

# **ENVIRONMENTAL ASSESSMENT**

for:

**PROPOSED SELF STORAGE FACILITY –  
ACCESS SELF STORAGE  
BLOCK 502.01, LOTS 45.01 and 46.01  
297 DAVIDSON AVENUE  
FRANKLIN TOWNSHIP  
SOMERSET COUNTY, NEW JERSEY**

Owner:

297 Davidson Avenue, LLC  
45 River Road  
Flemington, New Jersey 08822

Applicant:

Franklin Storage, LLC  
208 Gates Road  
Little Ferry, New Jersey 07643

Agent:

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Raritan, New Jersey 08869  
TRG No. 21-010

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## **I. INTRODUCTION**

Franklin Township requires preparation and submission of an Environmental Assessment (EA) as part of the overall approval process for preliminary and final site plan approval. As such, this EA has generally been prepared in accordance with the Township's Land Development ordinances, specifically, Article XXV – Environmental and Historic Resources, Section 112-199 – Requirements for Environmental Assessment. Qualifications and Preparers of this EA is presented in Appendix C.

### **A. Project Location**

The proposed Self Storage Facility is proposed to be located on Block 502.01, Lots 45.01 and 46.01. The subject parcels are owned by 297 Davidson Avenue, LLC, 45 River Road, Flemington, New Jersey, 08822. Lot 45.01 is 5.997 acres in size and Lot 46.01 is 5.000 acres in size. These lots shall be consolidated into proposed Lot 45.02, total lot area of 10.717 acres (excluding Davidson Avenue Right-of-Way), hereinafter refer to as the subject property.

### **B. Project Description/Site Plan**

The project proposes to construct one three-story self-storage building totaling 120,750 square feet in size contained within a 40,250 square-foot footprint. Access is via one asphalt-paved driveway from Davidson Avenue proposed to be located along the southern edge of the subject property providing access around the building. Two separate outdoor vehicle storage areas are proposed to be located off of the access drive, one on the north side of the building and one on the west side. In addition, a six car parking area and a loading zone are proposed to be located on the southern side of the proposed building.

Retaining walls are proposed to be located on the north and south side of the proposed self-storage building. A perimeter fence is proposed to be located around the building and outdoor storage areas.

One detention basin is proposed to be located on the west side of the proposed building, west of the proposed loop drive/outdoor storage area, that will address runoff from proposed impervious surfaces, as required (see the Stormwater Impact Report, also prepared by The Reynolds Group and submitted in support of the project, for all details regarding stormwater).

All of the improvements referenced above are proposed to be located on the eastern side of the subject property, closest to Davidson Avenue, between Davidson Avenue and the on-site wetlands/stream corridor.

Additional documentation regarding the proposed project will be provided by the Applicant's professionals during the public hearing(s).

## **II. EXISTING ENVIRONMENTAL FEATURES**

### **A. Natural Resources**

#### **1. Geology/Soils**

The Township of Franklin, Somerset County is located within the Piedmont Province of New Jersey. The section of the Piedmont Province in which the project is located is underlain with Triassic sandstone, shale, siltstone, and conglomerate. They are between 230 to 190 million years old. They rest on a large, elongate crustal block that dropped downward in the initial stages of the opening of the Atlantic Ocean. These down-dropped blocks formed valleys known as rift basins. Sediment eroded from the adjacent uplands was deposited along rivers and in lakes within the basins. These sediments became compacted and cemented to form conglomerate, sandstone, siltstone, and shale. They commonly have a distinctive reddish-brown color.

Bedrock geology is identified as being comprised of the Passaic Formation, pursuant to review of the 2006 Master Plan.

Surficial geologic formation on the section of the subject property on which the project is proposed to be constructed is identified as the Weathered Shale, Mudstone, and Sandstone formation, pursuant to review of the NJDEP's GIS databases. Lithology is as follows: silty sand to silty clay with shale, mudstone, or sandstone fragments; reddish brown, yellow, light gray in color and as much as 10 feet thick on shale and mudstone and 30 feet thick on sandstone.

According to the US Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Web Soil Survey, soil data for Somerset County, the following soil types underlie the subject property:

Map Unit: PenB—Penn silt loam, 2 to 6 percent slopes

Component: Penn (85%)

The Penn component makes up 85 percent of the map unit. Slopes are 2 to 6 percent. This component is on hills on piedmonts. The parent material consists of fine-loamy residuum weathered from acid reddish shale, siltstone, and fine-grain sandstone. Depth to a root restrictive layer, bedrock, lithic, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Component: Readington (5%)

Generated brief soil descriptions are created for major soil components. The Readington soil is a minor component.

Component: Klimesville (5%)

Generated brief soil descriptions are created for major soil components. The Klimesville soil is a minor component.

Component: Norton (5%)

Generated brief soil descriptions are created for major soil components. The Norton soil is a minor component.

Map Unit: PenC—Penn silt loam, 6 to 12 percent slopes

Component: Penn (90%)

The Penn component makes up 90 percent of the map unit. Slopes are 6 to 12 percent. This component is on hills on piedmonts. The parent material consists of fine-loamy residuum weathered from acid reddish shale, siltstone, and fine-grain sandstone. Depth to a root restrictive layer, bedrock, lithic, is 20 to 39 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Component: Royce (5%)

Generated brief soil descriptions are created for major soil components. The Royce soil is a minor component.

Component: Klinesville (5%)

Generated brief soil descriptions are created for major soil components. The Klinesville soil is a minor component.

Map Unit: RehA—Reaville silt loam, 0 to 2 percent slopes

Component: Reaville (85%)

The Reaville component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on interfluvial areas on piedmonts. The parent material consists of interbedded fine-grained fine-loamy residuum weathered from sandstone and siltstone and/or shale. Depth to a root restrictive layer, bedrock, lithic, is 20 to 39 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February, March, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Component: Readington (4%)

Generated brief soil descriptions are created for major soil components. The Readington soil is a minor component.

Component: Bucks (4%)

Generated brief soil descriptions are created for major soil components. The Bucks soil is a minor component.

Component: Reaville, poorly drained (4%)

Generated brief soil descriptions are created for major soil components. The Reaville, poorly drained soil is a minor component.

Component: Croton (3%)

Generated brief soil descriptions are created for major soil components. The Croton soil is a minor component.

Map Unit: RehB—Reaville silt loam, 2 to 6 percent slopes

Component: Reaville (85%)

The Reaville component makes up 85 percent of the map unit. Slopes are 2 to 6

percent. This component is on interfluves on piedmonts. The parent material consists of interbedded fine-grained fine-loamy residuum weathered from sandstone and siltstone and/or shale. Depth to a root restrictive layer, bedrock, lithic, is 20 to 39 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February, March, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Component: Readington (4%)

Generated brief soil descriptions are created for major soil components. The Readington soil is a minor component.

Component: Klinsville (4%)

Generated brief soil descriptions are created for major soil components. The Klinsville soil is a minor component.

Component: Bucks (4%)

Generated brief soil descriptions are created for major soil components. The Bucks soil is a minor component.

Component: Croton (3%)

Generated brief soil descriptions are created for major soil components. The Croton soil is a minor component.

Map Unit: RorAt—Rowland silt loam, 0 to 2 percent slopes, frequently flooded

Component: Rowland, frequently flooded (85%)

The Rowland, frequently flooded component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains on piedmonts. The parent material consists of red and brown fine-loamy alluvium derived from sandstone and shale and/or conglomerate. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is frequently flooded. It is frequently ponded. A seasonal zone of water saturation is at 24 inches during January, February, March, April, May, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Component: Birdsboro (5%)

Generated brief soil descriptions are created for major soil components. The Birdsboro soil is a minor component.

Component: Raritan, rarely flooded (5%)

Generated brief soil descriptions are created for major soil components. The Raritan, rarely flooded soil is a minor component.

Component: Bowmansville, frequently flooded (5%)

Generated brief soil descriptions are created for major soil components. The Bowmansville, frequently flooded soil is a minor component.

## **2. Topography**

Given the on-site stream corridors located on the subject property, topography is quite variable across the site. Within the project's proposed limits of disturbance, slopes range from approximately four percent (large areas closest to Davidson Avenue) to close to 40 percent (slope down to the sanitary sewer easement). In between, slopes range from approximately seven percent to approximately 11 percent (appears to be associated with man-made excavated area).

Within the project's proposed limits of disturbance, there are no unique landforms present, including rock outcrops or ledges.

