

ENVIRONMENTAL IMPACT STATEMENT

Prepared for

**Walter and Katherine Bostian
425 South Riverside Drive**

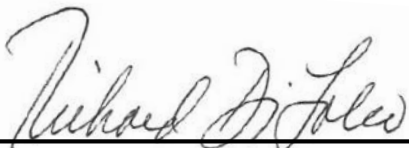
**BLOCK 5408
LOT 17**

**NEPTUNE TOWNSHIP
MONMOUTH COUNTY, NJ**

Prepared by

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OVERVIEW

This report is submitted in support of a development application for Walter and Katherine Bostian for their property located at #425 South Riverside Drive in the Shark River Hills section of the Township. The property is known as Lot 17 in Block 5408 as shown on Sheet 54 of the Neptune Township tax map.

PROJECT LOCATION

The property is located in the R-2 Low Density Single-Family Residential Zone where single-family residential is a permitted use. The site has frontages on three streets: South Riverside Drive, Vernon Avenue and Tremont Drive. The surrounding area consists of single-family residential uses. The site is located in close proximity to the Shark River (tidal) and while the majority of the site is elevated above the 100 year flood elevation (FEMA Zone AE-Elev.10), the existing Township streets and right-of-way areas fronting the site, and open yard areas of the proposed residential lots vary from elevation 4 to elevation 10. All proposed structures are elevated above the 100 year flood level and no basements are proposed.

PROJECT DESCRIPTION

The 1.21 acre subject property is the site of a 50 year old residential estate containing a 7,000 square foot ranch dwelling, a 65 foot long outdoor pool and patio areas, and a full sized recreational basketball court. The site has frontage on three paved and improved Township streets, South Riverside Drive, Vernon Avenue and Tremont Drive and no new streets are proposed. The site is cleared, graded and contains open lawn areas and is not wooded. The owner/applicant proposes to demolish all existing structures and improvements currently at the site and subdivide the property into four lots, retaining the South Riverside Drive portion of the site for construction of his personal residence. Three other residential lots, which all front on existing streets, will be proposed for sale. No new municipal road improvements are required or proposed. Proposed site improvements will include curb repair at new driveway curb cuts and the planting of shade trees along the three street frontages. All new utilities will be placed underground.

INVENTORY AND ASSESSMENT

SOILS / WATER TABLE

Site soils are mapped as Udorthents by the USDA, and the typical soil profile consists of loam and loamy sand with a depth to water table greater than 80 inches. No basements are proposed for the project. The site soil has no building limitations for dwellings without basements. Shallow excavations, up to 6 feet deep, have moderately favorable soil feature ratings.

TOPOGRAPHY

The topography of the site is fairly level with elevation at 10.0 to 11.5 across most of the site. Along the abutting existing streets, the elevations vary between elevation 4.0 to 10.0. No steep slopes exist on the property.

LAND USE

The property is located within the R-2 Zone, which is a Low Density Single-Family Residential zone. The purpose of the R-2 Zone District is to provide for single-family residential development at a density not to exceed 4.3 dwelling units per acre. The site is currently developed. The 1.21 acre subject property is the site of a 50 year old residential estate containing a 7,000 square foot ranch dwelling, a 65 foot long outdoor pool, with multiple patio areas, and a full sized recreational basketball court. All existing structures and improvements are to be demolished and removed from the site. The plans propose four single family homes which are a permitted use and no bulk variances are being sought.

AIR QUALITY

There are no anticipated negative impacts to the air quality from this project. Sources of emissions will primarily be from home heating systems (gas) which will be energy efficient and utilize the latest clean technologies. During construction, all construction vehicles will comply with state regulations to keep vehicle emissions within acceptable limits. The contractor will provide dust control during construction to minimize the generation of dust.

WATER QUALITY

The proposed use of the property will have no adverse impact on the water quality in the surrounding area. The slight decrease in the amount of impervious coverage after development will tend to improve the water quality as less runoff and suspended solids will result.

