Environmental Impact Report

For a

Preliminary and Final Major Subdivision

Located Along

Wilbur Avenue, Brentwood Avenue & Ridgeway Road

Block 21 Lots 621, 622 & 1712

Manchester Township
Ocean County, New Jersey

July 6th, 2018

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INTRODUCTION

The project site is known as Block 21, Lots 621, 622 & 1712 according to the Township of Manchester Tax Map Sheet 1.01. The site is currently entirety wooded and exists on the south side of Wilbur Avenue and the north side of Ridgeway Route just west of New Jersey State Highway Route 70. The site, in total, consists of approximately 9.2 acres. The applicant intends to subdivide the property to allow for the construction of fourteen (14) single family residential lots, one (1) basin lot and one (1) commercial pad lot. Twelve (12) of the fourteen (14) new residential lots will be access from a new cul-de-sac roadway while the other two (2) lots will be access from Brentwood Avenue. The site is located within the R-20/B-1 Zone. This Environmental Impact Statement has been prepared in accordance with Ordinance Section 245-50 and Appendix 5 – *Environmental Impact Statement Applicability Checklist*. The following is a summary of the existing site conditions along with the impact, if any, the proposed development might have on these site conditions.

PROPOSED PROJECT

The proposed development, as was previously stated, is for a major subdivision in the Township of Manchester west of New Jersey State Highway Route 70. Sixteen (16) total lots are proposed which includes fourteen (14) single family residential lots, one (1) basin lot, and one (1) commercial pad lot. A new cul-de-sac roadway is proposed intersection with Wilbur Avenue to provide access to twelve (12) of the fourteen (14) lots. The proposed new cul-de-sac is approximately 540 feet in length. Appurtenant site improvements include, but are not limited to, underground utilities, street trees, street lighting, and stormwater management measures (i.e. inlets, conveyance piping, etc.).

EXISTING CONDITIONS & POTENTIAL IMPACTS

A. Soils

According to the "United Stated Department of Agriculture Natural Resources Conservation Service's Web Soil Survey", four (4) soil types, which are all Hydrologic Soil Group 'A', are found on site. These soil groups are:

- Downer Sandy Loam, 0-5% slopes,

- Downer Sandy Loam. 0-2% slopes,
- Downer Gravelly Sandy Loam, Gravelly Substratum, 2-5% slopes, and
- Evesboro Sand, 0-5% slopes

These soils are soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

B. Topography

The existing property slopes east to west from Wilbur Avenue towards Ridgeway Road. There is a high point in Ridgeway Road just off the southwestern corner of Lot 621. Runoff which falls south of that high point will travel in the direction of NJSH Route 70. Runoff which falls north of that high point will gutter flow along Ridgeway Road before being capture by a double-e inlet which exists approximately 250 feet north of Lot 621 within Ridgeway Road.

C. Vegetation and Wildlife

A site visit was conducted in April of 2017. During this site visit, the predominant species of over-story trees were Oak and Pine. The predominant species of under-story vegetation observed was saplings of both Oak and Pine. The wildlife that was observed during this site visit was typical for wooded areas for this region which included, but was not limited to, squirrels, chipmunks, a variety of birds, and groundhogs. From a review of the NJDEP's NJGeoWeb GIS database, the subject site does not appear to be home to any threatened or endangered animal or plant species. In accordance with the NJDEP's NJGeoWeb Interactive Web Mapping Application, the subject site is not impacted by the presence of freshwater wetlands.

D. Access to Public Utilities

The subject site resides within the jurisdiction of the Manchester Township Division of Utilities (Water Purveyor) and the Ocean County Utilities Authority (Sewer Provider). As of the writing of this report, there is no known moratorium for sewer or water service for this area or these providers.

