



*Environmental Conditions Report  
Prepared For  
610 Franklin Boulevard  
Lot 14.02 Block 286  
Franklin Township  
Somerset County, New Jersey  
VCEA #1509FS*

*December 22, 2017*

*Prepared By:  
Van Cleef Engineering Associates  
32 Brower Lane, PO Box 5877  
Hillsborough, New Jersey 08844*

# ***Environmental Conditions Report***

---

Prepared For 610 Franklin Boulevard  
Lot 14.02 in Block 286  
Franklin Township, Somerset County, New Jersey



## **Table of Contents**

	<b><u>Page</u></b>
Existing Conditions .....	1
Project Description .....	1
Approvals Required.....	2

### **List of Maps and Figures:**

- Figure 1: Exiting Conditions Plan
- Figure 2: Proposed Condition Plan (Site Plan)
- Figure 3: USGS Site Location
- Figure 4: Municipal Tax Map
- Figure 5: Soil Mapping
- Figure 6: Aerial Map
- Figure 7: NJDEP I-Maps Wetlands 2000
- Figure 8: FEMA Flood Zone Map

### **List of Appendices:**

- Appendix A: Annotated Photographs

# **Environmental Conditions Report**

Prepared For 610 Franklin Boulevard  
Lot 14.02 in Block 286  
Franklin Township, Somerset County, New Jersey



## **Existing Conditions**

The project site is located in the Township of Franklin, Somerset County, New Jersey. The property is located in the R-10 (Residential) zone district and contains a total tract area of approximately 2.77 acres. Access to the property is provided via an existing 40 foot wide right of way that intersects Belmar Street. The surrounding property is primarily residential in nature with a church to the south-east. The parcel is currently occupied by woods and brush.

## **Project Description**

The proposed development of the site includes a major subdivision with five (5) new single family lots which will be connected to Belmar Street via a new roadway. A sand filter basin with underdrains is proposed to address the stormwater management for this project. The five new lots will be serviced by public water through a connection to the existing water main along Belmar Street. An 8" sanitary sewer line is proposed to connect to the existing 8" sanitary within Belmar Street.

The existing site currently contains zero acres of impervious area. The impervious coverage for the new development is to be minimized to reduce the impact on the watershed. While the zone allows 60% impervious cover, the project proposes a 38.1% impervious coverage.

Stormwater runoff from the site will be mitigated by the use of low impact development techniques and the construction of structural BMPs. For the purposes of stormwater management, the site will have one sand filter basin for water quality and water quantity control. The storm drainage report has been prepared by VCEA and will be submitted with the full application to the Franklin Township Planning Board.

The existing site condition has one point of access in the form of a right of way that intersect with Belmar Street. While there is expected to be an increase in traffic due to the addition of new homes, the increase is considered to be minor as only five new houses are being added to an already well-established development.

According to the National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM), Panel 188 of 301 for Somerset County, NJ (Figure 8), the property is located in Zone X, which is considered to be outside of the 500-year flood plain. The NJDEP I-Map 2002 wetland mapping (Figure 7) does not indicate freshwater wetland or wetland buffers on the property.

No acid-producing soils are anticipated on-site, nor are any acid producing soil expected to be exposed.

# ***Environmental Conditions Report***

---

Prepared For 610 Franklin Boulevard  
Lot 14.02 in Block 286  
Franklin Township, Somerset County, New Jersey



## **Approvals Required**

Franklin Township Planning Board	-	Preliminary Site Plan Approval
Somerset County Planning Board	-	Site Plan Approval
Somerset-Union Soil Conservation District Certification	-	Soil Erosion Sediment Control Plan
Delaware & Raritan Canal Commission	-	Certification - Site Plan
Franklin Township Water Department	-	Public water service connections
Franklin Township Sewerage Authority	-	Sanitary sewer service connection
Franklin Township	-	Road opening permit for utility connections and driveway.
County Public Works	-	Road opening permit for utility connections and driveway.
Franklin Township	-	Building construction related permits.

