

# **ENVIRONMENTAL IMPACT STATEMENT**

**For**

## **MAJOR SITE PLAN**

**Block 69 Lot 8  
Manchester Township  
Ocean County, New Jersey**

**Prepared By:**

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**IAN M. BORDEN P.P., PRESIDENT**

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## **1.0 PROJECT DESCRIPTION**

### **1.1 Introduction**

Being known as Block 69, Lot 8, the project site contains 5.0 acres and is located at the southwest corner of Lakehurst-Whitesville Road (OC Route 547) and Ridgeway Road (Route 571) in Manchester Township, Ocean County, New Jersey. Figure 1 is a location map for the project site. The surrounding area is developed with commercial development. The site has been previously cleared of all forest vegetation and is currently a pasture. The project will serve to develop the property in accordance with the Manchester Township Master Plan and Zone Plan.

The property is zoned PB-1 (Pinelands Business). It is proposed to develop the site with commercial, residential apartment and townhouse units as permitted in the PB-1 zone consistent with the Township Master Plan and Fair Share Housing Plan. A mixed use building containing 5,600 square feet of commercial retail and office use with 6 affordable residential apartments on the second floor is proposed along with 33 townhouse units.

The property does not contain any freshwater wetlands or wetlands transition area. There are no regulated flood hazard areas nor riparian buffers on site.

The project is located within the Pinelands National Reserve and, therefore, regulated by the NJ Pinelands Commission pursuant to the Comprehensive Management Plan (NJAC 7:50-1.1 et. seq.). The site is located within the Regional Growth Land Use Management area as defined by the Pinelands Comprehensive Management Plan (CMP).

The project will be serviced by public water and sewer.

The project is proposed to be developed consistent with the Manchester Township Land Use and Development Regulations and the Pinelands Comprehensive Management Plan.

The Environmental Impact Statement (EIS) and site design have been prepared in conformance with the Manchester Township Ordinance regarding preparation and content of an EIS (Section 109-169). Township and County Master Plans, the Manchester Township Natural Resources Inventory and various other pertinent planning documents were reviewed to assist in the preparation of this document. The EIS addresses specific elements of the proposed site design (i.e., stormwater runoff) and potential impacts and steps taken to minimize or avoid adverse environmental impacts (Environmental Performance Controls).

Site development plans have been prepared by Professional Design Services; these plans have been utilized in support of the preparation of this document.

### **1.2 Land Use and Zoning**

The site is located within the Regional Growth Land Use Management area as defined by the Pinelands Comprehensive Management Plan (CMP); the Regional Growth area is defined by the CMP as areas of existing growth capable of accommodating regional growth influences while protecting the essential character and environment of the Pinelands. The subject property is located within the Pinelands Business PB-1 zone which permits mixed use inclusionary townhouse residential development on tracts larger than 5 acres. Manchester Township Ordinance 24-27, as

certified by the Pinelands Commission, permits mixed use commercial and affordable residential apartment units and townhouse units on tracts larger than 5 acres. The ordinance, which was created to be consistent with the Township affordable housing Fair Share Plan and updated Master Plan, also requires affordable housing residential units be provided of 20% of the number of market townhouse units.

The project is being developed consistent to the Residential Site Improvement Standards. All of the proposed internal private streets contain 26' of pavement with curb and sidewalk on both sides. Parking is provided in a driveway for each townhouse unit as well as off-street spaces.

#### 1.3 Utility Plans

The Manchester Township Department of Utilities (MTDOU) owns and operates public potable water and sanitary sewer systems in Manchester Township. The site lies within the Central Sewer Service Area of the OCUA.

There is no public sewer in this portion of Manchester Township; An off-site extension will be constructed by the developer of the Jackson Trails project located in Jackson Township to allow for public sewer service to the project. The off-site extension will include extension of the Manchester Township System (MTDOU) from its nearest location in County Route 571, approximately 2 miles southeast of the site. An on-site collection system and pump station will be constructed to convey flows to the proposed extension of the MTDOU system. Similarly, public water main does not exist along the site frontage; however, an off-site extension of the water system will be constructed by the Jackson Trails project to provide for potable water and fire service to the project. Water main will be extended by Jackson Trails from the existing water main located within Ridgeway Road east of the site through the intersection of Lakehurst-Whitesville Road and within Lakehurst-Whitesville Road to the existing JTMUA water system at Whitesville Road (OC Route 527).

