	UPL	UPL	UPL
Carex pensylvanica	Pennsylvania sedge	-	-	-
Carex scoparia	Pointed Broom Sedge	FACW	FACW	FACW
Cinna arundinacea	Stout Wood-Reed	FACW	FACW	FACW
Euthamia graminifolia	Grass-leaved goldenrod	FAC	FAC	FAC
Juncus tenuis	Path rush	FAC	FAC	FAC
Microstegium vimineum	Japanese Stilt Grass	FAC	FAC	FAC
Persicaria sp.	Smartweed	-	-	-
Phalaris arundinacea	Reed Canary Grass	OBL	FACW	FACW
Phragmites australis	Common Reed	FACW	FACW	FACW
Rubus phoenicolasius	Wineberry	FACU	FACU	FACU
Setaria pumila	Yellow Bristle Grass	FAC	FAC	FAC
Solidago sp.	Goldenrod	-	-	-

*Classification Key

OBL - Obligate Wetland	Almost always occur in wetlands
FACW - Facultative Wetland	Usually occur in wetlands, but may occur in non-wetlands
FAC - Facultative	Occur in wetlands and non-wetlands
FACU - Facultative Upland	Usually occur in non-wetlands, but may occur in wetlands
UPL - Obligate Upland	Almost never occur in wetlands
-= Not listed	

AGCP =	Atlantic and Gulf Coastal Plain Region
EMP =	Eastern Mountains and Piedmont Region
NCNE =	Northcentral and Northeast Region

ATTACHMENT F

Qualifications of Preparers

EcolSciences, Inc.
Environmental Management & Regulatory Compliance

SCOTT E. MCDONNELL, PWS

EDUCATION:

Rutgers University, New Brunswick, New Jersey

- B.S. Ecology & Natural Resources, 2007, with Honors
- Environmental Geomatics Certificate, 2007
- B.S. Environmental & Business Economics, 1998

AREAS OF EXPERTISE:

- Wetlands Delineation and Permitting
- Threatened and Endangered Species Surveys
- Botanical Surveys
- Ecological Field Studies and Habitat Assessments
- Regulatory Assessments and Constraints Analysis
- Flood Hazard Area and Coastal Permitting
- Environmental Impact Statements
- Geographic Information Systems

PROFESSIONAL CERTIFICATIONS:

- Professional Wetland Scientist (No. 2266) – Society of Wetland Scientists
- Qualified Bog Turtle Surveyor (NJ/NY) – U.S. Fish & Wildlife Service
- Qualified Northeastern Bulrush Surveyor (PA) – U.S. Fish & Wildlife Service
- Qualified Small Whorled Pogonia Surveyor (PA) – U.S. Fish & Wildlife Service
- Approved Tertiary Venomous Snake Monitor - NJDEP
- Wetland Delineation Certificate Series – Rutgers University OCPE
- OSHA 40 Hour HAZWOPER

PUBLICATIONS:

- Scott E. McDonnell and David P. Moskowitz. 2012. First Breeding Record of the Cicada *Okanagana rimosa* Say (Say's Cicada) in New Jersey. *Northeastern Naturalist* 19(1):140-142.

EXPERIENCE:

Mr. McDonnell is an Assistant Vice President and has been with EcolSciences, Inc. since 2006. He has conducted numerous environmental studies for a wide range of clients focused in New Jersey, New York and Pennsylvania, including government agencies, major utilities, development and legal professions, and private industry. His responsibilities include: the delineation of wetlands based on the Federal Manual for Identifying and Delineating Jurisdictional Wetlands, the preparation of applications for Letters of Interpretation, Transition Area Waivers, General Permits and Individual Permits in accordance with the New Jersey Freshwater Wetlands Protection Act, Flood Hazard Area Control Act, Coastal Area Facility Review Act, and Waterfront Development Law, the implementation and documentation of wildlife and botanical habitat assessments and species surveys, and the use of Geographic Information Systems (GIS) in its capacity as an instrument of environmental analysis.

A summary of Mr. McDonnell's relevant experience includes:

- Wetland delineations based on the Federal Manual three-parameter approach using indicators of hydrophytic vegetation, hydric soils, and wetland hydrology.

- Preparation of Environmental Impact Statements, Letters of Interpretation, Transition Area Waivers, General / Individual Permits, CAFRA / Waterfront Development Permits and U.S. Army Corps permits for numerous development projects throughout NJ.

- Preliminary environmental studies, permitting, construction monitoring and site inspections for major electric and gas utility maintenance, upgrade and construction projects.

- Phase I, II and III habitat evaluations and surveys for the Federally-threatened and State-endangered bog turtle (*Glyptemys muhlenbergii*) in NJ, NY and PA.

- Field surveys for the State-endangered blue-spotted salamander (*Ambystoma laterale*), northern goshawk (*Accipiter gentiles*), red-shouldered hawk (*Buteo lineatus*), timber rattlesnake (*Crotalus horridus*) and southern gray treefrog *(Hyla chrysoscelis*), and the State-threatened red-headed woodpecker (*Melanerpes erythrocephalus*), barred owl (*Strix varia*), wood turtle (*Glyptemys insculpta*), northern pine snake (*Pituophis melanoleucus melanoleucus*) and pine barrens treefrog (*Hyla andersonii*) on proposed development properties throughout New Jersey.