Note, a Final Site Plan approval application shall be submitted at a future date at the direction of the applicant.

# ***Environmental Conditions Report***

---

Prepared For 610 Franklin Boulevard  
Lot 14.02 in Block 286  
Franklin Township, Somerset County, New Jersey



FIGURES

---

---



# Environmental Conditions Report

Prepared For 610 Franklin Boulevard  
Lot 14.02 in Block 286  
Franklin Township, Somerset County, New Jersey

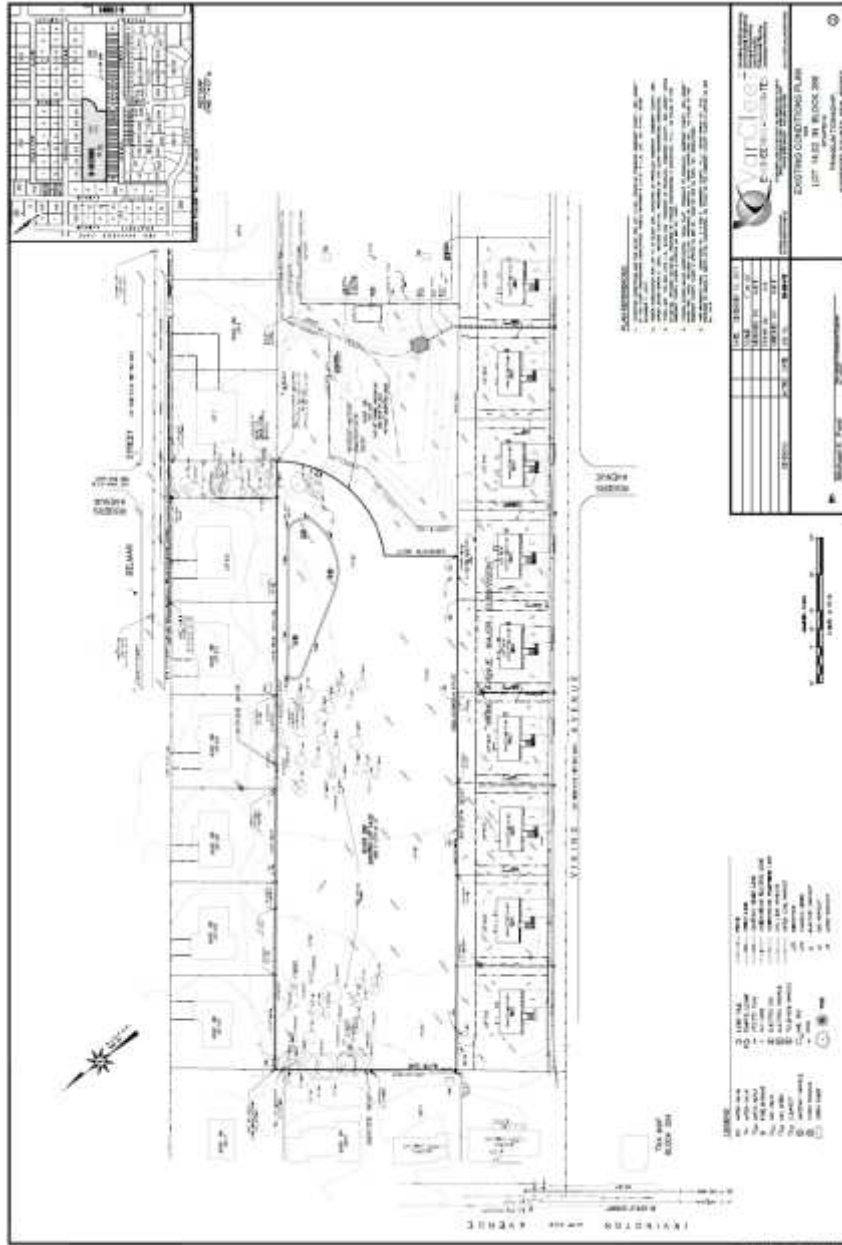


Figure 1: Exiting Conditions Plan

# Environmental Conditions Report

Prepared For 610 Franklin Boulevard  
 Lot 14.02 in Block 286  
 Franklin Township, Somerset County, New Jersey

