

ENVIRONMENTAL IMPACT STATEMENT

Prepared for:

Old 22 Urban Renewal Associates, LLC

**Proposed Mixed-Use Development
Block 21, Lots 29, 30.01 & 31-33
49 NJSH Route 173 (Old Highway 22)
Town of Clinton
Hunterdon County, NJ**

Prepared by:



245 Main Street, Suite 110
Chester, NJ 07930
(908) 879-9229

A handwritten signature in black ink, appearing to read 'Brett W. Skapinetz', is written over a horizontal line.

Brett W. Skapinetz, PE, PP
NJ Professional Engineer License #41985

August 2020
DEC #2362-99-007

TABLE OF CONTENTS

Introduction 3
Description of Proposed Development 3
Inventory of Existing Environment Conditions 3
Statement of Environmental Impact of Project 5
Economic Impact 7
Unavoidable Adverse Impacts 8
Mitigation of Potential Environmental Impacts 8
Project Alternatives 8
Project Approvals 9
Conclusions 9

APPENDIX

- USGS Map
- NRCS Soil Survey
- FEMA FIRMette
- NJDEP Natural Heritage Database Response
- Eastern States Environmental Associates, Inc – Jurisdictional Wetlands Evaluation
- NJDEP GeoWeb Information
 - State Planning Area
 - Historic Properties
 - Freshwater Wetlands
 - Streams
 - Water Quality Classification

Introduction

This report has been prepared to satisfy the requirements listed in §88-44.C. of the Town of Clinton Ordinance for submission of an Environmental Impact Statement as required in association with a Preliminary and Final Site Plan Application. The intent is to provide the Environmental Commission sufficient information regarding the proposed development, and to aid in the evaluation and assessment of the potential impacts on the subject property and its immediate surroundings.

Description of Proposed Development

The subject site consists of Block 21, Lots 29, 30.01 & 31- 33 within the Town of Clinton, Hunterdon County, New Jersey. The site is bordered by NJSH Route 173 to the south; commercial uses to the east and west; and single-family residential uses to the north. The site is further identified on the USGS map within the Appendix.

The project site consist of ±5.64 acres and is presently developed with an abandoned A&P grocery store, paved parking lot and other associated site improvements. Additionally, Lot 29 is presently developed with an abandoned residential dwelling and the remains of a gravel driveway. The proposed development consists of demolishing the existing site improvements and constructing one (1) multi-family residential building with retail space, paved parking areas, associated driveways, courtyard and pool areas, landscaping and other related site improvements.

Inventory of Existing Environment Conditions

- 1. Water Quality:** Existing on-site stormwater runoff patterns contribute minimally to the overall water quality in the area. The runoff generated by the subject site is collected via existing on-site inlets and discharged to the existing stormwater system within the NJSH Route 173 right-of-way. While there are no existing surface water bodies located on-site, the Beaver Brook is ±300 feet to the south of the site.
- 2. Air Quality:** Existing air quality surrounding the site is typical of a northern New Jersey commercial/suburban setting. There are existing hazardous air pollutants (HAP's) which come from cars, heavy duty trucks, buses and other highway vehicles. These vehicles produce diesel particulate matter, diesel exhaust and/or carbon monoxide. Current air quality readings taken from surrounding areas report an Air Quality Index (AQI) of 52. 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 approximately half the maximum allowable. AQI readings in the Town of Clinton can be expected to be similar to those recorded in surrounding areas.

3. **Topography:** The existing topography is relatively flat in the southwest portion of the site which is typical of a developed supermarket and associated parking lot. The remainder of the site consists of open space and wooded area with steep topography at the rear of the site. The entire site generally slopes downward to the south towards the NJSH Route 173 right-of-way.
4. **Soils & Geology:** Based on a review of the surficial geology mapped on the NJDEP GeoWeb, the surficial geology in the northern portion of the site is mapped as alluvium deposits and the southern portion of the property is mapped as weathered carbonate rock. The alluvium is from the Holocene era and consists of gray to brown sand, gravel, silt, minor clay and organic material. The weathered carbonate rock is from Pleistocene age and consists of red to reddish-yellow to yellow clayey silty sand to silty clay with fragments of carbonate rock, chert, and shale. Please refer to the Report of Phase I Carbonate Rock Study prepared by Dynamic Earth for additional information.
5. **Hydrology:** As noted above, runoff generated by the subject site is collected via existing on-site inlets and discharged to the existing stormwater system within the NJSH Route 173 right-of-way. While there are no existing surface water bodies located on-site, the Beaver Brook is ± 300 feet to the south of the site. As depicted on the FEMA FIRMette included within the Appendix, the Flood Hazard Area (FHA) associated with the Beaver Brook encumbers a portion of the site's frontage along NJSH Route 173.
6. **Vegetation:** The southwest portion of the site, containing the abandoned A&P grocery store and parking areas are mostly covered by impervious surfaces. The rear the site consists of open space and wooded areas. As noted in the Jurisdictional Wetlands Evaluation letter prepared by Eastern States Environmental Associates Inc., no evidence of long-term wetland hydrology was determined to occur throughout or adjacent to the property.
7. **Fish and Wildlife:** As noted on the NJDEP's Natural Heritage Database request included within the Appendix, there are no rare wildlife species or habitats located on the project site.
8. **History and Archaeology:** As noted on the NJDEP GeoWeb mapping included within the Appendix, Lot 29 contains an abandoned residential building, which is considered a historic property.
9. **Visual Character:** There does not appear to be any significant aesthetic value to the subject property due to the abandoned A&P grocery.
10. **Noise:** Existing noise levels on-site can be characterized as typical of a North Jersey Commercial Zone. Most noise emanates from passenger vehicular from NJSH Route 173.

11. **Traffic:** Please refer to the Traffic Impact Study prepared by Dynamic Traffic included in the Site Plan submission.

12. **Quality of Fill and Subsurface Structures:** As noted in the Phase I Environmental Site Assessment Report prepared by Dynamic Earth; according to site observations and historic sources including Town records, Lot 30.01 historically was occupied by a gasoline station and auto repair facility (Tire & Tune/Exxon). This former building reportedly was demolished in 1988. Evidence of a former pump island was observed in the southern portion of the Site along Old Highway 22. As noted within the report, Dynamic Earth recommends conducting a Phase II Site Investigation (SI) including soil and/or groundwater sampling and analyses to evaluate current Site conditions in the REC/HREC areas identified above which the Applicant is currently moving forward with.

Statement of Environmental Impact of Project

1. **Water Quality:** The proposed development will aim to improve the stormwater runoff quality on the property. The TSS removal rate requirement set forth by the Town of Clinton Stormwater Ordinance and NJAC 7:8 for the subject site is 80%. The design for the proposed development meets the required TSS removal by utilizing a Manufacture Treatment Device (MTD). Refer to the Stormwater Management Summary submitted with this application for further details.

2. **Air Quality:** The existing air quality will remain relatively unchanged as a result of the proposed improvements. There may be localized increases associated with vehicular exhaust. This is typical of all passenger, construction and delivery vehicles and elevated levels will dissipate as traffic disperses off-site. In relation to the traffic on the surrounding roadway network, which includes NJSH Route 173, any impacts to air quality due to additional vehicular usage will be negligible.

