Environmental Assessment Report

For

Proposed Church Buildinge

Lots 13-22 Block 123

Township of Franklin,

Somerset County, New Jersey

October 14, 2017

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APPENDIX

- Aerial Photo Map
- Site Plan
- Tax Map
- Soils Map

This Environmental Assessment Report was prepared in accordance with the Township of Franklin Land Development Ordinance, Section 112-199 (Article XXV).

A. Project Data

The subject parcel encompasses 0.5739 acres, located at the northwest corner of the intersection of Fuller Street and Booker Street. The subject site is specifically identified as Block 123, Lots 13-22, in the Township of Franklin, Somerset County, New Jersey. Currently the site is developed with a church building, annex, and asphalt parking lot. The remainder of the site is a maintained lawn area.

The proposed development consists of removal of existing improvements, construction of a 4,880 square foot church, and a parking lot to accommodate 38 vehicles with access from Fuller Street.

The impervious coverage within the site will increase by 8,600 square feet. The proposed development includes stormwater conveyance system improvements which will detain stormwater and release it at a controlled rate to the existing storm drainage system in Fuller Street. The proposed stormwater management facility consists of an underground detention basin.

B. Mapping

The following maps have been provided to assist with project familiarity and location reference: Township Tax Map, Site Plan, Aerial Photograph Map and Soils Map are within the Appendix of this report. Additionally the Preliminary and Final Site Plan has been submitted as part of the project application to the Township.

C. Existing Environmental Features

1. Natural Resources

- a. **Geologic Character:** the site Is located in the piedmont Physiographic province as mapped by the NJDEP Geological Survey.
- b. **Soil Characteristics:** Based on the US Geological survey, the native soil types on-site are Croton Silt Loam (CoxA) to the western portion of the site, and Reaville Silt Loam (RehA) to the east. These soils are consistent with the Central New Jersey character and pose no problems to the anticipated construction efforts.
- c. **Topography:** the site's topography generally slopes from the middle towards either Fuller Street or the northwest. The slopes are gentle and should pose no problem in construction efforts.

- d. Surface and Subsurface Hydrological Features: the site is currently developed with a church, parsonage, and parking area. Currently, there are no detention facilities, which is typical of a site of this vintage. The majority of the anticipated stormwater runoff from the proposed development will be collected by the proposed conveyance system and directed to the proposed underground detention basin located in the parking lot. This basin has been designed to reduce runoff to existing conditions.
- e. Vegetation and Wildlife: The area to be disturbed as part of the proposed construction consists of existing buildings, pavement, and grassed lawn areas. Any wildlife found traversing the site will be typical of a Central New Jersey metropolitan area and will consist of squirrels, skunks, rabbits and the like, as well as numerous bird species.

2. Manmade Resources

- a. Land Use: Presently on-site the parcel is developed as a church, parsonage and parking area. The parcel is located within the R-F Residential Infill Zone.
- b. **Noise Levels:** Exiting noise levels are consistent with other suburban Central New Jersey communities with most noise emanating from vehicular traffic along adjacent roadways during peak travel times. The proposed construction will maintain existing sound levels at or below New Jersey State guidelines at adjacent property lines.
- c. Access and Transportation Patterns: access to the site is from Fuller Street, a local access roadway. No impacts are anticipated to the surrounding roadways by the parking lot proposed at the site.
- d. **Zoning and Master Plan Delineation:** the subject parcel is located within the R-F Residential Infill Zone. The proposed use is permitted within this zone.
- e. **Community Facilities:** The property is currently serviced by water, sewer, telephone and electric facilities. The proposed development will utilize the existing facilities and connections located on-site.
 - During construction, solid waste will be disposed of by a private contractor at an appropriate recycling/disposal facility. Under proposed conditions, solid waste and recycling materials will be stored in trash enclosures for collection by a private hauler and disposed of at a licensed facility.

Currently, the existing site requires minimal demand from the local Police and Fire Departments other than current monitoring. Under proposed conditions, there will be no required increase in the Police and Fire Department demands to incorporate the facility into the community.