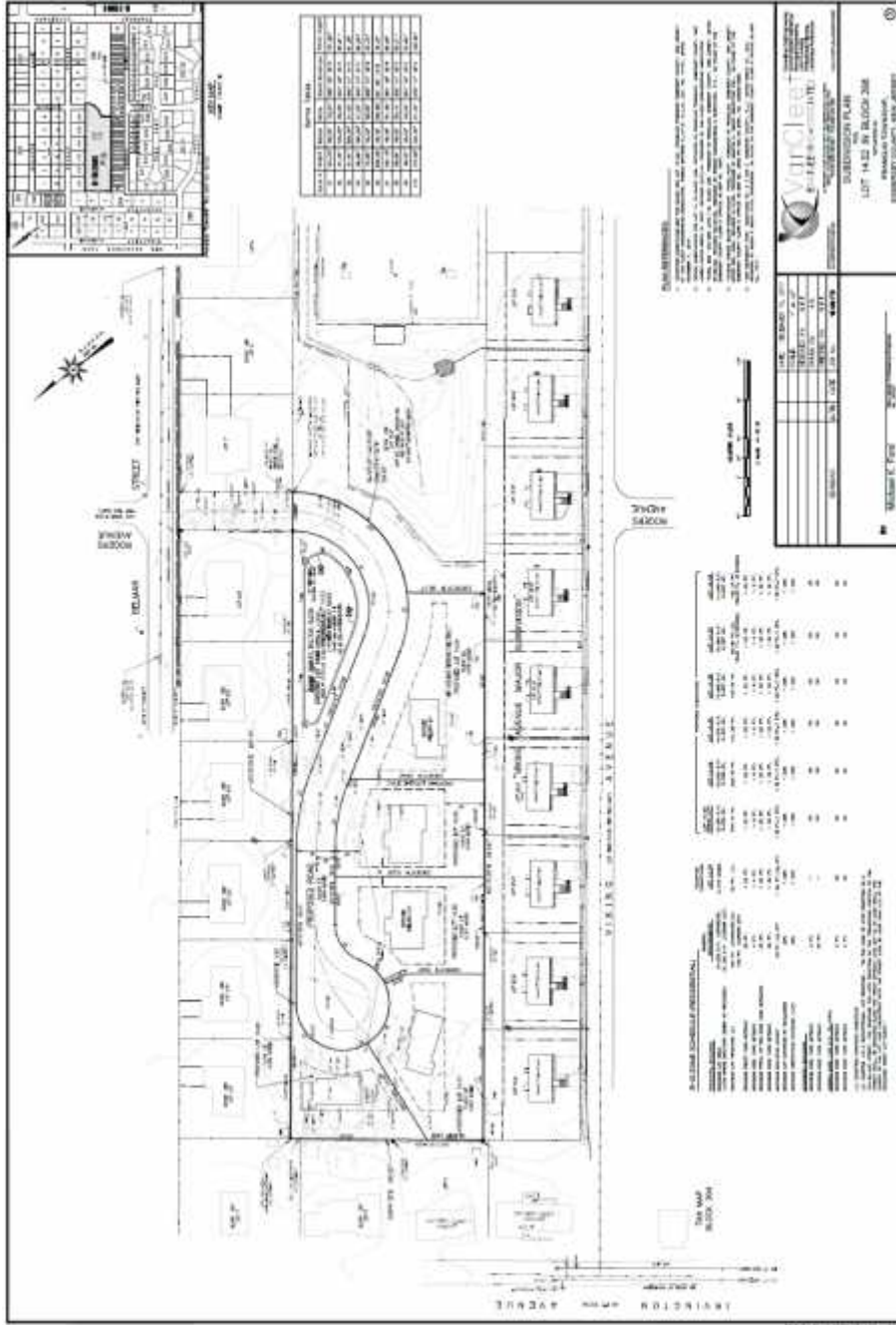


Figure 2: Proposed Condition Plan (Site Plan)

