



**ENVIRONMENTAL
MANAGEMENT
G R O U P**

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June 8, 2026

**AYRA PROPERTIES
P.O. Box 5232
TOMS RIVER, NJ 08754**

**REGARDING: ENVIRONMENTAL IMPACT STATEMENT
HEMINGWAY ESTATES
BLOCK 23, TAX LOTS 1242, 1267, 1268, 1272, 1276
BLOCK 24, TAX LOTS 1134, 113, 1165, 1206, 1216, 1234
BLOCK 26, TAX LOTS 1286, 1291, 1307
BLOCK 27, TAX LOTS 1168, 1187, 1197, 1201, 1204
BLOCK 28, TAX LOTS 1071, 1084, 1091
TOWNSHIP OF MANCHESTER
OCEAN COUNTY, NEW JERSEY
EMG FILE: 25-195**

This *amended Environmental Impact Statement (EIS)* has been prepared in response to receipt of the New Jersey Department of Environmental Protection (NJDEP) Office of Natural Lands Management, Natural Heritage Database and Landscape Project Search in accordance with Article VI: Site Plan Requirements and Procedures, Section 245-50, of the Manchester Township Ordinance.

EMG obtained a NJDEP Office of Natural Lands Management, Natural Heritage Database and Landscape Project Search for the subject property on June 4, 2026.

The habitat mapped within the subject property includes Rank 4 –Mixed Forest (>50% Coniferous With >50% Crown Closure). In the immediate vicinity of the subject site, this habitat type occupies approximately 66.09 acres.

The Natural Heritage Database search identified the following rare wildlife species and/or wildlife habitats within the subject site: Northern Pinesnake (*Pituophis melanoleucus*) and Timber Rattlesnake (*Crotalus horridus*).

The Natural Heritage Database search identified the following rare wildlife species and/or wildlife habitats in the immediate vicinity of the subject property: Northern Pinesnake (*Pituophis melanoleucus*), Great Blue Heron (*Ardea herodias*), Little Brown Myotis (*Myotis lucifugus*) and Timber Rattlesnake (*Crotalus horridus*).

The subject property is also not identified as a Natural Heritage Priority Site.

Vernal pool habitats are not present on the project site. Based upon a search of the Landscape Project (Version 3.4), stream habitats have not been identified within the subject property.

For the forested habitats mapped within the subject property and surrounding areas, the threatened species of interest are the Northern Pinesnake (*Pituophis melanoleucus*) and Timber Rattlesnake (*Crotalus horridus*).

The Landscape Project records for these species within the 66.09 acre habitat patch include one (1) reference to Timber Rattlesnake (occupied habitat) for the year 2000 and fourteen (14) references for Northern Pinesnake (occupied habitat) with the most recent record being 2014.

Timber Rattlesnakes are found in two (2) separate regions in New Jersey. In northern New Jersey, they are found in mountainous portions of Warren, Sussex, Passaic, Morris and Bergen Counties. In southern New Jersey, this species tends to be found in the Pinelands region and nearby portions of Cumberland, Ocean, Burlington and Atlantic Counties.

In southern New Jersey, Timber Rattlesnakes usually live along streams in white cedar swamps. The snakes use crevices among the tree roots to access underground cavities just above the groundwater line. At least one (1) southern New Jersey den occurred in an upland location associated with a tree stump.

Pinesnakes thrive in open pine oak forests and woodlands with well-drained, sandy soils. This species requires open canopy areas with little underbrush for nesting and basking. The subject property does not provide the open canopy and sparse underbrush habitat preferred by this species.

A copy of the Natural Heritage Database and Landscape Project Search accompanies this letter.

Please contact me if you have any questions regarding this information.

Very truly yours,

ENVIRONMENTAL MANAGEMENT GROUP, INC.