3. **Water Supply:** The proposed development will propose an increase in water demand compared to the existing use. In coordination with Clinton Water, the proposed development will propose new domestic and fire service connections to the water main extension within NJSH Route 173 which will provide the building with the necessary flows for operation. The proposed project will have no negative impacts on the existing water supply.

4. **Topography:** A grading plan was developed for the proposed site improvements with consideration to the existing drainage patterns. Several retaining walls are proposed to alleviate the steep slopes. The design intends to provide areas capable of sustaining a residential facility, retail space and accompanying site features. The plan was designed to ensure runoff from the proposed development could be directed to

stormwater management facilities in order to address the applicable sections of the Town of Clinton and NJAC 7:8. Additionally, soil erosion and sediment control measures will prevent off-site sedimentation and maintain stabilized steep slopes areas.

5. **Soils & Geology:** The recommendations noted within the Report of Phase I Carbonate Rock Study prepared by Dynamic Earth are sufficient to support the initial planning phase. However, Dynamic Earth recommends performing a Phase II Geological and Geotechnical investigation by means of soil borings, test pits, air rotary rock probes, and/or rock coring throughout the site to evaluate to competency of the underling carbonate rock.
6. **Hydrology:** The proposed development will improve surface hydrology conditions in that stormwater runoff will be collected, stored and then discharged over time to effectively manage the previously uncontrolled situation. Water quality will be provided for through the use of BMP's, and the overall surface hydrology should greatly improve in the proposed conditions. Negative impacts on the local hydrology are not anticipated under proposed conditions.
7. **Vegetation:** A considerable number of proposed trees and shrubs will contribute to the overall aesthetics of the development. Native species will be incorporated throughout the property to act as buffer screening and foundation plantings. Street and shade trees will be provided in accordance with the Redevelopment Plan requirements and the preservation and replacement efforts will be coordinated along Municipal guidelines.
8. **Fish and Wildlife:** As noted above and on the NJDEP's Natural Heritage Database request, there are no rare wildlife species or habitats located on the project site
9. **History and Archaeology:** As noted on the NJDEP GeoWeb mapping included within the Appendix, Lot 29 contains an abandoned residential building, which is considered a historic property. The project proposes to maintain the existing dwelling and associated gravel access drive. As such, no changes to the historic integrity and nature of the site are being proposed.
10. **Visual Character:** The nature of the proposed site layout, architectural design and the landscape design of the overall site will help provide an acceptable level of aesthetic appearance as compared to similar uses of nature.
11. **Noise:** Noise levels can be expected to be slightly higher during the normal construction work hours of 7:00AM to 5:00PM. Decibel levels can be anticipated to be 100-105 when measured at the source with more acceptable levels as one approaches the property boundaries. Further, due to the relatively

temporary nature of the proposed activities, it is not anticipated that this facility will exceed the daytime or nighttime usage allowances for any extended period of time.

- 12. Traffic:** The site has been designed to promote safe and efficient ingress and egress to the adjacent roadways. Please refer to the Traffic Impact Study prepared by Dynamic Traffic included in the Site Plan submission.
- 13. Wastewater Treatment and Disposal:** The development proposes to connect to the existing 12” sanitary main located within the NJSH Route 173 right-of-way which ultimately conveys to the Clinton Wastewater Treatment Plant. In addition to approval from the Town of Clinton, a Treatment Works Approval permit will be required from the NJDEP due to the increase in projected sanitary flows.
- 14. Solid Waste:** Solid waste generated from the proposed development will be separated into recyclables and non-recyclable and stored in interior trash rooms and two (2) proposed enclosed masonry trash enclosures. The waste will then be transported to an appropriate recycling/disposal facility by a private contractor, at regularly scheduled intervals.
- 15. Hazardous Waste:** As noted within the Phase I Environmental Site Assessment Report prepared by Dynamic Earth, they recommend conducting a Phase II Site Investigation (SI) including soil and/or groundwater sampling and analyses to evaluate current Site conditions in the REC/HREC areas identified above which the Applicant is currently moving forward with.
- 16. Artificial Light:** Most activities associated with the proposed uses are anticipated during daytime hours which keep nighttime nuisances, such as noise and light glare trespass, to a minimum. In addition, the proposed Lighting Plan has been designed in accordance with the Redevelopment Plan objectives.

Economic Impact

This development will have positive impacts by providing employment opportunities. Additionally, the proposed use will contribute proportionately to the Town Tax base with minimal increase of required Town services. Under proposed conditions, the subject site will generate retail businesses as well as residential operations, which creates more employment opportunities within the living and retail facilities.

Unavoidable Adverse Impacts

Although the proposed development can pose possible temporary adverse impacts on the site, various measures, as well as rules and regulations will be implemented to minimize the negative environmental impacts on the local environment. Therefore, it is not anticipated that the proposed development will significantly affect any environmentally sensitive areas including stream corridors, wetlands, steep slopes, highly erodible soils, areas of a high water table, mature stands of native vegetation, and aquifer recharge and discharge areas.

Mitigation of Potential Environmental Impacts

The following steps will be taken to minimize adverse environmental impacts during construction and operation:

1. Effective implementation of soil erosion and sediment control measures, including tree preservation, hay bales, silt fencing, and inlet filters, as well as, utilization of Stormwater Best Management Practices (BMP's) should successfully minimize the site development's impact on existing natural resources.
2. Strict adherence to the limits of disturbance parameters and stabilizing the construction entrances.
3. Every reasonable effort will be made to protect the existing natural environment with the ultimate goal of providing for minimal disruption throughout the course of construction and after completion.

Project Alternatives

Since the proposed project is a specifically listed permitted use within the Old Highway Redevelopment Area Plan, 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:

1. "No Project" or "No-Action" Alternative: This would mean the property would remain as an abandoned A&P grocery store. It would appear that the Town would benefit from the redevelopment of the site. Its location, traffic volume, and subsequent high visibility make it an ideal location for the proposed development.

2. Alternative Layouts: The proposed layout provides a practical project while protecting the natural surroundings that currently exist on and around the subject site. Other alternatives would require many of the same improvements, and therefore, would have similar, if not more, impacts on the surrounding environment.

3. Alternative Costs and Social Impact: Being that the proposed development generally complies with the requirements of the ordinance, the proposed design is the best alternative for this site. While other designs may be considered, it is likely that they would negatively affect traffic safety and stormwater management, and would not significantly lessen the impact of such development of the land.

