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ENVIRONMENTAL IMPACT STATEMENT

FOR

MONTGOMERY 206 REALTY, L.L.C.

'DUNKIN'

PRELIMINARY AND FINAL SITE PLAN

1276 Route 206 South
Block 28005, Lot 64
Montgomery Township
Somerset County, New Jersey

May 2021

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I. EXECUTIVE SUMMARY

Montgomery 206 Realty, LLC proposes the redevelopment of commercial property located at 1276 Route 206 within Township of Montgomery, otherwise known as lot 64 in Block 28005, Somerset County, New Jersey. See **Figure 1** for location on the Rocky Hill USGS quadrangle map. The site is approximately 0.52 acres in size and is currently developed as a gas/service station which includes a 1,400 sf service station structure, concrete pads, paved areas, concrete islands and lighting. The site at one time had underground storage units that have been previously removed. The rear of the property consists of a narrow undeveloped wooded area gently sloping from south to north. The commercial site is not being utilized and is in disrepair.

The applicant is proposing to construct a 'DUNKIN' commercial use structure as shown on plans 'Amended Preliminary and Final Site Plan 'DUNKIN', Lot 64 Block 28005, 1276 Route 206, Township of Montgomery, Somerset County, New Jersey prepared by Ferriero Engineering, Inc., dated February 25, 2021, and last revised May 17, 2021. The proposed site conditions include an 1,823sf building, a parking area for 16 vehicles, two drive up lanes with stacking 16 vehicles for the drive-up window, menu boards, lighting, landscaping and retaining walls. Also included with this proposal is a concrete sidewalk which will be constructed along Georgetown-Franklin Turnpike and along Route 206 to allow pedestrian access to and around the site. The redevelopment of this site will increase the impervious coverage by 2,213sf, and will disturb less than 1 acre. Therefore, this project is exempt from the Major Stormwater regulations. However, stormwater runoff from the site will be captured by a series of catch basins and inlets and will be conveyed with subsurface piping to an underground stormwater detention system. In addition, runoff generated by the increased area of impervious coverage will be treated for TSS removal before being conveyed to the detention system. This stormwater management system has been designed to release stormwater at a controlled rate so that the peak post-development rate of discharge does not exceed the peak pre-development rate of discharge.

The applicant has stated that there will be a maximum of 4 employees, and that the business will be open from 5am to 10pm.

Long-term impacts to the site include a slight increase in impervious surfaces and a minor loss of vegetation and associated wildlife habitat. Temporary impacts will occur during the construction phase of the project and include soil loss, and increased noise and dust levels. All impacts will be minimized through appropriate mitigation procedures and best management practices.

Improvements to the site from the existing dilapidated gas station to a functional commercial site will benefit both the public using the major thoroughfares and the Township.

This Environmental Impact Statement (EIS) has been prepared in accordance with the Montgomery Township Submission of Preliminary Major Subdivision Plats and Preliminary Major Site Plans and is intended to support the Preliminary and Final Site plans prepared by this firm. The following chapters

provide a project description, an inventory of existing environmental conditions on and around the site, an assessment of potential impacts associated with the proposed construction, a description of performance controls designed to mitigate adverse impacts, and a listing of required permits and approvals.

(a) PROJECT DESCRIPTION

Montgomery 206 Realty, LLC is proposing to construct a 1,823± sf commercial building on a 0.52 acre parcel known as Lot 64 Block 28005 in Montgomery Township, Somerset County, New Jersey. See **Figure 2** for the property location on Montgomery Township Tax Map No. 55. The site is currently developed as a commercial gas station site consisting of a boarded up 1,400 sf masonry building, concrete pads, paved parking areas, upright pole lighting and a narrow-wooded area along the west and northerly property lines consisting of disturbed vegetation. The site currently has ingress and egress access to both the Georgetown-Franklin Turnpike, to the south, and State Route 206 to the east. See **Figure 3**, NJDOT Street map of the southern tier of Somerset County. The proposed redevelopment will have access by a right turn in only from State Route 206. A left and right turn in from Georgetown-Franklin Turnpike is proposed while egress from the site will be from a right turn out only onto the Georgetown-Franklin Turnpike. There will be no egress from the site onto State Route 206. A total of 16 onsite parking spaces are provided along with a vehicle stacking area that will accommodate 16 passenger cars to access the proposed drive-up window.