- Field surveys for rare plants including, among many others, the Federally-endangered northeastern bulrush (*Scirpus ancistrochaetus*), the Federally-threatened small whorled pogonia (*Isotria medeoloides*) and swamp pink (*Helonias bullata*) and the NJ Pinelands Commission listed little ladies' tresses (*Spiranthes tuberosa*).

- Comprehensive botanical inventories of numerous proposed Rights-of-Way.

- Vernal habitat surveys in accordance with survey protocols developed by the NJDEP and the New York State Department of Environmental Conservation (NYSDEC).

- Submitted new sighting records of barred owl, Cooper's hawk, red-shouldered hawk, bog turtle, wood turtle, northern copperhead, northern pine snake, pine barrens treefrog, timber rattlesnake, swamp pink, little ladies' tresses, pawpaw (*Asimina triloba*), wahoo (*Euonymus atropurpureus*), American ginseng (*Panax quinquefolius*), Torrey's rush (*Juncus torreyi*) and numerous other rare species to the NJDEP Endangered & Nongame Species Program and the New Jersey Natural Heritage Program.

- Provided testimony at municipal and State hearings regarding environmental investigations completed in New Jersey and New York.

EVIE MCMENAMIN

EDUCATION:

B.S. Wildlife Management, May 2011
State University of New York at Cobleskill, Cobleskill, New York

A.S. Liberal Arts Math and Science, September 2008
LaGuardia Community College, Long Island City, New York

AREAS OF EXPERTISE:

Wildlife Habitat Management and Restoration
Threatened and Endangered Species Surveys
Radio-telemetry Studies

CERTIFICATIONS:

Acoustic Data Management Course - Bat Survey Solutions
Bat Acoustics Training Course, with Introduction to Mist Netting - ERM
Qualified Bog Turtle Surveyor (NJ) – U.S. Fish & Wildlife Service
Approved Wood Turtle Surveyor - NJDEP
Tertiary Venomous Snake Monitor - NJDEP

EXPERIENCE:

Ms. McMenamin is an Environmental Scientist with EcolSciences, Inc. As an environmental consultant she has specialized in the field of natural resources including rare, threatened, and endangered species habitat management and surveying, construction monitoring, project permitting and general environmental compliance.

Prior to joining EcolSciences, Inc., Ms. McMenamin was an intern with the U.S. Fish and Wildlife Services and was a seasonal employee with the Suffolk County Parks Department. In addition to working with threatened and endangered flora and fauna, Ms. McMenamin obtained significant experience with habitat management and improvement. A summary of Ms. McMenamin's relevant experience includes:

Environmental Construction Monitoring & Management

- Environmental monitor for soil erosion sediment control and environmental permit compliance for overhead utility line construction projects and geotechnical investigations.
- Monitored for venomous snakes, wood turtle (*Glyptemys insculpta)*, bog turtle (*Glyptemys muhlenbergii*), and other rare reptiles and amphibians on overhead utility lines where maintenance activities such as vegetation maintenance, road repairs, culvert replacement, and tower repairs were being conducted in New Jersey.
- Monitored for *Helonias bullata* (Swamp Pink) a Federally threatened and NJ State-endangered species during vegetation maintenance on overhead utility lines.
- Wood Turtle monitor for underground gas utility line construction in New Jersey.
- Monitored the removal of trees during for roosting bats in townships with known occurrences of the Federally threatened and New Jersey State endangered Indiana Bat (*Myotis sodalis).*

Bat Studies

- Attended the Acoustic data management course provided by Bat Survey Solutions and Bat Acoustics Training Course, with Introduction to Mist Netting provided by ERM.

- Experience analyzing acoustic data with Sonobat and Kaleidoscope Pro software.
- Experience deploying long term acoustic equipment to determine the presence/ absence of rare bat species.
- Gained experience identifying and handling Indiana bat while volunteering at a known hibernaculum and capturing bats with the use of a hoop net.
- Attended the 2015 North East Bat Working Group Conference in Baltimore, Maryland.
- Participated in emergence surveys at Delaware National Water Gap Recreation Area and Great Swamp National Wildlife Refuge.
- Assessed the right-of-way of Williams Transco Pleasant Run and Skillman for potential bat roost sites and habitat.
- Used mist nest to catch bats and collect data on general health of all bats captured at Great Swamp National Wildlife Refuge.
- Attached transmitters to cave roosting bats to locate roost locations and monitor the effect of white nose syndrome on the population at Great Swamp National Wildlife Refuge.
- Collected data on all roost locations such as manmade or natural, tree species, height, and canopy cover at Great Swamp National Wildlife Refuge.
- Monitored and recorded temperature of abandoned bunkers for possible cave bat habitat at Patuxent Research Wildlife Refuge.

Vernal Habitats

- Conducted vernal habitat surveys in accordance with survey protocols developed by the New Jersey Department of Environmental Protection (NJDEP). Pertinent information was gathered on hydrology, vegetation, observed reptile and amphibian species, and weather conditions.