Project Approvals

The following permits/approvals will be required in association with this project including:

- Town of Clinton Land Use Board Approval
- Hunterdon County Planning Board Approval/Exemption
- Hunterdon County Soil Conservation District Certification
- NJDEP Treatment Works Approval
- NJDEP Bureau of Water System Engineering
- NJDEP Flood Hazard Area/Individual Permit
- New Jersey Highlands Planning Area Exemption
- NJDOT Highway Access Permit

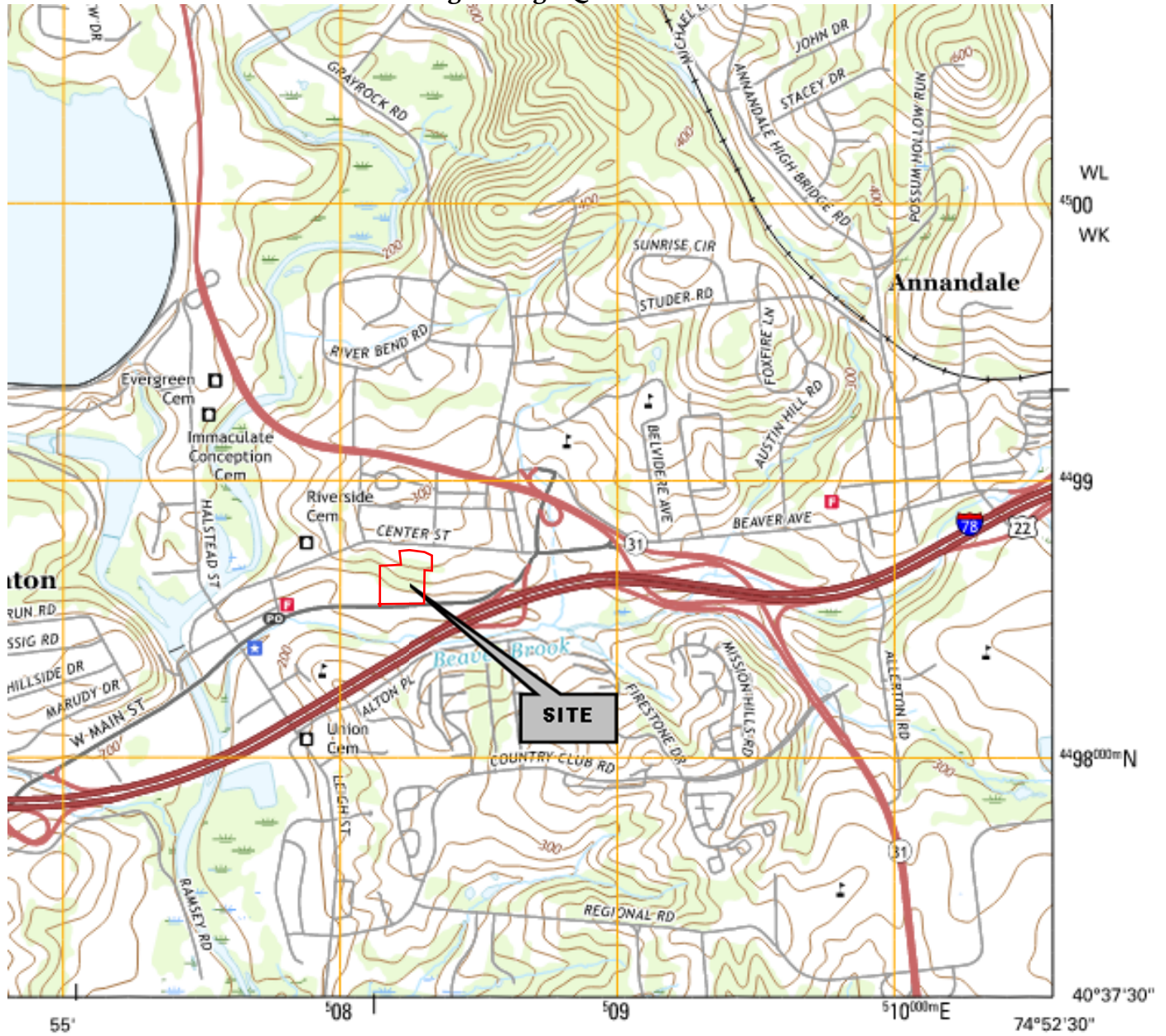
Conclusion

It is the opinion of this firm that there will be no adverse impacts on any existing critical or environmentally sensitive elements as a result of this development.

APPENDIX

USGS MAP

USGS Map
High Bridge Quad



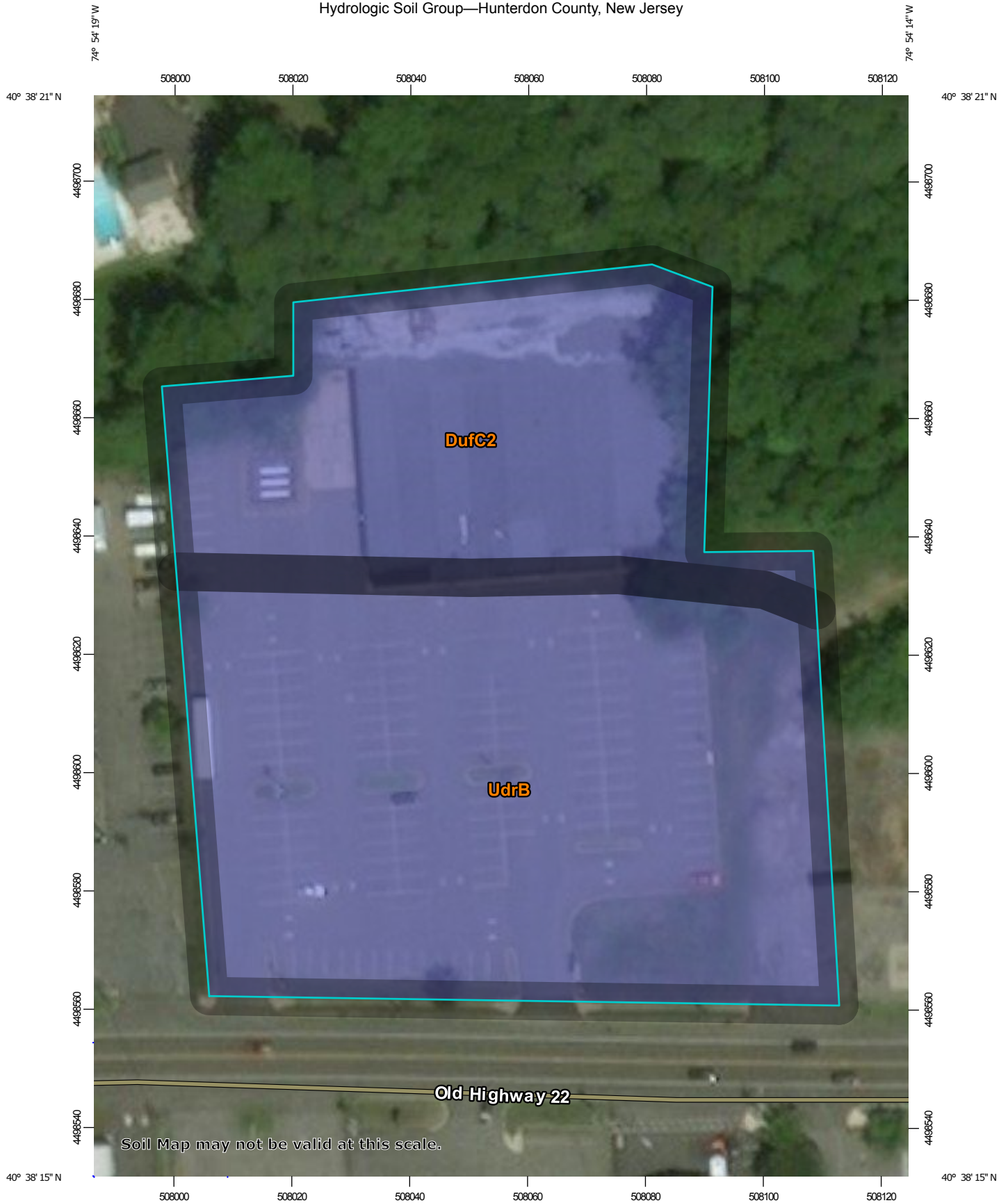
1904 Main Street, Lake Como, NJ 07719 T. 732-974-0198