# Environmental Conditions Report

Prepared For 610 Franklin Boulevard

Lot 14.02 in Block 286

Franklin Township, Somerset County, New Jersey

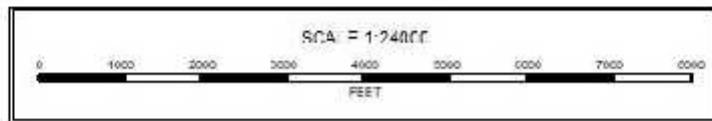
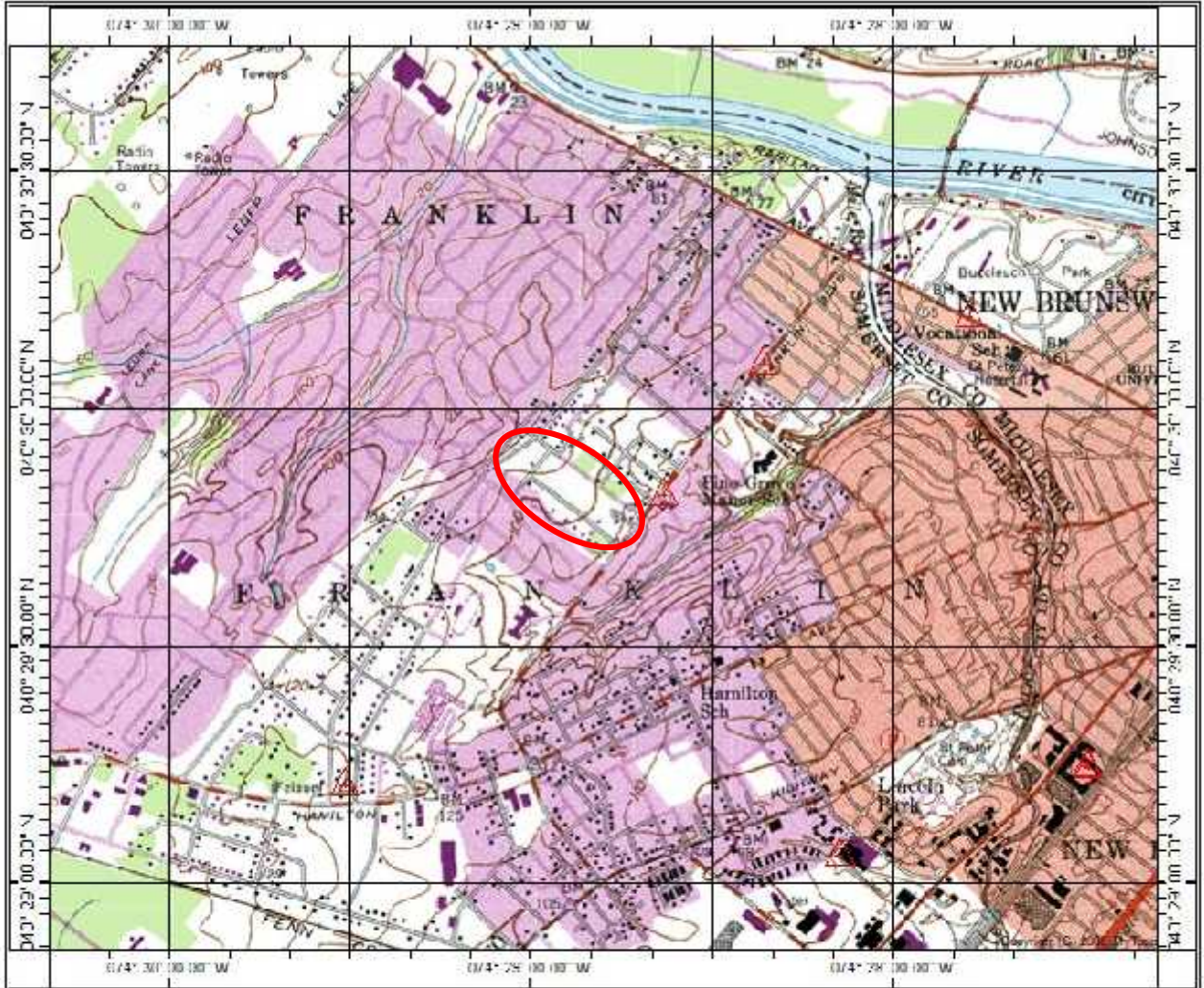


