



EcolSciences, Inc.
Environmental Management & Regulatory Compliance

April 27, 2021

John T. Chadwick IV, P.P.
3176 Route 27, Suite 1A
Kendall Park, New Jersey 08824

Re: Wetland Investigation
Proposed Single-Family Lot Subdivision
Block 95, Lots 2 and 25
Warren, New Jersey

Dear John:

As a follow-up to our conversation, this letter provides an assessment of the wetland-related regulatory considerations for the above-referenced proposed subdivision. I understand from the plans prepared by Page-Mueller Engineering Consultants, P.C. that a four-lot subdivision is proposed. Three of the proposed lots (2.02, 2.03, 2.04) front on Old Stirling Road and the fourth (2.01) on Helen Street. Two of the proposed lots (2.03, 2.04) are currently developed with single-family homes and associated development. Based upon the location of wetlands and their transition areas, only proposed lot 2.04 will require an approval from the New Jersey Department of Environmental Protection (NJDEP). In order to develop this lot, encroachment into the transition area is required. This encroachment can be easily accommodated on the remainder of the lot via a Transition Area Averaging Plan. The other three lots have no wetland or transition area encroachment and therefore, are not subject to the New Jersey Freshwater Wetlands Protection Act.

The wetlands on the property were delineated by me in accordance with the Federal Interagency Manual for Identifying and Delineating Jurisdictional Wetlands (1989) as required by the NJDEP. This manual utilizes a three-parameter approach relying on a coincidence of hydric soils, hydrophytic vegetation and wetland hydrology for an area to be considered wetlands. Based upon the field investigation, the wetlands are clearly defined by topography, soils, vegetation and hydrology. Additionally, portions of the wetlands closest to proposed lot 2.04, where approval from the NJDEP will be required to construct the home, have already been field inspected and verified by the NJDEP Division of Resource Protection (formerly Division of Land Use Regulation). Their inspections were part of a Statewide General Permit Number 2 that authorized the construction of a sanitary sewer along Old Stirling Road (DLUR file no.: 1820-18-0005.1).

The proposed subdivision plans show the surveyed limits of the wetlands that I delineated and they are represented accurately. In addition, a 150-foot wide transition area has been applied to the

wetlands and is also show on the plans. This is the maximum wetland transition area pursuant to the New Jersey Freshwater Wetlands Protection Act.

In summary, only proposed lot 2.04 will require an approval from the NJDEP to construct the single-family home. The other three proposed homes are located beyond the most restrictive wetland transition area and are therefore outside of regulated areas pursuant to the New Jersey Freshwater Wetlands Protection Act.

I trust this is helpful, however, please do not hesitate to reach out if you have any questions or need anything else.

Very truly yours,

EcolSciences, Inc.



David Moskowitz, Ph.D.
Senior Professional Wetland Scientist #129
Senior Vice President

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PLANNING BOARD

PO BOX 4619 • WARREN, NJ 07059 • (732) 805-3979 • FAX (732) 805-3978

March 4, 2021

Township of Warren Planning Board
46 Mountain Boulevard
Warren, New Jersey 07059

SUBJECT: *PME #1327-060
Old Stirling Road & Helen St
Block 95, Lots 2 & 25
Warren Township
Somerset County, New Jersey
ENVIRONMENTAL ASSESSMENT REPORT*

Dear Board Members:

Please accept this as satisfying the requirements for an Environmental Assessment Report.

A. DESCRIPTION

The site contains 16.212 acres. Currently Lot 2 contains three single family dwellings fronting on Old Stirling Road. Existing Lot 25 is currently vacant and has frontage on Helen Street. This project involves the creation of 4 new residential lots, all to contain a new single family home. Access and frontage will be via Old Stirling Road for three lots and one lot will access Helen Street. The entire property is zoned CR130/65. Two lot front lot setback variances are requested along Old Stirling Road due to steep slopes and environmental constraints. One lot frontage variance is proposed along Helen Street due to existing conditions.