#### 1.4 Stormwater Management

The stormwater management plan will provide green infrastructure management practices to efficiently collect, exfiltrate and control increased stormwater runoff. Design standards of the Pinelands Commission (NJAC 7:50-6.84) require the applicant manage stormwater runoff by providing green infrastructure, recharging all increased runoff from impervious areas from the 10-year, 24 hour storm and controlling runoff peaks for the 2, 10 and 100 year storm events to less than pre-development runoff levels.

Multiple stormwater management facilities will be constructed to provide green infrastructure, in a decentralized system to reduce the nitrate loading of runoff while providing groundwater recharge and flood control attenuation.

The Stormwater Management Report prepared by PDS contains the description, design methodology and outlines the regulatory compliance of the proposed stormwater management system.

## **2.0 SITE DESCRIPTION AND INVENTORY**

Investigations of the project site were conducted by the author from 2021 till 2024. The following inventory describes the existing environmental conditions onsite.

### **2.1 Topography and Hydrology**

The project site lies within the outer coastal plain physiographic province. The site is pasture with the topography sloping from the north towards the south. The site is contributory to the Ridgeway Branch of the Toms River located south of the site. Road. There are no freshwater wetlands or riparian areas on the property.

Figure 2 is a copy of the USGS Quadrangle Topography Map with the site located.

### **2.2 Soils**

The project site is underlain by the following soils as depicted by the U.S. Department of Agriculture; Ocean County Soil Survey. Figure 3 is a copy of the Soil Survey with the site located.

<b>Soil Type</b>	<b>% Slope</b>	<b>Depth to SHWT*</b>
HcA – Hammonton Sandy Loam	0-5	1.5 – 4'

\*SHWT = *Seasonal High Water Table*

The Hammonton soils are hydrologic soil group B.

Soil test pits were performed at stormwater basin locations and other locations to assess soil conditions and seasonal high water table. The location of each test pit and log are shown on the site plans.

permeable and do not pose any significant limitations on the proposed development.

### **2.3 Surface Water**

There are no surface waters located on the site.

### **2.4 Subsurface Water**

The upper part of the Kirkwood Formation and the Cohansey Sand are hydraulically connected and together function as an aquifer system. Underlying the Kirkwood-Cohansey aquifer system is the composite confining unit, a complex series of geologic units that, depending on location, can include as many as nine distinct units. The part of the composite confining unit of interest in this area ranges in age from Paleocene to early Miocene and is made up of the Vincentown Formation, Manasquan Formation, Shark River Formation, Piney Point Formation, and basal clay of the Kirkwood Formation. Two minor aquifers are present in this part of the composite confining unit. The Vincentown aquifer consists of the Vincentown Formation, which is comprised of moderately permeable Quartz sand. The Vincentown aquifer is used as a source of water only in and near the outcrop areas, in the northwestern part of the County. The other minor aquifer, Piney Point aquifer, is confined and is composed of fin to coarse grained glauconitic quartz sand and shell beds.

Based upon field observations, there are approximately 6 wells currently located with 500

feet of the project site. Such wells are typically screened in the unconfined portion of the Cohansey/Kirkwood Aquifer at depths between 40 and 120 feet in depth and are used to service existing single family homes located around the subject property on the southern and western sides.

The project will also recharge stormwater runoff to this aquifer by virtue of compliance with the Pinelands Stormwater Management Regulations. As a result, the runoff from all impervious surfaces during a 10 year, 24 hour storm event will be retained on the site and recharged to this aquifer.

## 2.5 Topography and Existing Development Features

Topographic contours and all existing feature onsite and within 50 feet of the site are depicted on the Subdivision Plans.

## 2.6 Wetlands and State Open Waters

Wetlands are areas where the substrate is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include lands with poorly drained or very poorly drained soils, as designated by the National Cooperative Soil Survey of the Soil Conservation Service of the United States Department of Agriculture. All activities must comply the Pinelands Comprehensive Management Plan.