## **3. Surface Water Resources**

According to the NJDEP's GIS databases, two segments of a Raritan River UNT's flow across the central central-west section of the subject property. Both are classified as FW2-NT C2. The subject property is located in the Raritan R Lower (Lawrence to Millstone) watershed and the Raritan R Lwr (I-287 Piscataway-Millstone) sub-watershed.

### **a. Wetlands**

On-site wetlands were delineated by others and approved by the NJDEP via issuance of the Letter of Interpretation – Line Verification, NJDEP File No. 1808-03-0015.1. The limits of wetlands shown on the Preliminary and Final Site Plans was obtained from the map entitled "Wetlands Plan 297 Davidson Avenue, Franklin Township, Somerset County, New Jersey, revised to July 30, 2018, prepared by Base Engineering, Inc. Wetlands are confined to relatively narrow fringes associated with the Raritan River UNT's referenced above and are limited in width by relatively steep slopes. A relatively narrow feature identified as a State open water is located on the northwestern corner of Lot 45.01, closest to Pierce Street. On-site wetlands were classified as Intermediate Resource Value with an associated 50-foot-wide transition area.

### **b. Floodplains**

The limits of the flood hazard area (FHA) associated with the Raritan River UNT's referenced above and illustrated on the Preliminary and Final Site Plans were obtained from the map entitled "Flood Plain Plan 1 and 2, 297 Davidson Avenue, Franklin Township, Somerset County, New Jersey, dated August 9, 2006, prepared by Benchmark Civil Engineering Services, Inc. The width of the riparian zone is 50 feet. Both the limit of the FHA and the width of the riparian zone were approved by NJDEP in the FHA Verification, NJDEP File No. 1808-03-0015.1, FHA 180001.

### **d. Delaware and Raritan Canal Commission (DRCC) Review Zone B**

The 100-foot wide DRCC stream corridor buffer extends perpendicularly away from the on-site Raritan River UNT's, as shown on the Preliminary and Final Site Plans.

## **4. Groundwater Resources**

According to the United States Geological Survey Water-Supply Paper 2325 entitled *National Water Summary 1986 - Ground Water Quality: New Jersey*, New Jersey aquifers are classified into to two groups - Coastal Plain aquifers and non-coastal plain



aquifers. That portion of Franklin Township in which the proposed project is located is above non-coastal plain aquifers, specifically those associated with aquifers in the Newark Group.

Aquifers within the Newark Group are comprised of fractured shale and sandstone units. This aquifer system is generally interconnected with surface water sources (i.e. streams, ponds, wetlands). Aquifer recharge occurs as direct precipitation and seepage from surface waters. Specifically, the project site is underlain with red shale and sandstone associated with the Brunswick Formation, the most important aquifer in the Triassic Basin.

Although there are no specific studies regarding recharge areas, local flow systems are typically recharged at higher elevations (topographically) and discharge at low areas. Within the project site, the naturally vegetated upland areas containing no impervious surfaces are likely well-suited to recharge. Due to lack of any on-site improvements/impervious surfaces, the majority of the site is likely suitable for aquifer recharge. Generally, recharge is nearly entirely from precipitation within the aquifer basins.

According to studies done for the Township's Master Plan as well as the NJDEP's GIS databases, the project site is underlain by the Passaic Formation. The subject property is not mapped as being located above a sole source aquifer.

Refer to the Stormwater Impact Report, prepared by The Reynolds Group and submitted (under separate cover) in support of the proposed project for details pertaining to recharge.

## **5. Vegetation**

With exception of the easternmost end of Lot 45.01, which is comprised of a relatively large area of maintained lawn and contains the relatively large areas of remnant concrete pads, the subject parcels are heavily vegetated and contain a significant number of large trees. Tree species located on the eastern end of the subject property on which the project is proposed to be constructed include white mulberry, black cherry, red cedar, red and white oaks, red, sugar, and Norway maples, white and shagbark hickories, and black locust. In addition, several ornamental species are located on-site including an arborvitae species, Norway spruce, and a pear species which is becoming invasive. Dominant shrubs include autumn olive, Morrow's honeysuckle, and multiflora rose. The locations of these trees are illustrated on the Existing Conditions, Demolition, and Tree Replacement Plan (Sheet 3).

### **a. Threatened and Endangered Species**

According to the NJDEP, Division of Parks and Forestry, Office of Natural Lands Management, Natural Heritage Program (NHP)/Landscape Project correspondence dated August 19, 2021 (Appendix B), no rare plants, ecological communities, Natural Heritage Priority sites, or vernal pool habitat were reported to be located on or within the immediate vicinity of the project site. Vernal pool habitat was reported to be located within one mile of the subject property.

## **6. Wildlife**

Given its size, primarily vegetated character, and presence of surface water resources

and wetlands, the vegetation associated with it, species diversity and population numbers can be expected to be relatively high, despite its location proximate to existing commercial and industrial land use. White-tailed deer, raccoon, opossum, red fox, skunk, eastern gray squirrel, and eastern chipmunks as well as a number of smaller rodents (i.e., mice and voles) could reasonably be expected to utilize the subject property. The number of avian species utilizing the subject property likely fluctuates with migration but it is expected that a number of common species utilize the on-site habitats yearly for foraging, nesting, and cover. Various reptiles (common snakes) and amphibians are likely associated with the on-site watercourses and wetlands.

**a. Threatened and Endangered Species**

According to the documentation provided by the NHP/Landscape Project, dated August 19, 2021 (copy in Appendix B), with exception of the Great Blue Heron (Foraging - Special Concern), no rare (threatened or endangered) species were reported to be located on or in the immediate vicinity of the subject property.

ENSP reportedly tracks the coastal bog metarranthis (moth) on and within the vicinity of the subject property; however, habitat requirements of this moth species include acidic swamps and bogs, as well as sandplain pitch pine/scrub oak barrens and heathlands of which does not exist on or proximate to the subject property or generally within Somerset County.

Species reported to be located within one mile of the subject property are reported as follows:

Bald Eagle	Foraging / Nest	State Endangered
Cliff Swallow	Breeding Sighting	Special Concern
Cooper’s Hawk	Breeding/Sighting	Special Concern
Great Blue Heron	Foraging	Special Concern
Leonard’s Skipper	Casual Flyby	Special Concern
Eastern Box Turtle	Occupied Habitat	Special Concern
Coastal Bog Metarranthis – See above		

**B. Man-made Resources**

**1. Existing Land Use**

The subject parcels are generally unimproved and naturally-vegetated except that Lot 45.01 contains two relatively large concrete pads (former one-story masonry buildings) and three asphalt-paved areas, two of which represents a remnant access driveway into the parcel from Davidson Avenue. In addition, two abandoned septic tanks are located on Lot 45.01.

Lot 46.01 formerly contained a dwelling and a barn.

A 20-foot wide sanitary sewer easement and a 15-foot wide temporary construction easement run generally north to south across the central section of the subject property. A ten-foot wide gas main easement extends into Lot 45.01 from Davidson Avenue to the larger of the two on-site concrete pads.

**2. Zoning**

The subject property is located in the B-1 Business and Industry District; the proposed self-storage facility is a permitted use in the B-1 District. No bulk “C” variances are

required except for parking – a total of 25 spaces are required and only six are provided. Additional documentation regarding zoning and compliance with same will be provided by the Applicant's professionals during the public hearing(s), as required.

### **3. Master Plan Delineation**

The site is located within Planning Sector 5, according to the 2006 Master Plan, where on the subject property is shown to be comprised of residential land use. Dominant land use along Davidson Avenue in the vicinity of the subject property is identified as commercial and industrial. Pursuant to review of the NJDEP's GIS databases, the subject property is located in Planning Area 1 (Metropolitan).

### **4. Community Facilities and Utilities**

The Franklin Township Administrative Offices, Police Department, and Public Library are all housed in the municipal complex on DeMott Lane, with the exception of the Department of Health, Department of Social Services/Welfare, and the Department of Parks and Recreation. These Departments are located more centrally to the most heavily populated portion of the Township.

The Township is served by ten volunteer fire companies. These are administered in four fire districts. The project site is located nearest to the Elizabeth Avenue Fire Company, located to the north.

Regarding utility service, water, sewer, gas, and electric service exits within Davidson Avenue and will be routed into the subject property to the proposed new self-storage building as illustrated on the Grading and Utility Plan (Sheet 5).

#### Storm Sewer

Stormwater runoff generated on-site will be collected and conveyed to the proposed detention basin that will be out-failed into the on-site wetland area located west of the proposed basin. Refer to the Stormwater Impact Report prepared by The Reynolds Group, Inc. (submitted in support of the proposed project under separate cover) for details regarding on-site drainage.

