CIVIL ENGINEERING
ENVIRONMENTAL
SURVEYING
LANDSCAPE ARCHITECTURE

ENVIRONMENTAL IMPACT STATEMENT

Clinton Moebus 34, LLC
65 ½ Center Street
Block 14 Lot 32
Town of Clinton,
Hunterdon County,
New Jersey

Prepared For:
AMBE Holdings at Clinton, LLC
3 Meha Court
Manalapan, NJ 07726

July 23, 2020
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1. INTRODUCTION

Engineering & Land Planning Associates, Inc. has prepared this Environmental Impact Statement (EIS) on behalf of AMBE Holdings at Clinton, LLC for the proposed development at 65 ½ Center Street in the Town of Clinton, New Jersey (Site). This EIS provides an inventory of existing natural resources and environmental conditions on-site and an assessment of all potential environmental impacts of the proposed project. This EIS provides methods of mitigation to implement before, during and after construction to minimize the adverse impacts of the proposed development.

In summary, it is anticipated that the proposed site improvements can be implemented without creating any appreciable adverse environmental impacts to the subject property or surrounding areas. If environmental impacts are incurred, appropriate mitigation measures will be implemented.

1.1 Project Description

The project consists of the construction of 56 townhouses and 3 pad sites for commercial use. The proposed residential units will be located on Lot 32 & 32.05. An area in the southeastern portion of Lot 32 has been dedicated to the Town as open space. The 3 pad sites will be used for a food market, gas station with convenience store, and a fast-food restaurant with a drive thru. The establishments will be located on Lot 32.04, 32.03 & 32.01 respectively. The Major Site Plans are included as Appendix A.

1.2 Site Description

The Site is located at 65 ½ Center Street in the Town of Clinton, Hunterdon County, New Jersey. The Site is approximately 30-acres and currently consists of one unoccupied single-family home with a shed in otherwise undeveloped agricultural lands with wooded areas around the property. Route 31 is directly north of the property and the South Branch of the Raritan River and associated wetlands border the west and south-west edges of the property. Residential neighborhoods are to the south and east of the property. The majority of the property consists of agricultural fields with limited to no development over the last thirty years.

The Site is located within the OB-3 Zoning District, as shown on Figure 1. The Office Building District in the Town of Clinton is designated for office buildings for business, professional, executive and administrative purposes, scientific or research laboratories, data-processing facilities, and public or quasi-public open space.

Land use surrounding the property is comprised of residential, commercial, and undeveloped use. The site is surrounded on the south and east by residential neighborhoods. Beyond residential properties to the south are commercial districts encompassing Main Street. More residential properties exist to the west, beyond the South Branch of the Raritan River. Route 31 borders the northern edge of the site.

2. EXISTING ENVIRONMENTAL CONDITIONS

2.1 Topography

The topographic relief on the subject properties ranges from an elevation of 192 feet above MSL on the southwest portion of the property to 285 feet above MSL on the eastern portion of the property. The slopes on site range from 0 to approximately 35%, which generally slope to the west/southwest. The steeper slopes are found on Block 14 Lot 32.03, adjacent to the South Branch of the Raritan River.

2.2 Air Quality

There is a United States Environmental Protection air quality monitoring station in Hunterdon County. A 2019 Air Quality Index Report from this monitoring station shows the average Air Quality Index (AQI) to be at 40, which is in the range of "Good" quality. The Good Level of Health Concern considers the air quality to be satisfactory, with air pollution posing little or no risk.

Additionally, there is a NJDEP Bureau of Air Monitoring station located in the borough of Flemington, approximately 10 miles from the site. The pollutants monitored at this station used in the Air Quality Index include ozone, fine particulate matter, and meteorological parameters. Monitoring data from 2019 shows the AQI to remain within the ranges of "Good" and "Moderate". AQI values from 101 to 150 are unhealthy for sensitive groups. The Flemington monitoring station recorded only 1 exceedance day in 2019 for ozone with an AQI of 108.

2.3 Water Quality

There are no lakes or ponds located onsite. The South Branch of the Raritan River flows north to south and is adjacent to the southwest portion of the site. The South Branch is classified as FW2-TM, fresh water category trout maintenance waters, designed for the support of trout throughout the year.

The property is bisected by a sub-watershed known as Raritan River SB (Spruce Run-StoneMill Gage), which is part of the watershed known as Raritan River SB (above Spruce Run). This watershed management area, North and South Branch Raritan, has a groundwater recharge of 11 to 15 inches/year. NJDEP GeoWeb indicates a Total Maximum Daily Load (TDML) Streamshed for the Non-Tidal Raritan River Basin Addressing Total Phosphorous, Dissolved Oxygen, pH and Total Suspended Solids Impairments, dated 2016.