Montgomery Townships 2018 census shows 23,269 residents reside within the Township, or 717 persons per square mile. This is an increase from the 2010 census which listed the population as being 22,254 residents. The proposed development will not impact the resident population, working population or visitors due to the scope of redevelopment proposed.

(1) Township Master Plan

A Master Plan Periodic Reexamination Report was adopted by the Township on August 10, 2017, which acknowledges the site as a 'Planned Mixed Use Development' which objectives are:

1. To encourage the redevelopment of abandoned, obsolete and/or underutilized properties located within the Route 206/Route 518 node of Montgomery Township to maximize the viability for economic development, including expanded retail and service opportunities in the Township, and compact, efficient multi-family housing to compliment the commercial development;
2. To encourage orderly and well-planned development at a scale and location so that it is feasible to construct a comprehensive package of supporting utilities, services and facilities, including new roadways, stormwater management systems, and associated elements. The proposed development shall be served by public sanitary sewer and water system infrastructure;

3. To encourage orderly development of sites with sufficient frontage on existing or new major collectors or state or county highways to provide safe, efficient access and traffic circulation, and require orderly internal vehicular, bicycle, and pedestrian circulation;
4. To facilitate the provision of affordable housing in proximity to job opportunities, public transportation and shopping;
5. To implement planned thoroughfares and transportation routes which will promote the free flow of traffic;
6. To promote a desirable visual environment through creative development techniques and good civic design and arrangement; and
7. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening cost of such development and to the more efficient use of land.

The proposed redevelopment of a commercial use is consistent with the overall objectives of the Montgomery Township Master Plan and its amendments, specifically to maintain redevelopment of abandoned, obsolete and/or underutilized properties within the Route 206/Route 518 node. The use of an existing developed site minimizes the impacts to natural resources which is referenced throughout the plan. The property is located within the Highway Commercial District, see Zoning Map **Figure 4**. The proposed development will utilize existing utilities to limit the environmental impact.

a. Sanitary Sewerage
Sanitary sewerage service for the proposed development will be provided through the connection to existing facilities located along State Route 206. Waste water for this development will be conveyed to the Township of Montgomery sewage treatment plant for treatment.

b. Potable Water Supply
Potable water will be provided by American Water which has a watermain conveying water along the Georgetown-Franklin Turnpike.

c. Stormwater Manage Facilities
Stormwater runoff generated by the site will be collected by a proposed stormwater management system. This system will consist of inlets and subsurface piping to convey the runoff to an underground detention system. The stormwater management system will discharge runoff at a reduced rate, from existing flows, to an existing State stormwater conveyance system located along Route 206.
The stormwater management system has been designed to be in compliance with the requirements of the NJDEP's Stormwater Management Rules (N.J.A.C. 7:8) for runoff quantity. This project also proposes to treat a portion of the stormwater runoff for TSS removal using storm filters. For specific details regarding the proposed stormwater management system, refer to the Stormwater Management Report prepared for the project by this firm.

d. Utilities
In addition to public water and sewer, utilities to be provided to the proposed project include electricity, gas, cable and telephone. All utilities will be updated and constructed underground and connect to existing utilities located on Georgetown- Franklin Turnpike.

e. Solid Waste Plan
Solid waste generated by the proposed development will be stored within an outside fenced in dumpster area and will be collected and transported by a private contractor to an approved landfill for disposal. Recyclable materials will be sorted from the refuse and will be stored within the fenced in area and collected and transported by a private contractor to an approved recycling center for disposal.