3. Human Resources

There are no significant existing cultural or social factors that contribute to unique aesthetic features or historical character of the site.

4. Pollution Problems

No potential pollution emanating from the site is anticipated other than that from vehicular emissions.

D. Construction Phase

The anticipated Construction Schedule for the project is anticipated as follows.

Receive Planning Board and all other County and State Approvals: November 2017-March 2018

Phase 1 Install soil erosion devices including silt fence, hay bales, as well as other soil erosion and sediment control measures. Clear and rough grade (1 week)

Phase 2 Install/construct stormwater collection system and inlet protection measures

(3 weeks)

Phase 3 Install on site curbing, base paving and other utilities. (3 weeks)

Phase 4 Construct building (36 weeks)

Phase 5 Final grading, install top pavement (1 week)

Note: Timeframes are subject to change due to weather and other uncontrolled or unanticipated factors.

Traffic during the construction process will be handled and coordinated between the contractors and the Franklin Township Police Department.

E. Required Approvals

Beyond Planning Board site Plan Approval, the following represents a listing of other required Approvals:

Somerset County

Franklin Township Sewerage Authority

Somerset/Union County Soil Conservation District

Other miscellaneous Utility companies, as well as the Franklin Township Police and Fire Commission concerns must be addressed.

F. Impact of the Proposed Project

The proposed project will have no significant effects on the site or its surroundings. The development will be incorporated into the existing utility infrastructure.

G. Adverse Impacts

1. Water Quality:

The proposed development has been designed with provisions for the safe and efficient control of storm water runoff in a manner that will not adversely impact the existing drainage patterns, adjacent roadways, or adjacent parcels.

2 Air Quality:

Existing air quality surrounding the site is typical of a central New Jersey urban/suburban setting. There may be some temporary airborne dust particles associated with the construction process, but these conditions will be localized and will dissipate with the stoppage of each work day.

3. Noise:

Exiting noise levels on-site can be characterized as typical of an urban/suburban setting in Central New Jersey. Most noise emanates from the vehicular traffic from adjacent roadways and should be considered minor in nature. Sound pressure levels produced by a facility of this type are subject to daytime and nighttime limits. The regulations limit the A-weighted sound levels produced when measured at the residential property line to the following levels.

Daytime (7:00AM - 10:00 PM) - 65 db(a)

Night (10:00-7:00 AM)-50 db(a)A

The term "A-weighted" is a standardized frequency weighting which attempts to duplicate the human ear frequency and sensitivity and, therefore, provides an overall sound level measurement which correlates with how people actually perceive noise.

The regulations also provide limits for sound pressures in the preferred octave bands with center frequencies between 31.5 and 8,000Hz

Due to the relatively temporary nature of the proposed construction activities and the lack of intense commercial or industrial usage, it is not anticipated that these facilities will exceed the day or nighttime usage allowances and, therefore, ambient noise will not adversely impact the quality of life on or in close proximity of the subject site.

4. Undesirable Land Use Patterns:

Houses of worship are generally considered a beneficial use within a community. It is therefore concluded that the proposed project does not represent undesirable land use patterns.

5. Plant and Wildlife Systems:

Any wildlife species dependent on the existing minimal grass cover for food and food sources will merely relocate to the remaining grassed portion of the site. Other than minimal wildlife relocation, the proposed development will have no detrimental impacts on any significant site flora or fauna.

6. Aesthetic Values:

There will be no scenic views or vistas as a result of the proposed development.

7. Destruction of Natural Resources:

There will be minimal destruction of natural resources.

8. Displacement of People and Businesses:

There will be no displacement as a result of this development.

9. Displacement of Viable Farms:

There will be no displacement as a result of this development.

10. Employment and Property Tax:

The proposed development will not adversely affect the Municipal tax base or employment levels.

11. Destruction of Manmade Resources:

There will be no destruction of manmade resources as a result of the proposed development.