Additional documentation regarding utility service will be provided by the Applicant's professionals during the public hearing(s), as required.

### **5. Cultural Resources**

Pursuant to review of the NJDEP's GIS databases, the subject property is not listed as a historic property nor is it mapped as being located within a historic district. Neither historic properties nor historic districts are mapped as being located adjacent or proximate to the subject property. Neither the subject nor area properties are identified as being located within or close to a mapped historic archaeological grid site.

### **6. Pollution Problems**

Under present conditions, no readily-observable signs of issues with on-site polluted/contaminated areas were observed to be located on-site. According the NJDEP's GIS databases, the subject property is not identified as a Registered Underground Storage Tank (UST) facility nor is identified as being listed on the Known

Contaminated Sites List (KCSL). There are no areas of historic fill, deed noticed areas, or groundwater contaminated areas located on or proximate to the subject property.

Based on the above, construction of the proposed project would not be affected by or exacerbate any issue with pollution or contamination. Because the project proposes a self-storage facility that is a permitted use in the B-1 District, it would not result in the introduction of a land use (i.e., manufacturing) that has the potential to adversely affect the subject or adjacent properties.

### **III. REQUIRED APPROVALS**

The following licenses, permits, and approvals are required:

#### **STATE**

- NJDEP DLRP Letter of Interpretation Regulatory Line Verification – issued
- NJDEP DLRP FHA Verification - issued
- NJDEP DLRP FWW General Permit No.11 – Outfalls and Intake Structures – to be applied for;
- NJDEP DLRP FHA Individual Permit – to be applied for;
- Delaware and Raritan Canal Commission (DRCC) Stream Corridor Encroachment – pending

#### **COUNTY**

- Somerset-Union Soil Conservation District - pending
- Somerset County Planning Board - pending

#### **MUNICIPAL**

- Franklin Township Planning Board – in progress
- Franklin Township Sewerage Authority - pending

#### **IV. ADVERSE ENVIRONMENTAL/CONSTRUCTION IMPACTS**

##### **1. Soils/Water Quality**

Impacts to water quality as the result of construction of any proposed project can consist of temporary and permanent impacts. Temporary impacts are those that occur during construction and include soil erosion and sedimentation/siltation. Permanent impacts include runoff generated from impervious surfaces constructed as part of any proposed project.

Because the project results in more than 5000 square feet of overall land disturbance, Soil Erosion and Sediment Control Plan Certification is required and will be obtained from the Somerset-Union SCD. During construction of the proposed project, measures would be undertaken, such as the installation of silt fencing and/or staked hay-bales, around the limits of construction to preclude the off-site transport of soil by stormwater runoff during construction.

Runoff generated on-site by the proposed project will be managed for both quantity and quality control in accordance with the Stormwater Management Regulations. Refer to the Stormwater Impact Report prepared by The Reynolds Group, Inc. (submitted in support of the proposed project under separate cover) for details regarding on-site drainage.

##### **a. Wetlands**

With exception of the proposed stormwater outfall structure associated with the proposed detention basin, no part of the project is located within on-site wetlands or wetland transition areas. Construction of the proposed outfall will require NJDEP Division of Land Resource Protection approval. The Applicant will apply for and obtain a Freshwater Wetland General Permit No. 11 – Outfalls and Intake Structures prior to constructing the proposed outfall.

##### **b. Floodplains**

With exception of the proposed stormwater outfall structure associated with the proposed detention basin, no part of the project is located within on-site wetlands or wetland transition areas. Construction of the proposed outfall will require NJDEP Division of Land Resource Protection approval. The Applicant will apply for and obtain the appropriate Flood Hazard Area (FHA) permit prior to constructing the proposed outfall.

##### **c. Delaware and Raritan Canal Commission (DRCC) Review Zone B – Stream Corridor Encroachment**

With exception of the proposed stormwater outfall structure associated with the proposed detention basin (as referenced above) and grading associated with the detention basin as well as the western edge of the proposed facility, the project is located outside of the 100-foot wide DRCC Stream Corridor Buffer. DRCC approval will be obtained prior to commencement of project construction.

##### **2. Air Quality**

Impacts to air quality as the result of construction of any proposed project can consist of temporary and permanent impacts. Temporary impacts are those that occur during construction and include increased particulates (dust). Permanent impacts include

increases of particulates and emissions generated from daily operations of a proposed project.

During construction of the proposed project, an increase of dust may result, however any increase would be temporary and dust levels would recede to normal upon completion of construction.

Because the project does not involve manufacturing processes (i.e. commercial or industrial uses) no stationary emissions associated with the manufacturing process will be discharged to the outside environment. Discharge of emissions associated with on-site operations will be associated with vehicular traffic that would use the proposed facility.

### **3. Noise**

Impacts to the noise environment as a result of construction of any proposed project can consist of temporary and permanent impacts. Temporary impacts are those that occur during construction and include increased noise associated with the operation of construction machinery.

Permanent impacts include an overall increase in ambient noise over existing as a result of daily operations of a proposed project.

Increases in noise levels would be experienced during construction of this proposed project, however these increases would be temporary and would revert to normal upon completion of construction.

Once constructed, noise associated with the project would revert back to passenger vehicles visiting the proposed library.

### **4. Vegetation and Wildlife**

Refer to the Existing Conditions / Demolition / Tree Replacement Plan (Sheet 3) for details regarding the types and numbers of trees to be removed as well as the replacement calculations including the number of replacement trees required, the number of replacement trees proposed (see also the Landscape Plan), and the number of trees proposed to be compensated for via Tree Fund Contribution.

Regarding removal of trees and vegetation in general, all tree/vegetation removal is concentrated on the eastern edge of the subject property, close to Davidson Avenue with the remainder of the site left in its naturally-vegetated pre-construction condition.

Anytime areas of natural vegetation are removed from the landscape and converted to other uses, be it either for relatively passive land uses (i.e., parks, recreational facilities (athletic fields) and even agricultural uses) or for more intensive land use (residential, commercial, industrial uses), certain parts of an areas wildlife population will experience a permanent decrease (mortality) in size. A common misconception is that displaced species will relocate to off-site areas containing similar pre-construction habitat(s) – an idea that is often used to “soften” the impacts to wildlife resulting from a proposed development. Fact is, those off-site habitats are likely at carrying capacity. As such, as

it pertains to the proposed project, loss of some of the on-site wooded areas represents a loss of cover (all wildlife species) and nesting habitat (avian species) as well as a source of food (primarily smaller mammals and avian species).

Conversion of large areas of naturally-vegetated areas generally result in significant impacts. Impacts to wildlife realized by the construction of the proposed project is not expected to be significant; however, given the relatively small size of the area impacted and its location closest to existing human disturbances and development and given that the majority of the subject property would remain in its naturally-vegetated pre-construction condition. In addition, higher value habitats (wetlands/stream corridors) would be minimally impacted. Notwithstanding the issues documented above, some of the displaced species may have the opportunity to be absorbed into the larger naturally-vegetated areas located remaining on and located proximate to the subject property. In addition, species installed as part of the proposed Landscape Plan will increase species diversity that includes a number of evergreens that will provide cover and breeding (avian species) and trees/shrubs that will provide a variety of additional cover and food sources.

Because there are no rare species (plant or animal) reported to be located on-site, none would be adversely impacted by the proposed project. Regarding great blue herons (State-listed Special Concern), with exception of the very limited disturbance to suitable great blue heron habitat (associated with the proposed outfall structure), suitable habitat (wetlands and waters) is proposed to be left in its natural, pre-construction condition so that any great blue herons utilizing on-site habitats would not be adversely impacted.

#### **5. Undesirable Land Use Patterns**

It is expected that the proposed project will not result in the introduction of undesirable land use patterns to the section of Franklin Township in which it is proposed to be located. The proposed new self-storage facility is a permitted use in the zone district in which it is proposed to be located and does not introduce a use that is atypical of the surrounding area, comprised of existing commercial uses. It also represents a relatively low-impact use that is not expected to adversely impact the adjacent commercial land use.

#### **6. Aesthetics**

Aesthetics associated with the proposed project will be consistent and in-kind with area commercial/industrial land use. In addition, the Landscape Plan would complement the proposed as well as surrounding existing land use. As previously referenced, proposed improvements are concentrated on the eastern end of the subject property, situated between two existing commercial uses.

#### **7. Displacement of People/Business**

The proposed project will not result in the displacement of people or business, as none are currently located on-site.