Figure 3: USGS Site Location

Site circled in red.



# Environmental Conditions Report

Prepared For 610 Franklin Boulevard

Lot 14.02 in Block 286

Franklin Township, Somerset County, New Jersey

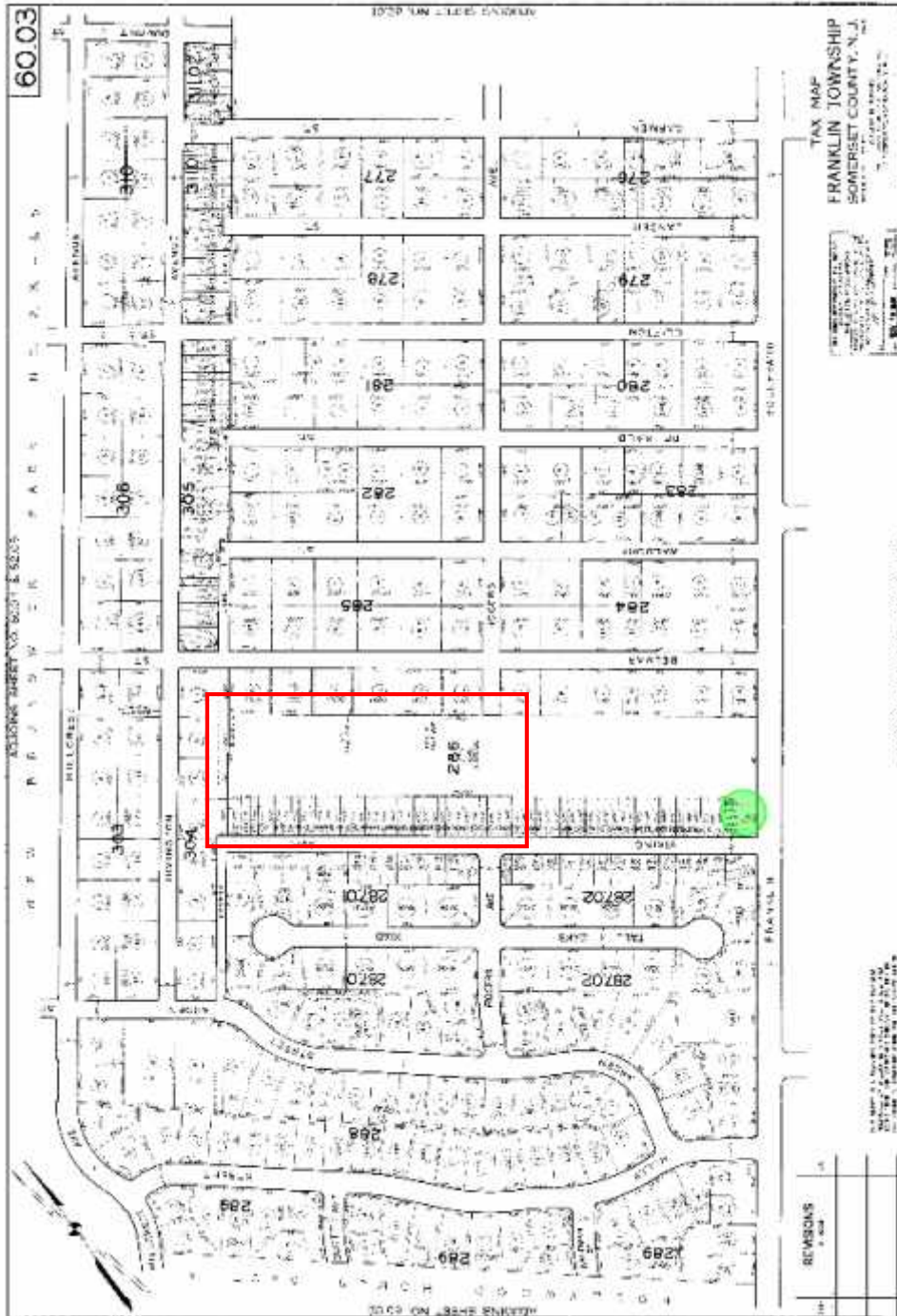


Figure 4: Municipal Tax Map

Site area is boxed in red.

# Environmental Conditions Report

Prepared For 610 Franklin Boulevard  
Lot 14.02 in Block 286  
Franklin Township, Somerset County, New Jersey



Figure 5: Soil Mapping

# ***Environmental Conditions Report***

Prepared For 610 Franklin Boulevard  
Lot 14.02 in Block 286  
Franklin Township, Somerset County, New Jersey



Figure 6: Aerial Map

# Environmental Conditions Report

Prepared For 610 Franklin Boulevard  
Lot 14.02 in Block 286  
Franklin Township, Somerset County, New Jersey



Copyright NJDEP - Map Printed 2017-12-19  
On 10:24

## LEGEND

Applications/NJGW\_Base\_Layers  
Major Roads (1:200000 to 1:999 scale)

— Toll Road

SYMBOLTYPE

— Interstate

— US Highway

— State Highway

— County 500 Series

— County 600 Series

— Roads NJ (Centerlines) (1:50000 to 1:5000 scale)

□ Counties

Applications/NJGW\_Land

■ Wetlands (2012)

Figure 7: NJDEP I- Map with wetland areas in region.  
Area boxed in red.

# Environmental Conditions Report

Prepared For 610 Franklin Boulevard  
Lot 14.02 in Block 286  
Franklin Township, Somerset County, New Jersey