E. Vehicular Access

As was previously stated within this report, twelve (12) of the fourteen (14) residential lots will be accessed by a new cul-de-sac which intersects with Wilbur Avenue. The other two (2) lots will be accessed from Brentwood Avenue. Both Wilbur Avenue and Brentwood

Avenue are municipally owned and maintained roadways. Each roadway has one (1) lane in each direction with asphalt curb. Wilbur Avenue has a posted speed limit of 35 miles per hour and Brentwood Avenue has an assumed speed limit of 25 miles per hour. There is no formal posted speed limit of Brentwood Avenue at this time. These proposed dwellings will be very similar in nature to the existing residential dwellings in the area along Wilbur Avenue and in the roadways which intersect Wilbur Avenue (i.e. Shorin Way, Johnathan Road, Holly Hill Road, etc). In accordance with NJAC 5:21, the proposed subdivision will generate 10.1 peak trips per each single family detached dwelling for a total of 141.4 or 142 total trips. Based on the other uses within the vicinity of the subject site, these additional 142 trips should not negatively impact the surrounding roadway infrastructure.

F. Environmental Site Conditions

From a review of the NJDEP's NJGeoWeb GIS database, it was determined that the site is not a known contaminated site nor do known contaminated sites exist within the immediate vicinity of the subject site. The subject site and the surrounding areas are also not known to be impacted by contaminated groundwater or historic fills.

G. Air Quality and Water Quality

The proposed fourteen (14) lot subdivision should have no discernible impact on the air and/or water quality for the subject site or the immediately surrounding area. All proposed lots will be services by public water, sewer, electric, and natural gas. No septic systems, wells, oil tanks, propane tanks, etc. are being proposed to service the detached dwellings.

H. Noise

During various phases of construction, additional noise will be noticed as is related to typical construction equipment associated with roadway widening, tree clearing, home construction, etc. The proposed noise will comply with all applicable local and County noise regulations. Following construction, the noise generated will be that which is typical of a single family detached dwelling which should have no discernible impact on the immediately surrounding properties.

I. Soil Erosion and Sediment Control

During construction, measures will be implemented to control erosion at the source which will include, but is not limited to, silt fencing, stone construction entrances, hay bales, etc. The proposed soil erosion measures will require approval from the Ocean County Soil

Conservation District along with inspection during construction and final sign off prior to the issuance of certificate of occupancies from the Township of Manchester. The development will comply with all applicable regulations as it relates to soil erosion and sediment control.

J. Impact to Municipal Services

The proposed development will require service from a variety of municipal services such as fire, police, domestic water service, and recycling pick-up. This should not place a burden on the Township as the detached single-family homes are proposed in an area where other single-family detached homes already exist and receive these same services. The proposed subdivision should not place a financial burden on the Township.

K. Probable Impacts

The site currently exists as indigenous woods. In order to construct the proposed single-family detached dwellings, existing forested area will need to be cleared. The applicant has minimized this amount of clearing in an effort to save as many of the existing trees as possible and also to maintain as much of a buffer between the proposed residential dwellings and the surrounding roadways and properties. As was previously stated, the property is approximately 9.2 acres, however, the applicant intends to clear 7 acres for the proposed development which will leave over two (2) acres of wooded area on the subject property. This two (2) acre area comprises over 20% of the total lot area. The removal of existing vegetation will be the result of any development which is proposed at this property. Additionally, the removal of vegetation will result in the relocation of animals that may currently reside in those portion of the woods which are to be cleared. NJSH Route 70 has a very wide right-of-way, a right-of-way that is currently heavily wooded in areas close to the subject site. It is anticipated that any displaced animals would relocated to the wooded area to the north and south. Based on this information, displaced wildlife would have ample space within the immediate vicinity to relocate. There will also be an increase in noise during construction that is consistent with this type of project. The construction will comply with all applicable noise ordinances and following the completion of construction, there should be no discernible impact on the area from the noise generated by the residential uses.

L. Project Alternatives

The proposed subdivision is a fully conforming subdivision with respect to lot areas. The only variance being sought relates to the proposed fences along Brentwood Avenue for the dual frontage lots accessed by the new cul-de-sac. Any development of this property for a residential subdivision will propose similar, if not more, clearing of the existing vegetation. Any development of this property for a commercial application would likely result in additional land clearing and far more impacts relating to noise post development.

CONCLUSIONS

The proposed development will be a compliant subdivision with the exception of a six (6) foot privacy fence along Brentwood Avenue for the dual frontage lots accessed by the new cul-de-sac. Over 20% of the lot area will remain as wooded land post development. The proposed development is very much in line with the other development found in the area. It is this firm's opinion that this application adequately considered various factors as it relates to the subject property and then chose a development option that best suited the property and the surrounding area.