AMBIENT NOISE LEVEL

During site construction, the ambient noise levels at the site will be increased due to the operation of site construction equipment. However, all contractors/construction will comply with New Jersey Department of Environmental Protection standards set forth at N.J.A.C. 7:29-1.1. Upon completion of construction, ambient noise is expected to return to that typical of a residential neighborhood and negative impacts to the surrounding area are not anticipated. No adverse noise impacts to the neighborhood are anticipated.

AESTHETIC FEATURES

The existing site contains an oversized residence and yard improvements. The removal of the existing structures and improvements and proposed new construction will return the aesthetics of the site to that of a more traditional neighborhood character thereby improving the aesthetics of the neighborhood.

TREE REMOVAL

No tree removal is proposed.

SEWER FACILITIES

Existing sewer mains are present in all three fronting streets. A NJDEP Treatment Works approval is not required for the project as the total flow quantity does not meet the permit threshold criteria. The project is located within the sewer service area of Neptune Township Sewerage Authority.. Application will be made to the sewerage authority for approval of the connections to serve the four proposed dwellings. No adverse impacts are anticipated relative to sewer capacity. It is anticipated that the maximum flow will occur at full occupancy of the dwellings.

The wastewater flows will be approximately 300 gallons per day per dwelling in accordance with N.J.A.C. 7:14A-23.3.

Residential Dwelling (3 bedrooms or greater) = 300 gpd

Total Average Daily Flow 4 units x 300 gpd = 1.200 gpd

WATER SUPPLY

Existing water mains are present in all three fronting streets. Application will be made to NJ American Water for service connection for the four proposed dwellings. No adverse impacts are anticipated relative to water capacity.

SURFACE DRAINAGE

The site surface drainage sheet flows to all three fronting streets and is collected by the Township existing storm sewer system prior to being discharged under South Riverside Drive to the Shark River. The existing drainage patterns will be maintained and the proposed grading plan directs surface water from the residential lots via sheet flow to the existing streets, no new storm drainage piping is proposed. No impacts to the Township drainage system are anticipated.

STORMWATER MANAGEMENT

The proposed development does not meet the site disturbance or impervious cover criteria of a major development as relates to storm water therefor the storm water management regulations do not apply to this site.

The proposed development is located within the Metropolitan Planning Area – PA 1 and is not required to provide groundwater recharge, however recharge will be provided through the infiltration provided over the lawn and landscaped areas.

FLOOD ZONES

The site is located close to the Shark River. According to FEMA MAP 34025C0341G (effective 6/15/2022) the associated flood zones on the site are Zone X, Zone AE 10, and Zone AE 11. The Shark River is designated as Zone VE 12. Proposed dwellings are elevated a minimum of one foot above the designated flood zone elevation. Proposed first floor elevations are set at elevation 14.25+ (NAVD88). No basements are proposed.

The site will require a CAFRA permit for the subdivision of property and construction of the four dwellings. An application will be filed with the NJDEP for this approval.

SOLID WASTE DISPOSAL

Residential waste collection from the proposed four residential homes will be by Township.

TRAFFIC

No new streets are proposed. The development will utilize the existing Township streets (Vernon Avenue and Tremont Drive) for driveway access points. Both streets used for driveway access are stop controlled at Riverside Drive. The construction of three additional home will not have any measurable traffic impacts to the capacity, operation or safety of the local street system. There are no anticipated negative impacts on the environment from the slight increase in traffic generation from the proposed development.

COMMUNITY IMPACT

A separate community impact statement has been provided. No detrimental impacts were reported.

VISUAL IMPACT

The removal of the existing dated structures and improvements and proposed new construction in scale with the neighboring dwellings will create a positive visual impact and will return the aesthetics of the site to that of a more traditional neighborhood character thereby improving the aesthetics of the neighborhood.

HISTORIC LANDMARKS

No historic landmarks are located on the site.

LIGHTING

The existing street system has street lighting provided at various locations. As no new streets are proposed, there is no proposal to add additional street lighting as part of this application. Should additional lighting be required, it would be of similar scale and wattage of those already provided in the neighborhood that would be minimally necessary for pedestrian and vehicle safety.