#### **8. Displacement of Viable Farms**

The proposed project does not result in the displacement of a viable farm, as the subject property is not comprised of an active farming operation and there are no active agricultural fields located on-site.



## **9. Destruction of Man-made Resources**

As previously indicated, the subject property is unimproved excepting for the remaining concrete and asphalt-paved areas. These areas are proposed to be razed as part of the proposed project; however, they do not represent any significant man-made resources the demolition of which would not represent an adverse impact to the subject property, adjacent parcels, or the Township.

## **10. Disruption of Desirable Community and Regional Growth**

It is expected that the proposed project would not result in the disruption of desirable community and regional growth. Similar to Section No. 5 above, the proposed new self-storage facility does not introduce a use that is atypical of the surrounding area and, as also previously noted above, it also represents a relatively low-impact use that is not expected to adversely impact the adjacent commercial land use.

## **11. Traffic**

Refer to the Traffic Report, prepared by Dolan and Dean, Consulting Engineers, LLC, submitted as part of the application for details regarding traffic associated with the project.

## **12. Health, Safety, and Well-being of the Public**

Health, safety and well-being of the public would not be adversely impacted as a result of construction and operation of the proposed project. It is expected that all areas of construction will be fenced and gated so that those areas are kept separate from the public. Further, during construction, safety measures will be implemented (i.e., orange plastic safety fence) to ensure safety of both employees and passers-by.

The proposed self-storage facility use is a low-impact use in that it does not represent a use that could typically have activities associated with them that could be construed to represent adverse impacts on the surrounding neighborhood (i.e., manufacturing processes, use of heavy machinery / significant truck traffic).

## **13. Employment and Property Tax**

The project will likely result in some employment opportunities within the Township. It is not expected to have an adverse impact on property taxes as would a proposed residential subdivision (according to an older Rutgers University study, every acre of Somerset County converted to residential uses costs tax payers an average \$10,084.00 per year in municipal services on a perpetual basis).

## **V. PROJECT ALTERNATIVES**

No real project alternatives analysis was completed as part of the development process wherein the typical no-build, reduction in scope, or alternative site(s) were vetted as would be required for larger residential subdivisions, commercial, or industrial complex projects that might result in any number of adverse impacts to the natural and/or man-made environments. The proposed self-storage facility impacts a relatively small area of the subject property while the remainder of the property would remain in its naturally-vegetated, pre-construction condition.

## **VI. METHODS TO MINIMIZE ADVERSE ENVIRONMENTAL IMPACTS**

Methods to minimize adverse impacts pertain to both temporary (construction) and permanent impacts. Methods employed to minimize adverse impacts include but are not limited to the following:

### VEGETATION

Refer to the Existing Conditions / Demolition / Tree Replacement Plan (Sheet 3) for details regarding the types and numbers of trees to be removed as well as the replacement calculations including the number of replacement trees required, the number of replacement trees proposed (see also the Landscape Plan), and the number of trees proposed to be compensated for via Tree Fund Contribution.

### WILDLIFE

As previously indicated, the most effective means of minimizing impacts to wildlife (as well as other natural resources) is by concentrating the proposed project on the eastern end of the subject property and leaving the remainder of the property in its naturally-vegetated pre-construction condition. Leaving relatively un-impacted the wetland and State open water corridors leaves some of the higher-quality on-site habitat intact and unaffected as well as maintains the linear travel corridor that wildlife species use to traverse the subject property to and from habitats located to the north and south. In addition, although limited, the proposed landscape plan will reintroduce vegetation to the site that will provide an additional food source for a number of avian species and small mammals as well as provide nesting habitat for a number of avian species.

### WATER QUALITY

Implementation of the Soil Erosion and Sediment Control Plan to reduce impacts to adjacent properties and areas on-site proposed to remain in their pre-subdivision existing condition. This includes the installation of silt fencing and/or staked hay-bales around the limits of construction.

Potential contamination of groundwater could possibly occur as a result of leaking construction equipment and/or accidental spills. Proper maintenance procedures on the construction site would avoid most leaks and mishaps. Any spills (oil, gasoline, brake fluid, transmission fluid, etc.) would be contained immediately and disposed of properly, off-site, in accordance with State (NJDEP) and Federal (USEPA) protocol.

As part of the Stormwater Management Plan, the State's criteria for addressing water quality, under the Best Management Practices (BMP) regulations, has been satisfied.

### AIR QUALITY

The application of various control measures during construction activities would be employed in order to minimize the amount of construction dust generated. These measures would include applying water or other suitable moisture-retaining agents on temporary on-site dirt roads, covering haul trucks carrying loose material, or treating materials likely to become airborne and contribute to air pollution if left untreated.

To minimize the amount of emissions generated, maintenance and protection of traffic patterns would be implemented during construction to limit disruption of traffic and to ensure that adequate roadway capacity is available to general traffic during peak periods.

### NOISE

Methods to control the temporary increase in ambient noise generated during construction includes ensuring that construction equipment and motor vehicles meet specified noise emissions standards, construction activities be limited to times permitted by Township ordinance, and that construction material be handled and transported in such a manner as to not create unnecessary noise.

### TRAFFIC

During project construction, to avoid unnecessary construction-related traffic within the project area, construction vehicles would be limited to designated routes and would be kept in the designated staging area. Refer to the Traffic Report, prepared by Dolan and Dean, Consulting Engineers, LLC, submitted as part of the application for details regarding traffic associated with the project.

### AESTHETICS / VISUAL

Construction machinery and materials would be temporary and confined to the site, thereby reducing the unsightliness of these objects within the surrounding area. Once constructed, aesthetics associated with the proposed project will be consistent and in-kind with area land use.

## VII. REFERENCES

Dolan and Dean, Consulting Engineers, LLC. Traffic Impact Statement for Access Self Storage. August 24, 2021.

NJDEP Division of Parks and Forestry, Office of Natural Lands Management, Natural Heritage Program. Rare Species Correspondence. August 19, 2021.

NJDEP. GIS Data and Aerial Photography. Accessed August 8, 2021.

The Reynolds Group, Inc. Preliminary and Final Sites Plans. August 13, 2021, unrevised.

The Reynolds Group, Inc. Stormwater Impact Report. September 2021.

Township of Franklin. Master Plan. 2006 with applicable Amendments.

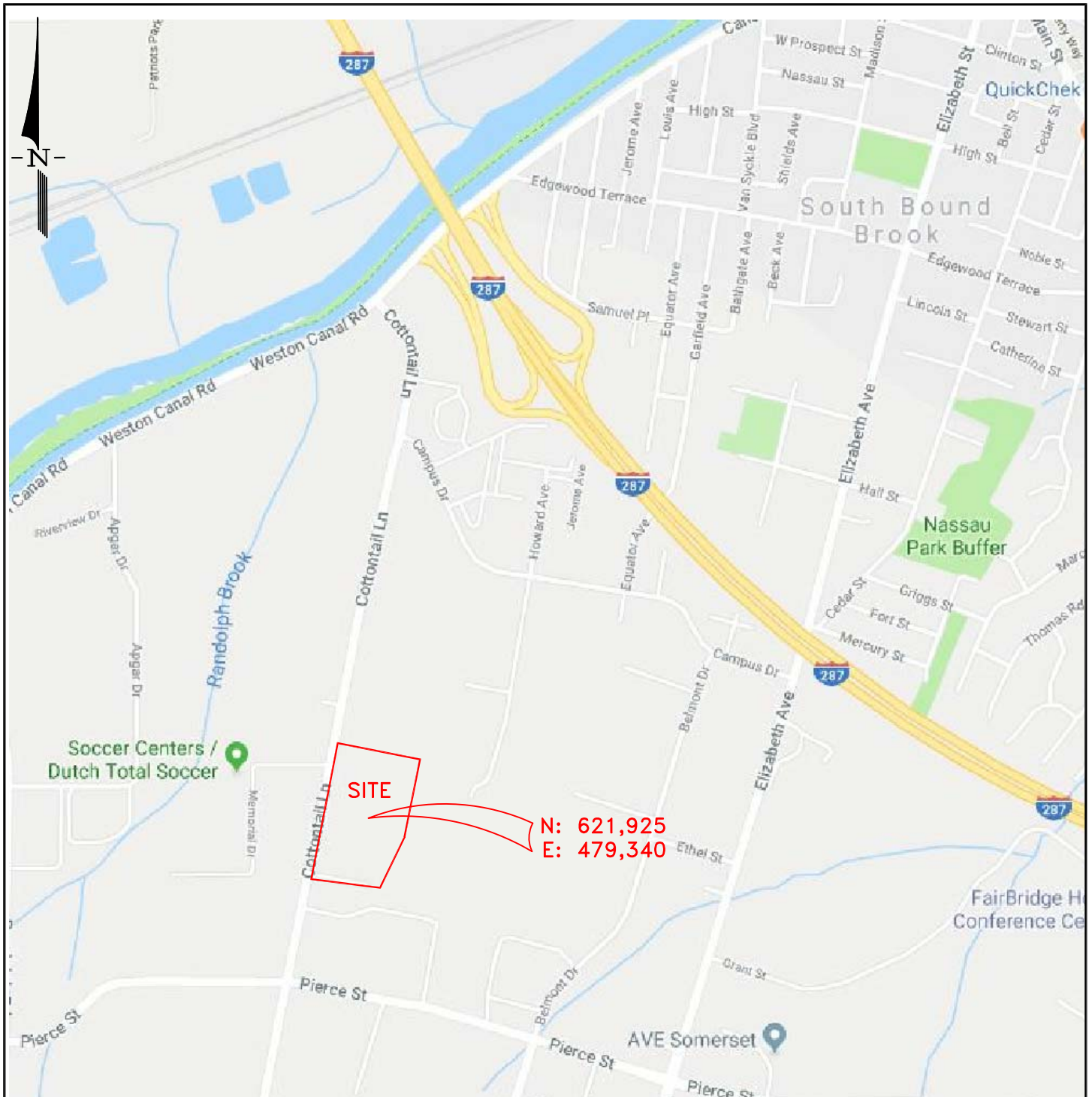
Township of Franklin. Reexamination of Master Plan and Development Regulations. 2016.