PETER RITCHINGS
PRESIDENT

PR:SK



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

STATE PARKS, FORESTS & HISTORIC SITES
OFFICE OF NATURAL LANDS MANAGEMENT

501 East State Street

P.O. Box 420, Mail Code 501-04

Trenton, New Jersey 08625-0420

Tel. (609) 984-1339 * Fax (609) 984-1427

<https://www.nj.gov/dep/parksandforests/natural/index.html>

Mikie Sherrill
Governor

Ed Potosnak
Acting Commissioner

Dr. Dale G. Caldwell
Lt. Governor

June 4, 2026

Sarah Knapp
Environmental Management Group, Inc.
1705 Bay Avenue, Suite 6
Point Pleasant, NJ 08742

Re: Hemingway Estates

Block 23, Tax Lots 1242, 1267, 1268, 1272, 1276
Block 24, Tax Lots 1134, 113, 1165, 1206, 1216, 1234
Block 26, Tax Lots 1286, 1291, 1307
Block 27, Tax Lots 1168, 1187, 1197, 1201, 1204
Block 28, Tax Lots 1071, 1084, 1091

Manchester Township, Ocean County

Sarah Knapp:

Thank you for your data request regarding rare species information for the above referenced project site.

Searches of the Natural Heritage Database and the Landscape Project (Version 3.4) are based on a representation of the boundaries of your project site in our Geographic Information System (GIS). We make every effort to accurately transfer your project bounds from the map(s) submitted with the Natural Heritage Data Request Form into our GIS. We do not typically verify that your project bounds are accurate or check them against other sources.

We have checked the Landscape Project habitat mapping for occurrences of any rare wildlife species or wildlife habitat on the referenced site. The Natural Heritage Biotics Database was searched for occurrences of rare plant species or ecological communities that may be on the project site. Please refer to Table 1 (attached) to determine if any rare plant species, ecological communities, or rare wildlife species or wildlife habitat are documented on site. A detailed report is provided for each category coded as 'Yes' in Table 1.

We have also checked the Landscape Project habitat mapping for occurrences of rare wildlife species or wildlife habitat in the immediate vicinity (within ¼ mile) of the referenced site. Additionally, the Natural Heritage Biotics Database was checked for occurrences of rare plant species or ecological communities within ¼ mile of the site. Please refer to Table 2 (attached) to determine if any rare plant species, ecological communities, or rare wildlife species or wildlife habitat are documented within the immediate vicinity of the site. Detailed reports are provided for all categories coded as 'Yes' in Table 2. These reports may include species that have also been documented on the project site.

We have also checked the Landscape Project habitat mapping for all occurrences of rare wildlife species or wildlife habitat within one mile of the referenced site. Please refer to Table 3 (attached) to determine if any rare wildlife species or wildlife habitat is documented within one mile of the project site. Detailed reports are provided for each category coded as 'Yes' in Table 3. These reports may include species that have also been documented on the project site.

For requests submitted in order to make a riparian zone width determination as part of a Flood Hazard Area Control Act (FHACA) rule application, we report records for all rare plant species and ecological communities tracked by the Natural Heritage Program that may be on, or in the immediate vicinity of, your project site. A subset of these plant species is also covered by the FHACA rules when the records are located within one mile of the project site. One-mile searches for FHACA plant species will only report precisely located occurrences for those wetland plant species identified under the FHACA regulations as being critically dependent on the watercourse. Please refer to Table 3 (attached) to determine if any precisely located rare wetland plant species covered by the FHACA rules have been documented. Detailed reports are provided for each category coded as 'Yes' in Table 3. These reports may include species that have also been documented on, or in the immediate vicinity of, the project site.

The Natural Heritage Program reviews its data periodically to identify priority sites for natural diversity in the State. Included as priority sites are some of the State's best habitats for rare and endangered species and ecological communities. Please refer to Tables 1, 2 and 3 (attached) to determine if any priority sites are located on, in the immediate vicinity, or within one mile of the project site.

A list of rare plant species and ecological communities that have been documented from the county (or counties), referenced above, can be downloaded from <https://nj.gov/dep/parksandforests/natural/heritage/database.html>. If suitable habitat is present at the project site, the species in that list have potential to be present.

Status and rank codes used in the tables and lists are defined in EXPLANATION OF CODES USED IN NATURAL HERITAGE REPORTS, which can be downloaded from https://nj.gov/dep/parksandforests/natural/docs/nhpcodes_2010.pdf.

Beginning January 6, 2025, the Natural Heritage Program reports for wildlife species will utilize data from Landscape Project Version 3.4. If you have questions concerning the wildlife records or wildlife species mentioned in this response, we recommend that you visit the interactive web application at the following URL, <https://dep.nj.gov/njfw/landscapeapp/>, or contact the Division of Fish and Wildlife, Endangered and Nongame Species Program at (609) 292-9400.