There are no freshwater wetlands located on or within 300 feet of the site. There is no disturbance proposed to the freshwater wetlands or wetland buffer area.

## 2.7 Floodplains

There is no floodplain or riparian buffer located on or within the property. No development is proposed within any regulated flood hazard areas or flood plain.

## 2.8 Vegetation

The site is not forested with a pasture.

## 2.9 Wildlife

The site has been a pasture for the past 20+ years and does not contain critical habitat for any threatened or endangered species.

## 2.10 Noise

Noise is defined as "any sound of such level to be injurious to human health or welfare, or which would unreasonably interfere with the enjoyment of life or property throughout the state or in any portion thereof, but excludes noise emanating from residential structures." Ambient noise levels are assumed to be well below the NJDEP standards, due to the nature of the area.

The existing noise characteristics within the area are representative of a residential setting

and are influenced by auto traffic on Ridgeway Road and Lakehurst-Whitesville Road. Typical daytime noise levels of residential communities range from 45 to 50 dBA (decibel). As the general project area is low-density residential and accounts for a low volume of traffic, noise levels are minimal. Local traffic in the site vicinity is the primary on-site noise contributor.

Lakehurst Naval Air Engineering Station (NAES) is located approximately 3 miles southwest of the project site. McGuire Air Force Base, Fort Dix and NAES have been combined to form a Joint Base in 2009. This consolidation has created an increase in the tempo of aviation operations at NAES by deployment of additional Air National Guard aircraft and adding Assault Landing Zone training for C-17 aircraft. An Air Installation Compatible Use Zone (AICUZ) Study completed in July 2013 determined the project site is not located within any noise zone areas.

## **2.11 Cultural, Historical and Archaeological Resources**

Historic and archaeological resources may include objects, structures, shipwrecks, neighborhoods, districts, and manmade or man-modified features of the landscape and seascapes, including archaeological sites, which either are on or are eligible for inclusion on the State or National Register of Historic Places. The property does not contain any cultural, historic or archaeological resources.

## **2.12 Land Use**

The site is undeveloped and grass pasture. The surrounding land are Ridgeway Liquor store at the corner, Ridgeway Lockup storage facility to the south and west with residential lots located to the west along Ridgeway Road. North of the site on the opposite side of Ridgeway Road is an undeveloped property .

The Manchester Township Land Use and Development Ordinance (Chapter 245) zones the property within the Regional Growth Zone as PB-1. The project complies with all of the zone requirements. Purchase and redemption of 2.5 Pinelands Development Quarter Credits is required as outlined in the certified ordinance 24-27 as is the development of 6 affordable housing units.

The resulting density for the 39 residential units proposed is 7.8 units per gross acre, less than the maximum permitted density of 8.0 units per acre for townhouse development. The project is consistent with the Manchester Township Zoning Ordinance and Pinelands Comprehensive Management Plan.

## **2.13 Air Quality**

The subject property lies within a suburban residential setting of Manchester Township and is zone PB-1. There are no point sources of air pollution within or surrounding the subject property, including fossil-fueled electric power generating plants, industrial boilers or processing plants. The air quality within this setting is generally good.

The NJDEP, Bureau of Air Monitoring maintains two (2) air quality monitoring stations in Ocean County (the Colliers Mills Fish & Wildlife Management Area Station and the Toms River Elementary School Station) and a station in Burlington County (at the Lebanon State Forest). The Colliers Mills station is in close proximity to the site and is indicative of the ambient air quality in

the "northern coastal region" of New Jersey.

The tables from the NJDEP, Bureau of Air Monitoring 2000 Air Quality Report describe the ambient air quality monitoring results of the monitoring stations. As indicated in the table, the air quality standards for the State are generally good at the three stations.

Due to the residential nature of the project proposed, the most significant potential air quality impact would arise from carbon monoxide vehicle emissions. Localized increases typically occur at places of vehicular concentration and delays, such as intersections. Based on the traffic impact study performed by McDonough, Rea & Associates the project will not create any air quality impacts from vehicular concentrations and delays.

