

*State Certificate of Authorization
Engineering & Land Surveying No. 24GA27969200
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January 7, 2022

Franklin Township Planning Board
Municipal Building
475 DeMott Lane
Somerset, NJ 08873

RE: **Environmental Impact Statement**
Proposed Warehouse Addition
50 Atrium Drive
Block 468.01, Lot 24.01
TRG # 21-024

Planning Board Members:

This Environmental Impact Statement is regarding the proposed 70,300 sf building addition on the above noted property.

The 11.86.-acre tract includes a one-story main warehouse building with an office area along with a large parking lot and loading docks (originally developed as the Garden State Convention Center). The total impervious coverage from these existing site features is 6.76 acres. The existing site drains to a retention pond in the northern section of the property, along Route 287. There is a small, wooded area behind the building along the eastern property line that abuts an off-site stream channel.

The proposed warehouse addition will be placed over the existing paved parking lot, with the final site impervious area of 6.74 acres. The result is a net reduction of impervious area of 0.017 acres (736 sf). There will be no proposed impact to the existing wooded area or any natural features. All construction shall occur on the previously developed / paved site.

Water and sanitary sewer utilities are present on-site and connections to service the proposed additional will be to these lines. As the impervious area is being reduced on the property (and the paved asphalt

surface greatly reduced) there will be no negative stormwater impact from the proposed project (refer to Stormwater Impact report also prepared for this project).

A landscape plan is also proposed with this project and will provide street trees, shade trees and evergreens. Those proposed plantings will be well in excess of the existing parking lot trees that will be removed for this project.

The project is in the township's 'B-1' Business and Industry zone and will be in compliance with all bulk zoning requirements.

In summary, the project will not affect any natural resources or incur detrimental effects to surrounding properties.

The Reynolds Group, Inc.

A handwritten signature in blue ink, appearing to read "F. Mitchel Ardman", written over a horizontal line.

F. Mitchel Ardman, PE, PP
President