

## **ENVIRONMENTAL COMMISSION**

**11/08/2021**

**Levin Properties**

**ZBA -21-00019**

This application is for a Major Site plan to demolish vacant K-Mart Store in Rutgers Plaza (940 Easton Avenue. In its place construct 4 story Apartment House with 200 Apartments. 20% proposed to be affordable housing.

For many years K Mart had an automotive center on site with 6 service bays where they performed services including the following; Changing motor vehicle oil, cooling system fluids, radiator fluids, transmission fluids, brake fluids and more. All are hazardous materials. The use of chemical solvents for flushing systems and cleaning tools is also routinely used in facilities such as this. Some of these materials are invariably discharged to floor drains, floor cracks, sinks and pervious surfaces. There is no mention in the applicant's Environmental impact Statement about this or of onsite monitoring wells to determine the extent, if any, of soil or groundwater contamination. The applicant should have records of how and where the used hazardous materials were disposed. Extensive contamination could lead to vapor intrusion which would be harmful to residents living on and above this site. The applicant should investigate these concerns to determine the extent, if any, of these issues and include all findings in an amended Environmental Impact Statement upon full completion of their contractor's investigation.

A waste oil tank license was terminated in 2000. This was a 1000 gallon tank (Program Interest # 005367). Storage tanks of this size were most likely underground. It was a single wall tank. Applicant needs to complete further research into the circumstances of the removal. The proposal to house 200 families on site really requires complete due diligence.

The number of Electric vehicle chargers seems to be below the new requirements of the NJ Regulation. Our estimate is 19 EV chargers in the first year and 19 more in each of the following two 3 yr. cycles for a total of 58. (The calculation really depends on what number of parking spaces are assigned to the building). The applicant cites some chargers at the Stop and Shop. While this is commendable, does it count toward what is required for the new building.? The apportionment appears to be confusing.

Reduction of impervious coverage is also a move in the right direction. We recommend investigating and proposing a further increase the pervious coverage (i.e. use of pervious paving in additional areas). Get to 70% and avoid this variance request.

Final recommendation. Put Solar cells on the roof and apply for a State Community Grant which applies to the cost of the cells. It requires dedicating some of the power to the affordable housing units. Thus, reducing the affordable unit electric bills while also powering the common area's electrical usage.

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