

November 7, 2022

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

SUBJECT: *PME #2289-000
4 Hemlock Circle
Block 87.03, Lot 5.04
Warren Township
Somerset County*

BA 22-09
RECEIVED
DEC 09 2022
BOARD OF ADJUSTMENT

ENVIRONMENTAL ASSESSMENT REPORT

Dear Board Members:

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

A. DESCRIPTION

The lot contains 0.985 acres and currently contains an existing home. The applicant proposes to demolish all existing improvements and subdivide the property into two (2) new single-family building lots. The property is zoned R-20(V).

B. INVENTORY OF EXISTING NATURAL FEATURES

The property is developed, and contains a mixture of lawn and impervious. The property slopes from rear to front, from a high point of 122 in the rear to a low point of 95 by the street.

C. ASSESSMENT OF ENVIRONMENTAL IMPACT

SEWAGE DISPOSAL

The existing home is connected to public sewer, as will the proposed homes.

WATER SUPPLY

The existing homes is connected to public water, as will the proposed homes.

STORM SEWER

Drywells will be provided for each lot, sized to collect 3 inches over the area of the roof, in accordance with Warren Township requirements.

FLOOD PLAINS

No flood plains exist on the property.

RIPARIAN ZONES

No riparian zones exist on the property.

WETLANDS

There are no wetlands on the property per NJDEP GIS mapping.

SOLID WASTE DISPOSAL

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

AIR POLLUTION

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

TRAFFIC

The anticipated traffic increase is 10.2 trips per day (one additional single-family home). This includes not only the property owners, but the mail carriers, garbage trucks, and other associated deliveries.

SOCIAL/ECONOMIC

The proposed development is consistent with the abutting uses.

D. UNAVOIDABLE ADVERSE ENVIRONMENTAL IMPACTS

There will be short-term impacts to the site due to the soil disturbance. There should be minimal long-term neighborhood impacts.

E. STEPS TO MINIMIZE ENVIRONMENTAL DAMAGE

Each lot will have a suitable building envelope for the construction of the homes. Stormwater impacts should be minimal since the project will be designed in accordance with all applicable stormwater management regulations.

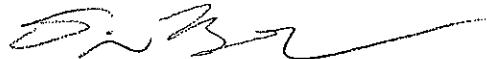
F. ALTERNATIVES

The project is consistent with neighboring properties. Alternatively, the applicant could choose not to subdivide the property and construct a fully conforming house with a total floor area of 5,360 sf, but this would not be in character with the neighborhood.

G. LICENSES/PERMITS

Approvals required for this project include Somerset County Planning Board, Warren Township Board of Health, Warren Township Board of Adjustment, and Somerset Union Soil Conservation District.

Very truly yours,



Tim Baumgarten, P.E.
Project Engineer