245 Main Street, Suite 110, Chester, NJ 07930 T. 908-879-9229
 8 Robbins Street, Suite 102, Toms River, NJ 08753 T. 732-974-0198
 790 Newtown Yardley Rd., Suite 425, Newtown, PA 18940 T. 267-685-0276

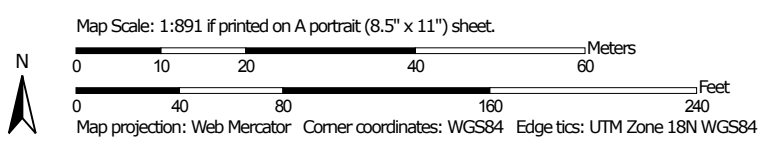
100 NE 5th Avenue, Suite B2, Delray Beach, FL 33483 T. 561-291-8570
 14521 Old Katy Road, Suite 250, Houston, TX 77079 T. 281-789-6400
 1301 Central Expressway S., Suite 210, Allen, TX 75013 T. 972-534-2100

NRCS SOIL SURVEY

Hydrologic Soil Group—Hunterdon County, New Jersey




Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines


 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

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: Hunterdon County, New Jersey
 Survey Area Data: Version 14, Sep 13, 2018

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

Date(s) aerial images were photographed: Mar 31, 2014—Apr 2, 2017

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
DufC2	Duffield silt loam, 6 to 12 percent slopes, eroded	B	1.1	36.0%
UdrB	Udorthents, refuse substratum, 0 to 8 percent slopes	B	1.9	64.0%
Totals for Area of Interest			3.0	100.0%

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 FIRMETTE

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/21/2019 at 5:32:51 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

40°38'31.02"N



USGS The National Map: Orthoimagery. Data refreshed October, 2017.

74°53'58.53"W

NJDEP NATURAL HERITAGE DATABASE RESPONSE



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

CATHERINE R. McCABE

Commissioner

May 6, 2020

Zhenting Zou
Dynamic Engineering Consultants, PC
245 Main Street, Suite 110
Chester, NJ 07930

Re: Proposed Mixed-Use Development
Block(s) - 21
Lot(s) - 29, 30.01, 31, 32 and 33
Clinton Town, Hunterdon County

Dear Zhenting Zou:

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 topographic map(s) submitted with the Natural Heritage Data Request Form into our Geographic Information System. 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.

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 and 2 (attached) to determine if any priority sites are located on or in the immediate vicinity of the 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.

NHP File No. 20-4007468-19079

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. 20-4007468-19079

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

<u>Report Name</u>	<u>Included</u>	<u>Number of Pages</u>
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	No	0 pages 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	No	0 pages included

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

<u>Report Name</u>	<u>Included</u>	<u>Number of Pages</u>
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	No	0 pages 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
<i>Aves</i>								
	Bald Eagle	Haliaeetus leucocephalus	Foraging	4	NA	State Endangered	G5	S1B,S2N
	Brown Thrasher	Toxostoma rufum	Breeding Sighting	2	NA	Special Concern	G5	S3B,S4N
	Great Blue Heron	Ardea herodias	Foraging	2	NA	Special Concern	G5	S3B,S4N

**EASTERN STATES ENVIRONMENTAL ASSOCIATES, INC –
JURISDICTIONAL WETLANDS EVALUATION**



**ENVIRONMENTAL ASSOCIATES
INC.**

*Specializing in the Assessment and Management
of the Ecological Resources*

315 Mountain View Drive
Kunkletown, Pennsylvania 18058

Phone: (610) 681-6030

Fax: (610) 681-6031

March 9, 2020

Mr. Joshua Wirry
Dynamic Engineering Consultants
245 Main Street; Suite 110
Chester, New Jersey 07930

RE: PROGRESS REPORT: Jurisdictional Wetlands Evaluation

*Route #173 Property
Block 21 - Lots 29, 30.01, 31, 32 and 33
Town of Clinton, Hunterdon County, New Jersey*

Dear Mr. Wirry:

Pursuant to my responsibilities, I have conducted a field evaluation of the referenced property to determine if any portion of the referenced property satisfies required criteria for designation as jurisdictional wetlands (wetlands), waters (SOW) and/or wetland transition areas (WTA) as regulated by the New Jersey Freshwater Wetlands Protection Act (FWWPA). Said field evaluation was conducted on March 8, 2020

Jurisdictional Wetlands and WTA pursuant to FWPPA:

The jurisdictional wetlands evaluation was conducted utilizing the wetlands determination methodology required by the New Jersey Department of Environmental Protection (NJDEP) in accordance with the New Jersey Freshwater Wetlands Protection Act (NJAC 7:7A).

Field evaluation determined that no portion of the property satisfies criteria required for designation as wetlands or SOW. The majority of the property is developed consisting of a commercial building, paved parking and areas of stone/gravel parking. Naturally vegetated lands are limited to the northeastern region of the property.

**EASTERN STATES
ENVIRONMENTAL ASSOCIATES
INC.**

Page 2.

Vegetation species associated with the vegetated northeastern region of the property consist predominantly of Black Walnut (FacU), White Ash (FacU), Norway Maple (NL), Boxelder Maple (Fac), Ailanthus (NL), Raspberry (Fac), Fox Grape (Fac), Grasses (V), Japanese Honeysuckle (Fac) and Violet (Fac). Said vegetation species composition does not consist predominantly of hydrophytic species.

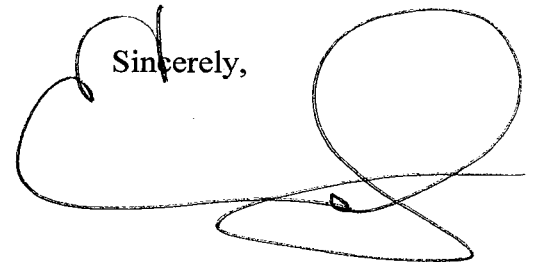
Soil samples taken throughout areas of the property not covered by impervious surfaces were not indicative of hydric soils. Said soil samples consisted primarily of silt loams which produced Munsell Soil Color Chart readings with Hues of 10YR; Values of 4; and Chromas ranging from 4 to 6 with no apparent mottling.

No evidence of long-term wetland hydrology was determined to occur throughout the property. Furthermore, no evidence of long-term wetland hydrology was determined to exist adjacent to the property.

Based upon the habitat characteristics and drainage associations, it is anticipated that wetlands in the general region of the property would be classified as exceptional resource value thereby requiring a wetland transition area (WTA) distance of 50 feet. Field evaluation determined that any wetlands which occur within the general region of the property are located a distance in excess of 150 feet from the property. Accordingly, no portion of the property is determined to be encompassed within a WTA associated with a vicinity wetland.

Thank you for the opportunity to be of service to you with regard to the referenced property. Please do not hesitate to contact me directly should you or the municipality have any questions concerning the aforementioned evaluation and resulting determinations.

Sincerely,

A handwritten signature in black ink, appearing to read 'Edward A. Kuc', with a large, circular flourish at the end.