Avian Studies

- Participated in raptor surveys for Red-Shouldered Hawk, Northern Goshawk, Northern Harrier, Barred owl, and other species.
- Conducted weekly waterfowl and water bird surveys of water impoundments.
- Monitored mating pairs of Federally threatened Piping Plovers, and Roseate terns. Monitoring was also conducted for Lest terns, Common terns, Oyster catchers, and Ospreys.
- Located Federally- threatened Piping Plovers nest and assembled nest protection around completed clutches of nests.

Snake Studies

- Monitored known Timber Rattle snake (*Crotalus horridus*) dens for emerging individuals.
- Checked pine snake traps (*Pituophis melanoleucus*) set up along a drift fence as part of a pre-construction survey.
- Venomous snake spotter for PSE&G Susquehanna-Roseland Transmission construction project.

Salamander Studies

- Participated in field surveys for the State-threatened Long-tailed salamander (*Eurycea longicauda*) at Delaware National Water Gap Recreation Area.
- Conducted field surveys for the State-endangered, blue-spotted salamander (*Ambystoma laterale*) at Great Swamp National Wildlife Refuge.

- Blue-spotted salamander monitor for PSE&G vegetation, and other maintenance and upgrade projects

Frog and Toad Studies

- Participated in frog and toad call surveys.
- Collected metamorphosed frogs for federal research into rates of abnormalities.

Turtle Studies

- Assisted in Phase I and Phase II Surveys for Federally threatened and State-endangered bog turtle.
- Assisted in trapping and radio telemetry for bog turtle.
- Assisted in thread spooling gravid bog turtles and conducting nest searches.
- Assisted in a long-term wood turtle survey that involves radio telemetry of adults and hatchlings, hibernacula surveys, nesting surveys, and nest protection.
- Assisted in monitoring and management of an artificial wood turtle nesting mound

Rare Plant Studies

- Assisted in rare plant surveys for the Federally- threatened and NJ State- threated Swamp Pink.
- Assisted in surveys for rare plants including the Federally endangered and NY State-endangered *Agalinis acuta* (Sandplain Gerardia) and Federally threatened *Amaranthus pumilus* (Seabeach amaranth).

Additional Environmental Studies

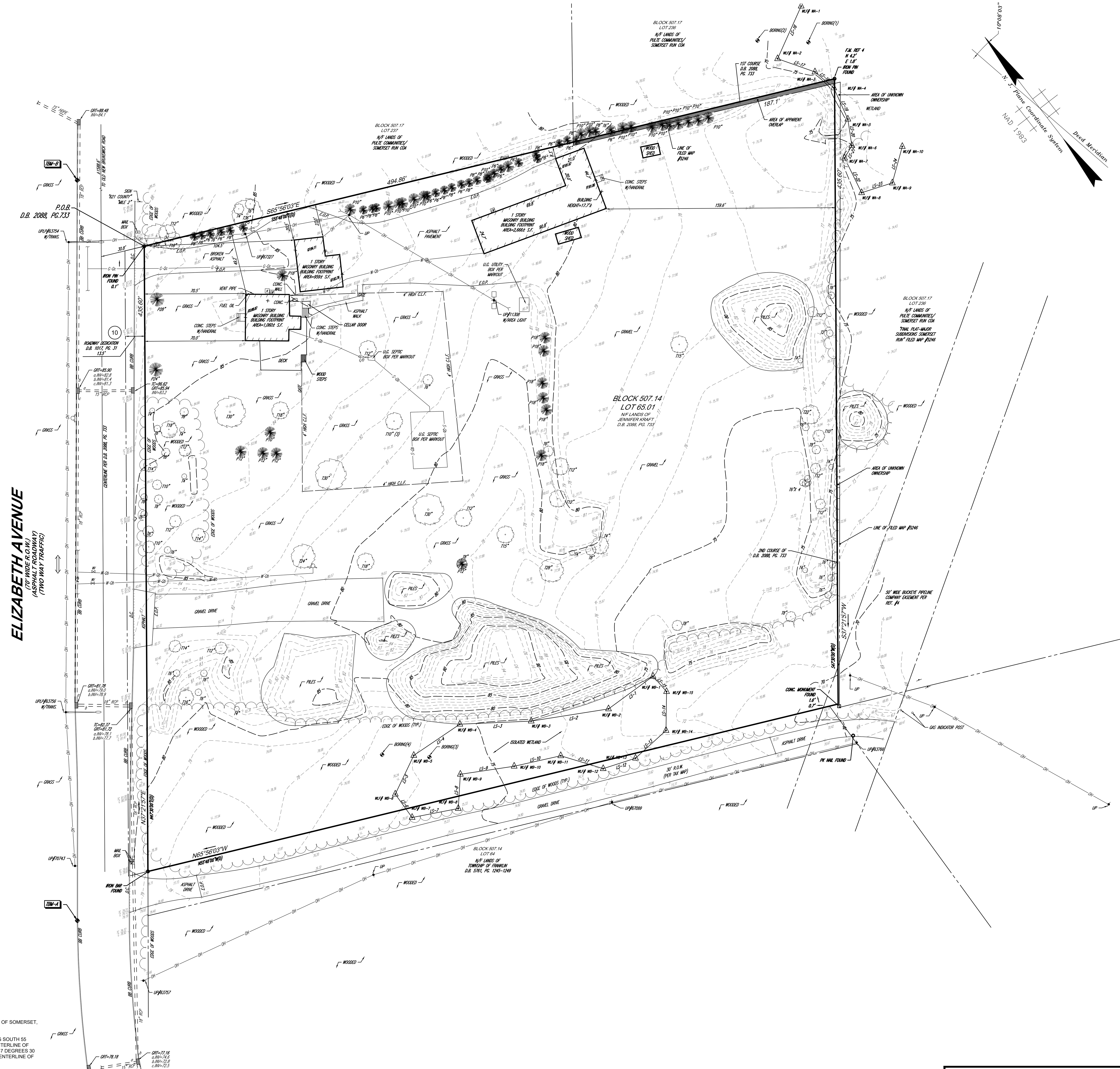
- Analyzed Whitetail Deer population data collected through point intersect surveys and standard baited camera surveys. Utilized population equations to extract the buck to doe ratio, age structure, reproductive rate and success.
- Collected and analyzed data on hunter's harvest in regard to waterfowl species, age, and gender.
- Collected and analyzed data on hunter's harvest regarding whitetail gender, age, weight, and antler characteristics.