Wetlands are located on the western edge of the property, adjacent to the Raritan River South Branch. NJDEP GeoWeb lists this as a 3.5 acre Deciduous Wooded Wetland as part of the Cranbury Wetland Mitigation Bank Service Area, which is an approximately 135-acre bank.

The water quality on the site is generally adequate with no known contamination existing within the property boundaries.

2.4 Noise Quality

The property is vacant and therefore characterized by low levels of sound produced from the property. However, the property is located adjacent to Route 31 and in close proximity to Interstate 78. Both of these highways produce significant vehicle noise levels at the project site.

2.5 Geology and Soil

The property is located within the Town of Clinton Carbonate Area. The report attached separately as Appendix B includes the complete geological investigation for karstic conditions beneath the site.

The bedrock geology beneath the site is known as Allentown Dolomite and Lower Beekmantown Group, which are both part of the Kittatinny Supergroup, aging to the Lower Ordovician and Upper Cambrian. Allentown Dolomite is beneath the majority of the site and is categorized as dolomite, minor orthoquartzite, and shale with ripple marks, cross-beds, edgewise conglomerate, mud cracks, oolites, and stromatolites. The Lower Beekmantown Group is located at beneath the southwestern portion of the site and is categorized as medium-bedded dolomite with chert.

The *USDA Soil Survey of Hunterdon County, New Jersey* as published by the *NRCS Web Soil Survey (WSS 2019)* indicates that the site is comprised of the following major soil series/phases, as shown on Figure 4:

- BhnB – Birdsboro Silt Loam (2 to 6 percent slopes);
- DufC2 – Duffield Silt Loam (6 to 12 percent slopes, eroded);
- DugDh – Duffield Silt Loam (12 to 18 percent slopes, very rocky);
- HcuAt – Hatboro-Codorus Complex (0 to 3 percent slopes, frequently flooded);
- ParEe – Parker Cobbly Loam (18 to 40 percent slopes, extremely stony)

Birdsboro Silt Loam (2 to 6 percent slopes) is referred to as BhnB, as indicated on Figure 4. The Birdsboro series consists of deep, well-drained soils that have a stratified sandy or gravelly substratum. Birdsboro Silt Loam is derived from material weathered mainly from shale and sandstone. BhnB located along the upper reaches of the South Branch of the Raritan River are redder and contain more sand and have a seasonal highwater table depth of greater than 60 inches. It has a depth greater than 60 inches to a restrictive layer and does not meet hydric criteria.

Duffield Silt Loam is referred to as DufC2 for 6 to 12 percent slopes and as DugDh for 12 to 18 percent slopes. The Duffield series consist of deep to very deep, well-drained soils derived from fine-loamy residuum weathered from limestone. DufC2 is characterized by soil thinned by erosions, whereas DugDh is characterized by rock outcrops about 30 to 100 feet apart. Neither of these soils meet hydric criteria.

Hartboro-Codorus Complex is referred to as HcuAt, as indicated on Figure 4. This soil group has frequent flooding, poorly-drained soils derived from metamorphic and crystalline rock. The annual minimum water table depth is 8 centimeters. HcuAt have conditions that meet hydric soil criteria.

Parker Cobbly Loam is referred to as ParEe, as indicated on Figure 4. This soil group consists of extremely stony, somewhat excessively-drained soils derived from residuum weathered from granite and gneiss. ParEe has a seasonal highwater table depth of greater than 60 inches, depths of 39 to 47 inches to a restrictive layer and does not meet hydric soil criteria.

2.6 Vegetation

As part of the NJ Wildlife Action Plan, this site falls within the Skylands Landscape Region. NJDEP GeoWeb lists the vegetation on-site as mostly agricultural cropland and pastureland. There are large trees around the perimeter of the site, except for along Route 31. The trees on-site are identified as Box Elder, Black Walnut, and Tulip Trees while the grass is identified as predominantly Crown Vetch and Orchard Grass.

2.7 Wildlife and Fish

A review of the NJDEP Landscape Project 3.3 Database indicates the vast majority of the site is listed as Rank 0, having no species of record. There is a portion along the southwestern edge of the property adjacent to the Raritan River South Branch that is listed as Rank 1, indicating that there are habitat specific requirements.

Threatened and endangered species that were reported on-site or within the immediate vicinity by the NJDEP's Natural Heritage Program include the state endangered bobcat (*Lynx rufus*), the state Endangered (breeding) bald eagle (*Haliaeetus leucocephalus*). However, the locations of proposed disturbance on the subject property do not contain suitable habitat for these species. All suitable habitat land is within Block 14 Lot 32.02, intended for conservation.