B. INVENTORY OF EXISTING NATURAL FEATURES

The site slopes from north to south. There are some steep slopes throughout the property, but the proposed development is primarily located within in the flatter (<15%) portion of the site. The slopes range as a percentage of the tract area and are:

0 - 15%	60.2%
15 - 25%	19.6%
> 25%	20.2%

The site is mostly wooded other than the currently developed portion. There are wetlands in the northern portion of the site.

C. ASSESSMENT OF ENVIRONMENTAL IMPACT

SEWAGE DISPOSAL

It is proposed that each of the three (3) new homes connect to the existing private force main. Additional flow to the forcemain is estimated at 900 gallons per day (gpd) (3 x 300 gpd/home). The house fronting on Helen Street will connect via a gravity lateral to the existing gravity sanitary sewer main. The anticipated flow to that system is 300 gpd.

WATER SUPPLY

It is proposed that each of the three (3) new homes along Old Stirling Road connect to the existing public water main. Additional flow is estimated at 1,425 gallons per day (gpd) (3 x 475 gpd/home). The lot on Helen Street may be serviced by individual well or a service line through an easement to Old Stirling Road.

STORM SEWER

The lots will be evaluated individually for stormwater management at the time of Plot Plan. The project as a whole must meet the NJDEP stormwater requirements for Major Development. For quantity reduction, credit has been applied to all four proposed lots equal to the existing impervious coverage which will be removed. These lots will only require quantity reduction if they exceed the allotted parameters. None of the lots will require water quality control unless the allotted motor vehicle surface coverages are exceeded (water quality control is only required if the project has a net increase of more than one-quarter acre of motor vehicle surface). A waiver for groundwater recharge is requested due to known poor soil conditions.

FLOOD PLAINS

No flood plains exist.

STREAM ENCROACHMENTS

There are no proposed stream encroachments as a result of this project.

WETLANDS

Wetlands are present in the northern portion of the lot. The location and buffers have not been verified by the NJDEP.

SOLID WASTE DISPOSAL

It is proposed that the solid waste will be handled by individual carters, arranged by the private homeowners.

AIR POLLUTION

Other than possibly air pollution from the heating system and vehicular traffic, there should be minimal impact.

NOISE

Any noise generated by this development will be consistent with single family homes.

TRAFFIC

Additional traffic from this site is approximately 10.2 trips per single family home, which equates to approximately thirty-one (31) trips per day (3 new homes x 10.2) on to Old Stirling Road and 10.2 trips to Helen Street. This includes not only the property owners, but the mailmen, garbage men and other associated deliveries.

SOCIAL/ECONOMIC

The proposed residential development is consistent with the abutting uses and zoning on properties and the development patterns that are occurring in the area and should have no impact.

D. UNAVOIDABLE ADVERSE ENVIRONMENTAL IMPACTS

There will be short-term impacts to the site due to the soil disturbance involved with the construction of the new homes. There should be minimal long term neighborhood impacts.

E. STEPS TO MINIMIZE ENVIRONMENTAL DAMAGE

The lots layout nicely and each lot will be provided with a suitable building envelope for the construction of the homes. Stormwater impacts should be minimal; the project will comply with the State standards. Disturbance of steep slopes and wetlands has been minimized.

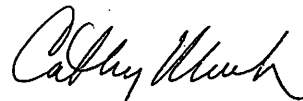
F. ALTERNATIVES

This project has been developed in accordance with the Township Zoning requirements to the greatest extent practicable. The layout respects the site constraints to the greatest degree possible.

G. LICENSES/PERMITS

Approvals required for this project include Somerset County Planning Board, Warren Township Board of Health, and Warren Township Planning Board. Somerset Union Soil Conservation District approval will be required for each individual lot. The project is partially authorized under Warren Township Sewerage Authority Resolution No. 20-60, which allocates four (4) EDUs to Lot 3. This project will utilize three (3) of those EDUs. An application for single family connection will be required for the proposed lot fronting on Helen Street.

Very truly yours,



Cathy Mueller, P.E.
President