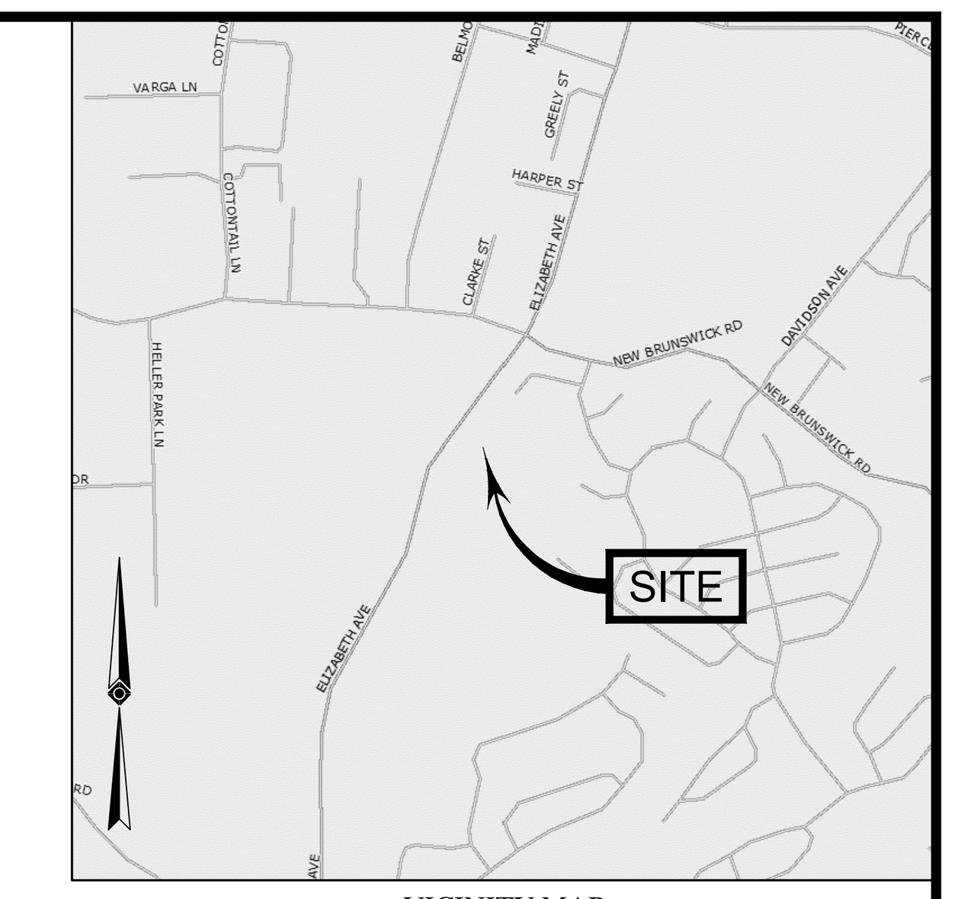
Wetland Delineations & Permitting

- Assisted in wetland and State-open-water delineations based on the Federal Manual, three-parameter approach, using vegetation, soils, and hydrology as indicators of wetland presence for various private properties in addition to utility projects.
- Prepared applications for NJDEP Freshwater Wetland Protection Act Letters of Interpretations, General Permits, Transition Area Waivers, and Flood Hazard Area Control Act Verifications.

Geographic Information Systems

- Evaluates potential environmental constraints using land use/land cover, wetlands, vernal habitat, riparian zones, flood hazard area information, and NJDEP Landscape Project mapping for major utility line projects and private development.