In June 2021, an active bald eagle nest was observed by E&LP on Block 14, Lot 32.02. Two mature bald eagles were observed soaring off property to the southwest and then later returning to the nest. All observations were made 1,000-feet from the active nest. All proposed construction activities and disturbance have been designed to be as far as possible from the existing nest and will exceed the 1,000-foot buffer of the active bald eagle nest by the New Jersey Endangered and Non-Game Species Program (ENSP). This buffer will be delineated and protected by signage to ensure no individual enters the 1,000-foot buffer during the time of construction within the nesting period (January 1 through July 31). It is understood that any disturbance of a bald eagle nest may cause the flushing of adults and potential nest abandonment.

There are no vernal pools found on-site. There are no freshwater features located on the property that contain fish species, with the exception of the Raritan River South Branch located adjacent to the site. Fish species of the South Branch include Rainbow trout, Smallmouth bass, Brown trout, and Brook trout.

2.8 Hydrology

Stormwater runoff drains east to west and discharges to the adjacent Raritan River South Branch, following the site's existing topography. According to Federal Emergency Management Agency Flood Mapping, the majority of the

site is within Zone X, Area of Minimal Flood Hazard. The western edge of the site is located in a riparian corridor within a Special Flood Hazard Area, Zone AE, with a base flood elevation of 200 FT. This section of the South Branch of the Raritan River, adjacent to the property, is identified as a regulatory floodway. Flood Hazard Area Boundaries and Freshwater Wetlands Delineation are as shown in Appendix A.

2.9 Visual Character

The majority of the property contains undeveloped grass fields. The western edge of the property contains wooded areas and wooded wetland areas along the Raritan River South Branch. The southern and eastern site boundaries contain large trees. The property is surrounded by residential properties to the south and the east. From Route 31, immediately north of the site, the steeples of the churches on Center Street and Halstead Street are visible.

2.10 History and Archaeology

There are no known archaeological findings in the area or on-site. The property is not listed on the National Register of Historic Places. However, the southern edge of the site borders a section of the Clinton Historic District that encompasses Center Street. This historical district exists along Main, Halstead, Water, Leigh, and Lower Center Streets.

2.11 Traffic

Based on trip generation analysis rates and equations provided by the New Jersey Department of Transportation, weekday and weekend daily trips calculated for the immediate surrounding properties of the subject property are as follows:

Land Use Description	Units	Weekday Daily Trips	Weekend Daily Trips
Single Family Detached Housing	13 Units	159	144
Church	50,094 Square Feet	348	1,384
Cemetery	1.95 Acres	80	27

2.12 Fill Quality and Subsurface Structures

A soil investigation was previously conducted at the site. The northern and eastern portions of the site are underlain by fill soil consistent with the area soils, placed during the construction of the adjacent state highway. The evident fill soils consist of largely clayey material. There are no subsurface structures located on the property with the exception of the basement associated with the existing vacant house and shed.

3. PROBABLE IMPACTS & MITIGATION

3.1 Topography and Hydrology

The proposed development includes a proposed grading plan, as shown on the Site Plans included as Appendix A for the proposed commercial and residential development of Block 14 Lots 32 and 32.01. The proposed topography will provide stable slopes and conveyances for surface water runoff. Natural drainage patterns will be maintained to the extent possible, allowing surface water to drain east to west, ultimately leading to the proposed stormwater basin located at the boundary of the open space lot and Lots 32 and 32.01. The water will be directed via the final grading and proposed drainage pipes, as indicated on the Site Plans (Appendix A), to direct flows into the drainage basin before flowing into the South Branch of the Raritan River.

3.2 Air Quality

The proposed development will not substantially impact air quality on- or off-site.

3.3 Water Quality and Supply

The proposed development will not substantially impact the quality of natural water supply on- or off- site. The Town of Clinton Water & Sewer Department operates 8 wells delivering 1/5mgd, providing potable water to the Town. According to the Town of Clinton's Water Demand Calculations, the projected potable water demand of the proposed project is as follows:

RESIDENTIAL WATER DEMAND – GENERATION BY TYPE/SIZE OF HOUSING				
Type/Size Housing	Number of Residents	Gallons Per Day	Units	Total Water Demand
Townhouse • 2 bedroom unit	2.02	150	56	16,968 GPD

NON-RESIDENTIAL WATER DEMAND			
Type Of Establishment	Units	Gallons Per Day	Total Water Demand
Store, Office Building	30,559 Square Feet	0.125 gal/s.f.	3,820 GPD

3.4 Noise Quality

The proposed development will not result in any sources of noise or vibration levels in excess of State standards on- or off- site. It is anticipated that noise levels produced on-site will increase slightly post development, since the property is currently vacant and made up of unused fields and will be developed with two accesses from NJ Route 31, various retail and commercial stores, 56 residential units, and associated parking.

3.5 Geology and Soil

The proposed development will have minimal impact on site geology. The report attached separately as Appendix B includes recommendations and precautionary options for development within the Town of Clinton Carbonate Area.