Township of Franklin. Environmental Resource Inventory. May 2019.

Township of Franklin. Tax Map.

United States Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS). Web Soil Survey (WSS). Accessed August 8, 2021. <http://websoilsurvey.nrcs.usda.gov/app/>

**APPENDIX A -  
Map Figures**



PROPERTY STREET ADDRESS: 600 COTTONTAIL LANE



575 Route 28 Suite 110 Raritan, N.J. 08869 Tele 908-722-1500

Title: **LOCATION MAP**

Scale: NOT TO SCALE

TRG Job #: 19-002

Date: 07/16/21

Project: **FERRERO USA, INC.**

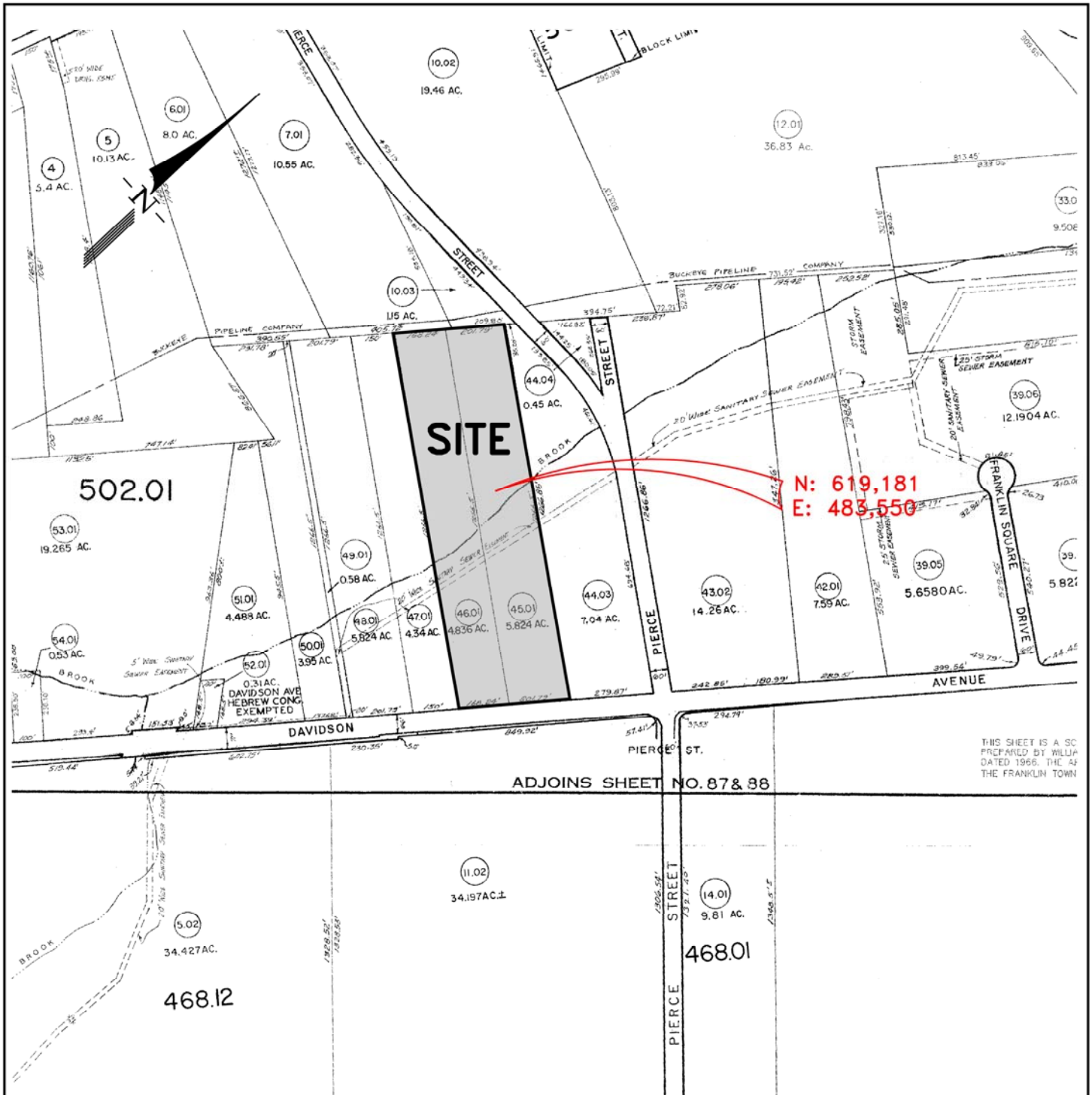
BLOCK 517.06, LOT 15.03

TOWNSHIP OF FRANKLIN

SOMERSET COUNTY, NEW JERSEY

Sheet No.:

**1**



N: 619,181  
E: 483,550

ADJOINS SHEET NO. 87 & 88

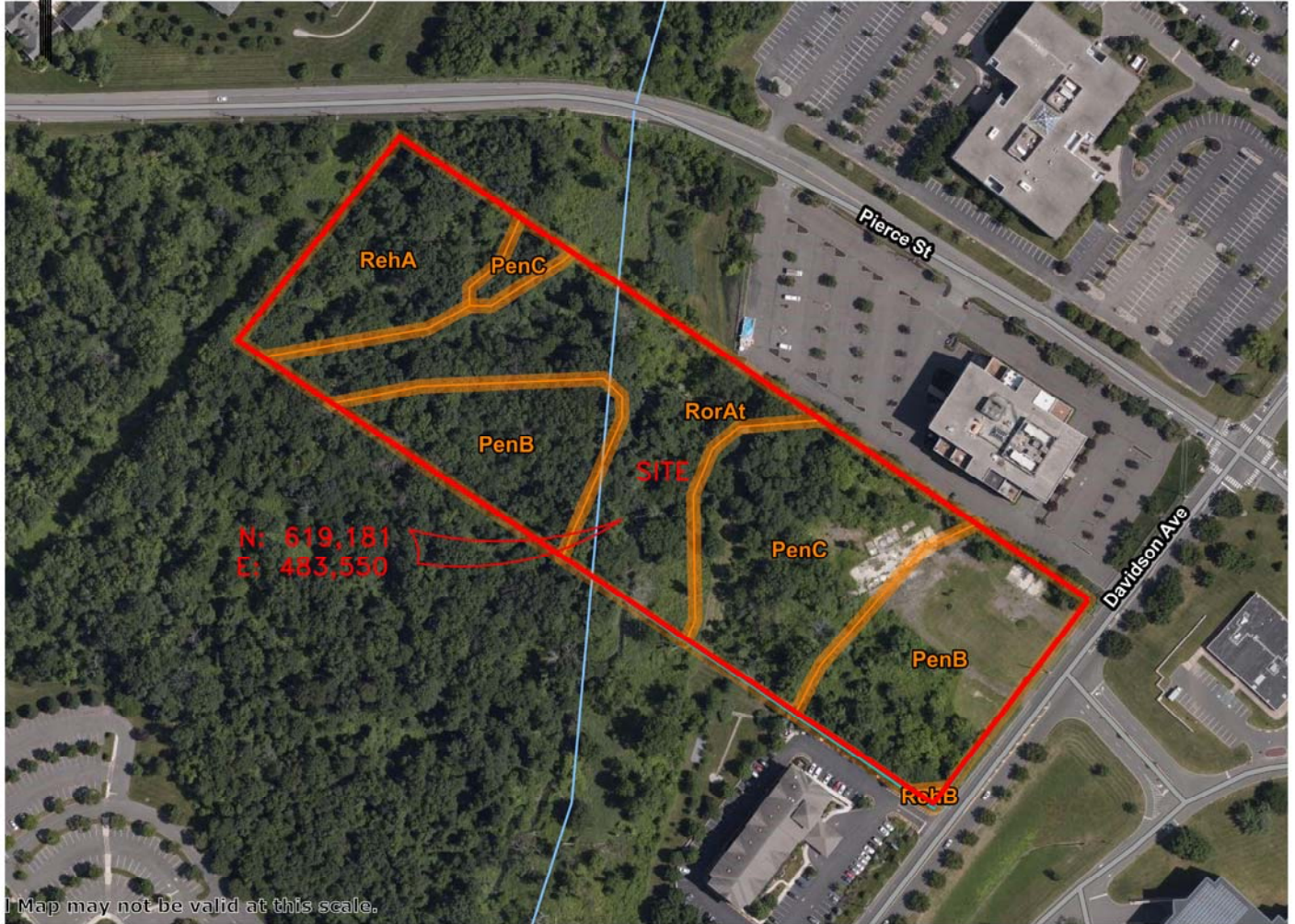
THIS SHEET IS A SC  
PREPARED BY WILLI  
DATED 1966. THE 43  
THE FRANKLIN TOWN



626 No. Thompson Street Raritan, N.J. 08869 Tele 908-722-1500

Title: <b>TAX MAP</b>		
Scale: NOT TO SCALE	TRG Job#: 21-010	Date: 08/10/21
Project: <b>ACCESS SELF STORAGE</b> BLOCK 502.01, LOT 45.01 & 46.01 297 DAVIDSON AVENUE TOWNSHIP OF FRANKLIN SOMERSET COUNTY, NEW JERSEY		Sheet No.:  <b>2</b>





- PenB – PENN SILT LOAM
- PenC – PENN SILT LOAM
- RehA – REAVILLE SILT LOAM
- RehB – REAVILLE SILT LOAM
- RorAt – ROLAND SILT LOAM



575 Route 28 Suite 110 Raritan, N.J. 08869 Tele 908-722-1500

Title: **SOILS MAP (USDA WEB SOIL SURVEY)**

Scale: NOT TO SCALE

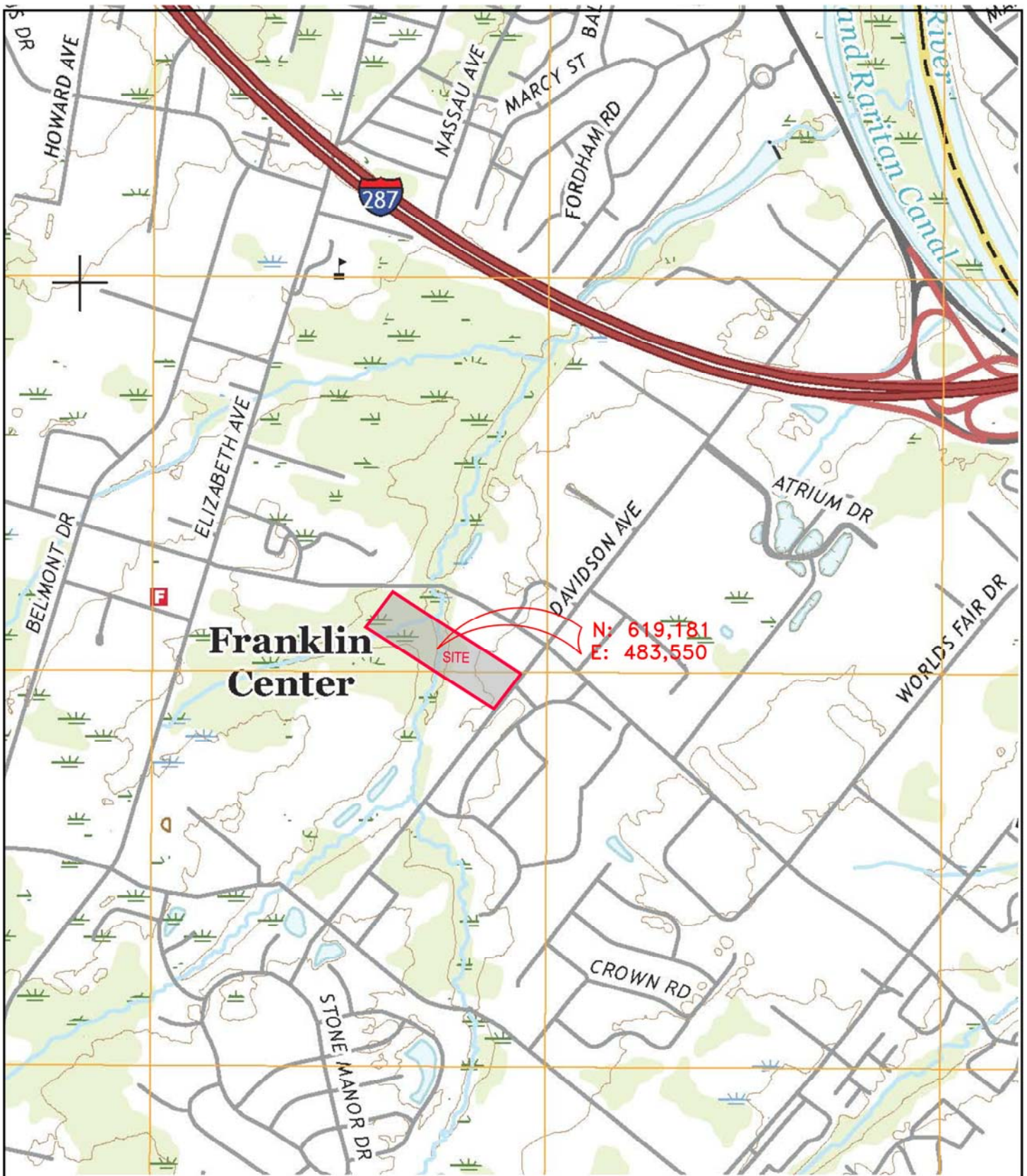
TRG Job #: 21-010

Date: 08/10/21

Project: **ACCESS SELF STORAGE**  
BLOCK 502.01, LOT 45.01 & 46.01  
297 DAVIDSON AVENUE  
TOWNSHIP OF FRANKLIN  
SOMERSET COUNTY, NEW JERSEY

Sheet No.:

**3**



**The Reynolds  
Group Inc.**

575 Route 28 Suite 110 Raritan, N.J. 08869 Tele 908-722-1500

Title: **U.S.G.S TOPO MAP - BOUND BROOK QUAD**

Scale: NOT TO SCALE TRG Job #: 21-010

Date: 08/10/21

Project: **ACCESS SELF STORAGE**  
BLOCK 502.01, LOT 45.01 & 46.01  
297 DAVIDSON AVENUE  
TOWNSHIP OF FRANKLIN  
SOMERSET COUNTY, NEW JERSEY

Sheet No.:

**4**

**APPENDIX B -  
NHP/LANDSCAPE PROJECT DATA**



State of New Jersey

MAIL CODE 501-04

DEPARTMENT OF ENVIRONMENTAL PROTECTION

DIVISION OF PARKS & FORESTRY

NEW JERSEY FOREST SERVICE

OFFICE OF NATURAL LANDS MANAGEMENT

P.O. BOX 420

TRENTON, NJ 08625-0420

Tel. (609) 984-1339 Fax (609) 984-0427

PHILIP D. MURPHY

*Governor*

SHEILA Y. OLIVER

*Lt. Governor*

SHAWN M. LATOURETTE

*Commissioner*

August 19, 2021

Lynne Krauser  
The Reynolds Group, Inc.  
575 Route 28, Suite 110  
Raritan, NJ 08869

Re: 297 Davidson Avenue  
Block(s) - 502.01, Lot(s) - 45.01 and 46.01  
Franklin Township, Somerset County

Dear Ms. Krauser:

Thank you for your data request regarding rare species information for the above referenced project site.