VICINITY MAP
©2008 DeLorme. Street Atlas USA
(NOT TO SCALE)

LEGEND

Symbol	Description
124 / 125	EXISTING CONTOUR
× 123.45	EXISTING SPOT ELEVATION
× TC 123.45	EXIST. TOP OF CURB ELEVATION
× G 122.95	EXIST. GUTTER ELEVATION
× TW 123.45	EXIST. TOP OF WALL ELEVATION
× BW 122.95	EXIST. BOTTOM OF WALL ELEVATION
× FF 123.45	EXIST. FINISHED FLOOR ELEVATION
× GF 123.45	EXIST. GARAGE FLOOR ELEVATION
× DS 123.45	EXIST. DOOR SILL ELEVATION
OH	OVERHEAD WIRES
T	APPROX. LOC. UNDERGROUND TELEPHONE LINE
UNK	APPROX. LOC. UNDERGROUND UNKNOWN UTILITY LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
S	APPROX. LOC. UNDERGROUND SANITARY LINE
	DEPRESSED CURB
	HYDRANT
WV	WATER VALVE
EM	ELECTRIC METER
AC	AIR CONDITIONING UNIT
C/O	CLEAN OUT
	POST
UP #	UTILITY POLE
UPLP #	UTILITY POLE/LIGHT POLE/SOLAR PANEL
	GUY WIRE
	SIGN
	MAIL BOX
	AREA LIGHT
	CATCH BASIN OR INLET
T#	DECIDUOUS TREE & TRUNK SIZE
P#	CONIFEROUS TREE & TRUNK SIZE
B.B. CURB	BELGIUM BLOCK CURB
C.L.F.	CHAIN LINK FENCE
D.C.	DEPRESSED CURB
E.O.P.	EDGE OF PAVEMENT
(TYP.)	TYPICAL
HT.	HEIGHT
BLDG.	BUILDING
B.F.P.A.	BUILDING FOOTPRINT AREA
#	TITLE REPORT EXCEPTION
-Qa	SUBSURFACE UTILITY QUALITY LEVEL A
-Qb	SUBSURFACE UTILITY QUALITY LEVEL B
-Qc	SUBSURFACE UTILITY QUALITY LEVEL C
-Qd	SUBSURFACE UTILITY QUALITY LEVEL D
WA-1	WETLAND FLAG LOCATION
	SOIL BORING LOCATION
LS-9	WETLAND BOUNDARY SEGMENT

NOTES:

1. PROPERTY KNOWN AS LOT 65.01, BLOCK 507.14 , AS SHOWN ON THE OFFICIAL TAX MAP OF FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY.

2. AREA = 209,779 S.F. OR 4.816 AC. SUBJECT TO 511.30 S.F. OF APPARENT OVERLAP

3. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE BASED UPON MARKOUT PROVIDED BY CONTROL POINT ASSOCIATES, INC. USING GROUND PENETRATING RADAR AND ELECTROMAGNETIC DETECTION EQUIPMENT. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES.

   THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:

   QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.

   QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.

   QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.

   QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.

4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.

5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1034147-CHI2, WITH A COMMITMENT DATE OF 10/15/2020. WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:

   (10) ROADWAY DEDICATION AS CONTAINED IN DEED BOOK 1017, PAGE 31. SHOWN

6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS), (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.

7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS, GNGEOID 12B).
   TEMPORARY BENCH MARKS SET:
   TBM-A: MAG NAIL SET IN BELGIUM BLOCK CURB
   ELEVATION= 80.41'
   TBM-B: MAG NAIL SET IN BELGIUM BLOCK CURB
   ELEVATION= 88.55'

   PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

10. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED ON THE SUBJECT PREMISES AT THE TIME OF FIELD SURVEY.

11. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED ON THE SUBJECT PREMISES AT THE TIME OF FIELD SURVEY.

12. THE WETLANDS BOUNDARY LIMITS SHOWN ON THIS SURVEY ARE BASED ON WETLANDS FIELD IDENTIFICATION MARKERS PLACED BY ECOLSCIENCES, INC. OF ROCKAWAY, NJ, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES INC. ON 11/23/2020. AT THE TIME OF THIS MAPPING, SAID WETLAND BOUNDARY LIMITS ARE SUBJECT TO CONFIRMATION BY N.J.D.E.P.

REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY, SHEET #75.

2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, SOMERSET COUNTY, NEW JERSEY, (ALL JURISDICTIONS), PANEL 168 OF 301", MAP NUMBER 34035C0198E, EFFECTIVE DATE: SEPTEMBER 28, 2007.

3. MAP ENTITLED, " MAP OF FRANKLIN FARMS SITUATE IN FRANKLIN TWP. SOMERSET CO. - NJ," PREPARED BY RAYMOND P. WILSON, DATED JUNE 1953, FILED IN THE CLERKS OFFICE OF SOMERSET COUNTY ON AUGUST 12, 1953 AS MAP # 302.

4. MAP ENTITLED "FINAL PLAT-MAJOR SUBDIVISION, SOMERSET RUN, BLOCK 468.12, LOT 1.01 AND BLOCK 507 LOTS 3-5, 7, 21, 38-43, 67, 68, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY," PREPARED BY ESP ASSOCIATES , DATED 10/10/02, FILED IN THE COUNTY CLERK'S OFFICE SOMERSET COUNTY NJ, JULY 30, 2003, FILED MAP # 5426, PG. 1583 (2003095440).