Occurrences of Bald Eagle nest and roost habitat have "special concern" rank and are included in Landscape Project Version 3.4. The DEP also recognizes that the U.S. Fish & Wildlife Service maintains additional jurisdiction pursuant to the Bald and Golden Eagle Protection Act (BGEPA). They provide guidance to avoid negative impacts in the "National Bald Eagle Management Guidelines" document found at https://www.fws.gov/sites/default/files/documents/national-bald-eagle-management-guidelines_0.pdf. They also provide a screening tool to help identify activities that may require a Federal permit, at <https://www.fws.gov/media/northeast-bald-eagle-project-screening-form>.

For occurrences of Osprey nests and other bird nests that persist year to year, active nests continue to be protected from disturbance that can result in "take" (i.e., disturbance that can cause abandonment or loss) pursuant to the NJ Endangered and Nongame Species Conservation Act (ENSCA) and the Federal Migratory Bird Treaty Act. As a result of delisting of Osprey to "stable" conservation status, Osprey nests are not represented in Landscape Project maps, but nest locations are available online at www.Osprey-Watch.org.

For additional information regarding any Federally listed plant or animal species, please contact the U.S. Fish & Wildlife Service, New Jersey Field Office at <http://www.fws.gov/northeast/njfieldoffice/endangered/consultation.html>.

Information supplied by the Natural Heritage Program summarizes existing data known to the program at the time of the request regarding the biological elements (species and/or ecological communities) or their locations. They should never be regarded as final statements on the elements or areas being considered, nor should they be substituted for on-site surveys required for environmental assessments.

Thank you for consulting the Natural Heritage Program. The attached invoice details the payment due for processing this data request. Feel free to contact us again regarding any future data requests.

Sincerely,



Robert J. Cartica
Administrator

c: NHP File No. 26-4007413-37089

Table 1: On Site Data Request Search Results (6 Possible Reports)

<u>Report Name</u>	<u>Included</u>	<u>Number of Pages</u>
1. Possibly on Project Site Based on Search of Natural Heritage Database: Rare Plant Species and Ecological Communities Currently Recorded in the New Jersey Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites On Site	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.4 Species Based Patches	Yes	1 page(s) included
4. Vernal Pool Habitat on the Project Site Based on Search of Landscape Project 3.4	No	0 pages included
5. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.4 Stream Habitat File	No	0 pages included

**Rare Wildlife Species or Wildlife Habitat on the
Project Site Based on Search of
Landscape Project 3.4 Species Based Patches**

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
<i>Reptilia</i>								
	Northern Pinesnake	Pituophis melanoleucus melanoleucus	Occupied Habitat	3	NA	State Threatened	G4T4	S2
	Timber Rattlesnake	Crotalus horridus	Occupied Habitat	4	NA	State Endangered	G4	S1

Table 2: Vicinity Data Request Search Results (6 possible reports)

<u>Report Name</u>	<u>Included</u>	<u>Number of Pages</u>
1. Immediate Vicinity of the Project Site Based on Search of Natural Heritage Database: Rare Plant Species and Ecological Communities Currently Recorded in the New Jersey Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites within the Immediate Vicinity	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat Within the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.4 Species Based Patches	Yes	1 page(s) included
4. Vernal Pool Habitat In the Immediate Vicinity of Project Site Based on Search of Landscape Project 3.4	No	0 pages included
5. Rare Wildlife Species or Wildlife Habitat In the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.4 Stream Habitat File	No	0 pages included

**Rare Wildlife Species or Wildlife Habitat Within the
Immediate Vicinity of the Project Site Based on Search of
Landscape Project 3.4 Species Based Patches**

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
<i>Aves</i>								
	Great Blue Heron	Ardea herodias	Foraging	2	NA	Special Concern	G5	S3B,S4N
<i>Mammalia</i>								
	Little Brown Myotis	Myotis lucifugus	Active Season Sighting	4	NA	State Endangered	G3G4	S1
<i>Reptilia</i>								
	Northern Pinesnake	Pituophis melanoleucus melanoleucus	Occupied Habitat	3	NA	State Threatened	G4T4	S2
	Timber Rattlesnake	Crotalus horridus	Occupied Habitat	4	NA	State Endangered	G4	S1