There is the potential for short term unavoidable impacts to soil erosion at the site during construction activities. Therefore, the proposed development of Block 14 Lots 32 and 32.01 will obtain Hunterdon County Soil Conservation District approval. All procedures set forth by the district will be followed to minimize soil erosion on and surrounding the site.

3.6 Vegetation

The proposed development will have minimal impact on the existing vegetation and tree-lines on the property. Proposed grading disturbs a portion of the wooded area along the eastern edges of the proposed commercial and residential lots. This tree removal will be mitigated in accordance with the Town's tree removal ordinance and on-site tree replacement requirements. All vegetation on Block 14 Lot 32.02 will remain undisturbed, as it will remain reserved as an open space lot.

For the areas of wetlands on Block 14 Lot 32.02, a 150' buffer zone is shown on plans included in the Appendices.

3.7 Wildlife and Fish

The proposed project will not substantially impact wildlife on- or off-site. All vegetation and species-based habitats on Block 14 Lot 32.02 will remain undisturbed, as it will remain reserved as an open space lot.

All proposed construction activities and disturbance have been designed to be as far as possible from the existing bald eagle nest on Block 14 Lot 32.02 and will exceed the 1,000-foot buffer of the active bald eagle nest by the ENSP. This buffer will be delineated and protected by signage to ensure no individual enters the 1,000-foot buffer during the time of construction within the nesting period (January 1 through July 31).

3.8 Visual Character

The proposed development has been designed to be aesthetically pleasing and consistent with the surrounding areas. The proposed development will not adversely affect the visual character or the area.

3.9 History and Archaeology

The proposed development will have no adverse impact on any historic resources or historically significant areas or archeological sites.

3.10 Traffic

Based on trip generation analysis rates and equations provided by the New Jersey Department of Transportation, estimated weekday and weekend daily trips calculated for the proposed uses of the subject property are as follows:

Land Use Description	Units	Weekday Daily Trips	Weekend Daily Trips
Supermarket	21,998 Square Feet	2,348	3,907
Shopping Center	8,561 Square Feet	1,130	395
Multi-family Housing (Low-rise)	56 Units	383	456

3.11 Wastewater Generation

The Town of Clinton Water & Sewer Department operates a 2.3 mgd wastewater treatment facility, providing sanitary sewer service to the Town. Based on NJAC 7:14A-23.3, projected wastewater flows generated by the proposed development on-site are as follows:

Type of Establishment	Units	Gallons Per Day	Total Daily Flow
Residential Dwellings • 2 bedroom unit	56 Units	225	12,600 GPD
Stores and Shopping Centers	30,559 Square Feet	0.100	3,056 GPD

3.12 Solid and Hazardous Waste Generation

The proposed development anticipates the generation of solid waste resulting from the commercial and residential developments. Each commercial building, as well as the affordable housing complex, will have its own dedicated refuse storage area with access for garbage collection. Garbage services in the Town of Clinton are provided by Republic Services. The proposed development anticipates the generation of no hazardous waste. Preventative dust control measures will be implemented during construction.

3.13 Lighting

The proposed development will result in an increase of artificial light produced on-site, given that the lots are currently vacant and contain mostly open fields. The proposed commercial, residential, and associated parking areas will be sufficiently lighted as necessary. However, no effects of the increase in light are anticipated for the surrounding areas due to the dense tree-lines along the property boundaries, preventing light spillage. Block 14 Lot 32.01 reserved as an open space lot will also help control light spillage.

3.14 Economic Impact

The proposed development anticipates positive impacts as a result for the vacant space as well as for the Town of Clinton. Since the lots are currently unused and mostly undeveloped, no displacement of people or resources is required. The development of the commercial and retail buildings on Block 14 Lot 32.02 has the potential to stimulate the local economy, introducing the space for new businesses and new jobs. The development of the residential units on Block 14 Lot 32 has the potential to increase the local population, supporting community growth.

4. ALTERNATIVES ANALYSIS

4.1 No Build Option

A no build option was considered as part of this alternatives analysis. This would not allow the property owner to realize the economic potential of the property. There would be no impacts as a result of this option because there would no changes to the property and it would remain vacant.

4.2 Less Intensive Option

A less intensive development was considered for the project. This alternative includes constructing fewer affordable housing units and less square footage for the commercial spaces. This alternative would result in less traffic, a lower demand on utility services and a reduced footprint of development. However, the properties and surroundings can support the larger development and the reduction in size impacts the economic viability of the project.

4.3 More Intensive Option

A more intensive development was considered for the property. This alternative would include the construction of more affordable housing units and larger commercial spaces. This alternative would result in an increase in traffic, impervious surfaces, stormwater runoff, and disturbance. This alternative was rejected due to the inability of the lot to easily support the additional improvements and the increase in costs associated.

