

# ENVIRONMENTAL IMPACT ASSESSMENT REPORT

*For*

*Baldwas Realty, LLC*

*Proposed Warehouse*

*Block 516.01, Lots 4.03 & 5  
545 Weston Canal Road (CR 623)  
Township of Franklin  
Somerset County, NJ*

Prepared by:



1904 Main Street  
Lake Como, NJ 07719  
(732) 974-0198

A handwritten signature in black ink, appearing to read 'Joshua M. Sewald', is written over a horizontal line.

**Joshua M. Sewald, PE, PP**  
NJ Professional Engineer License #52908

February 2022  
DEC # 4151-99-001

## TABLE OF CONTENTS

	<u>Page</u>
A. Environmental Assessment Report .....	4
[1] Project Data .....	4
[2] Mapping .....	4
[3] Existing Environmental Features.....	5
[a.] Natural Resources .....	5
[b.] Man-made Resources .....	6
[c.] Human Resources .....	7
[d.] Pollution Problems.....	7
[4] Construction Phase .....	8
[5] Required Approvals .....	8
[6] Impact of the Proposed Project.....	9
[7] Adverse Impacts.....	9
[a.] Water Quality .....	9
[b.] Air Quality.....	9
[c.] Noise .....	10
[d.] Undesirable Land Use Patterns.....	10
[e.] Damage or Destruction of Significant Plant or Wildlife Systems .....	10
[f.] Aesthetic Values .....	11
[g.] Destruction of Natural Resources .....	11
[h.] Displacement of People and Business .....	11
[i.] Displacement of Viable Farms .....	11
[j.] Employment and Property Tax.....	11
[k.] Destruction of Man-Made Resources.....	11
[l.] Disruption of Desirable Community and Regional Growth .....	12
[m.] Traffic Impacts .....	12
[n.] Health, Safety and Well-Being of the Public .....	12
[8] Project Alternatives .....	12
[a.] No Project or No Action .....	12
[b.] Description of Alternative Road Alignments (if applicable).....	12
[c.] Alternative Costs & Social Impact .....	13
[9] Ameliorative Measures.....	13
B. Conclusion.....	13
C. Appendix	

## **APPENDIX**

- Location Map
- Tax Map
- Aerial Map
- Zoning Map
- USGS Map
- Somerset County Soil Survey
- FEMA Flood Insurance Rate Map
- NJ Geoweb Bedrock Geology Map
- NJ Geoweb State Planning Areas Map
- NJ Geoweb Landscape Map
- Wetland Review Summary - DuBois & Associates
- NJ Geoweb Streams & Water Bodies Map
- Requirements for Environmental Assessment §112-199
- Traffic Impact Study - Dynamic Traffic, LLC (under separate cover)
- ALTA/NSPS Land Survey – ClearPoint Services, LLC (under separate cover)
- Preliminary and Final Major Site Plan Drawings - Dynamic Engineering Consultants, PC (under separate cover)

## ***A. ENVIRONMENTAL ASSESSMENT REPORT***

This Environmental Assessment Report was prepared in accordance with requirements of the Township of Franklin Land Use Ordinance Article XXV, Section §112-199, in support of the Preliminary and Final Major Site Plan application for the Proposed Warehouse on Lots 4.03 & 5, Block 516.01 in the Township of Franklin, Somerset County, New Jersey. The subject parcel qualifies for preparation of an environmental assessment being that the development proposes buildings in excess of 5,000 SF and additional paved surface areas in excess of 5,000 SF. The scope of the project includes the redevelopment of the existing nursery/greenhouse with a proposed 62,500 SF warehouse with associated driveways, parking areas, landscaping, stormwater management systems, and other associated site improvements.

The purpose of this statement is to summarize, highlight, or otherwise qualify, the extent of the effects the proposed development will have on the ecological systems and the environment of the subject property and the lands of the Township of Franklin.

The “Preliminary and Final Major Site Plans” and associated Traffic Impact Study and Stormwater Management, Groundwater Recharge, and Water Quality Analysis have been submitted as part of the Preliminary and Final Major Site Plan Application to the Township.

### ***1) Project Data:***

The subject parcel encompasses approximately 6.85 acres and is located at 545 Weston Canal Road (CR 623). The subject site is specifically identified as Block 516.01, Lots 4.03 & 5 in the Township of Franklin, Somerset County, New Jersey.

The overall tract is located in the B-I (Business and Industry) Zone. The scope of the project includes the redevelopment of the nursery/greenhouse with a proposed 62,500 SF warehouse with associated driveways, parking areas, landscaping, stormwater management systems, and other associated site improvements.

### ***2) Mapping***

The subject site is specifically identified as Block 516.01, Lots 4.03 & 5 as shown on the plan entitled “Preliminary and Final Major Site Plan” dated February 25, 2022, prepared by Dynamic Engineering Consultants, PC. The New Jersey State Plane Coordinates of the site are X = 473,401 and Y = 621,540. The existing conditions of the tract have been verified by the ALTA/NSPS Land Survey as prepared by ClearPoint Services, LLC, dated August 7, 2021. The tract is bound to the north by Weston Canal Road with the Delaware and Raritan Canal State Park and Raritan River beyond; and to the east, west and south by residential dwellings. Enclosed within the Appendix of this report, the

following regional maps have been provided to assist in project familiarity and locational reference: Township Tax Map, USGS Map, Aerial Photo Map, NRCS Soils map and FIRM map. The “Preliminary and Final Major Site Plans” have also been submitted as part of the project application.

3) Existing Environmental Features

[a]. **Natural Resources**

i. Geologic Character

These lands can be characterized as “typical” of central New Jersey geology with minor surface undulations. The immediate site features are consistent with the Passaic Formation in which siltstone and shale are abundant.

ii. Soil Characteristics

Based on the Somerset County Soil Survey, the soil types native to the site include:

SOIL TYPE	SOIL TYPE NAME	HYDROLOGIC SOIL GROUP
DunB	Dunellen sandy loams, 3 to 8 percent slopes	A

These soils are also consistent with central New Jersey character and pose no problem to anticipated construction efforts.

iii. Topography

The site topography generally slopes from the southern portion of the property to the north. The slopes are moderate, and should present no problem to construction efforts.

iv. Surface and Subsurface Hydrological Features

The existing tract consists of the existing nursery/greenhouse and residential dwellings with the remainder of the site consisting of open space and wooded areas. The anticipated stormwater runoff from the proposed development will be collected by the proposed conveyance system and directed to the proposed aboveground bioretention basins and underground infiltration basin. The basins have been designed to accommodate the increase of runoff that will result from development and stormwater management facilities have been designed in accordance with NJAC 7:8.

According to the NJDEP GeoWeb Mapping System and our initial site investigation, the subject parcel is within the vicinity of the Raritan River tributaries. Since the project will propose the development of the proposed driveway within the flood hazard area and riparian buffer, an application to the NJDEP has been submitted and is currently pending at the time of this report.

v. Vegetation and Wildlife

The tract consists of the existing nursery/greenhouse and residential dwellings with the remainder of the site consisting of open space and wooded areas. The project has taken into consideration the Tree Removal section in the Township of Franklin Ordinance and will plant new trees or pay into the tree fund as deemed necessary. The wildlife found on-site would be typical of central New Jersey areas and could include species such as squirrels, opossums, skunks, rabbits, as well as numerous bird species.