EXHIBIT A

FILE NO.: NCS-1034147-CHI2

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY SIDE OF ELIZABETH AVENUE, SAID POINT BEING SOUTH 55 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 30.83 FEET FROM A POINT IN THE CENTERLINE OF ELIZABETH AVENUE WHICH IS SOUTH 27 DEGREES 25 MINUTES WEST, 750.09 FEET AND SOUTH 47 DEGREES 30 MINUTES WEST, 838.46 FEET MEASURED SOUTHWESTERLY FROM THE INTERSECTION OF THE CENTERLINE OF ELIZABETH AVENUE AND THE CENTERLINE OF NEW BRUNSWICK ROAD; AND RUNNING; THENCE

(1) SOUTH 55 DEGREES 48 MINUTES 00 SECONDS EAST, 494.86 FEET TO A POINT; THENCE

(2) SOUTH 47 DEGREES 30 MINUTES 00 SECONDS WEST, 435.60 FEET TO A POINT; THENCE

(3) NORTH 55 DEGREES 48 MINUTES 00 SECONDS WEST, 494.86 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF ELIZABETH AVENUE; THENCE

(4) NORTH 47 DEGREES 30 MINUTES 00 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF ELIZABETH AVENUE, 435.60 FEET TO THE POINT AND PLACE OF BEGINNING.

NOTE: FOR INFORMATIONAL PURPOSES ONLY: BEING LOT 65.01, BLOCK 507.14 ON A TAX MAP OF THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, STATE OF NEW JERSEY.

THE LAND SHOWN ON THIS SURVEY IS THE SAME AS THAT DESCRIBED IN A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1034147-CHI2, WITH AN EFFECTIVE DATE OF 10/15/2020.

1.800.272.1000
STOP - CALL BEFORE YOU DIG!

THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
2	ADD TREES 4" AND GREATER	D.O.C.	K.V.G.	J.D.S.	03-24-2021
1	REVISE LEGEND, ADD WETLAND LINE SEGMENT LABELS	-	E.B.	J.D.S.	01-26-2021

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 6(b), 8, 11, 13, 14, 16, 17, 19, 20 & 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11-23-2020.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

03-24-2021
DATE

JAMES D. SENS
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

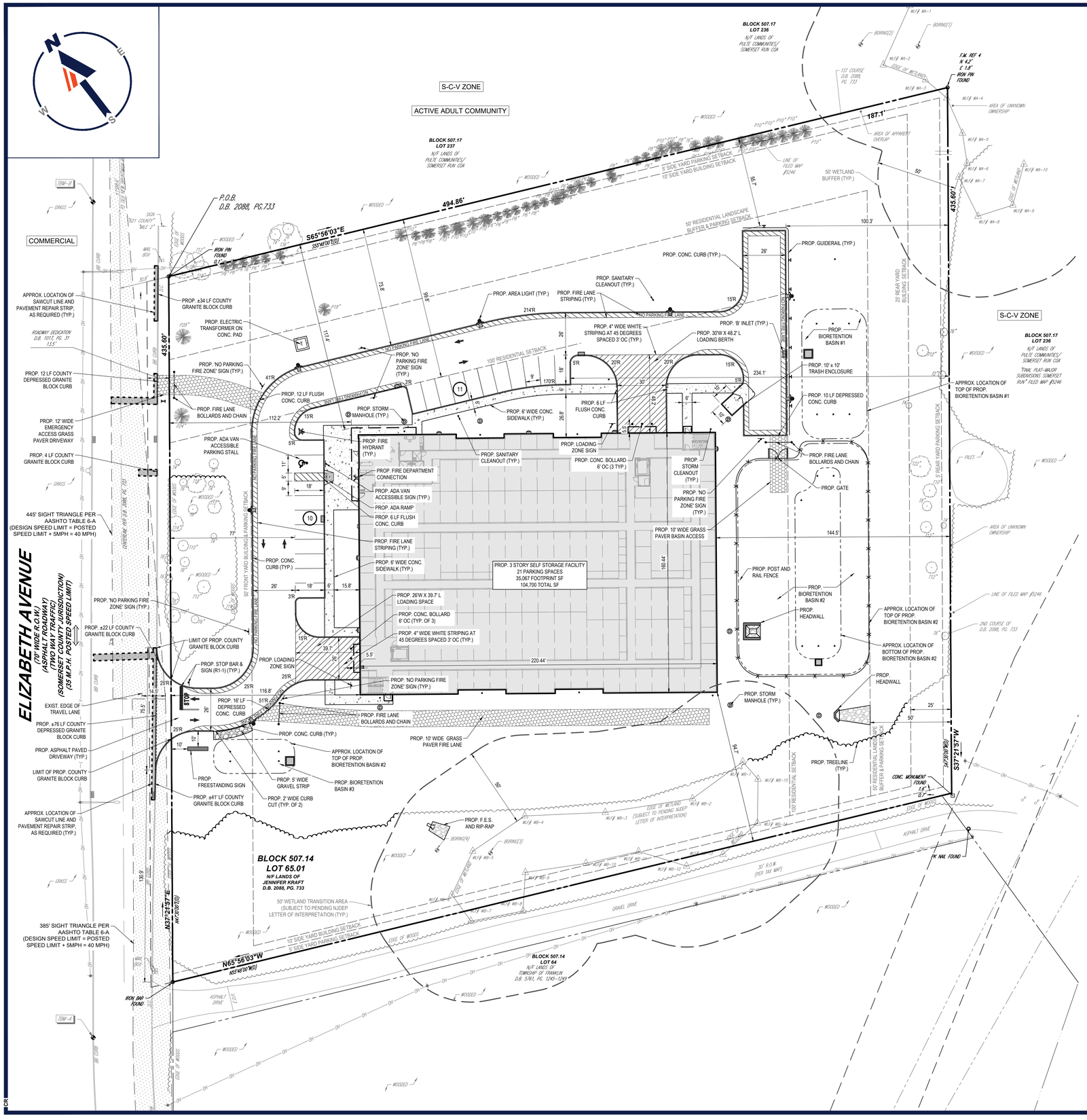
FIELD DATE: 11-23-2020
FIELD BOOK NO.: 20-29
FIELD BOOK PG.: 90
FIELD CREW: K.R./D.O.C.
DRAWN: PRV