12. Disruption of Desirable Community and Regional Growth:

The proposed development will not effect community or regional growth.

13. Traffic Impacts:

A minimal increase in traffic can be expected. However, the current parking, which requires vehicles to back into travel lanes, will be eliminated. Traffic safety will be improved.

14. Health, Safety and Well-Being of the Public:

The proposed development will have no ill effect on the health, safety or well-being of the community.

H. Project Alternatives

The only project alternative is 'No Project'. Since the church currently exists and is utilizing a sub-standard access point and parking facility, it would seem that the proposed development is a better alternative.

I. Ameliorative Measures

Steps will be taken during the course of construction to protect and preserve the environment. Among the items of consideration are:

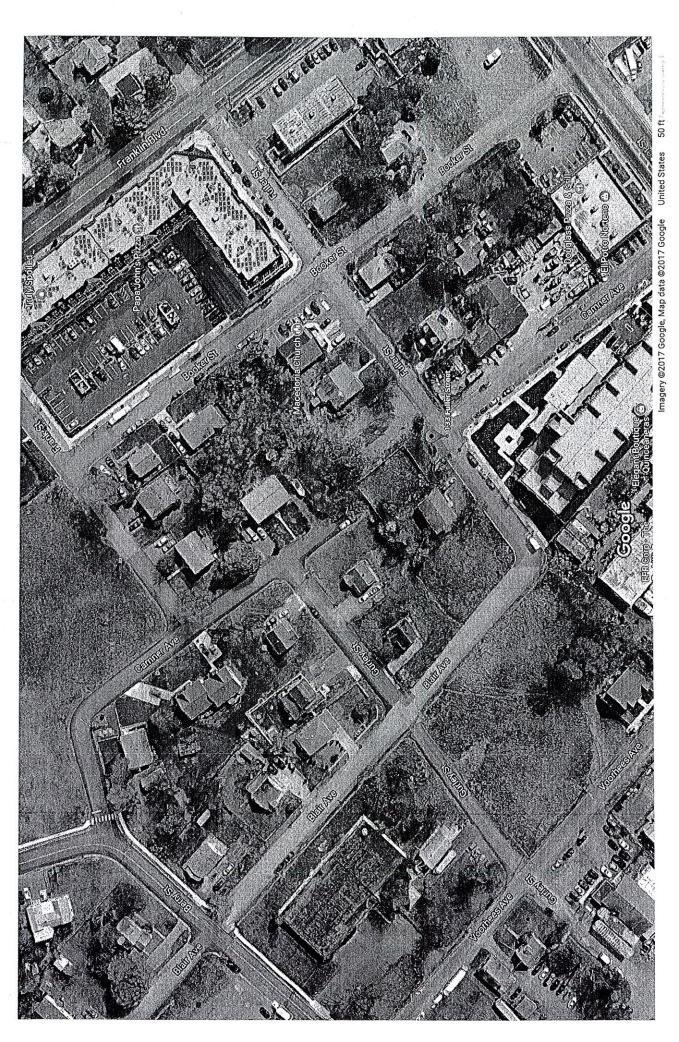
Soil Erosion; the planned development will require approval of the Somerset-union Soil Conservation District and as such will be subject to the provisions of the Authority. Silt fencing, inlet protection and seeding measures will be adhered to throughout construction.

Tree Protection: The proposed development will require removal of trees. Trees being removed shall be replaced in accordance with the Township's Land Development ordinance. Trees that are to remain will be protected utilizing tree protection fencing.

J. Documentation

- Franklin Township Development Ordinance
- NJDEP I-Geo Web
- Site Plan
- Tax Map
- Aerial Photo Map

Appendix



https://www.google.com/maps/place/133+Fuller+St,+Somerset,+NJ+08873/@40.4838572,-74.4822551,243m/data=!3m1!1e3!4m5!3m4!1s0x89c3c6b9525b0529:0x1786cc40e09b7f98!8m2!3d40.48348!...