**Table 3: Within 1 Mile for Riparian Zone Width Determination
(6 possible reports)**

<u>Report Name</u>	<u>Included</u>	<u>Number of Pages</u>
1. Rare Plant Species Occurrences for Riparian Zone Width Determination (Flood Hazard Area Control Act Rule Application) - Within One Mile of the Project Site Based on Search of Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites for Riparian Zone Width Determination - Within One Mile of the Project Site	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat for Riparian Zone Width Determination - Within One Mile of the Project Site Based on Search of Landscape Project 3.4 Species Based Patches	Yes	2 page(s) included
4. Vernal Pool Habitat for Riparian Zone Width Determination - Within One Mile of the Project Site Based on Search of Landscape Project 3.4	Yes	1 page(s) included
5. Rare Wildlife Species or Wildlife Habitat for Riparian Zone Width Determination - Within One Mile of the Project Site Based on Search of Landscape Project 3.4 Stream Habitat File	Yes	1 page(s) included

<p>Rare Wildlife Species or Wildlife Habitat for Riparian Zone Width Determination Within One Mile of the Project Site Based on Search of Landscape Project 3.4 Species Based Patches</p>
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Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
<i>Amphibia</i>								
	Pine Barrens Treefrog	Dryophytes andersonii	Occupied Habitat	3	NA	State Threatened	G4	S2
	Pine Barrens Treefrog	Dryophytes andersonii	Vernal Pool Breeding	3	NA	State Threatened	G4	S2
<i>Aves</i>								
	Bald Eagle	Haliaeetus leucocephalus	Foraging	2	NA	Special Concern	G5	S3B,S4N
	Barred Owl	Strix varia	Breeding Sighting	3	NA	State Threatened	G5	S2B,S2N
	Glossy Ibis	Plegadis falcinellus	Foraging	2	NA	Special Concern	G5	S3B,S4N
	Great Blue Heron	Ardea herodias	Foraging	2	NA	Special Concern	G5	S3B,S4N
	Little Blue Heron	Egretta caerulea	Foraging	2	NA	Special Concern	G5	S3B,S3N
	Snowy Egret	Egretta thula	Foraging	2	NA	Special Concern	G5	S3B,S4N
	Tricolored Heron	Egretta tricolor	Foraging	2	NA	Special Concern	G5	S3B,S3N
<i>Insecta</i>								
	Hessel's Hairstreak	Callophrys hesseli	Casual Flyby	2	NA	Special Concern	G3	S3
<i>Mammalia</i>								
	Little Brown Myotis	Myotis lucifugus	Active Season Sighting	4	NA	State Endangered	G3G4	S1

<p>Rare Wildlife Species or Wildlife Habitat for Riparian Zone Width Determination Within One Mile of the Project Site Based on Search of Landscape Project 3.4 Species Based Patches</p>
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Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
<i>Reptilia</i>	Northern Myotis	Myotis septentrionalis	Active Season Sighting	5	Federally Listed Endangered	State Endangered	G2G3	S1
	Eastern Kingsnake	Lampropeltis getula	Occupied Habitat	2	NA	Special Concern	G5	S3
	Northern Pinesnake	Pituophis melanoleucus melanoleucus	Occupied Habitat	3	NA	State Threatened	G4T4	S2
	Rough Greensnake	Opheodrys aestivus	Occupied Habitat	2	NA	Special Concern	G5	S3
	Timber Rattlesnake	Crotalus horridus	Occupied Habitat	4	NA	State Endangered	G4	S1

**Vernal Pool Habitat for Riparian Zone Width Determination
Within One Mile of the Project Site
Based on Search of Landscape Project 3.4**

Vernal Pool Habitat Type	Vernal Pool Habitat ID
Vernal habitat area	2800
Potential vernal habitat area	51
Total number of records:	2

**Rare Wildlife Species or Wildlife Habitat for Riparian Zone Width Determination
Within One Mile of the Project Site
Based on Search of Landscape Project 3.4 Stream Habitat File**

Link ID	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank	Last Observed	Count
113232	Mud Sunfish	Acantharchus pomotis	Occupied Habitat	2	NA	Special Concern	G4G5	S3	2011	2

Total number of records: 1