



PB 22-01  
RECEIVED  
FEB 09 2022  
PLANNING BOARD

February 2, 2022

Day Pitney LLP  
Attn: Nicole M. Magdziak, Esq.  
One Jefferson Road  
Parsippany, NJ 07054-2891

**Re: Waiver Request – Environmental Assessment Report  
7 Oak Avenue  
Block 12, Lot 21.01  
Warren Township, Somerset County, New Jersey  
Envirotactics Project #5459**

Dear Ms. Magdziak:

Please find the following Environmental Assessment Report Waiver Request for Warren Township's review.

**PROJECT SUMMARY & DESCRIPTION**

The proposed project (herein referred to as the "site" or "subject property") is located at 7 Oak Avenue in Warren Township, Somerset County, New Jersey. The subject property is further identified as Block 12, Lot 21.01 on the Warren Township Tax map and consists of approximately 626,981 square feet (14.39 acres) of undeveloped land. The state plane coordinates of the subject property are easting (x) 472,582 and northing (y) 655,624. The subject property is located along Oak Avenue, and surrounded by residential properties to the north, south, east and west with some wooded, undeveloped parcels to the east. A tributary of the Dead River is present within the northern portion of the subject property.

The applicant is requesting approval for a minor subdivision of existing Lot 21.01 into two new lots, preliminarily identified as Lot "A" and Lot "B". Specifically, proposed Lot "A" will encompass 132,332 square feet (3.03 acres) of the subject property and will consist of the southern portion of the existing Lot 21.01. Proposed Lot "B" will encompass 494, 649 square feet (11.36 acres) and consist of the remainder of existing Lot 21.01. The newly subdivided lots will then be developed with one single-family home per lot. Each single-family home will encompass a footprint of 5,000 square feet. Each single-family home will have a paved driveway extending from Oak Avenue and be serviced by an onsite septic system consisting of two septic tanks leading to two settling tanks and an associated septic leach field per system. In addition, the subject property will be serviced by a newly installed onsite potable well. This potable well will service both residences.

The applicant is requesting a waiver for the environmental assessment report (EAR) for the above mentioned project. The following information is to demonstrate there will be no impact from the proposed development as per the Warren Township Planning Board's Minor Subdivision Checklist, page six of seven, item #40.

Envirotactics, Inc.  
1330 Laurel Ave.  
Building 3  
Sea Girt, NJ 08750

Phone 732.449.0077  
Fax 732.449.5810  
www.envirotactics.com

**Sewerage Facilities – No Impact Anticipated**

Each proposed dwelling is planned to be serviced by its own dedicated septic system which consists of primary disposal areas and reserve disposal areas in accordance with NJAC 7:9A "Standards for Individual Subsurface Sewage Disposal Systems"; therefore, no impact is anticipated.

**Water Supply – No Impact Anticipated**

Each proposed dwelling is planned to be serviced by its own dedicated well system in accordance with NJAC 7:9D "Well Construction and Maintenance; Sealing of Abandoned Wells"; therefore, no impact is anticipated.

**Storm Water Runoff – No Impact Anticipated**

Each proposed dwelling is planned to be serviced by its own dedicated dry well system which will be designed in accordance with the township requirements; therefore, no impact is anticipated.

**Flood Plain/NJDEP Stream Encroachment Permits – No Impact Anticipated**

A Flood Hazard Area Approval was issued on March 30, 2018, indicating that a flood hazard area and/or floodway are not present onsite. According to the approval, a 150-foot riparian zone will extend from top of bank along both sides of the tributary to the Dead River located within the northern portion of the subject property. The proposed development is not near, nor will it extend into the riparian zone; therefore, no impact is anticipated.

**Solid Waste Disposal – No Impact Anticipated**

A temporary increase in solid waste disposal is anticipated during the construction phase of the proposed project. All solid waste will be disposed of properly offsite as required. Subsequent to completion of development of the two new single-family homes and upon their occupancy, solid waste disposal consistent with residential properties is expected. Solid waste will then be collected and disposed of per Warren Township sanitary requirements; therefore, no impact is anticipated.

**Air Pollution – No Impact Anticipated**

There are no predicted impacts associated with air quality with this project. The proposed development will not require any air permits from the New Jersey Department of Environmental Protection (NJDEP) during or following construction. There may be some temporary airborne dust associated with the construction process, but these conditions will be localized and will dissipate with the stoppage of each workday. Standard construction mitigation measures such as application of mist to suppress dust, use of interior chutes and dumpster covers, prompt debris removal, wind covers, and use of crushed stone at access points will take place during construction, if necessary. Further, upon completion of the development, the air quality will not be impaired.

The proposed development will not impact the onsite/surrounding air quality long term and is consistent with other developments in the area; therefore, no impact is anticipated.