WETLANDS

There are no wetlands on the subject property. The NJDEP has mapped wetlands along the shoreline of the Shark River, which is approximately 90 feet from the subject property on the opposite side of South Riverside Drive. No impacts to any wetlands areas will occur.

WATERCOURSES / WATERFRONT / SHORELINE FEATURES

There are no watercourses located on site. The site does not have a waterfront or shoreline. The site is in close proximity to the Shark River, which is located on the opposite side of South Riverside Drive.

ENERGY CONSERVATION

The project includes demolition of an existing dated residential dwelling. All new residential construction will adhere to latest building code requirements as relates to energy conservation.

ENVIRONMENTAL PROTECTIVE MEASURES

Environmentally sensitive areas will not be impacted from the construction of the project. The project is a sufficient distance away from any environmentally sensitive areas. As part of the construction approval process, the applicant will obtain a certification from the Freehold Soil Conservation District for a soil erosion control plan. This plan will control site work with the main intent to stabilize the disturbed site areas and prevent siltation and dust from emanating from the site during and upon completion of all site construction. Silt fencing, sodded areas and inlet filters will be provided as part of the plan.

REVIEW AGENCIES

The following are the review agencies from which approvals, permits or licenses are required:

Township of Neptune Planning Board

Monmouth County Planning Board

Freehold Soil Conservation District

New Jersey American Water Company

Township of Neptune Sewerage Authority

New Jersey Department of Environmental Protection-CAFRA

MITIGATING MEASURES

During the course of construction, the following measures shall be taken to limit the negative impacts on the development:

- Noise control apparatus will be used on any construction equipment, where such measures are required. Construction will be performed during normal working daylight hours, and will adhere to all applicable codes regarding their operations.
- Control of soil erosion, sedimentation and dust will be accomplished by the strict adherence to a certified soil erosion and sediment control plan.
- Grading will be maintained within prescribed limits of the approved plans. No disturbance will be permitted beyond the cut and fill limits.
- Solid waste will be collected in a container within the site, and will be collected by a private licensed hauler, and likewise, be disposed of by an approved means.

The following steps shall be implemented before, during and after construction to minimize any adverse impacts:

- Retaining and maintaining vegetation to the extent possible, for the establishment of buffering to reduce noise, absorb atmospheric pollutants, produce oxygen, screen dust, etc.
- Preventive measures shall be taken to reduce soil erosion during construction and inhibit sedimentation. This would involve strict conformance to the provisions set forth in the

Soil Erosion and Sediment Control Plan. These practices include the stabilization of disturbed areas as soon as practicable, stockpiling existing topsoil for redistribution, and the filtering sediment from storm runoff by the use of sediment barriers, and by the construction of man-made filters around storm water inlets.

- Periodically removing construction debris from the site to prevent damage to the surrounding environment.
- Stripping the smallest practical area at any one time to help maintain soil stability and reduce the erosive effects of storm runoff.
- Ensure the protection of vegetated areas and trees designated to remain undisturbed. Stockpiling of materials within the root zones of vegetation to be preserved will not be permitted.
- Noise suppressors will be installed on all construction equipment, where applicable, and construction operations will be limited to normal working hours during the day. The retention of as much plant life as possible will diminish noise levels during the construction phase.
- Should acidic soil having a pH of less than 4.0 be exposed on the site, it will be covered to a depth of 12" with soil with a pH of not less than 5.0, and subsequently vegetated. Beyond protecting the soil from erosion, this practice will protect surface waters from becoming acidified with a naturally-occurring leachate.
- Portable toilet facilities will be located within the site for sanitation during construction. These facilities will be leased from private contractors. Contents shall be disposed of in a licensed sanitary landfill.

- Habitat will be enhanced with new landscape plantings.

IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

- Construction of the residential dwellings will cause a slight change to the site characteristics and cause only a minor impact on the environment.
- Beyond these changes, there will be no permanently irreversible and irretrievable commitment of resources.
- There shall be no displacement of people. Soil erosion and sedimentation will be systematically minimized.
- The only method conceivable which could prevent the irreversible and irretrievable commitment of resources, would be to allow no additional project construction whatsoever at the site.
- The "no project" alternative would eliminate any potential environmental impacts; however, it would not address the needs of the Township in terms of providing residential housing in a normal progression of the development of the area.
- The steps outlined in the "Mitigating Measures" portion of this report shall be implemented before, during and after construction to minimize any irreversible and irretrievable commitment of resources or adverse impacts, along with others which may be deemed appropriate by responsible governmental regulatory bodies.