Edward A. Kuc
Principal Ecologist

EAK/jmd



**ENVIRONMENTAL ASSOCIATES
INC.**

*Specializing in the Assessment and Management
of the Ecological Resources*

315 Mountain View Drive
Kunkletown, Pennsylvania 18058

Phone: (610) 681-6030

Fax: (610) 681-6031

PROFESSIONAL CREDENTIALS

EDWARD A. KUC, PRINCIPAL ECOLOGIST

Edward A. Kuc is a Natural Resource Ecologist by profession with areas of expertise including aquatic and terrestrial ecosystems, wildlife (mammalian, avian, reptilian, amphibian), endangered wildlife, fisheries and freshwater wetlands. Edward A. Kuc has conducted extensive research of these natural resources and has provided numerous Natural Resource Protection, Management and Mitigation Plans for federal, state and municipal environmental regulatory agencies as well as private enterprise.

Edward A. Kuc serves as Principal Environmental Specialist for Eastern States Environmental Associates, Inc (ESEA). Responsibilities include the coordination, implementation and supervision of the various ecological inventory, assessment, management and mitigation projects undertaken by ESEA for private and public clientele. Edward A. Kuc is extensively involved with regulatory compliance matters and serves as the chief representative of ESEA clients with regard to federal, state and municipal environmental permit applications. Edward A. Kuc has represented various municipalities along with the State of New Jersey concerning Land Diversion Plan Proposals.

Prior to joining ESEA, Edward A. Kuc served as Supervisory Ecologist of a large environmental consulting organization based in the State of New Jersey. Edward A. Kuc's responsibilities included the implementation and supervision of the natural resource inventories, impact assessment, management and mitigation programs conducted by the organization. Edward A. Kuc was likewise responsible for the coordination and review of associated environmental documents and reports prepared by the organization.

Edward A. Kuc has served in the capacity of Environmental Specialist for the New Jersey Department of Environmental Protection (NJDEP). Edward A. Kuc was responsible for the inventory, evaluation and habitat availability assessment for various wildlife species monitored and managed by the NJDEP. Edward A. Kuc was also responsible for the collection and analysis of biological information pertaining to fishery population inventories, population reproduction, trout waters classification, fishery population introduction and population

**EASTERN STATES
ENVIRONMENTAL ASSOCIATES
INC.**

Page 2.

establishment, anadromous species migration and stream encroachment reviews. Edward A. Kuc was responsible for providing guidance to the design and implementation of various natural habitat management and mitigation programs. Edward A. Kuc continued to be of service to the Division's Black Bear Research and Management Project through the Wildlife Conservation Corps Program.

Edward A. Kuc served as a Research Biologist for the U.S.D.A. Forest Service in Clearwater National Forest, Idaho, where he was responsible for various fish and wildlife research and management programs. Edward A. Kuc was responsible for habitat evaluations and population analysis of various large-game and non-game wildlife species and was responsible for the determination of wildlife species population dynamics and distribution among seasonal ranges. Edward A. Kuc was responsible for the analysis of stream condition, riparian habitat quality, sport fishing population and salmonid spawning area potential. Edward A. Kuc was responsible for the design and implementation of various stream and riparian habitat enhancement projects. Edward A. Kuc was responsible for the comparative evaluation of fish and wildlife species population densities for impact evaluation of various land use activities. Edward A. Kuc was also responsible for the design and implementation of various natural habitat restoration, enhancement and creation projects.

Edward A. Kuc possesses a Bachelor of Science Degree in Natural Resource Management from Rutgers University - Cook College. Edward A. Kuc is affiliated with many professional organizations including The Wildlife Society, The American Fisheries Society, Society of Wetland Scientists, The Audubon Society, Association of Urban Wildlife Managers, The National Wildlife Federation and The Nature Conservancy. Edward A. Kuc is certified as a Professional Wetland Scientist by the Society of Wetland Scientists. Edward A. Kuc has served as the President of the New Jersey Chapter of the Wildlife Society. Edward A. Kuc has authored numerous technical reports and articles and has conducted many presentations and seminars pertaining to various Natural Resource related topics.

**EASTERN STATES
ENVIRONMENTAL ASSOCIATES
INC.**

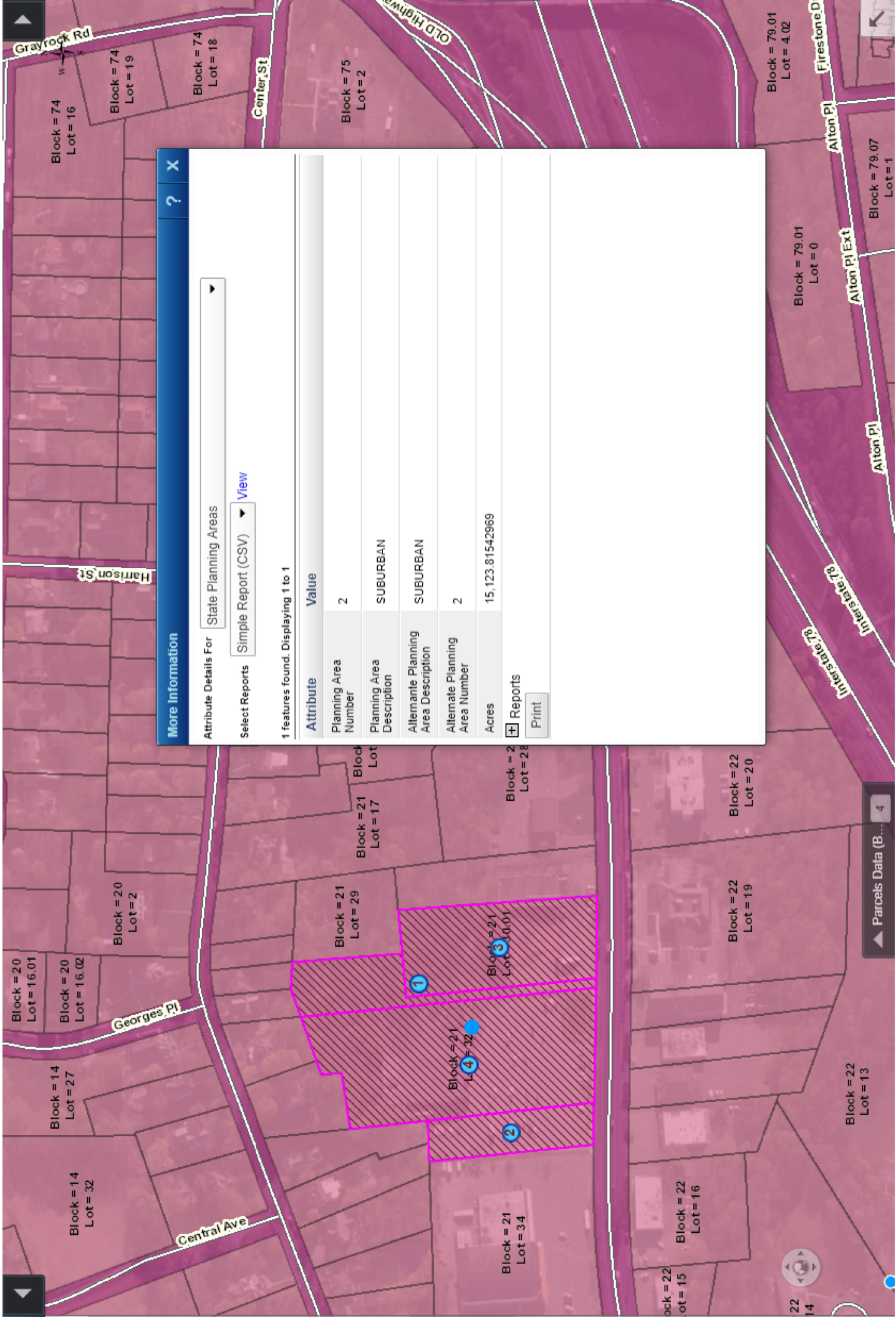
Page 3.