The proposed development is consistent with the State Development and Redevelopment Plan which is an integral part of the Township Master Plan.

(2) Montgomery Township Natural Resources Inventory

The Montgomery Township Natural Resources Inventory designates the property as 'Urban' in nature per the 1995 Land Use/Land Cover Level I and Level III Classifications, 2004. See **Figures 5** and **6** in this report. The property is not included in the Inventory as an 'Area of Scenic and Recreational Importance' per **Figure 7** in this report, being Figure 23 taken from Banisch Associates, Inc. mapping. The remaining Inventory maps address additional critical natural resource areas within the Township including soils, wetlands and critical wildlife habitats.

The proposed re-development of this parcel will not impact any of those resources, therefore, the project as proposed is consistent with the Township Inventory.

(3) Master Plan of Adjacent Municipalities

The existing parcel does not border any adjacent municipalities. The proposed development will not adversely impact adjacent municipalities due to a minimal increase in traffic to local roadways, and no detrimental impacts are expected to air and water quality, or an increase in flooding. Montgomery Townships Master Plan is consistent with adjacent municipalities in regards to zoning and land use classifications.

(4) Somerset County Master Plan

The Somerset County Master Plan was reviewed to determine consistency with County goals and objectives. The project site is located within an 'Commercial' designated area bounded by State Route 206 to the east and Georgetown-Franklin Turnpike to the south, see **Figure 8**. The project is consistent with surrounding land uses of commercial, retail and convenience stores and will utilize existing public utilities.

The site is not located within an 'Environmentally Sensitive' area, or an 'Open Space and Recreation' area, see **Figure 9.** The site has been previously developed as a commercial property and the project proposal is to redevelop the parcel to a viable commercial site. Therefore, the proposed project is consistent with the 'Environmental and Open Space portion of the Somerset County Master Plan.
The project is consistent with the goals of the Master Plan, the site is located within an area of 'Corridor Development', consisting of 'Existing or planned nodes of major businesses and employment with regional highway accessibility, see **Figure 10**. The site is located in an area consisting of clustered development and therefore conforms to the County's plan to maintain large areas of contiguous open space.

The project complies with the County's Planning Strategies for 'Growth Management Areas' by:

1. Providing an optimum environment for all County residents based on the use of natural and manmade resources, the coordination of public utilities and services within local and County Planning.
2. Encourage the adaptive reuse techniques for vacant or underutilized buildings
3. Maintain large areas of contiguous Open Space
4. Stormwater and drainage control
5. Impacts to air quality and noise abatement
6. Solid Waste management

(5) Regional and State Planning Guides

Based on the New Jersey State Development and Redevelopment Plan, **Figure 11**, the site is located within the Suburban Planning Area, PA2. The site is situated at the northeastern section of the Planning Area and is adjacent to the 'Fringe' Planning Area, PA3 to the north. The site is bounded on two sides by major roadways, Georgetown-Franklin Turnpike to the south and State Route 206 to the East. According to the State Plan, Suburban Areas are not prime agriculture or environmentally sensitive areas and are suited for development. The proposed development is consistent with the Suburban Planning Area as follows:

a. Provide for future development
b. Promote growth in Centers and other compact forms
c. Protect the character of existing stable communities
d. Protect natural resources
e. Redesign areas of sprawl
f. Reverse the trend toward further sprawl
g. Revise cities and towns

The goals and policies of the Somerset County and Montgomery Township planning policies are consistent with the State's Development and Redevelopment Plan. The proposed project will

have little to no impacts on natural resources. The redevelopment of the existing vacated site to a viable commercial site will rejuvenate the area which is consistent with the planning guides listed above.