UNAVOIDABLE ADVERSE IMPACTS

A. REASONS FOR UNAVOIDABILITY OF IMPACTS

In a development of the type proposed, the environmental impacts which are anticipated are those which are common to projects within residential and commercial areas of growth.

B. IMPLICATIONS OF ADVERSE IMPACTS

Existing utilities shall serve the project development. Because the ecological productivity of this type upland habitat is fairly limited, the sum of the effects of the project will not be seriously adverse. The quality of the environment to be affected is not so pristine that the project will place any severe or unique burden on the environment.

Furthermore, the human community will benefit from the economic stimulus the project will provide through construction, in the short term.

A number of environmental impacts will be unavoidable during the life of the project. These impacts are divided into short-term and long-term effects for the purposes of identification.

SHORT-TERM

- The introduction of new sources of noise at the site will affect the animal population in the immediate surrounding area during construction. The nearby human population may tend to experience a measure of nuisance during the construction period. Many species which can coexist with suburban development of this type will return.
- Limited amounts of soil erosion will occur at the site, in conjunction with minimal sedimentation to locations at elevations below the site. This will result in a slight potential reduction of fertility and soil structure quality at the site and in the impacted areas.

LONG-TERM

- Proposed construction of impervious surfaces upon the existing site will redirect locations of infiltration. By constructing pavement and rooftops, the
- direct infiltration of water into the subsoil at the site will be altered.

- Small amounts of soil erosion would occur primarily during the construction phase of the project, causing minor long-term changes in the quality and quantity of topsoil present.

- Demands will be placed on sewerage collection facilities of the Township Sewerage system. It is anticipated that when the entire effluent is added to the Township's sewer utility system, it would total approximately 1,200 gallons per day (300 gpd x 4 homes)

- Solid waste will be generated by the use of the site, and this will create a demand for recycling and disposal facilities.

- The visitors to the site would impose some new demands on the existing road network in the general area. The estimated daily trips for each dwelling is approximately 10 per dwelling, therefore the total road volume from the development is anticipated at 40 trips per day in and out.

- There will be an increase in the consumption of energy and resources, with the addition of the facilities proposed.

- Demand for municipal services will increase commensurate with the increase in population anticipated to occupy and frequent the site.

CONCLUSION

Degradation of the environment will occur due to:

- Short term construction nuisances
Additional minor vehicular traffic
- Additional resource use by an expanding community

The community as a whole will benefit from:

- Increase in the accessibility and availability of housing
- Improved visual character and neighborhood aesthetics

The site is currently developed. The cleared and open 1.21 acre subject property is the site of a 50 year old residential dwelling, pool, patio areas, and a full sized recreational basketball court. All existing structures and improvements are to be demolished and removed from the site. The plans propose four single family homes which are a permitted use and no bulk variances are being sought. No tree clearing is proposed. The proposed development is well suited for the existing property and the use is in conformity with the surrounding area. Aesthetics and visual impacts will be improved. Street trees will be planted.

In summary, the proposed residential development will result in a ‘de minimis’ environmental impact on the site or the surrounding area, is compatible with the existing neighborhood and is designed in conformance with the Neptune Township Land Use Ordinance.