**[b]. Man-made Resources**

i. Present Land Use

The tract consists of the existing nursery/greenhouse and residential dwellings with the remainder of the site consisting of open space and wooded areas.

ii. Adjacent Land Use

The tract is bound to the north by Weston Canal Road with the Delaware and Raritan Canal State Park and Raritan River beyond; and to the east, west and south by residential dwellings.

iii. Access and Transportation Patterns

Existing access to the site to the existing nursery/greenhouse is provided via one (1) full movement driveways along Weston Canal Road (CR 623).

iv. Noise Levels

Existing noise levels are consistent with industrial zoned areas in other suburban central New Jersey communities with most noise emanating from vehicular traffic along adjacent roadways during peak travel times.

v. Zoning and Master Plan Delineation

The subject property is located within the B-I (Business and Industry) Zone. The proposed use is permitted within this zone.

vi. Community Facilities

Telephone and Electric utilities are currently available to the property, whereas water, sanitary sewer and gas utilities are not available to the property, therefore, the installation of a well/fire tank, septic tank, and propane tank will be required. 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 for collection by a private hauler and disposed of at a licensed facility.

The proposed warehouse facility will provide one point of access from Weston Canal Road for emergency (police and fire) services.

**[c]. Human Resources**

There are no significant existing cultural or social factors that contribute to unique aesthetic features or historical character of the site. The subject property does not consist of any historical site and is not located within any historical districts.

Furthermore, the proposed project is located within the Delaware and Raritan Canal Commission Zone A. The project will require approval from the Delaware and Raritan Canal Commission.

**[d]. Pollution Problems**

Existing air quality surrounding the site is typical of an industrial corridor in a central New Jersey suburban setting due to the passing cars, heavy duty trucks, buses and other vehicles.

**4) Construction Phase**

	Receive Planning Board and all other County and State Approvals	March 2022 – August 2022
Phase 1	Temporary Soil Erosion Facilities	Immediately
Phase 2	Inlet Protection for Existing Inlets	Immediately
Phase 3	Temporary Seeding	Immediately
Phase 4	Soil Movement and Rough Grading	10 weeks
Phase 5	Slope Embankment Protection	Immediately
Phase 6	Storm Drainage Inlets and Basins (Install Inlet Protection immediately after Installation of Inlets)	8 weeks
Phase 7	Install Telephone and Electric Extensions	8 weeks

Phase 8	Construction of Curb and Sidewalk	2 weeks
Phase 9	Construct Base Course	4 weeks
Phase 10	Maintain Temporary Soil Erosion Facilities	Continuously
Phase 11	Construction of Buildings	4 months
Phase 12	Septic Tank Installation	8 weeks
Phase 13	Well/Fire Tank Installation	8 weeks
Phase 14	Propane Tank Installation	8 weeks
Phase 15	Landscaping and Lighting Fixtures	6 weeks
Phase 16	Final Paving, Striping & Signage	4 weeks
Phase 17	Maintain Temporary Soil Erosion Facilities	Continuously
Note: Timeframes are subject to change due to weather and other uncontrolled or unanticipated factors.		

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

5) **Required Approvals**

The following represents a listing of anticipated approvals:

<b>Franklin Township</b>	Preliminary and Final Site Plan Approval (Planning Board)
<b>Somerset County</b>	Site Plan Approval
<b>Somerset/Union SCD</b>	Soil Erosion & Sediment Control Certification
<b>Delaware Raritan Canal Commission</b>	Site Plan Approval
<b>NJDEP</b>	Flood Hazard Area Verification & Individual Permit
<b>NJDEP</b>	5G3 – Authorization to Discharge Permit

Miscellaneous utility companies, Franklin Township Police and Fire Commission concerns will be addressed as required.

6) **Impact of the Proposed Project**

As a result of the site design techniques, stormwater management design and good construction practices employed as part of this project, it is anticipated that the proposed project will have no significant effects on the surrounding area. The proposed development will provide the local area with increased economic growth and does not have an effect on the projected costs associated with the provision of municipal and education services.

The adjacent roadways are expected to accommodate the anticipated minimal increase in traffic volumes due to the proposed development. For specific traffic related items, please refer to the “Traffic Impact Study” prepared by Dynamic Traffic, LLC dated February 24, 2022.



Under proposed conditions, there will be a minimal increase in the Police and Fire Department demands to incorporate the construction of the facility into the community. This impact will be offset by the additional tax revenue generated by the project.

7) **Adverse Impacts**

**[a]. Water Quality**

The project will be serviced by an on-site well, therefore, providing clean, safe drinking water within the facility.

The TSS removal rate requirement set forth by the Township of Franklin Land Use Ordinance and NJAC 7:8 for the subject site is 80%. Further, the Regulations for the Review Zone of the Delaware and Raritan Canal State Park (NJAC 7:45) require stormwater discharges to the Canal to be treated to a TSS Removal Rate of 95% for runoff being discharged to existing outfalls in the Canal. The design for the proposed development meets the obligation for TSS removal by utilizing two (2) proposed aboveground bioretention basins, one (1) structural Manufactured Treatment Device and two (2) Green-Infrastructure Manufactured Treatment Devices capable of a weighted TSS removal rate of 95%. Therefore, the stormwater management facilities provide a TSS removal of 95% for the subject project, satisfying the water quality aspect of the Township of Franklin Land Use Ordinance, NJAC 7:8, and the Delaware and Raritan Canal Commission.

**[b]. Air Quality**

Existing air quality surrounding the site is typical of an industrial zone in a central New Jersey suburban setting. There are existing hazardous air pollutants (HAP's) which come from cars, heavy duty trucks, buses and other vehicles. These vehicles produce diesel particulate matter, diesel exhaust and/or carbon monoxide. There are known health standards associated with these pollutants. Current air quality readings taken from surrounding areas report the presence of pollutants such as carbon monoxide at an Air Quality Index (AQI) range of 30-40. The Air Quality Index is based on a value of 100 where 100 would be exceeding the health standard limit. Therefore, the pollutants measured are greater than two (2) times less than allowable. AQI readings in Franklin Township can be expected to be similar to those recorded in surrounding areas.

There may be some temporary airborne dust particulates associated with the construction process but these conditions will be localized and will dissipate with the stoppage of each workday. Dust will be controlled through daily watering of the

construction entrances/exits and circulation aisles and cleaning of the streets in close proximity to same, as necessary.

**[c]. Noise**

Existing noise levels on-site can be characterized as typical of a central New Jersey commercial/industrial Zone. Most noise emanates from passenger vehicular and delivery traffic along adjacent roadways at peak times. This should be considered normal for the use and temporary in nature. Sound levels are subject to daytime and nighttime limits. Governmental regulations limit the A-weighted sound levels produced when measured at a residential property line to the following levels:

Daytime (7:00 AM – 10:00 PM) – 65DB (A)

Nighttime (10:00 PM – 7:00 AM) – 50DB (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 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 8,000 Hz.

It is not anticipated that this facility will exceed the daytime or nighttime usage allowances. It should be noted delivery and trash collection trucks will unload and pick up during daytime hours. Therefore, in our estimation, ambient noise will not adversely impact the quality of life on the site or in close proximity thereof.

**[d]. Undesirable Land Use Patterns**

The subject property is located within the B-I (Business and Industry) Zone and the proposed warehouse facility is permitted within this zone. It is therefore concluded that the proposed project is consistent with the overall master plan objectives of the Township and does not represent undesirable land use patterns.

**[e]. Damage or Destruction of Plant and Wildlife Systems**

The existing plant and wildlife located on-site are typical of areas located within central New Jersey. The project proposes to remove the existing overgrown brush and vegetation and replace it with new native landscaping throughout the site. The new landscaping will bring a greater aesthetic value to the site.

The existing development does not appear to provide a permanent home for any notable wildlife creatures. In addition, a large portion of existing wooded areas will remain on the southern portion of the subject site.

**[f]. Aesthetic Values**

The existing tract consists of the existing nursery/greenhouse and residential dwellings with the remainder of the site consisting of open space and wooded areas. The proposed development will provide an increase in aesthetic value for the subject parcel.