5. LICENSES, PERMITS & APPROVALS

- Hunterdon County Soil Conservation District Certification
- Town of Clinton Planning Board Approval
- NJDEP Stormwater Maintenance Approval

6. DOCUMENTATION

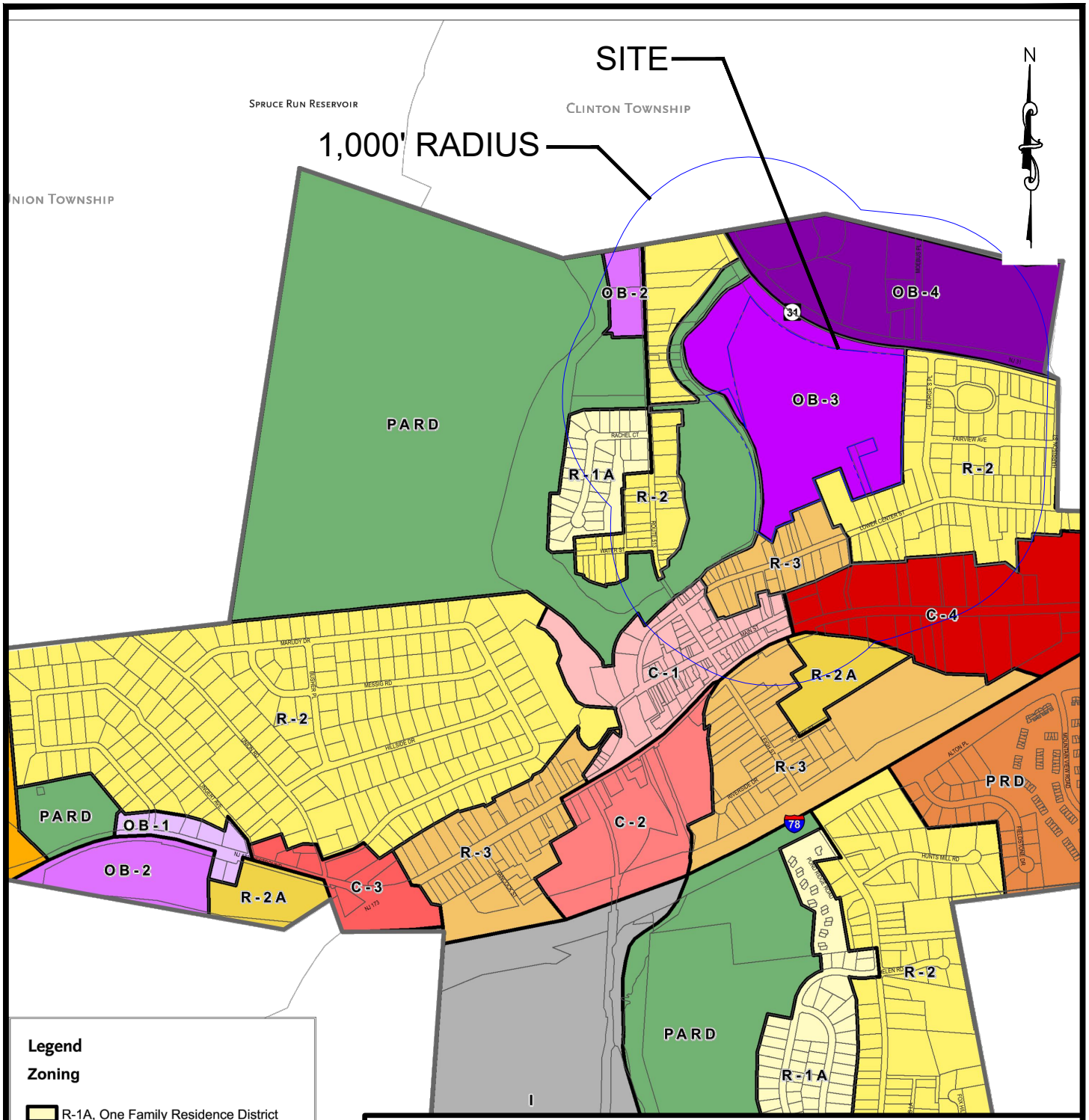
The Town of Clinton EIS Ordinance, 88-44 C, was reviewed as part of the preparation of this report. GIS mapping as provided by the NJDEP through its GeoWeb service was consulted during the preparation of the report as well as the US Environmental Protection Agency Outdoor Air Quality Data, the NJDEP Bureau of Air Monitoring Station Data and the New Jersey Administrative Code. Additionally, the applicant was consulted throughout the design process.