### **3.0 ENVIRONMENTAL IMPACT STATEMENT**

The Manchester Township Ordinance regarding preparation and content of an Environmental Impact Statement requires an assessment of both adverse and positive impacts of the proposed activity. These impacts have been previously addressed within the site description and inventory. The following brief list of impacts is provided in summary:

a. Soil Erosion and Sedimentation

Run-off shall be directed to catch basins and a collection system for sedimentation control and direction to detention basins. No erosion is anticipated along the roadways since the project proposes curbing to stabilize the edge of pavement. The proposed development shall be reviewed by the Ocean County Soil Conservation District and complies with their standards. All disturbed areas not occupied by improvements such as roads and houses will be vegetatively stabilized as required by the certified plan.

b. Floodplain

No regulated floodplain areas are located on the project site. No development activities are proposed within any floodplain areas.

c. Surface Water

No surface waters are located on the project site.

d. Ground Water

The project will retain and exfiltrate to groundwater all runoff from impervious surfaces during the ten year, 24 hour storm or 5.38 inches of rainfall. No significant impacts to groundwater resources are anticipated.

e. Ground Water Capabilities

Potable water will be provided by the Manchester Township public water supply system. The groundwater withdrawal will be regulated by the NJDEP under the Manchester Township's diversion and allocation permit. There will be no local impact from the project as there is no groundwater withdrawal proposed at the project site. Potable water will be provided by the MTDOU. Estimated average demand will be approximately 9,840 GPD for the project, based upon the NJ Residential Site Improvement Standards, NJAC 5:21.

f. **Sewage Disposal**

Sewage will be conveyed to the MTDOU system, and ultimately to the OCUA for treatment. Estimated discharge of approximately 11,810 GPD to the downstream sewer system and OCUA Central Treatment Plant will result from the project.

g. **Solid Waste Disposal**

1. **Construction** All solid waste generated during construction such as lumber, paper, etc. will be collected in dumpsters located on the site and disposed of in a manner consistent with local ordinances and the Ocean County Recycling Plan. Care will be taken to ensure that all construction debris is collected frequently to prevent any temporary adverse impacts such as wind blown movement.

2. **Residences** Solid waste generated by the homes will be collected, recycled and disposed of in a manner consistent with local ordinances and the Ocean County Recycling Plan.

h. **Vegetation**

The site is not forested and no tree removal is required.

i. **Wildlife Habitats**

The site is a pasture and no critical wildlife habitats for threatened or endangered species are present on this property.

j. **Scenic and Historic Features**

No scenic or historic features exist onsite.

k. **Air Quality**

Decreased air quality because of air-borne dust associated with the proposed construction activities is a projected short-term impact. Methods to control soil erosion and sediment control will be implemented in order to minimize air quality degradation. Long-term degradation of air quality as a result of an increase in traffic is not expected. Levels of service at nearby intersections will not degrade as a result of the project. The proposed project by itself is not anticipated to result in a significant impact on ambient air quality since it will not generate traffic delays.

l. **Noise**

Projected noise levels, as a result of the proposed development, is not anticipated to increase ambient noise levels above NJDEP standards as described in Section 2.10. The noise levels during construction will be temporarily increased but are subject to regulatory constraints such as maximum noise levels and permissible construction times.

m. **Energy Utilization**

The proposed development is designed to include energy conservation fixtures and measures, as appropriate.

n. **Wetland Impacts**

No development activities are proposed within freshwater wetlands or the wetland transition area. No irreversible or significant adverse impacts to any wetlands or wetland buffers will occur as a result of this proposed development.

## **4.0 ENVIRONMENTAL PERFORMANCE CONTROLS**

As discussed in the previous sections, various measures have been utilized throughout the design process to avoid or minimize potential adverse environmental impacts. These measures are specifically addressed for individual resource item. In general, the following steps have been taken in order to avoid or minimize adverse environmental impacts:

1. Design of stormwater management system in accordance with current regulations, including green infrastructure BMP's and de-centralized stormwater management measures to promote nitrate attenuation, groundwater recharge and flood control.
2. Installation and maintenance of soil erosion control measures during construction.
3. A significant investment in off-site potable water and sanitary sewage systems to provide public water and sewer service to the project, and to minimize any local impacts.