Furthermore, there are no vistas, bluffs, escarpments or noticeable rock outcroppings to be affected as a result of the proposed development.

**[g]. Destruction of Natural Resources**

The proposed development does not incorporate the destruction of considerable natural resources.

**[h]. Displacement of People and Business**

There will be temporary displacement of businesses associated with the existing nursery/greenhouse, until the proposed warehouse is built.

**[i]. Displacement of Viable Farms**

The proposed development does not incorporate the displacement of viable farmland.

**[j]. Employment and Property Tax**

The proposed development will provide for a considerable number of jobs for the local economy and significant tax revenues for the municipal tax base.

**[k]. Destruction of Man-Made Resources**

The existing buildings will be demolished in conjunction with the proposed development. However, the overall economic, community, and aesthetic values from the subject property will increase from the proposed development.

**[l]. Disruption of Desirable Community and Regional Growth**

Since the proposed use is in general compliance with the bulk requirements and provisions of the B-I zone, it can be represented that there will be no disruption of community and/or regional growth as a result of this development. In fact, to the

contrary, it will allow for a certain measure of community growth by providing expanded business and jobs for the local and regional community.

**[m]. Traffic Impacts**

The proposed circulation patterns on-site and the proposed full movement driveway along Weston Canal Road (CR 623) will effectively accommodate the anticipated traffic volumes being generated by the proposed development. There could be some daily (temporary) traffic delays within Weston Canal Road due to construction and possibly road closures, but otherwise traffic will not be adversely impacted.

For specific traffic related items please refer to the “Traffic Impact Study” prepared by Dynamic Traffic, LLC dated February 24, 2022.

**[n]. 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. It will provide valuable warehousing space to generate local commerce. The proposed development will also provide for numerous jobs which will lead to improved local economic growth.

There is no residential component in this application, which means it will not generate additional enrollment in the local school system, or the high costs traditionally associated with an increase in the school-aged population. In general, the proposed development will benefit the public community and surrounding area.

**8) Project Alternatives**

Since this project is in the B-I (Business and Industry) Zone and the proposed use is permitted, there are no alternative development scenarios which would completely avoid potential adverse impacts. Any type of permitted development will have a certain measure of impact associated with it.

**[a].** The “No Project” or no-action alternative - It would appear that the Township, through its Master Plan objectives, has reserved this tract for the use being proposed. The “No Project” alternative would leave the subject property underutilized.

**[b]. Alternative Road Alignments** – Extensive review of the existing traffic patterns and understanding of the anticipated traffic generation has led to the ultimate site design for overall circulation throughout the complex. The locations of the full movement driveway has been carefully chosen based on its accessibility from Weston Canal Road (CR 623).

[c]. Alternative Costs and Social Impact – Being that the proposed development generally complies with the requirements of the ordinance and the proposed warehouse facility is permitted in the zone, there are no alternative costs or social impacts to discuss. If the property was to be developed by a different applicant, it will most certainly propose a similar use and site design as which is currently being proposed.

9) Ameliorative Measures

Numerous steps and measures will be undertaken during the course of construction to protect and preserve the environment and best management practices employed to enhance project assimilation. 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. Tree protection fencing, anti-tracking pads, silt fencing, inlet protection and seeding measures will be adhered to throughout construction. Dust will be controlled through daily watering of the construction entrances/exits and circulation aisles and cleaning of the streets in close proximity to same, as necessary. Top soil stockpiling will ensure appropriate seed bedding for final grading and landscape procedures. Inlet protection and conduit outlet protection such as rip-rap aprons will alleviate soil loss from the site.
- The existing drainage patterns will remain and the offsite storm water will continue to be conveyed and ultimately discharged to the existing stormwater conveyance system located within Weston Canal Road (CR 623).
- Every reasonable effort will be made to protect the existing natural environment with an ultimate goal of incorporating the proposed development with minimal disruption of the existing environment as possible.

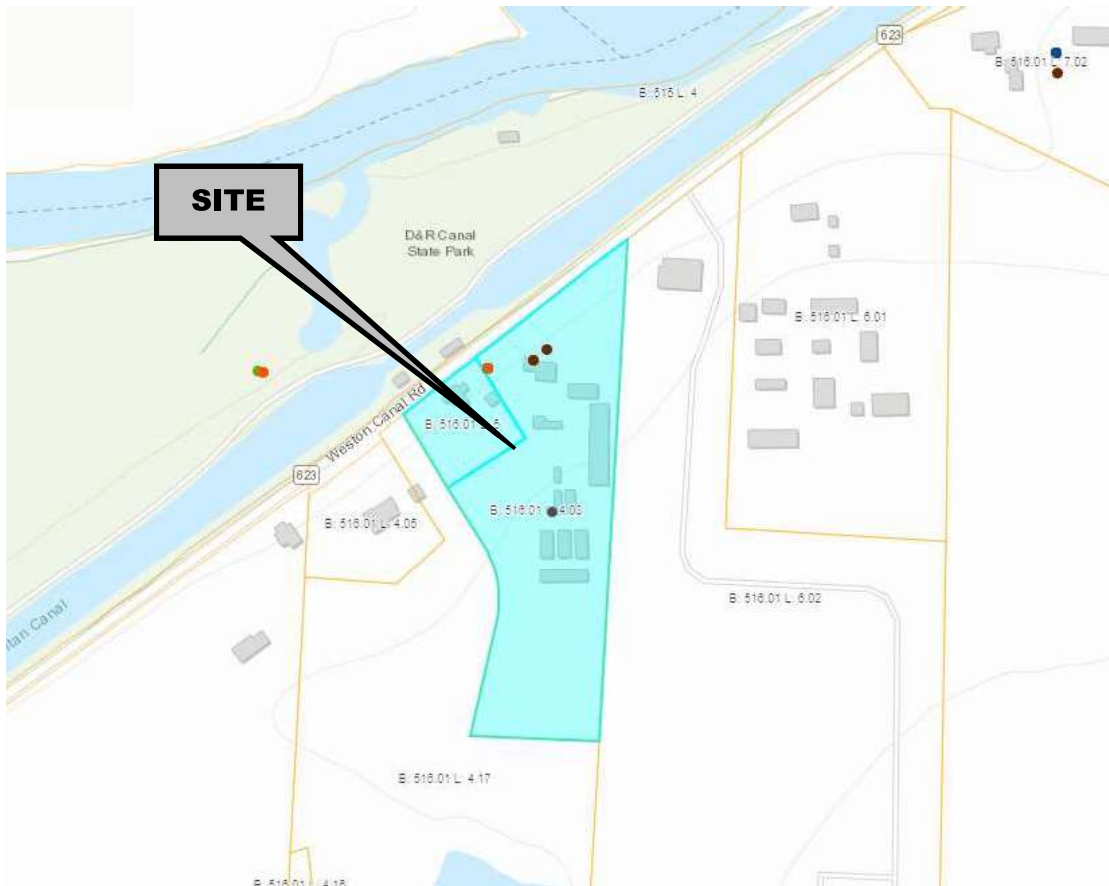
**B. Conclusion**

In light of the geographic location and the zoning designation of the site, it is the opinion of this firm that the proposed development is consistent with the expected impacts to the existing natural resources of the subject properties within the Township of Franklin. The proposed development will serve as a suitable addition to the surrounding developments as well as the local community. The entire subject parcel shall be successfully incorporated into the indigenous environment without detriment to public or private natural resources.