Searches of the Natural Heritage Database and the Landscape Project (Version 3.3) are based on a representation of the boundaries of your project site in our Geographic Information System (GIS). We make every effort to accurately transfer your project bounds from the map(s) submitted with the Natural Heritage Data Request Form into our GIS. We do not typically verify that your project bounds are accurate, or check them against other sources.

We have checked the Landscape Project habitat mapping and the Biotics Database for occurrences of any rare wildlife species or wildlife habitat on the referenced site. The Natural Heritage Database was searched for occurrences of rare plant species or ecological communities that may be on the project site. Please refer to Table 1 (attached) to determine if any rare plant species, ecological communities, or rare wildlife species or wildlife habitat are documented on site. A detailed report is provided for each category coded as 'Yes' in Table 1.

We have also checked the Landscape Project habitat mapping and Biotics Database for occurrences of rare wildlife species or wildlife habitat in the immediate vicinity (within ¼ mile) of the referenced site. Additionally, the Natural Heritage Database was checked for occurrences of rare plant species or ecological communities within ¼ mile of the site. Please refer to Table 2 (attached) to determine if any rare plant species, ecological communities, or rare wildlife species or wildlife habitat are documented within the immediate vicinity of the site. Detailed reports are provided for all categories coded as 'Yes' in Table 2. These reports may include species that have also been documented on the project site.

We have also checked the Landscape Project habitat mapping and Biotics Database for all occurrences of rare wildlife species or wildlife habitat within one mile of the referenced site. Please refer to Table 3 (attached) to determine if any rare wildlife species or wildlife habitat is documented within one mile of the project site. Detailed reports are provided for each category coded as 'Yes' in Table 3. These reports may include species that have also been documented on the project site.

For requests submitted in order to make a riparian zone width determination as part of a Flood Hazard Area Control Act (FHACA) rule application, we report records for all rare plant species and ecological communities tracked by the Natural Heritage Program that may be on, or in the immediate vicinity of, your project site. A subset of these plant species is also covered by the FHACA rules when the records are located within one mile of the project site. One mile searches for FHACA plant species will only report precisely located occurrences for those wetland plant species identified under the FHACA regulations as being critically dependent on the watercourse. Please refer to Table 3 (attached) to determine if any precisely located rare wetland plant species covered by the FHACA rules have been documented. Detailed reports are

provided for each category coded as 'Yes' in Table 3. These reports may include species that have also been documented on, or in the immediate vicinity of, the project site.

The Natural Heritage Program reviews its data periodically to identify priority sites for natural diversity in the State. Included as priority sites are some of the State's best habitats for rare and endangered species and ecological communities. Please refer to Tables 1, 2 and 3 (attached) to determine if any priority sites are located on, in the immediate vicinity, or within one mile of the project site.

A list of rare plant species and ecological communities that have been documented from the county (or counties), referenced above, can be downloaded from <http://www.state.nj.us/dep/parksandforests/natural/heritage/countylist.html>. If suitable habitat is present at the project site, the species in that list have potential to be present.

Status and rank codes used in the tables and lists are defined in EXPLANATION OF CODES USED IN NATURAL HERITAGE REPORTS, which can be downloaded from [http://www.state.nj.us/dep/parksandforests/natural/heritage/nhpcodes\\_2010.pdf](http://www.state.nj.us/dep/parksandforests/natural/heritage/nhpcodes_2010.pdf).

Beginning May 9, 2017, the Natural Heritage Program reports for wildlife species will utilize data from Landscape Project Version 3.3. If you have questions concerning the wildlife records or wildlife species mentioned in this response, we recommend that you visit the interactive web application at the following URL, <https://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=0e6a44098c524ed99bf739953cb4d4c7>, or contact the Division of Fish and Wildlife, Endangered and Nongame Species Program at (609) 292-9400.

For additional information regarding any Federally listed plant or animal species, please contact the U.S. Fish & Wildlife Service, New Jersey Field Office at <http://www.fws.gov/northeast/njfieldoffice/endangered/consultation.html>.

PLEASE SEE 'CAUTIONS AND RESTRICTIONS ON NHP DATA', which can be downloaded from <http://www.state.nj.us/dep/parksandforests/natural/heritage/newcaution2008.pdf>.

Thank you for consulting the Natural Heritage Program. The attached invoice details the payment due for processing this data request. Feel free to contact us again regarding any future data requests.

Sincerely,



Robert J. Cartica  
Administrator

c: NHP File No. 21-4007455-22627

**Table 1: On Site Data Request Search Results (6 Possible Reports)**

<b><u>Report Name</u></b>	<b><u>Included</u></b>	<b><u>Number of Pages</u></b>
1. Possibly on Project Site Based on Search of Natural Heritage Database: Rare Plant Species and Ecological Communities Currently Recorded in the New Jersey Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites On Site	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.3 Species Based Patches	Yes	1 page(s) included
4. Vernal Pool Habitat on the Project Site Based on Search of Landscape Project 3.3	No	0 pages included
5. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	No	0 pages included
6. Other Animal Species On the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	Yes	1 page(s) included

**Rare Wildlife Species or Wildlife Habitat on the  
Project Site Based on Search of  
Landscape Project 3.3 Species Based Patches**

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
Aves	Great Blue Heron	Ardea herodias	Foraging	2	NA	Special Concern	G5	S3B,S4N

**Other Animal Species  
On the Project Site Based on  
Additional Species Tracked by  
Endangered and Nongame Species Program**

Scientific Name	Common Name	Federal Protection Status	State Protection Status	Grank	Srank
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***Invertebrate Animals***

Metarranthis pilosaria	Coastal Bog Metarranthis			G3G4	S3S4
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Total number of records: 1



**Table 2: Vicinity Data Request Search Results (6 possible reports)**

<b><u>Report Name</u></b>	<b><u>Included</u></b>	<b><u>Number of Pages</u></b>
1. Immediate Vicinity of the Project Site Based on Search of Natural Heritage Database: Rare Plant Species and Ecological Communities Currently Recorded in the New Jersey Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites within the Immediate Vicinity	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat Within the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.3 Species Based Patches	Yes	1 page(s) included
4. Vernal Pool Habitat In the Immediate Vicinity of Project Site Based on Search of Landscape Project 3.3	No	0 pages included
5. Rare Wildlife Species or Wildlife Habitat In the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	No	0 pages included
6. Other Animal Species In the Immediate Vicinity of the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	Yes	1 page(s) included

**Rare Wildlife Species or Wildlife Habitat Within the  
Immediate Vicinity of the Project Site Based on Search of  
Landscape Project 3.3 Species Based Patches**

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
Aves	Great Blue Heron	Ardea herodias	Foraging	2	NA	Special Concern	G5	S3B,S4N

**Other Animal Species  
In the Immediate Vicinity of the Project Site Based on  
Additional Species Tracked by  
Endangered and Nongame Species Program**

Scientific Name	Common Name	Federal Protection Status	State Protection Status	Grank	Srank
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***Invertebrate Animals***

Metarranthis pilosaria	Coastal Bog Metarranthis		G3G4		S3S4
------------------------	--------------------------	--	------	--	------

Total number of records: 1

**Table 3: Within 1 Mile for Riparian Zone Width Determination  
(6 possible reports)**

<b><u>Report Name</u></b>	<b><u>Included</u></b>	<b><u>Number of Pages</u></b>
1. Rare Plant Species Occurrences for Riparian Zone Width Determination (Flood Hazard Area Control Act Rule Application) - Within One Mile of the Project Site Based on Search of Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites for Riparian Zone Width Determination - Within One Mile of the Project Site	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat for Riparian Zone Width Determination - Within One Mile of the Project Site Based on Search of Landscape Project 3.3 Species Based Patches	Yes	1 page(s) included
4. Vernal Pool Habitat for Riparian Zone Width Determination - Within One Mile of the Project Site Based on Search of Landscape Project 3.3	Yes	1 page(s) included
5. Rare Wildlife Species or Wildlife Habitat for Riparian Zone Width Determination - Within One Mile of the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	No	0 pages included
6. Other Animal Species for Riparian Zone Width Determination - Within One Mile of the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	Yes	1 page(s) included

**Rare Wildlife Species or Wildlife Habitat for Riparian Zone Width Determination  
Within One Mile of the Project Site  
Based on Search of Landscape Project 3.3 Species Based Patches**