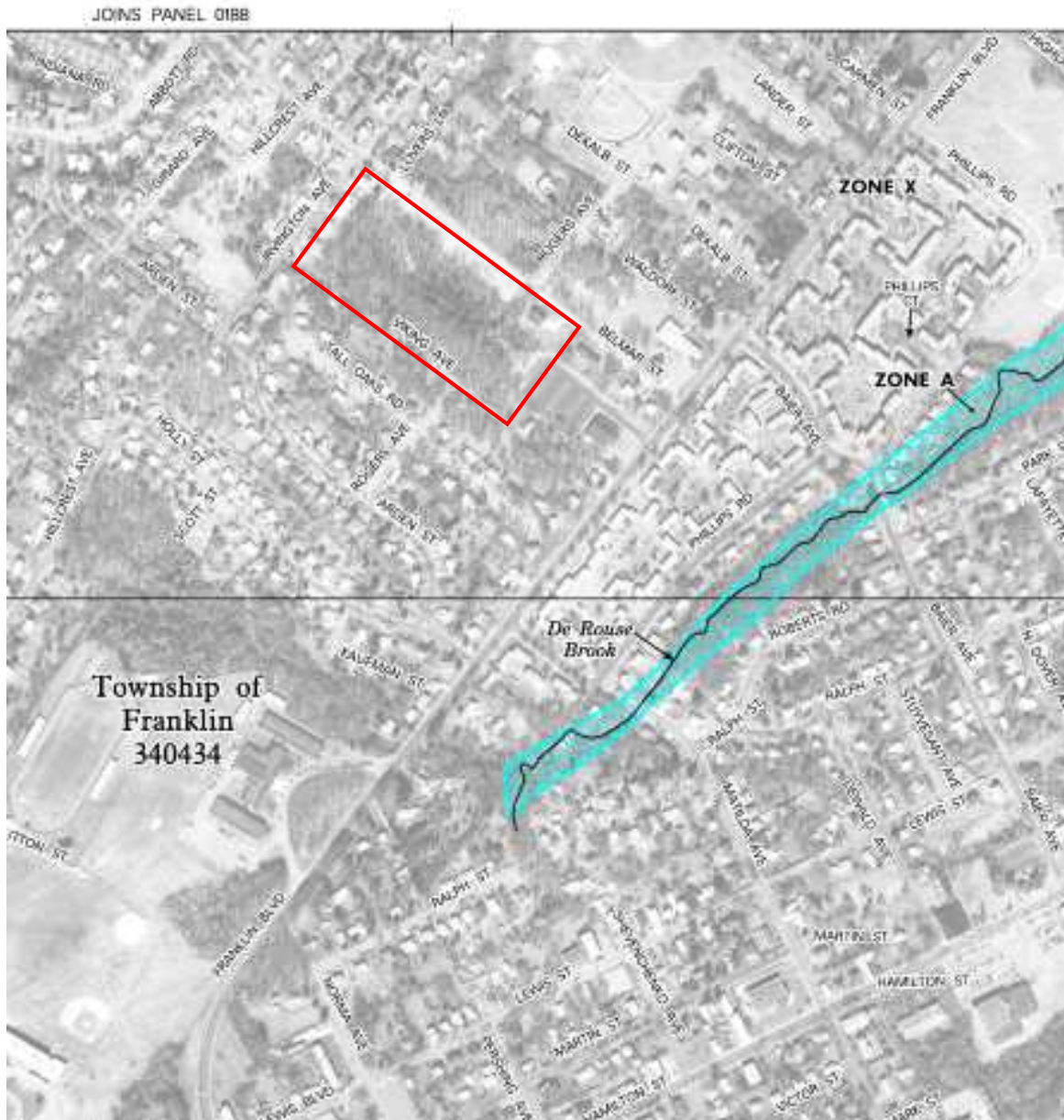


Figure 8: FEMA Flood Zone Map  
Site area is boxed in red.

# ***Environmental Conditions Report***

---

Prepared For 610 Franklin Boulevard  
Lot 14.02 in Block 286  
Franklin Township, Somerset County, New Jersey



APPENDIX A

---

Annotated Color Photographs



# ***Environmental Conditions Report***

Prepared For 610 Franklin Boulevard  
Lot 14.02 in Block 286  
Franklin Township, Somerset County, New Jersey



Photo No. 1

Looking north-west from the parking lot of Mt. Carmel Orthodox Presbyterian Church at the site location.



Photo No. 2

Looking south-west at the intersection of Rogers Avenue and Belmar Street at the proposed entrance to the new development.

# ***Environmental Conditions Report***

Prepared For 610 Franklin Boulevard  
Lot 14.02 in Block 286  
Franklin Township, Somerset County, New Jersey



Photo No. 3

The existing detention basin behind the parking lot of the Mt. Carmel Orthodox Presbyterian Church.



Photo No. 4

Looking toward the project location from Viking Avenue between house number 49 and 53.



# ***Environmental Conditions Report***

Prepared For 610 Franklin Boulevard  
Lot 14.02 in Block 286  
Franklin Township, Somerset County, New Jersey



Photo No. 5  
Intersection of Franklin Boulevard and Belmar Street.



Photo No. 6  
Facing the intersection of Rogers Avenue and Belmar Street at the location of the proposed new roadway that would allow access to the new residential houses.