## **APPENDIX**

## **LOCATION MAP**

## Location Map



1904 Main Street, Lake Como, NJ 07719 T. 732-974-0198

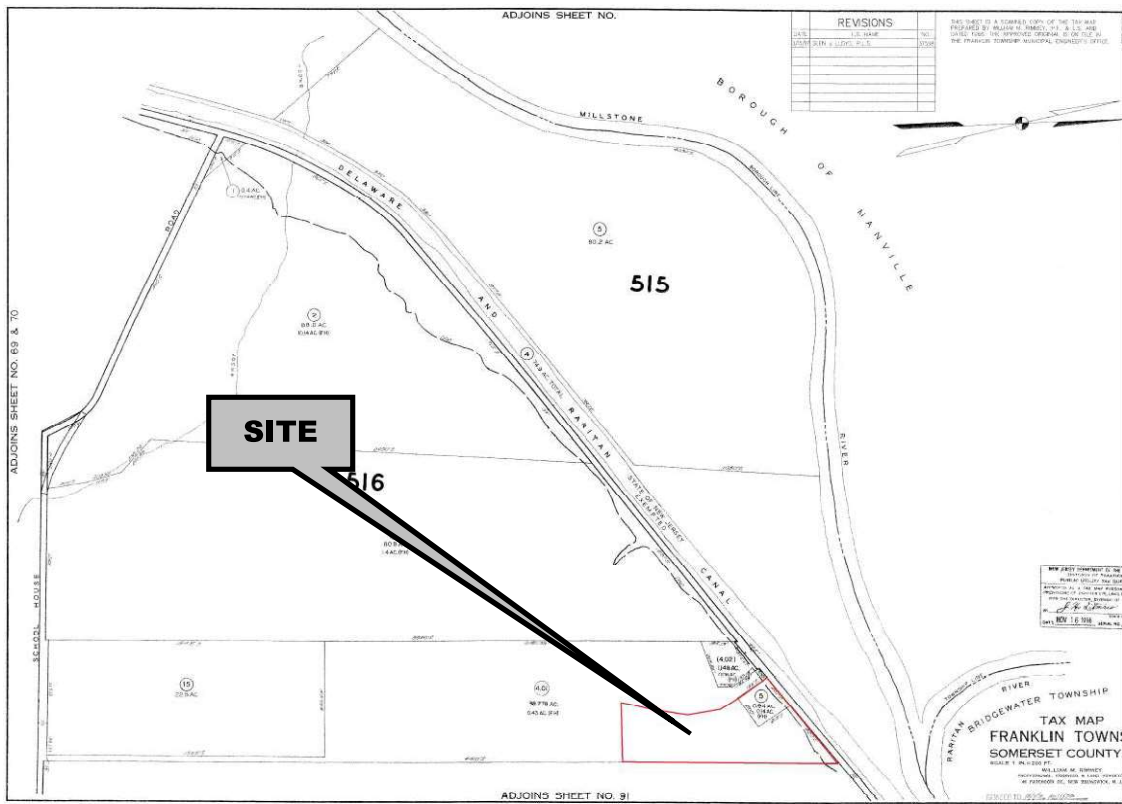
245 Main Street, Suite 110, Chester, NJ 07930 T. 908-879-9229  
40 Main Street, 3<sup>rd</sup> Floor, Toms River, NJ 08753 T. 732-678-0000  
790 Newtown Yardley Rd., Suite 425, Newtown, PA 18940 T. 267-685-0276

100 NE 5<sup>th</sup> Avenue, Suite B2, Delray Beach, FL 33483 T. 561-291-8570  
14521 Old Katy Road, Suite 250, Houston, TX 77079 T. 281-789-6400  
1301 Central Expressway S., Suite 210, Allen, TX 75013 T. 972-534-2100



## TAX MAP

# Tax Map



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## **AERIAL MAP**

## Aerial Map



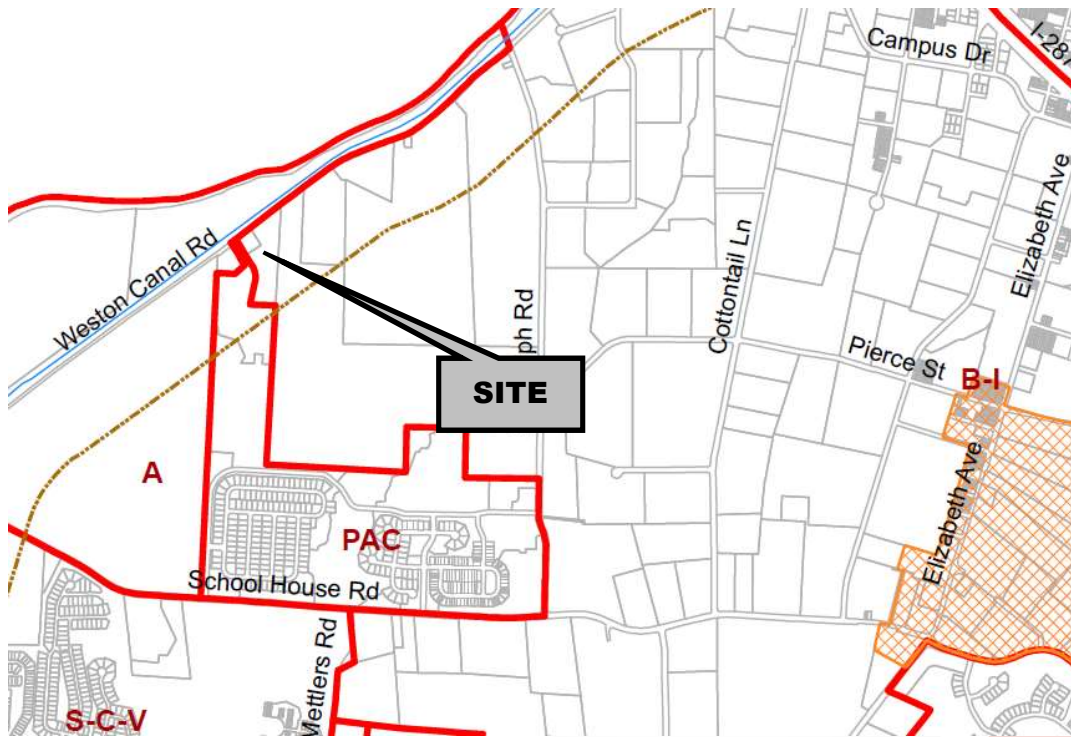
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# ZONING MAP