ASSOCIATES AND TECHNICAL STAFF:

The Associates and Technical Staff of Eastern States Environmental Associates, Inc. consist of a select group of environmental specialists. This select group of Associates and Staff Biologists include highly experienced and recognized individuals in various specialties of environmental related consultation. The educational background of these individuals ranges from Bachelor to Doctorate degrees in environmental sciences.

NJ GEOWEB INFORMATION

**STATE PLANNING AREA
HISTORIC PROPERTIES
FRESHWATER WETLANDS
STREAMS
WATER QUALITY CLASSIFICATION**



More Information ? X

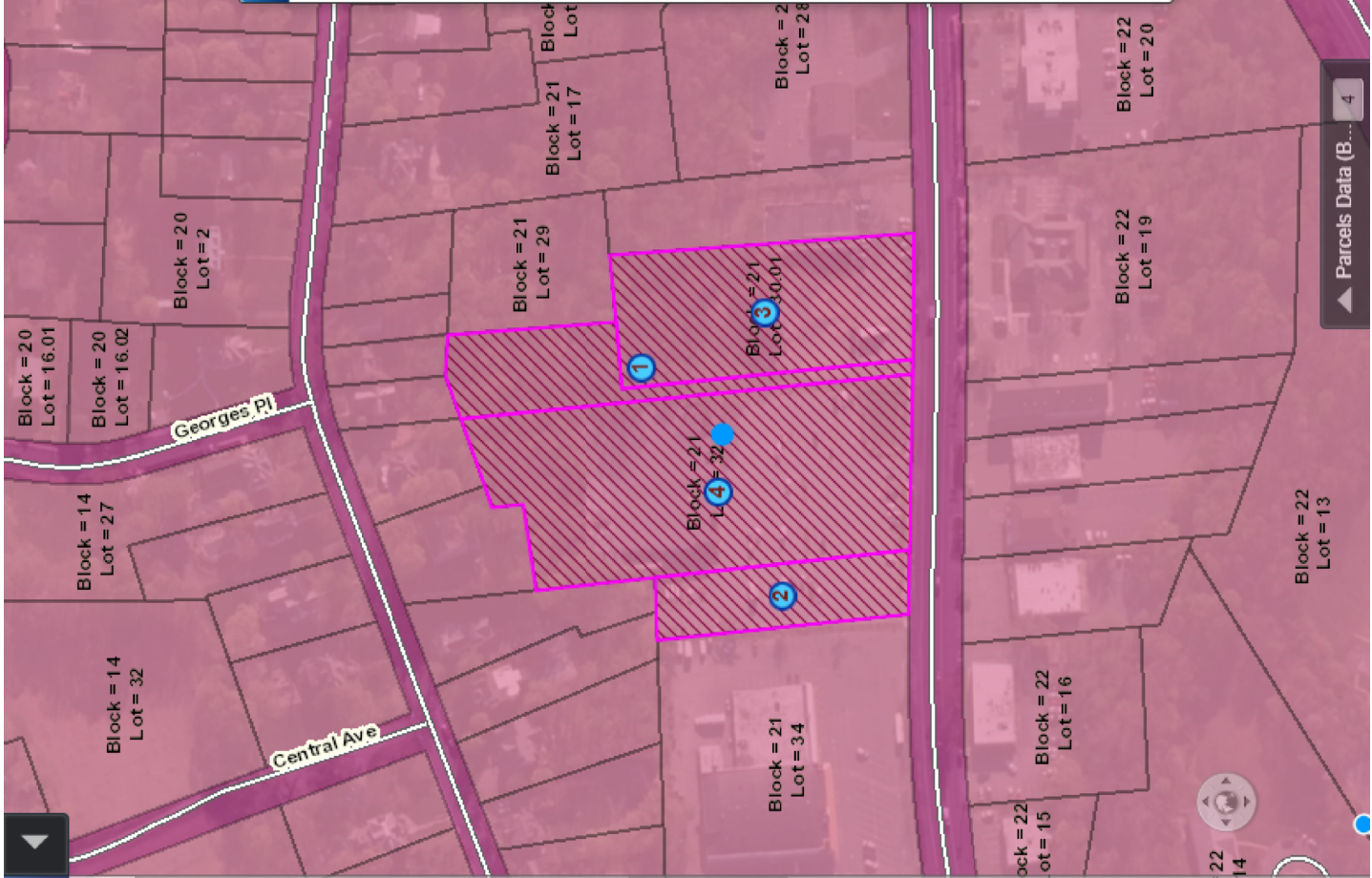
Attribute Details For State Planning Areas

Select Reports Simple Report (CSV) View

1 features found. Displaying 1 to 1

Attribute	Value
Planning Area Number	2
Planning Area Description	SUBURBAN
Alternate Planning Area Description	SUBURBAN
Alternate Planning Area Number	2
Acres	15,123.81542969