APPENDIX A: MAJOR SITE PLANS
(ATTACHED SEPARATELY)

APPENDIX B: KARSTIC GEOLOGY INVESTIGATION REPOT

(ATTACHED SEPARATELY)

FIGURES



Legend

Zoning

- R-1A, One Family Residence District
- R-2, One Family Residence District
- R-2A, One Family & Multi-Family Res
- R-3, One & Two Family Residence
- C-1, Commercial District
- C-2, Commercial District
- C-3, Commercial District
- C-4, Commercial District
- I, Industrial District
- OB-1, Office Building District
- OB-2, Office Building District
- OB-3, Office Building District
- OB-4, Office Research
- PRD-P, Planned Unit Development
- PRD, Planned Residential Development
- PARD, Parks and Recreation District

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TITLE:

ZONING MAP

LOCATION: 65 ½ CENTER STREET BLOCK 14 LOT 32 TOWN OF CLINTON HUNTERDON COUNTY, NJ	SCALE:	1"=1,000'	PROJECT NO.:	8144
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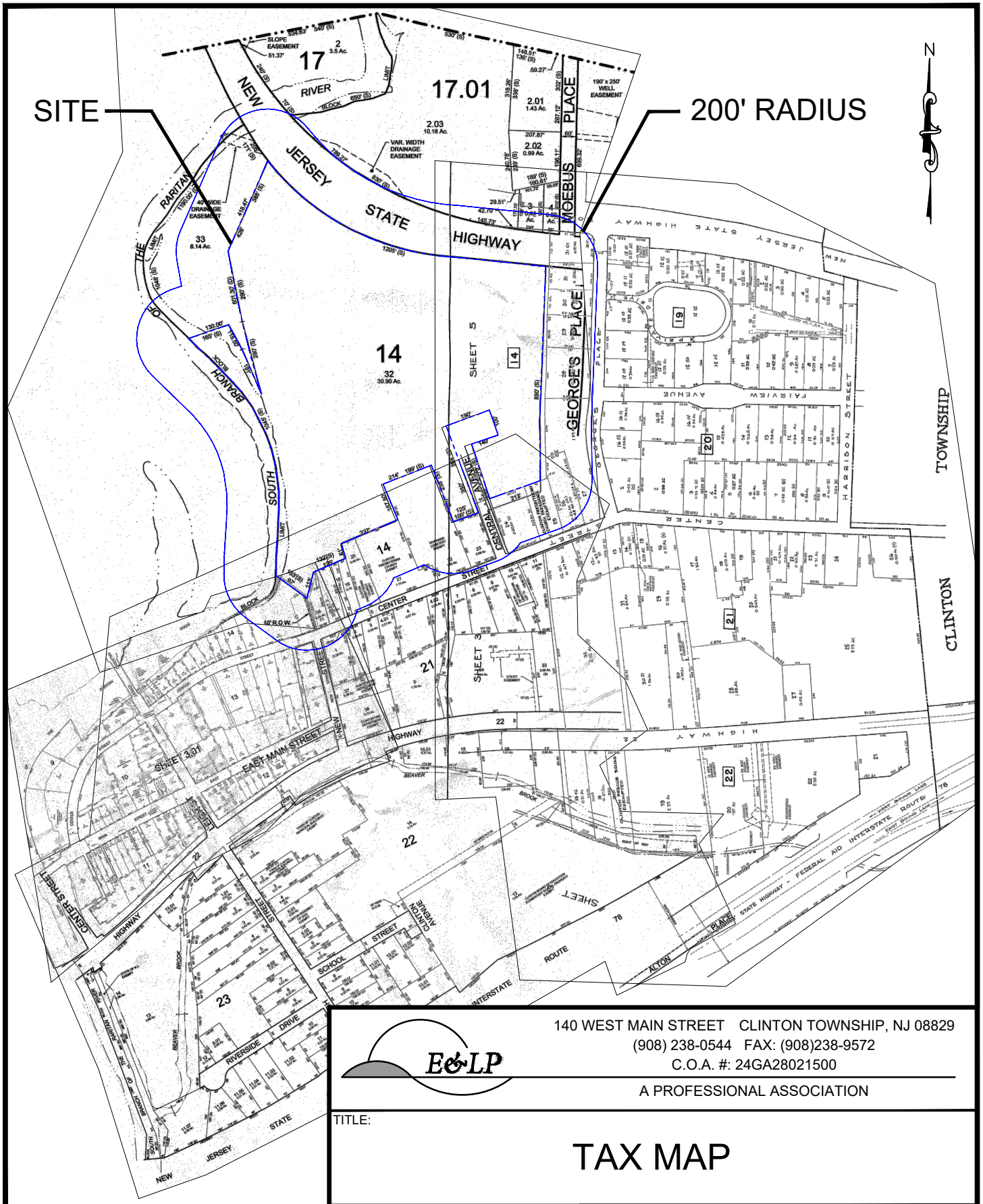
	FILENAME:	ZONING.DWG	SHEET NO.:	1