## Zoning Map



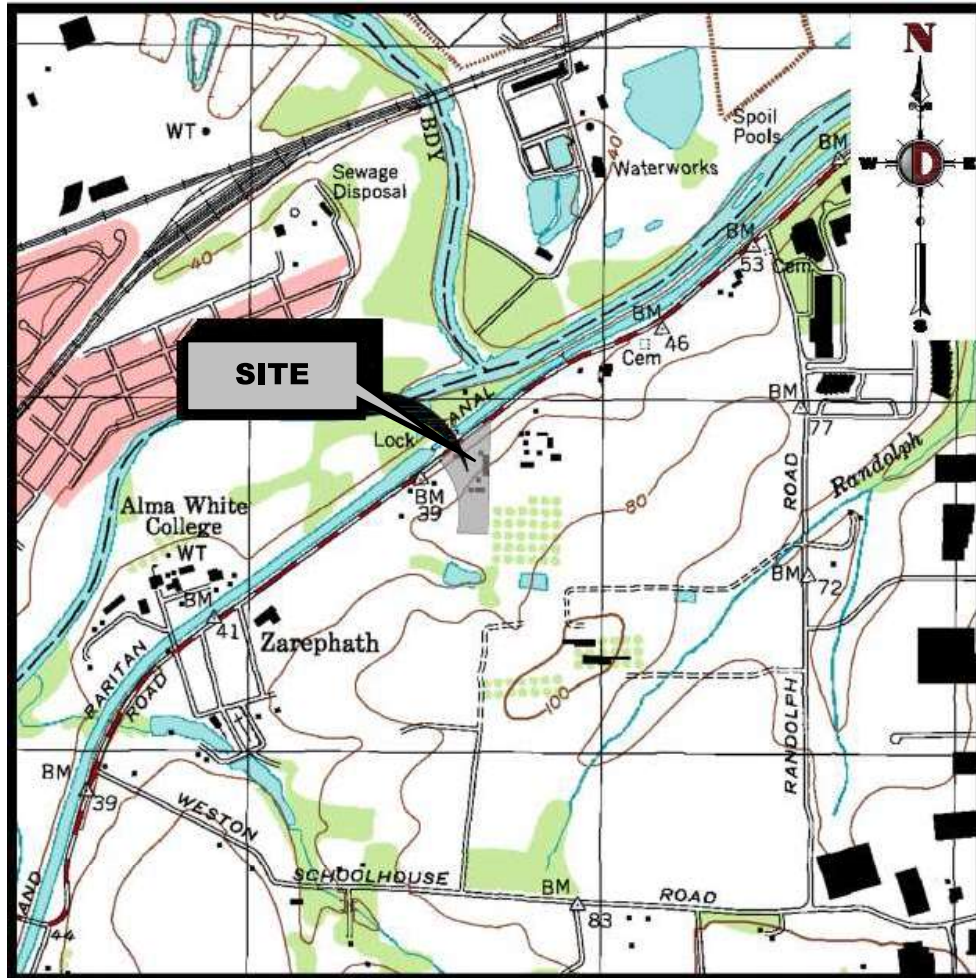
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**USGS MAP**

## USGS Map



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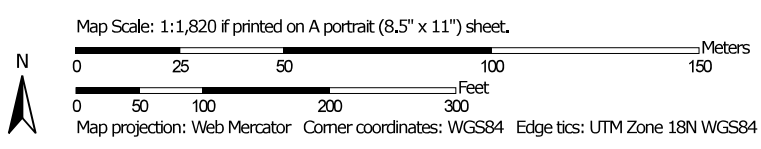


# **SOMERSET COUNTY SOIL SURVEY**

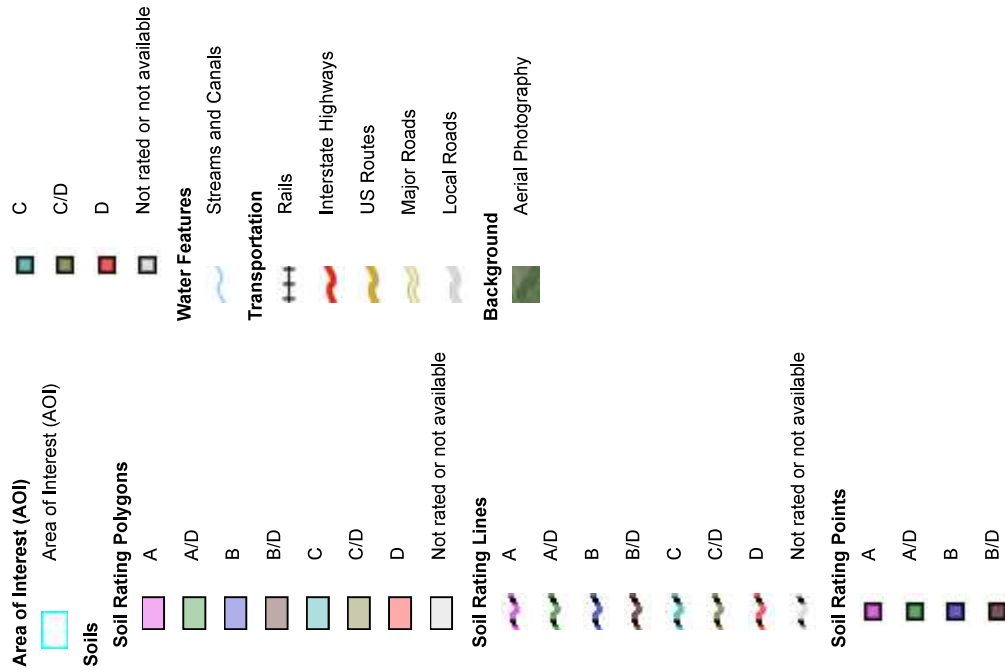
Hydrologic Soil Group—Somerset County, New Jersey



Soil Map may not be valid at this scale.



## MAP LEGEND



## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Somerset County, New Jersey  
 Survey Area Data: Version 18, Jun 1, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 22, 2019—Jul 13, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DunB	Dunellen sandy loam, 3 to 8 percent slopes	A	4.9	100.0%
<b>Totals for Area of Interest</b>			<b>4.9</b>	<b>100.0%</b>

### Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

### Rating Options

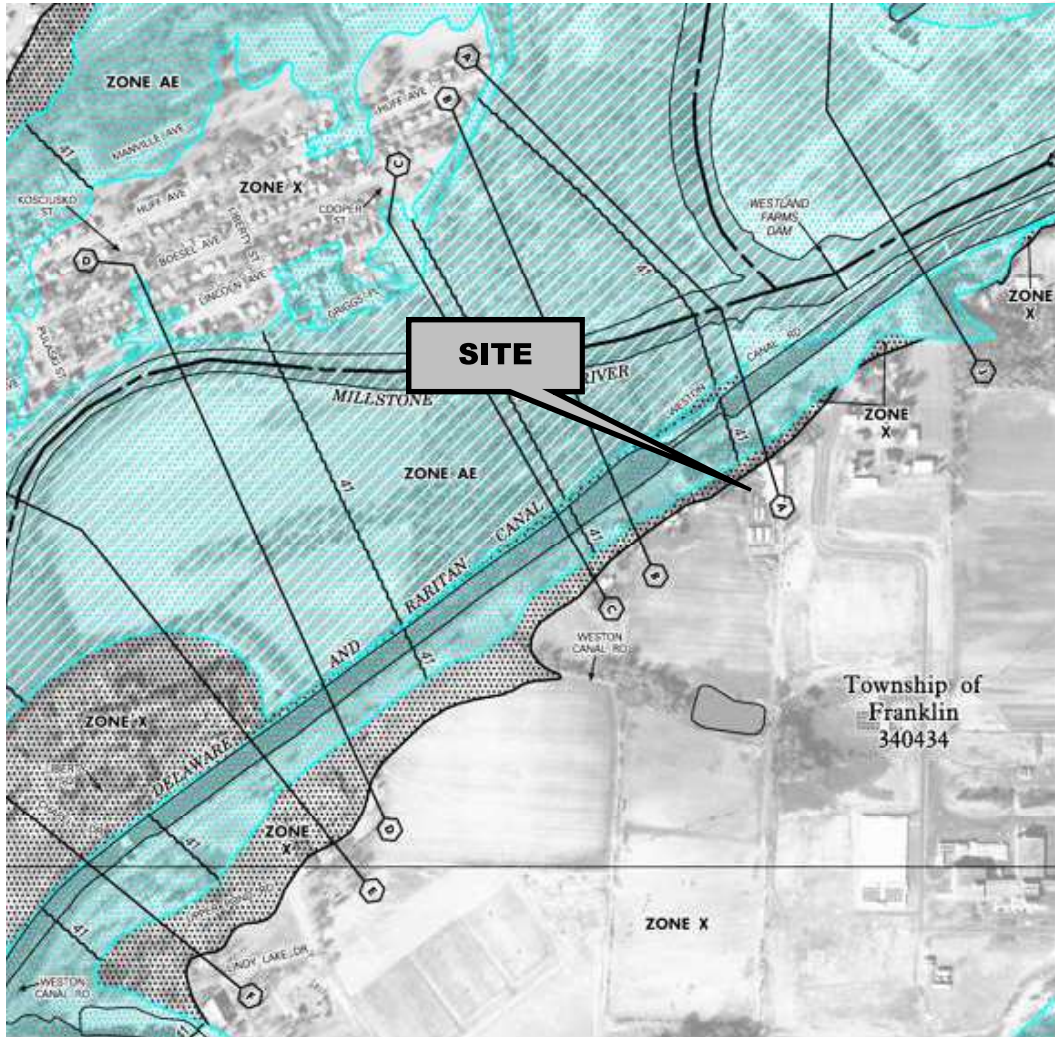
*Aggregation Method: Dominant Condition*