Reports Print



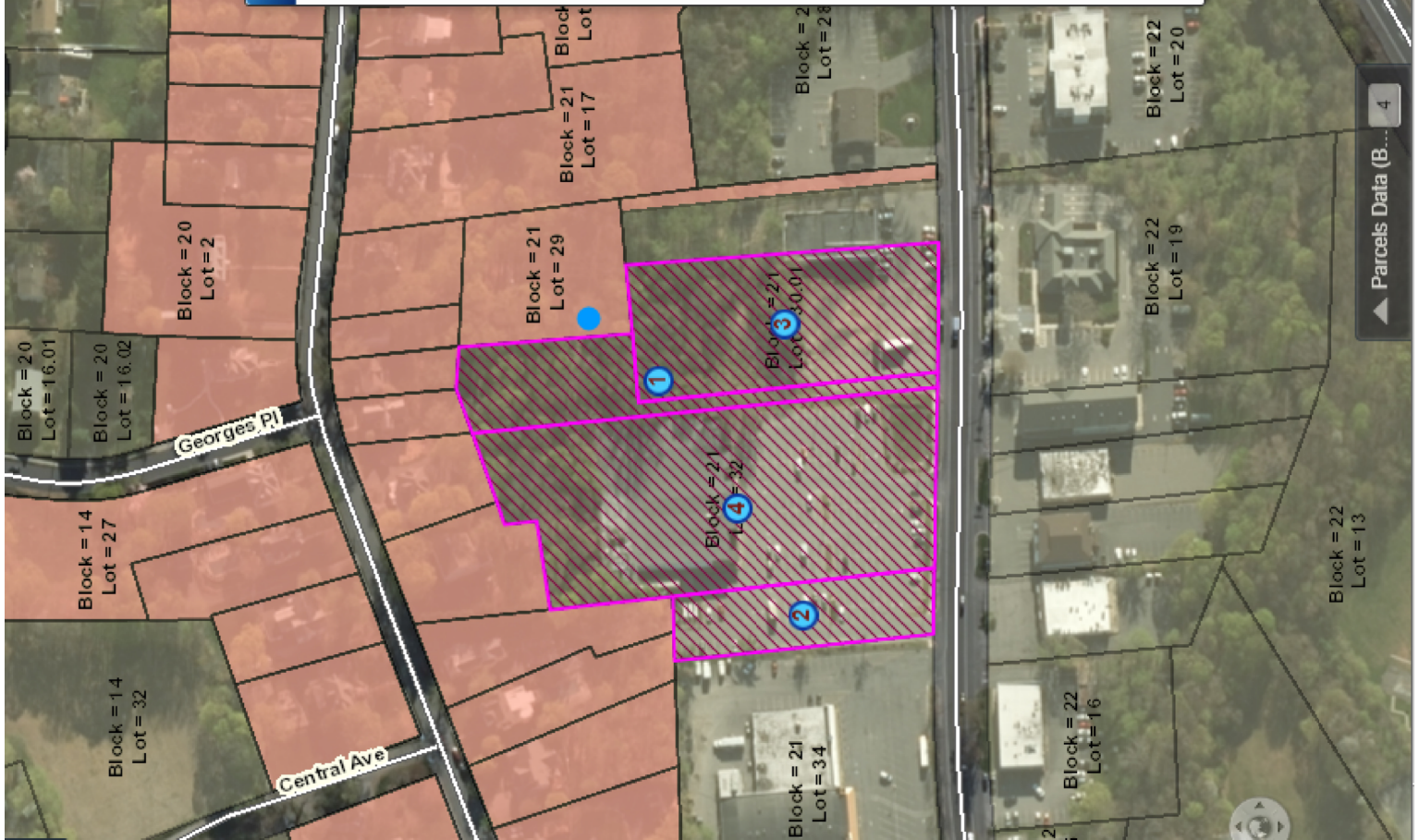
More Information ? X

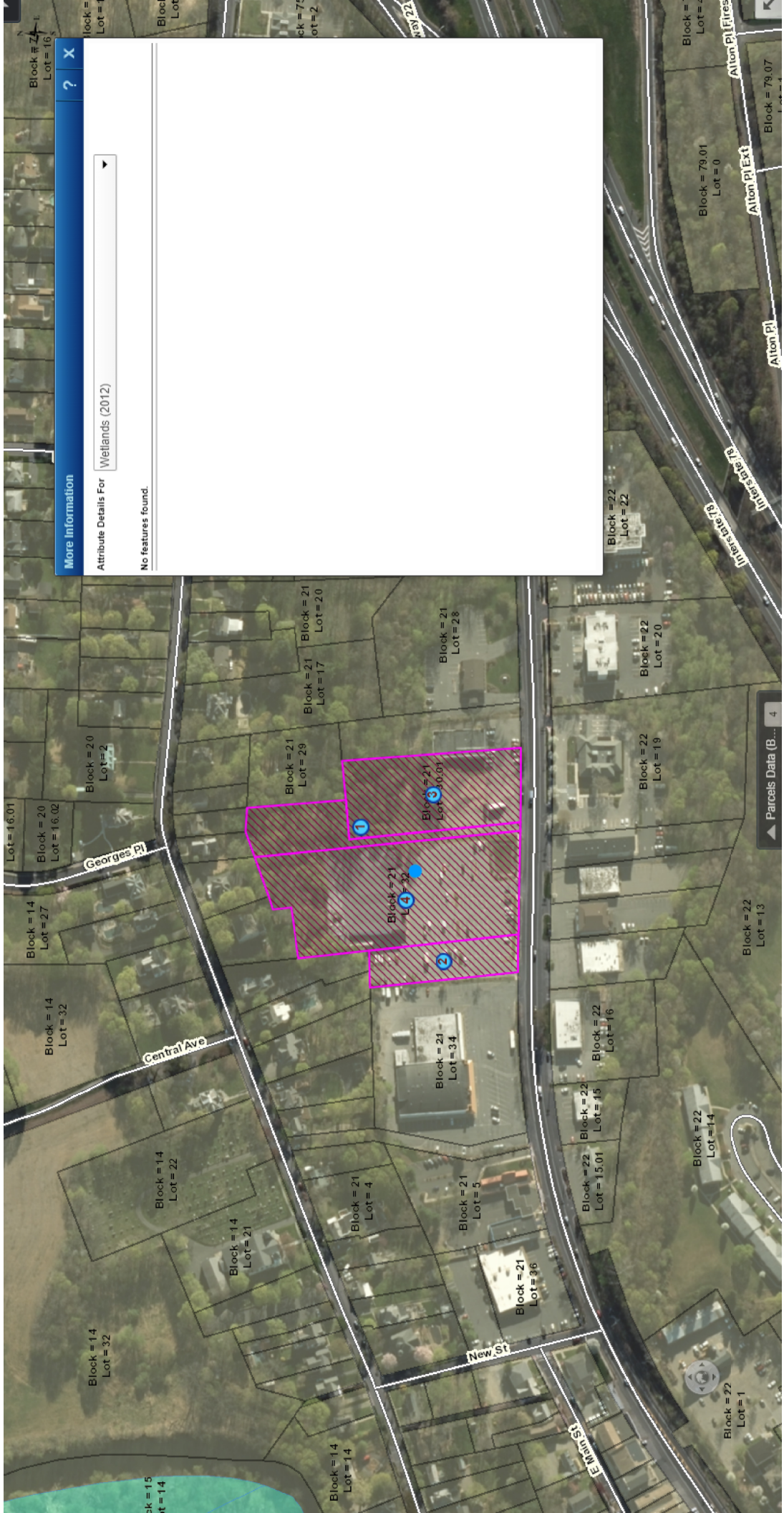
Attribute Details For **Historic Properties**

Select Reports **Simple Report (CSV)** View

1 features found. Displaying 1 to 1

Attribute	Value
NJEMS Site ID	0
NJEMS Program Interest ID	0
Cultural Resource Name	faces Center Street but has Rt. 22 Address
Alternate Cultural Resource Name	
Address	faces Center Street but has Rt. 22 Address
Designation Status	Listed HD
Designation Status Update	9/28/1995 12:00:00 AM
Demolished	No
National Historic Landmark	No
National Historic Landmark Date	
National Register Date	
NJ Register Date	
Determination of Eligibility Date	