**Traffic – No Impact Anticipated**

Traffic in the vicinity of the subject property is consistent with a suburban neighborhood. During construction an increase of project-generated traffic is expected; however, it is anticipated to operate at an acceptable level of service. Subsequent to construction completion, traffic will return to what is expected with the existing suburban neighborhood; therefore, no impact is anticipated.

**Aesthetics, Including Noise and Historical Value – No Impact Anticipated**

The proposed dwellings and site improvements will be consistent with the township zoning, engineering and building requirements.

The State of New Jersey has promulgated noise standards, which dictate that noise levels are to be kept below 65 decibels during daytime and 50 decibels at night. Noise sources that may arise from the project will occur during a temporary construction period, subsequent to which, noise levels will return to pre-construction levels.

The inclusionary project will conduct construction activity to hours as outlined by the town. Construction noise during this time can typically be higher for a limited duration than that of the project operations, and as a rule is greater in the earlier stages of the project. Construction noise is considered temporary since it ends with the completion of the project. The impact of that noise on the surrounding area will be reduced by the distance, relationship to existing roadway networks and existing tree buffers. Post-construction noise levels are anticipated to be consistent with normal suburban residential neighborhoods.

The proposed development will not result in the destruction of a historic structure or impact any known archaeologically sensitive or historical areas; therefore, no impact is anticipated.

**Wetlands – No Impact Anticipated**

A Freshwater Wetlands Letter of Interpretation (LOI) was issued on November 17, 2017, under File Number 1820-04-0007.5 identifying three areas of intermediate resource value and two areas of ordinary isolated resource value freshwater wetlands on the subject property. As such, the proposed development will require NJDEP freshwater wetlands permitting in order to fill the two small areas of isolated wetlands and allow for a driveway crossing through a wetland transition area.

Envirotactics, Inc. of Sea Girt, New Jersey will be submitting under separate cover, a Freshwater Wetlands LOI extension request along with required Freshwater Wetlands general permits (GPs). These applications will be submitted to the NJDEP by Envirotactics, Inc. concurrently. Copies of these applications will be sent to the Warren Township Clerk’s office to keep on file prior to submittal to the NJDEP. The new expiration date for the LOI is anticipated to be November 17, 2027 which is 5 years beyond the original expiration date and complies with N.J.A.C. 7:7A-4.6(b). The proposed development will commence subsequent to receipt of extension/permit approvals from the NJDEP; therefore, no impact is anticipated.

**Steep Slopes – Minimal Impact Anticipated**

A map entitled “Slope Exhibit Map” prepared by Landmark Surveys dated November 15, 2021, has been submitted with this application. The map indicates the location for slopes which exceed 15% are mainly outside or beyond the area of proposed development; therefore there will be minimal impacts.

**Soil – No Impact Anticipated**

The subject property and surrounding area are not mapped by the United States Department of Agriculture (USDA) to have soils with limiting factors. Specifically, onsite soils are described per the following:

Soil Type Name	Hydrologic Soil Group	Percent of Site
Mount Lucas silt loam, 2 to 6% slopes (MonB)	C	3.4%
Mount Lucas-Watchung silt loams, 6 to 12% slopes, very stony (MopCb)	A	96.6%

Both MonB and MopCb soils are described by the USDA as moderately well-drained and derived from dark colored basic rocks or loamy residuum weathered from diabase. The typical profile consists of silt loam from 0 to 23 inches, silt clay loam to 35 inches, cobbly loam to 56 inches and unweathered bedrock to at least 80 inches. Depth to the water table is more from 6 to 30 inches. The onsite soils will be stabilized in accordance with the local ordinances and the soil conversation and all disturbed areas will be seeded and replanted where required; therefore, no impact is anticipated.

**Wildlife – No Impact Anticipated**

The proposed development will be located within areas that the NJDEP has determined are not threatened or endangered species habitats, therefore, no impact is anticipated.

**Vegetation – No Impact Anticipated**

The woody vegetation within the area of disturbance will be removed during the construction process. The onsite soils will be stabilized in accordance with the local ordinances and the soil conversation and all disturbed areas will be seeded and replanted where required; therefore, no impact is anticipated.

**Licenses, Permits etc. Needed for Completion of Project**

The applicant intends to obtain any outside agency permits that may be required for final approval including but not limited to NJDEP, County Planning Board, Soil Conservation District and Local Health Department.

NJDEP Land Use permitting already received for completion of the project includes a Freshwater Wetlands LOI received on November 17, 2017, and a Flood Hazard Area Approval received on March 20, 2018, under File Number 1820-04-0007.5.

NJDEP Land Use permitting to be received for completion of the project includes a Flood Hazard Area Verification extension, Freshwater Wetlands LOI extension, and Freshwater Wetlands GP #6 and #10a approvals.

Please contact us at 732-449-0077 with any questions or comments regarding this letter.

Sincerely,  
**For Envirotactics, Inc.**



**Michael Greene**  
**Director of Land Use**