APPENDIX

Aerial Map

Tax Map

Zoning Map

Soil Map

Flood Map

AERIAL MAP - 425 SOUTH RIVERSIDE DRIVE

SOURCE: NEARMAP 2023



VIEW FROM NORTH

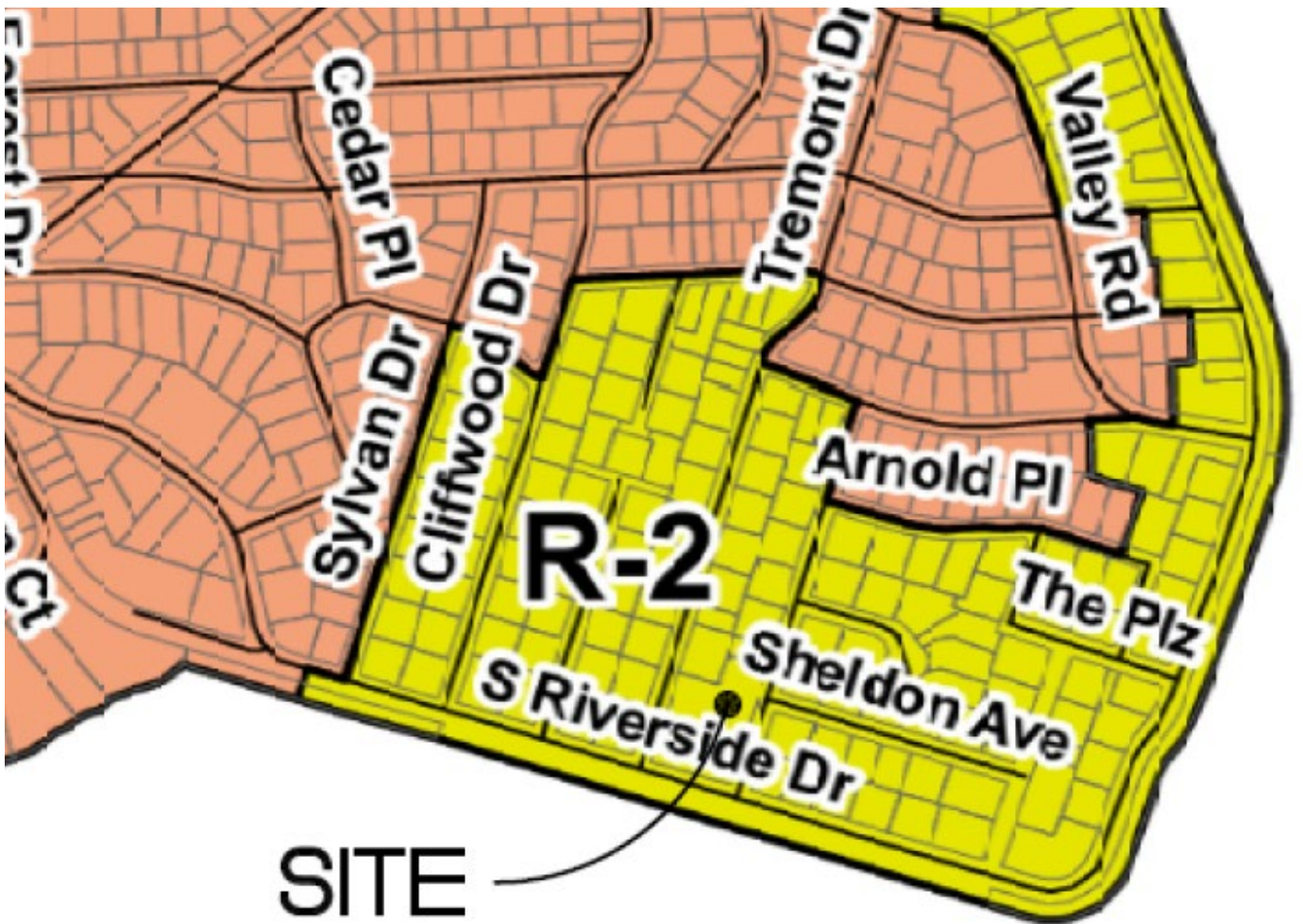
TAX MAP - BLOCK 5408 LOT 17

SOURCE: SHEET 54 NEPTUNE TWP



ZONING MAP - ZONE R-2

SOURCE: NEPTUNE TWP



SOIL MAP – UdaB Udorthents

SOURCE: USDA



Description of Udorthents

Setting

Landform: Low hills
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Fill and/or disturbed original soil material

Typical profile

A - 0 to 12 inches: loam
C - 12 to 72 inches: loamy sand

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 6.7 inches)