ALTA/NSPS LAND TITLE SURVEY
BLOCK 507.14, LOT 65.01
471 ELIZABETH AVENUE
FRANKLIN TOWNSHIP, SOMERSET COUNTY
STATE OF NEW JERSEY

CONTROL POINT ASSOCIATES, INC.
30 INDEPENDENCE BOULEVARD, SUITE 100
WARREN, NJ 07059
908.668.0099 - 908.668.9595 FAX
WWW.CPASURVEY.COM

CHALFONT, PA 215.712.9800
MT. LAUREL, NJ 609.857.2099
MANHATTAN, NY 646.780.0411
LONG ISLAND, NY 631.580.2645
SOUTHBOROUGH, MA 508.948.3000
ALBANY, NY 518.217.5010
ROCHESTER, NY 585.250.1764

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
K.V.G.	J.D.S.	01-12-2021	1"=30'	01-200345-00	1 OF 1



ZONING TABLE

ZONE: B-I (BUSINESS INDUSTRIAL)
USE: SELF STORAGE FACILITY (PERMITTED USE)
BLOCK: 507.14 | LOT: 65.01

APPLICANT/ OWNER INFORMATION

APPLICANT:	SAFSTOR REAL ESTATE CO, LLC

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA	§4333-20	2 AC	4.816 AC (209,779 SF)	4.816 AC (209,779 SF)
MIN. LOT FRONTAGE	§4333-20	150'	435.6'	435.6'
MIN. FRONT YARD(*)	§4333-20	50'	70'	112.2'
MIN. SIDE YARD(*)	§4333-20	ONE SIDE: 10' BOTH SIDES: 50'	ONE SIDE: 8.3' (E) BOTH SIDES: 336'	ONE SIDE: 94.7' BOTH SIDES: 212.1'
MIN. REAR YARD(*)	§4333-20	25'	159.6'	144.5'
MAX. BUILDING HEIGHT	§4333-20	5 STORIES/ 65'	1 STORY/ <65'	3 STORIES/ 36'
MIN. SETBACK FROM RESIDENTIAL(*)	§4333-20	100'	8.3' (E)	117.4'
MAX. FAR	§4333-20	0.5	0.02	0.499
MAX. PERCENT LOT COVERAGE	§4333-20	50%	2.8% (5,879 SF)	16.7% (35,067 SF)
MAX. IMPERVIOUS COVERAGE	§4333-20	60%	7.6% (15,989 SF)	30.0% (62,848 SF)
MIN. RESIDENTIAL LANDSCAPE BUFFER	§4333-20	50'	5.88' (E)	50.0'
			KEY =	(E) EXISTING NON-CONFORMITY

(*) FOR BUILDINGS 50 FEET OR LESS

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	§ 112-83	9' X 18'	9' X 18'
MIN. AISLE WIDTH	§ 112-88	26'	26'
MIN. LOADING SIZE	§ 112-104	12'W x 15'H x 48'L	30'W x 48.2'L
MIN. PARKING SETBACK	§ 4333-20 § 112-87	FRONT: 50' SIDE: 5' REAR: 5' RESIDENTIAL: 50'	FRONT: 77.0' SIDE: 99.8' REAR: 234.1' RESIDENTIAL: 114.4'
MIN. NUMBER OF STALLS*	§ 4333-20	21 SPACES	21 SPACES (1 ADA**)

*PARKING CALCULATION:
REQUIRED FOR SELF STORAGE FACILITY = 1 SPACE FOR EACH 5,000 SF = 104,700 SF * 1 SPACE/ 5,000 SF = 21 SPACES
** ADA PARKING CALCULATION: 1-25 SPACES = 1 VAN ACCESSIBLE SPACE

FREESTANDING SIGNS

ITEM	CODE	PERMITTED	PROPOSED
MAX. NUMBER OF SIGNS	§ 4333-20	1	1
MAX. SIGN AREA	§ 4333-20	100 SF	100 SF
MAX. SIGN HEIGHT	§ 4333-20	10'	10'
MIN. SIGN SETBACK	§ 4333-20	10'	10'

ATTACHED SIGNS

ITEM	CODE	PERMITTED	PROPOSED
MAX. NUMBER OF SIGNS	§ 4333-20	2(*)	2
MAX. SIGN AREA	§ 4333-20	100 SF	69 SF EACH SIGN
MAX. LETTERING HEIGHT	§ 4333-20	4'	3'-10"

(*) ONE ADDITIONAL SIGN IS PERMITTED AT REAR AND SIDE ENTRANCE, PROVIDED THAT EACH IS EQUAL TO OR LESS THAN THE MAXIMUM PERMITTED SIZE OF THE FRONT SIGN.