*Component Percent Cutoff: None Specified*

*Tie-break Rule:* Higher

# **FEMA FLOOD INSURANCE RATE MAP**

## FEMA Flood Insurance Rate Map



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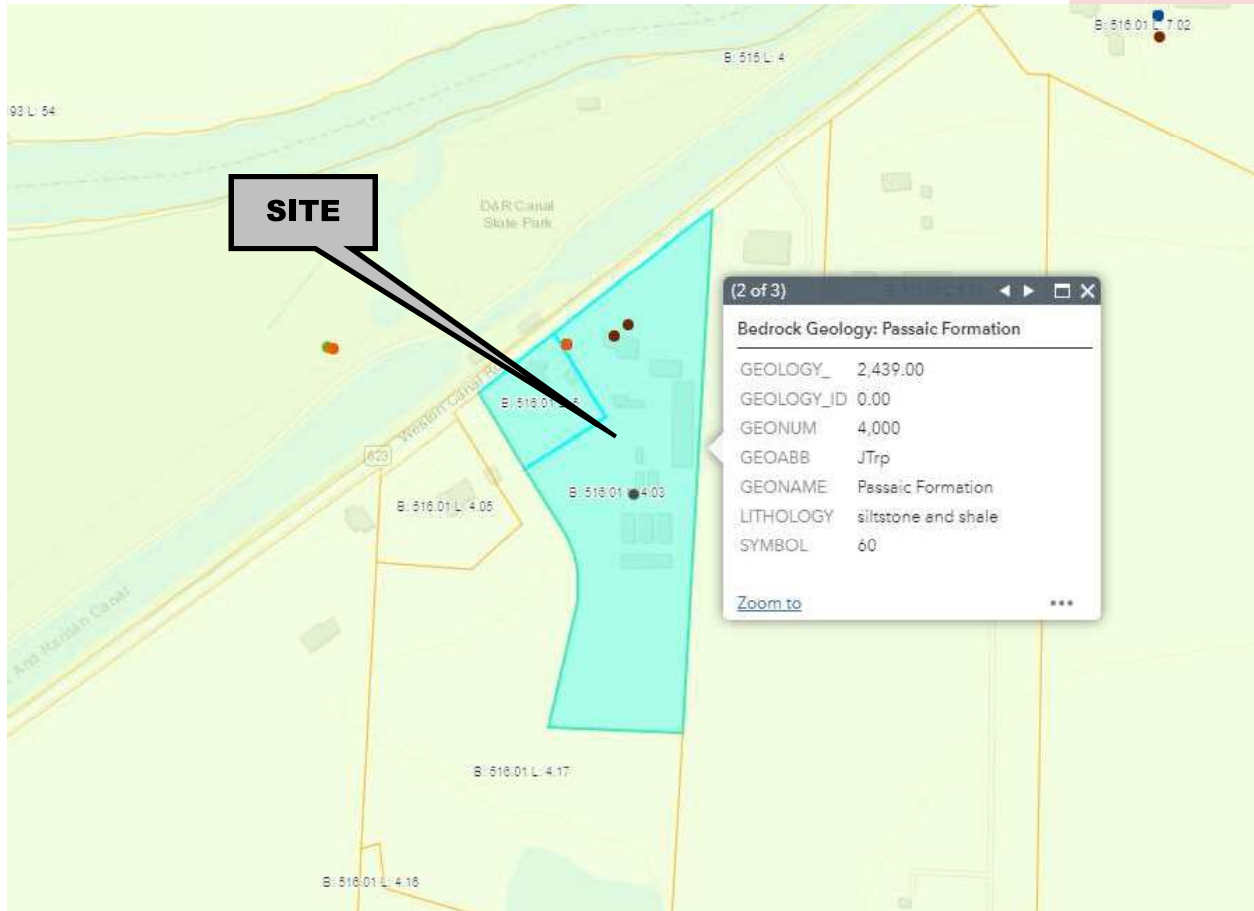
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14521 Old Katy Road, Suite 250, Houston, TX 77079 T. 281-789-6400  
1301 Central Expressway S., Suite 210, Allen, TX 75013 T. 972-534-2100

**NJDEP GEOWEB  
BEDROCK GEOLOGY MAP**



## NJ Geoweb Bedrock Geology Map



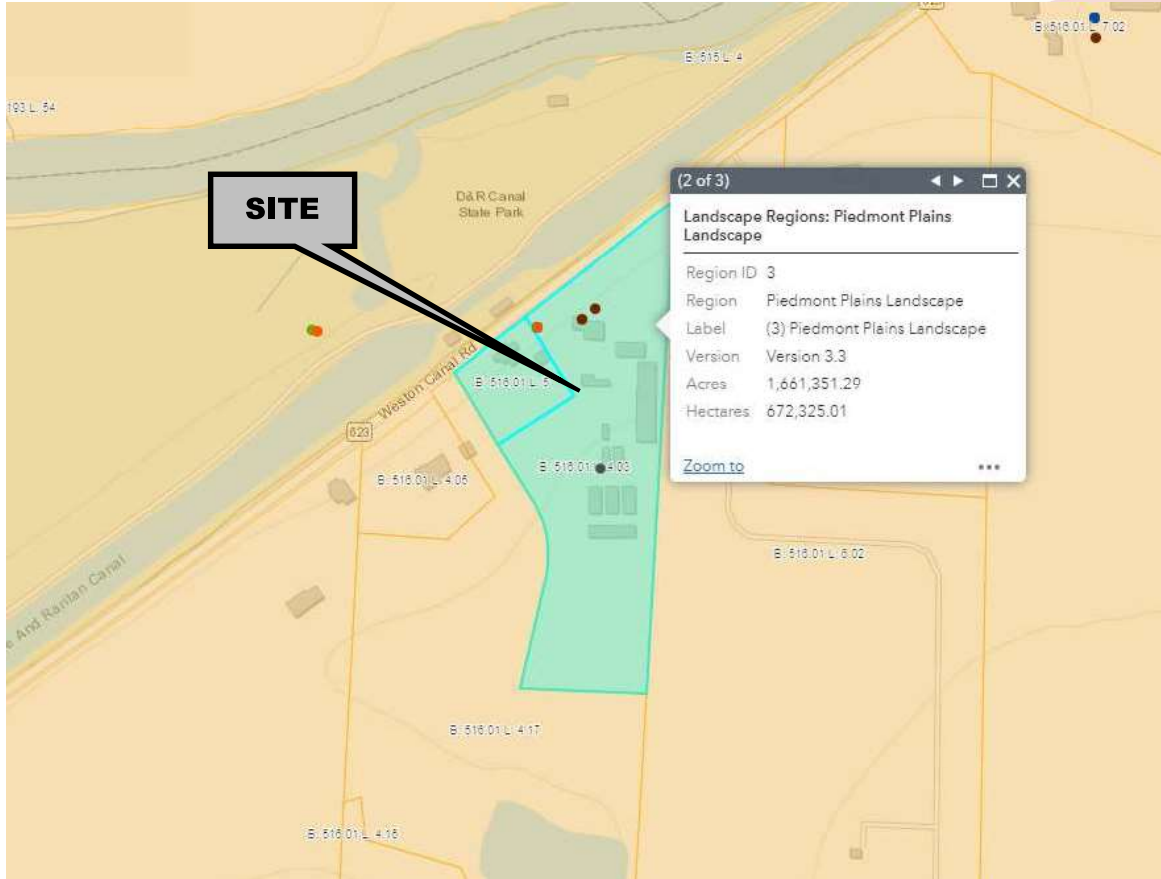
**NJDEP GEOWEB  
STATE PLANNING AREAS MAP**