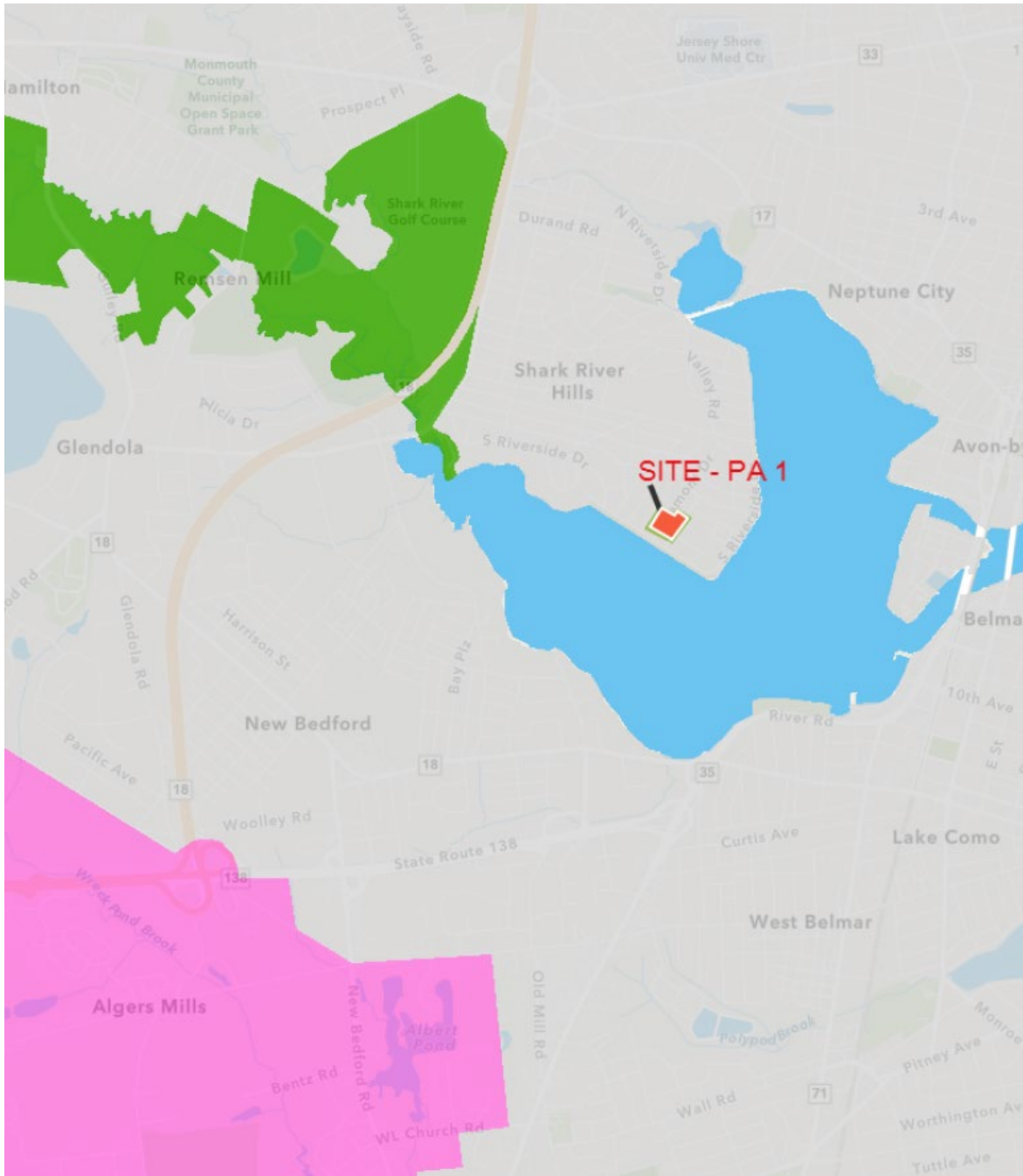
FLOOD MAP

SOURCE: FEMA



STATE PLANNING AREA MAP

SOURCE: NJDEP-GEOMAP



Metropolitan Planning Area (PA 1)