ZONING NOTES

FRANKLIN TOWNSHIP:

1. SECTION XVI
   1.1. INGRESS AND EGRESS SHALL BE PROVIDED BY NOT MORE THAN TWO DRIVEWAYS, EACH NOT LESS THAN 20 FEET NOR MORE THAN 36 FEET IN WIDTH. NO PARKING LOT MAY BE LOCATED WITHIN BUFFER ZONE AREAS. **COMPLIES**
   1.2. NO REQUIRED OFF-STREET LOADING SPACE, INCLUDING MANEUVERING AREA FOR SUCH OFF-STREET LOADING SPACE SHALL BE ESTABLISHED IN THE AREA BETWEEN THE FRONT BUILDING SETBACK LINE AND THE STREET RIGHT-OF-WAY LINE IN ANY INDUSTRIAL DISTRICT UNLESS OTHERWISE SPECIFIED IN THIS CHAPTER. **COMPLIES**
2. SECTION XXIII
   2.1. THE LANDSCAPING IN THE FRONT YARD SHOULD INCLUDE THE PLANTING OF STREET TREES PLANTED NO GREATER THAN 40-FEET ON CENTER. **COMPLIES**
   2.2. LOADING DOCKS, TRUCK PARKING, OUTDOOR STORAGE, TRASH COLLECTION/ COMPACTION, AND OTHER SERVICE FUNCTIONS SHOULD BE LOCATED IN A MANNER THAT MINIMIZES THEIR VIEW FROM ADJOINING ROADWAYS AND FROM ADJOINING RESIDENTIAL PROPERTIES. **COMPLIES**
3. CONNECTION TO PUBLIC RIGHT-OF-WAY (§ 112.89)
   3.1. THE DRIVEWAY SHALL INCLUDE A PAVED OR CONCRETE APRON WHICH EXTENDS FROM THE ROADWAY/ CURB LINE TO THE RIGHT-OF-WAY LINE. **COMPLIES**
4. SIZE AND GRADING OF DRIVEWAYS (§ 112.90)
   4.1. THE DRIVEWAY, EXCLUSIVE OF CURB RETURN RADII, SHALL NOT BE LESS THAN 12 FEET IN WIDTH. THE MAXIMUM WIDTH OF A DRIVEWAY, EXCLUSIVE OF CURB RETURN RADII, SHALL NOT EXCEED 36 FEET EXCEPT FOR UNUSUAL CIRCUMSTANCES. **COMPLIES**
   4.2. THE MAXIMUM PERMISSIBLE GRADE SHALL NOT EXCEED 15%. GRADIENTS UP TO 20% MAY BE ALLOWED WITH EXTENUATING CIRCUMSTANCES AS DETERMINED BY THE TOWNSHIP ENGINEER. **COMPLIES**
5. LOCATION OF DRIVEWAYS (§ 112.91)
   5.1. NO DRIVEWAY ENTRANCE SHALL BE LOCATED CLOSER THAN 50 FEET TO ANY OTHER DRIVEWAY ENTRANCE LOCATED ON THE SAME LOT. **COMPLIES**

SOMERSET COUNTY:

1. CHAPTER 4 - SECTION II - A
   1.1. EXCEPT WHEN SHARED DRIVEWAYS ARE UTILIZED, NON-RESIDENTIAL DRIVEWAY OR ACCESS ROADS SHALL NOT BE LOCATED CLOSER THAN 50 FEET FROM A PROPERTY LINE. **COMPLIES**
   1.2. TWO-WAY DRIVES SHALL HAVE A MINIMUM WIDTH OF 20 FEET WITH RETURNS HAVING A MINIMUM RADII OF 15 FEET. **COMPLIES**
   1.3. THE MAXIMUM SLOPE FOR THE PORTION OF THE DRIVEWAY LOCATED IN THE COUNTY RIGHT-OF-WAY SHALL BE 5%. **COMPLIES**

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

GRAPHIC SCALE: 30 0 15 30 60 120 — 1 INCH = 30 FEET

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	J200933
DRAWN BY:	CR
CHECKED BY:	KM
DATE:	05/19/2021
CAD I.D.:	J200933-SPP-0B

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

SAFSTOR REAL ESTATE CO, LLC.

PROPOSED SELF STORAGE FACILITY & SITE IMPROVEMENTS

MAP: 75 | BLK: 507.14 | LOT: 65.01
471 ELIZABETH AVENUE
FRANKLIN TOWNSHIP
SOMERSET COUNTY
NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

D.F. WISOTSKY
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 42951
CONNECTICUT LICENSE No. 22098
NEW YORK LICENSE No. 072745

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C-301

ORG. DATE - 05/19/2021

CR