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TITLE:

TAX MAP

LOCATION: 65 ½ CENTER STREET BLOCK 14 LOT 32 TOWN OF CLINTON HUNTERDON COUNTY, NJ	SCALE: 1"=500'	PROJECT NO.: 8144	
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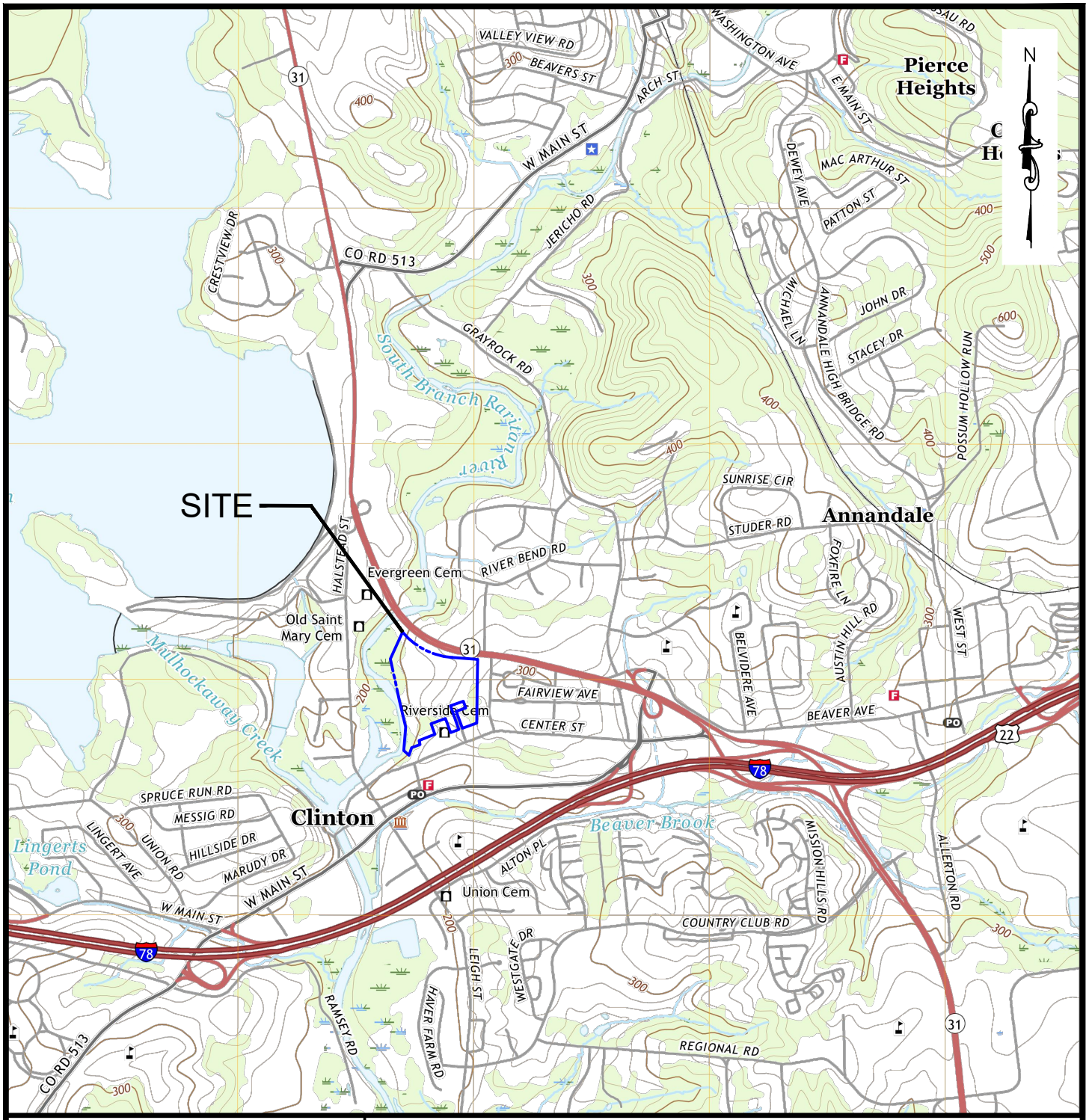

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2,000 0 2,000

SCALE 1" = 2,000 FT

HIGH BRIDGE QUADRANGLE 2019

TITLE:

USGS MAP

LOCATION: 65 ½ CENTER STREET BLOCK 14 LOT 32 TOWN OF CLINTON HUNTERDON COUNTY, NJ	SCALE: 1"=2,000'	PROJECT NO.: 8144
	DATE: 11/25/2019	DRAWN BY: AAP
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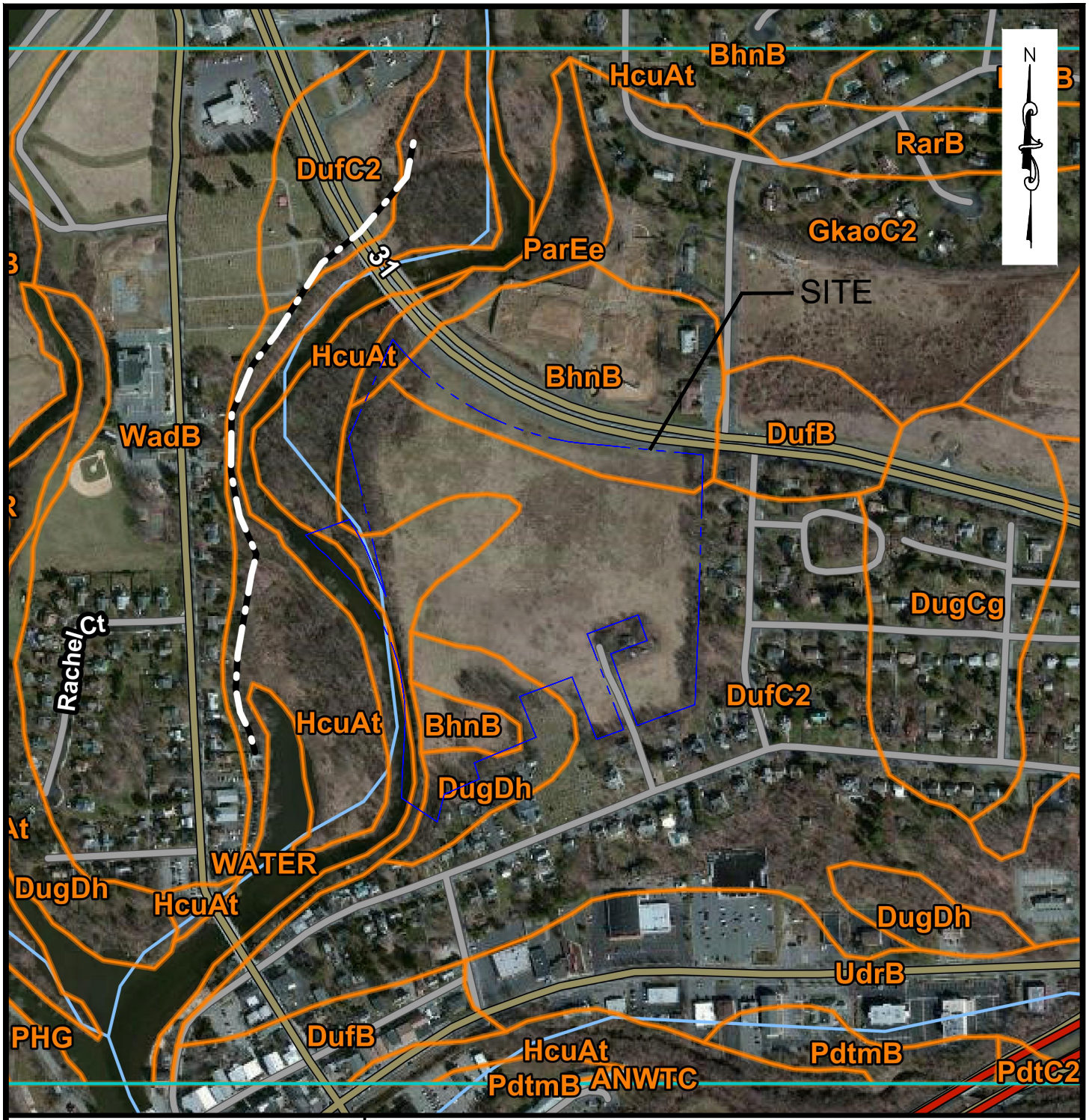

SOILS

BhnB: BIRDSBORO SILT LOAM,
2 TO 6 PERCENT SLOPES

DugDh: DUFFIELD SILT LAOM,
12 TO 18 PERCENT SLOPES, VERY ROCKY

DufC2: DUFFIELD SILT LOAM,
6 TO 12 PERCENT SLOPES, ERODED

HcuAt: HATBORO-CODORUS COMPLEX
0 TO 3 PERCENT SLOPES, FREQUENTLY FLOODED

ParEe: PARKER COBBLY LOAM,
18 TO 40 PERCENT SLOPES, EXTREMELY STONY

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TITLE:

USDA WEB SOIL SURVEY MAP

LOCATION: 65 ½ CENTER STREET BLOCK 14 LOT 32 TOWN OF CLINTON HUNTERDON COUNTY, NJ	SCALE: 1"=500'	PROJECT NO.: 8144
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