## **5.0 COMMITMENT OF RESOURCES AND UNAVOIDABLE IMPACTS**

The applicant and its consultants have designed and planned this community in concert with the existing and surrounding natural resources. The project will require the following irreversible and irretrievable commitment of resources as well as produce the following unavoidable impacts:

1. Increased utilization of municipal services such as solid waste disposal, recycling and educational services by potential population increase.
2. Increased utilization of energy such as electricity and natural gas.
3. Decrease in air quality due to increased traffic.

Compliance with all state, local and municipal regulations shall be demonstrated by the necessity to obtain all required approvals prior to the commencement of construction.

## **6.0 ALTERNATIVES AND MITIGATING MEASURES**

The alternatives to the proposed project are "no-build" which would deny the property owner their lawful use of the land as permitted by Manchester Township Zoning Regulations and the Pinelands Comprehensive Management Plan. The current zoning regulations were established to comply with the affordable housing settlement agreement with Fair Share Housing Council and the Regional Growth requirements in the Pinelands Comprehensive Management Plan. The project serves to meet the goals and objectives of the Master Plan and Fair Share Plan.

The project serves to meet the objectives of the Pinelands Comprehensive Management Plan as residential development within a Regional Growth Zone that will construct affordable housing units and purchase Pineland Development Credits.

There are no environmental constraints present on this site. There are no freshwater wetlands and wetlands buffers, flood hazard areas or riparian buffers located on or within 500' of the site. Layout and design of the proposed development features is based upon Township Ordinances and setback requirements as well as the Pinelands Comprehensive Management Plan. The site development layout reflects best management practices regarding avoidance and/or minimization of adverse impacts on the environmental resources within the project area.

The stormwater management system meets the criteria for water quality and flood control in the Manchester Township, Ocean County and Pinelands Commission regulations. Alternative designs were investigated in consideration of the existing site limitations (i.e. depth to groundwater, topography). The proposed design provides for green infrastructure, groundwater recharge, water quality and flood control in accordance with applicable regulations.

The resulting design is consistent with applicable State and Local requirements. The proposed design, use of native species in the landscaping plan, adherence to the Soil Erosion and Sediment Control Plan, and utilization of the public water and sewer facilities are the primary mitigating measures incorporated into the project design.

After reviewing a variety of alternatives permitted under the Land Use Ordinances, it was determined that the project, as proposed, will not have any significant impact upon the environment. As proposed, the development is consistent with adopted regulations and standards of the Municipality, State and NJ Pinelands Commission. The mitigating measures included in

the site design will offset any potential adverse impacts associated with the project.

## 7.0 REQUIRED APPROVALS

The following Table 7.0-5 lists all applicable licenses, permits and approvals required by Federal, State, County and Municipal law, to the best of our knowledge. Copies of each approval will be provided to Manchester Township when received.

TABLE 7.0-5  
LIST OF ALL APPLICABLE APPROVALS AND PERMITS

<u>Permit/Approval</u>	<u>Required</u>
<b>Federal</b>	No
<b>State -</b>	
Pinelands Commission	Yes
NJDEP - CAFRA	No
Wetlands	No
Stream Encroachment	No
Sewer Extension	Yes
Water Quality Certification	No
Water Extension	Yes
Well Permits	
NJDOT - Drainage	No
Access	No
<b>Ocean County</b>	
Preliminary Approval	Yes
Final Approval	Yes
OCUA (Sewerage Authority)	Yes
Soil Erosion (OCSCD)	Yes
Health Dept. (Well & Septic)	No
Health Dept. (Subdivision)	
<b>Manchester Township</b>	
Preliminary Site Plan and Subdivision Approval	Yes
Final Site Plan and Subdivision Approval	Yes
Manchester MUA - Preliminary	Yes
Manchester MUA - Final	Yes
Manchester TreePermit	Yes
Environmental Commission	Yes

Bureau of Fire Prevention

Yes

## **FIGURES**