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
<i>Aves</i>	Bald Eagle	Haliaeetus leucocephalus	Foraging	4	NA	State Endangered	G5	S1B,S2N
	Bald Eagle	Haliaeetus leucocephalus	Nest	4	NA	State Endangered	G5	S1B,S2N
	Cliff Swallow	Petrochelidon pyrrhonota	Breeding Sighting-Confirmed	2	NA	Special Concern	G5	S3B,S4N
	Cooper's Hawk	Accipiter cooperii	Breeding Sighting	2	NA	Special Concern	G5	S3B,S4N
	Great Blue Heron	Ardea herodias	Foraging	2	NA	Special Concern	G5	S3B,S4N
	Leonard's Skipper	Hesperia leonardus	Casual Flyby	2	NA	Special Concern	G4	S3
<i>Reptilia</i>	Eastern Box Turtle	Terrapene carolina carolina	Occupied Habitat	2	NA	Special Concern	G5T5	S3

**Vernal Pool Habitat for Riparian Zone Width Determination  
Within One Mile of the Project Site  
Based on Search of Landscape Project 3.3**

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**Vernal Pool Habitat Type**                      **Vernal Pool Habitat ID**

Potential vernal habitat area                      1817

Total number of records:                      1

**Other Animal Species for Riparian Zone Width Determination  
Within One Mile of the Project Site  
Based on Additional Species Tracked by  
Endangered and Nongame Species Program**

Scientific Name	Common Name	Federal Protection Status	State Protection Status	Grank	Srank
-----------------	-------------	---------------------------	-------------------------	-------	-------

***Invertebrate Animals***

Metarranthis pilosaria	Coastal Bog Metarranthis		G3G4		S3S4
------------------------	--------------------------	--	------	--	------

Total number of records: 1

**APPENDIX C –  
Qualifications and Experience of Preparers**



**F. Mitchel Ardman**  
President

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**Professional Experience**

35 Years

**Professional Registration**

Registered Professional Engineer  
New Jersey - No. 24GE03431700  
Pennsylvania - Certificate No. 43566-R  
U.S. Virgin Islands – 0-26021-1B  
Registered Professional Planner  
New Jersey - No. 33LI0449600

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**Highlights of Experience**

**THE REYNOLDS GROUP, INC.**

**1992 -Present**

President in charge of the Companies' Engineering Division with overall responsibility for project design. Responsibilities include review of development proposals, project definition, and the project approval process at the Municipal, County, and State levels of review. Expert testimony at Planning and Zoning Board hearings throughout the State, as required.

**JOHNSON ENGINEERING, INC.**

**1986-1992**

Responsible for all aspects of residential and commercial site development projects for both the public and private sector. Management responsibilities: Participated in initial client contacts to determine requirements and goals for successful projects. Determined scope of services, prepared project budgets based on estimated man-power requirements and prepared detailed client proposals. Developed resource utilization and man-power requirements and coordinated survey, planning, design, and drafting personnel and schedules. Tracked project progress, financial status and prepared billing. Prepared presentations and provided expert testimony before various municipal review agencies. Technical responsibilities: Compiled all relevant information for the purpose of determining site constraints and preparing conceptual development plans. Utilized various engineering software applications, such as HEC-II and Hydro-Plus-III, in the preparation of hydrologic and hydraulic studies, stream modeling, flood plain analysis, and detention basin and outlet structure design. Engineered detailed site development plans which include roadway design, utility, grading, soil erosion and lighting plans and construction details. Prepared technical documents such as stormwater management reports, environmental impact statements, feasibility studies and construction specifications. Coordinated applications and submittals to NJDEP, NJDOT, SCS, Army Corp of Engineers, D & R Canal Commission and local review agencies.

**DONALD STIRES ASSOCIATES**

**1984-1986**

Assisted senior engineers by providing technical assistance in the preparation of residential and commercial site development projects. Designed storm sewer and detention systems, sanitary sewers and roadways. Prepared utility, grading, soil erosion and lighting plans.

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**Education**

**LEHIGH UNIVERSITY - 1984**

Bachelor of Science – Civil Engineering

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**Professional Organizations**

American Society of Civil Engineers  
New Jersey Society of Professional Engineers

**Continuing Professional Education**

Graduate Level Course Work – Civil Engineering  
Fundamentals of Urban Stormwater Management  
Floodplain Hydraulics – HEC -II  
Standards for Individual Subsurface Sewage  
Disposal Systems – Chapter 199  
Freshwater Wetlands Protection Act Rules  
NJDEP Permitting Process

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**Professional Experience**

30 Years

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**Highlights of Experience**

**THE REYNOLDS GROUP, INC.**

**8/2003 - Present**

Environmental services includes wetland delineations utilizing both the Federal Manual for Identifying and Delineating Jurisdictional Wetlands, 1989, and the Army Corps of Engineers Wetlands Delineation Manual, 1987. Current knowledge of the New Jersey Freshwater Wetlands Protection Act Rules. Knowledge of all aspects of natural resources for use in various environmental reports. Permit applications to NJDEP include Letters of Interpretation, General Freshwater Wetlands Fill permits, Individual Freshwater Wetland Fill permits, Transition Area Waivers, and Stream Encroachment permits. Other responsibilities include preparation of wetland mitigation proposals/plans, feasibility studies, Environmental Impact Statements, and Phase I Environmental Site Assessments.

**AVOCA ENGINEERS and ARCHITECTS, LLC**

**4/2000- 08/2003**

Provided professional environmental services for development, design, and construction of unmanned wireless communications facilities located throughout the State of New Jersey. Services included preparation of Lease Assistance Reports, Phase I Environmental Site Assessments, Coordination of Phase II Environmental Site Assessments, NEPA Checklists prepared in accordance with the National Environmental Policy Act of 1969, coordination of Section 106 (of the National Historic Preservation Act of 1966) Initial Consultations with the NJDEP State Historic Preservation Office, and Environmental Assessments and Environmental Impact Statements.

**THE REYNOLDS GROUP, INC.**

**1996 - 04/2000**

Experience and responsibilities similar to those listed above under current employment with The Reynolds Group, Inc.

**THE EDWARDS and KELCEY ORGANIZATION**

**3/1991 - 1996**

Responsible for providing professional environmental services in conjunction with large transportation and mass transit projects. Environmental services included wetland delineations; NJDEP, New Jersey Pinelands Commission, Hackensack Meadowlands Development Commission, US Army Corps of Engineers, US Coast Guard permitting.

**JH CROW COMPANY**

**1990 - 03/1991**

Responsible for wetland delineations; preparation of Statewide General Freshwater Wetland Permits and Transition Area Waiver, preparation of Individual Permits and Wetland Mitigation Plans; environmental monitoring, soil permeability tests; underground storage tank removal and remediation of contaminated soils.

**KELLER and KIRKPATRICK, INC.**

**5/1989 - 1990**

Responsible for designing and drafting site plan drawings including grading plans, site and road layouts, planting and lighting plans, details, and renderings.

**Education**

**RUTGERS UNIVERSITY (COOK COLLEGE)-1989**

Bachelor of Science, Major: Environmental Planning and Design  
(Landscape Architecture)

**CONTINUING PROFESSIONAL EDUCATION**

Methodology for Delineating Wetlands Certification  
Freshwater Wetlands Protection Act Rules  
Wetland Mitigation  
Groundwater Resource Management  
Wetlands Laws and Regulations  
Threatened and Endangered Species  
USFWS 1980 Habitat Evaluation Procedure  
Health and Safety for Hazardous Waste Site Investigation Personnel (40 Hours)  
NJDEP Nonstructural Stormwater Management Strategies Point System

**GREEN TOWNSHIP BOARD of ADJUSTMENT**

Member, January 2006 to Present

**NJDEP WILDLIFE CONSERVATION CORPS.**

**VOLUNTEER PROJECTS**

NJDEP ENSP Amphibian Crossing Survey: 2004, 2005, 2007, 2008,  
2009, 2010, 2011  
NJDEP ENSP Bobcat Project: 2005, 2006, 2007, 2008, 2009, 2010, 2011,  
2012  
NJDEP ENSP Woodland Raptor Survey: 2006, 2011  
NJDEP ENSP Timber Rattlesnake Den Survey: 2007, 2008, 2010, 2011  
USFWS Raptor Banding Program: 2005 - Present  
NJDEP ENSP Copperhead Trapping Project: 2009  
NJDEP ENSP Winter Hibernacula Bat Survey: 2010  
NJDEP ENSP Timber Rattlesnake Gestation Site Survey: 2010, 2011  
NJDEP ENSP Allegheny Woodrat Trapping/Monitoring Project: 2011