## NJ Geoweb State Planning Areas Map



**NJDEP GEOWEB  
LANDSCAPE MAP**

## NJ Geoweb Landscape Map



**WETLAND REVIEW SUMMARY –  
DUBOIS & ASSOCIATES**



June 3, 2021

Mr. Richard Ortiz  
Dynamic Engineering  
1904 Main Street  
Lake Como, NJ 18940  
VIA EMAIL

**Re: Wetland Review Summary**  
**545 & 549 Weston Canal Road**  
**Block 516.01 \* Lots 4.03 & 5**  
**Franklin Township, Somerset County, NJ**

Dear Mr. Ortiz:

As per your request, this firm has inspected the aforementioned site for wetlands and environmental constraints due to the proximity of wetlands. The property identified as Block 516.01, Lots 4.03 and 5 was evaluated in order to identify and delineate any areas that exhibit all necessary parameters to be characterized as a regulated wetland.

The methodology that was utilized to determine the presence, absence, and/or approximate limit of wetlands is the Three Parameter Approach set forth in a manual entitled *Federal Manual for Identifying and Delineating Jurisdictional Wetlands*, published under the Federal Interagency Committee for Wetland Delineation (FICWD), 1989, Army Corp. of Engineers Regional Wetland Supplements, and the most current U.S. Department of Agriculture Natural Resource Conservation Service *Field Indicators of Hydric Soil* manual. Three (3) parameters were evaluated to determine wetland limits, including hydrology, vegetation and soils.

Based on a field investigation of the site by DuBois personnel on June 3, 2021, it is the finding of this firm that no area of the site or immediate vicinity exhibits any evidence of hydrology, hydrophytic vegetation, or hydric soils. Vegetation identified in the NJDEP mapped area of wetlands in the northeast corner of the site does not exhibit a 50 percent dominance of facultative (FAC), facultative wetland (FACW), and/or obligate (OBL) vegetation, and the hydrophytic vegetative parameter is not met. Vegetation identified includes catalpa (*Catalpa speciosa*, FAC), tree of heaven (*Ailanthus altissima*, FACU), black locust (*Robinia pseudoacacia*, FACU), black cherry (*Prunus serotina*, FACU), Norway maple (*Acer platanoides*, UPL), red raspberry (*Rubus idaeus*, FACU), wineberry (*Rubus phoenicolasius*, FACU), and garlic mustard (*Alliaria petiolata*, FACU).

The southern section of the site that is undeveloped is characterized as an early successional community. Sapling species are present in disturbed and filled areas, which includes tree of heaven. Herbaceous and grass species identified includes little bluestem (*Schizachyrium scoparium*, FACU), mugwort (*Artemisia vulgaris*, UPL), white clover (*Trifolium repens*, FACU), low hop clover (*Trifolium campestre*, NI), English plantain (*Plantago lanceolata*, FACU), and yarrow (*Achillea millefolium*, FACU). The vegetation composition of this area also does not exceed the 50 percent dominance criterion, and the hydrophytic vegetation parameter is not met.



Soils throughout the entire undeveloped areas of the site exhibit a bright matrix Munsell notation of 10YR4/4, 7.5YR4/4 and 7.5YR4/6 with no evidence of mottling (redoxomorphic features). No areas of the site exhibit a low chroma matrix Munsell notation (1 or 2, or 1 through 4 in Red Parent Soils), with evidence of mottling. It is therefore the determination of DuBois that the site does not exhibit the hydric soil criterion.

DuBois has determined that no area of the site or adjacent areas exhibit any of the three (3) wetland parameters as identified in the *Federal Manual*. Therefore, the site is absent of wetlands and transition areas based on the determination of DuBois, and is not subject to jurisdiction of the Freshwater Wetlands Protection Act Rules (N.J.A.C.7:7A).

Please feel to contact this office with any questions, or if you require anything else for this site or project. Thank you.

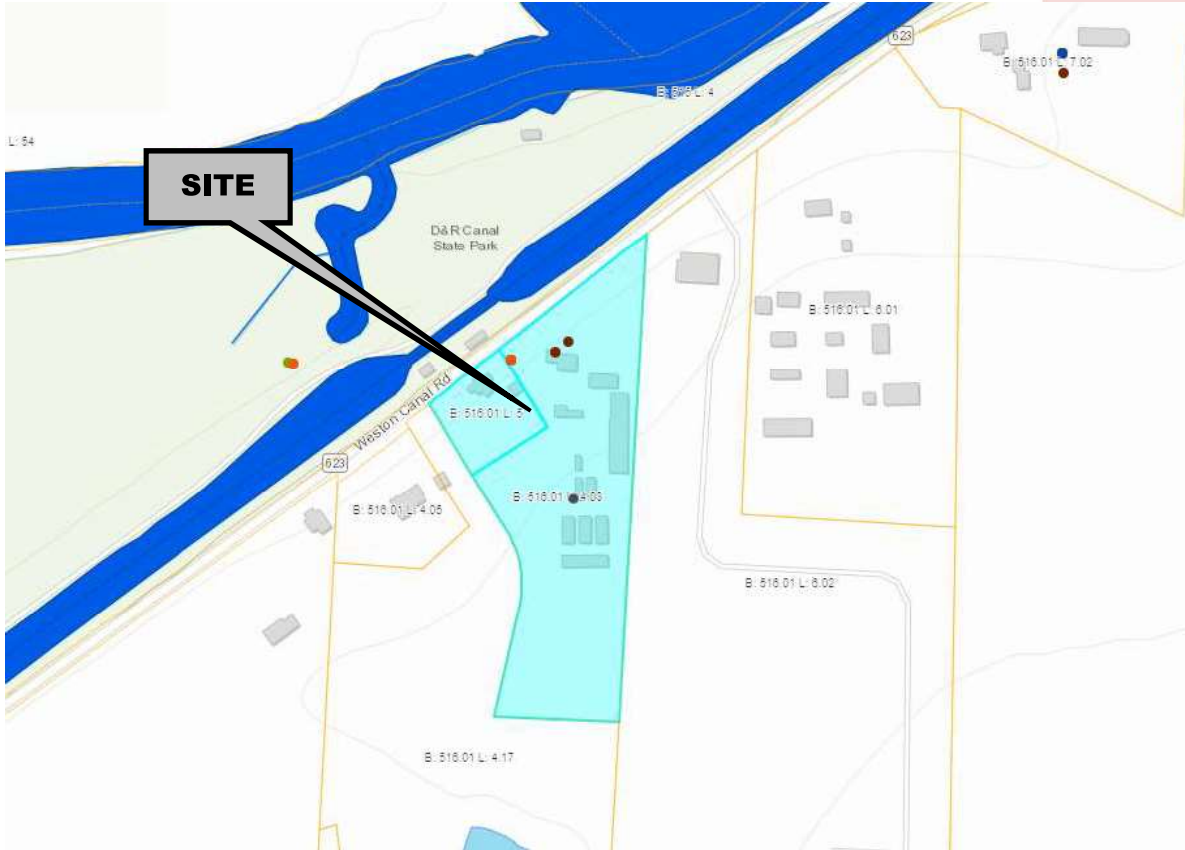
Sincerely,

Amy Jones, PWS  
Sr. Biologist/Project Manager



**NJDEP GEOWEB  
STREAMS & WATER BODIES MAPS**

## NJ Geoweb Streams & Water Bodies Map



1904 Main Street, Lake Como, NJ 07719 T. 732-974-0198

245 Main Street, Suite 110, Chester, NJ 07930 T. 908-879-9229  
40 Main Street, 3<sup>rd</sup> Floor, Toms River, NJ 08753 T. 732-678-0000  
790 Newtown Yardley Rd., Suite 425, Newtown, PA 18940 T. 267-685-0276