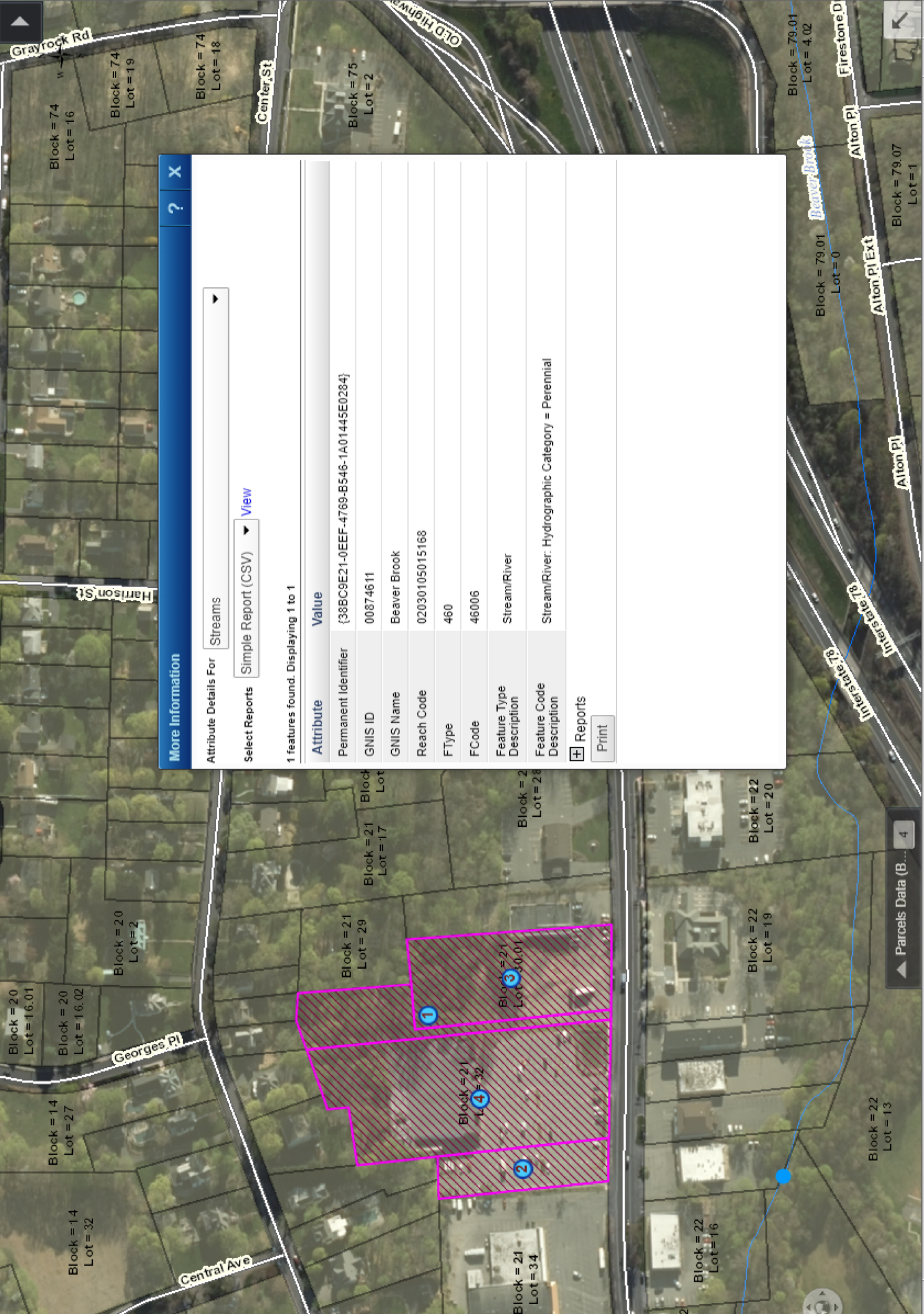


More Information

Attribute Details For Wetlands (2012)

No features found.

Parcels Data (B... 4



More Information

Attribute Details For Streams

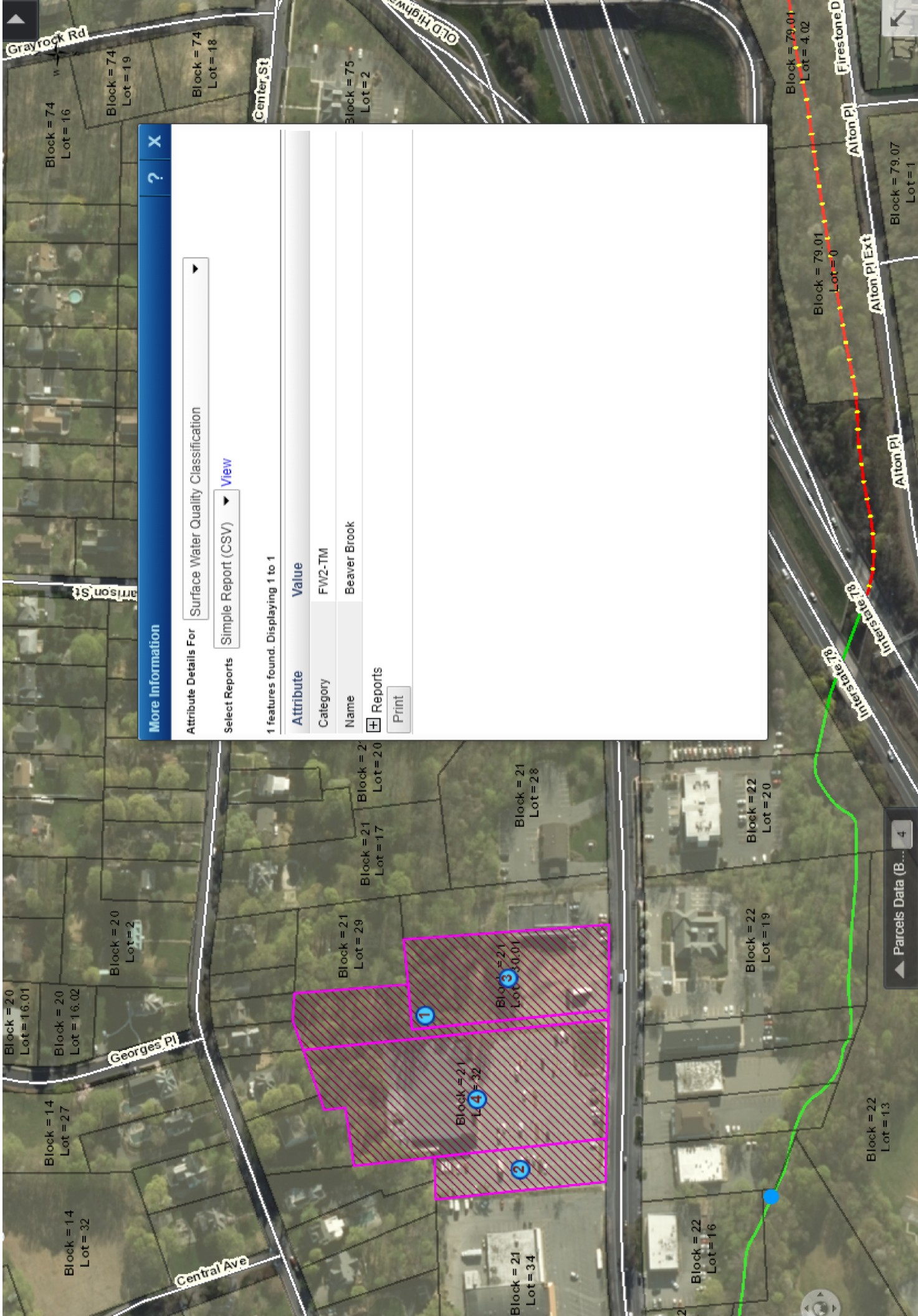
Select Reports Simple Report (CSV) View

1 features found. Displaying 1 to 1

Attribute	Value
Permanent Identifier	{38BC9E21-0EEF-4769-B546-1A01445E0284}
GNIS ID	00874611
GNIS Name	Beaver Brook
Reach Code	02030105015168
FType	460
FCode	46006
Feature Type Description	Stream/River
Feature Code Description	Stream/River: Hydrographic Category = Perennial

+ Reports

Print



More Information ? X

Attribute Details For **Surface Water Quality Classification**

Select Reports **Simple Report (CSV)** View

1 features found. Displaying 1 to 1

Attribute	Value
Category	FW2-TM
Name	Beaver Brook

Reports Print