100 NE 5<sup>th</sup> Avenue, Suite B2, Delray Beach, FL 33483 T. 561-291-8570  
14521 Old Katy Road, Suite 250, Houston, TX 77079 T. 281-789-6400  
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**TOWNSHIP OF FRANKLIN - REQUIREMENTS FOR  
ENVIRONMENTAL ASSESSMENT §112-199**

**§ 112-199. Requirements for environmental assessment.**

- A. Intent and purpose. It is the intent and purpose of this section to provide proper guidelines and requirements for the environmental assessment to be filed with an application for development and prior to preliminary subdivision plan approval, or site plan approval by the Franklin Township Planning Board. It is also the intent of this section to provide guidelines for the historic overlay district and the D&R Canal design regulations.
- B. Applicability of provisions. An environmental assessment shall be required for site plans and subdivisions wherein one or more of the following conditions exist:
  - (1) The plan proposes to cover more than 75% of the site with buildings, pavement, or other improvements.
  - (2) The plan proposes the construction of buildings with 5000 or more square feet in area.
  - (3) The plan proposes the construction of 5,000 or more square feet of paved area. Notwithstanding the above provisions, an environmental assessment shall not be required for principal permitted uses in an agricultural district.
- C. The applicant must provide written information to the Planning Board at the time the environmental assessment is submitted as to the qualifications and experience of such consultants, firm, agency, individual or person selected by the applicant. **[Amended 1-23-2007 by Ord. No. 3652]**
- D. Submittal. One copy of such environmental assessment shall be attached to each copy of the completed application when said application is submitted. Each environmental assessment shall include a title page which contains the name, address, zip code and phone number of the applicant.
- E. Documentation. The environmental assessment shall include documentation of all supporting evidence used in the assessment. Documentation may include studies or portions of studies conducted by others, explanations based on field visits, conversations with experts and maps used as the basis of the conclusions.
- F. Format for the environmental assessment report. The environmental assessment (EA) shall include the following required data:

- (1) Project data. A description of the project covered by the EA. The description shall mention each separate activity included in the project, i.e., acquisition, demolition, removal, construction and relocation. The description must be adequate to enable the reader to envision the general nature of the project and the magnitude of the project.
- (2) Mapping. Locate the project in a regional, municipal and neighborhood setting. Include a site plan of the project.
- (3) Existing environmental features. Describe the environment as it presently exists in and around the site. The description should be a comprehensive discussion of the following features as they exist without the project:
  - (a) Natural resources: Identify and describe the existing geologic character, soil characteristics, topography, surface and subsurface hydrological features, vegetation and wildlife of the site and the surrounding area.
  - (b) Man-made resources: Describe the present land use, adjacent land use, noise levels (if the proposal is for residential or institutional use), access and transportation patterns, zoning, Master Plan delineation, community facilities (sewer, water, waste removal, schools, police, fire and roads) of the site and the surrounding area.
  - (c) Human resources: Discuss the existing cultural and social factors as they affect the proposed project site including unique aesthetic features and historical character of the site and surrounding area.
  - (d) Pollution problems: Identify and describe existing pollution problems in the area including water, sewer and air quality as a basis for assessing cumulative problems that may result from the project.
- (4) Construction phase. Identify the development schedule and construction phasing including projected construction traffic, site preparation including clearing, excavating, filling and cutting and blasting.
- (5) Required approvals. Include a list of all licenses, permits and other approvals required by municipal, county or state law and the status of each. The approvals and permits are required before final consideration of the site plan is taken.

- (6) Impact of the proposed project. An assessment of the probable impact of the project upon each of the conditions set forth in Subsection F(3). Particular attention must be given to traffic (automobile and/or truck) generated by the project, circulation within the site and projected impact of the project on the Township road system.
- (7) Adverse impacts. List all probable adverse effects which may result from the project, including:
  - (a) Water quality.
  - (b) Air quality.
  - (c) Noise.
  - (d) Undesirable land use patterns.
  - (e) Damage or destruction of significant plant or wildlife systems.
  - (f) Aesthetic values.
  - (g) Destruction of natural resources.
  - (h) Displacement of people and business.
  - (i) Displacement of viable farms.
  - (j) Employment and property tax.
  - (k) Destruction of man-made resources.
  - (l) Disruption of desirable community and regional growth.
  - (m) Traffic impacts.
  - (n) Health, safety and well-being of the public.
- (8) Project alternatives. A list of alternatives to the proposed project which might avoid some or all of the adverse environmental impacts of the proposed project including:
  - (a) No project or no action.
  - (b) Description of alternative road alignments (if applicable).
  - (c) Analysis of the costs and social impact of the alternatives including construction problems and traffic service. Include the reasons for acceptability and nonacceptability of each of the alternatives.

- (9) Ameliorative measures. A listing of steps proposed to minimize environmental damage to the site and region during construction and operation. The consideration of soil erosion, dust, sedimentation, preservation of trees, protection of watercourses, protection of air resources, and noise control are some factors to be considered here.
- G. Review and inspections. Upon submission of the environmental assessment to the Secretary of the Planning Board and distribution to the various officials, with three copies available in the Municipal Engineer's office (or other designated place) for any person to review, the following reviews and inspections will be conducted within 30 days, except that where the assessment is a part of subdivision, or site plan approval, the approval shall be part of the overall approval and time limits shall be as specified for those approvals.
- (1) The Planning Board Administrator (or other designated official) will, within seven days of receipt of applicant's environmental assessment make a field inspection to verify the environmental conditions and make a report to the Planning Board with a copy to the Environmental Commission.
  - (2) The Township Engineer will, within 30 days of receipt of the applicant's environmental assessment, review all maps and documents and make a site inspection and then follow with a report to the Planning Board and a copy to the Environmental Commission.
  - (3) The Township Environmental Commission will, within 30 days of receipt of the Planning Board Administrator's and Engineer's reports, present its review and recommendations to the Planning Board for final determination.
  - (4) The Township Planning Board shall analyze and review the applicant's environmental assessment along with the reviews from the Planning Administrator, Engineer, Environmental Commission and any other interested party within 14 days of the Commission's report and give written notice of approval or rejection to the applicant, indicating the reasons therefor; and the decision will be officially published within 10 days. Where the assessment is part of a subdivision, planned unit development (PUD) or site plan application, assessment approval shall be part of the overall application approval.

- H. Issuance of permit. A permit shall be issued upon review by the Planning Administrator, Engineer and other such officials and final approval by the Planning Board that all requirements of the chapter have been complied with, and upon payment of all fees to be paid hereunder. The Planning Board shall obtain a reasonable time limit for all work to be done.



**TRAFFIC IMPACT STUDY –  
DYNAMIC TRAFFIC, LLC**

**(Attached Separately)**

**ALTA/NSPS LAND TITLE SURVEY –  
CLEARPOINT SERVICES, LLC**

**(Attached Separately)**

**PRELIMINARY AND FINAL MAJOR SITE PLAN  
DRAWINGS –  
DYNAMIC ENGINEERING CONSULTANTS, PC**

**(Attached Separately)**