(b) SITE DESCRIPTION AND INVENTORY

1. Types of Soils

Figure 12 shows the NRCS soil survey data map for this site and the surrounding areas. According to the survey, Birdsboro silt loam, BhnB, is predominately soil for this parcel and adjacent parcels. The following soils description is from the 'Soils of New Jersey' prepared by the USDA Soil Conservation Service.

Birdsboro soil series

The Birdsboro series consists of very deep, well drained, and moderately well drained soils. The soils formed in old alluvial deposits derived from red sandstone, shale, and siltstone. They are on terraces and alluvial fans with convex slopes of 0 to 15 percent. Saturated hydraulic conductivity is moderately high to high. Mean annual precipitation is 42 inches. Mean annual temperature is 53 degrees F. These soils are well drained and moderately well drained. Runoff is slow to rapid. The A or Ap horizon has hue of 2.5YR through 1OYR, value of 2 through 4, and chroma of 2 through 4. The Bt horizon has hue of 2.5YR through 7.5YR, value of 3 through 5, and chroma of 3 through 6. The C horizon has hue of 2.5YR through 1OYR, value of 3 through 5, and chroma of 3 through 6. Fine-earth textures are sand, loamy sand, sandy loam, loam, silt loam, and clay loam. Birdsboro silt loam is not identified as hydric according to the National Technical Committee for hydric soils.

2. Topography

Site elevations range from 133 at the southwestern portion of the site along Georgetown-Franklin Turnpike to an elevation of 123 along the northern property line adjacent to 'The Tiger's Tale' restaurant. The elevations have been taken from sheet 2 of the site plan, being the Demolition Plan. The grade around the existing station structure ranges from 128.5 to an elevation of 129.

3. Geology

The site is located within the Passiac formation (JTrp) according to the New Jersey Geoweb Bedrock Geology mapping. For potable water, this project is proposing to connect to an existing American Water service line located in Georgetown-Franklin Turnpike. For sewerage, the development proposes to connect to an existing sewer main located along Route 206, therefore a detailed geologic report should not be necessary for this report.

4. Vegetation

The majority of the site consists of broken up asphalt and concrete pads associated with the previous gas station facility. A narrow vegetative strip along Georgetown-Franklin Turnpike consists of disturbed mixed hardwoods containing various invasive species. There are no wetlands associated with the site. A copy of the original NJDEP Natural Heritage Program report

is included in **Appendix A** of this report. The report does not list any threatened or endangered vegetated species on or in the vicinity of the site.
A comprehensive inventory of vegetation was conducted onsite on July 1, 2013 by Water's Edge Environmental, LLC. Below is an excerpt from their report identifying vegetation onsite excluding turf grasses and vegetative species planted for landscape purposes.

Table 1: Vegetation Identified at 1276 Route 206 South (7/1/2013)
Biotic Community: MH - Mixed Hardwoods; DIST – Disturbed area

Scientific Name	Common Name	Biotic Community
Ailanthus altissima	Tree of Heaven	MH
Ambrosia artemisiifolia	Ragweed	DIST
Digitaria sanguinalis	Crabgrass	DIST
Lonicera japonica	Japanese honeysuckle	MH, DIST
Lonicera maacki	Amur Honeysuckle	MH
Parthenocissus quinquefolia'	Virginia Creeper	MH
Phytolacca americana	Pokeweed	MH
Plantago lanceolata	English Plantain	DIST
Robinia pseudoacacia	Black Locust	MH
Rosa multiflora	Multiflora Rose	MH
Rubus occidentalis	Black Raspberry	MH
Rubus phoenicolasius	Wineberry	MH
Ulmus rubra	Slippery Elm	MH
Taraxium officinale	Common Dandelion	DIST
Trifolium dubium	Least Hop Clover	DIST
Trifolium repens	White Clover	DIST
Viola sp.	Violet species	MH
Vitis labrusca	Fox Grape	MH
Wisteriafloribunda	Wisteria	MH

As noted in the Water's Edge LLC report, "All vegetation on the property will be removed for development of the Dunkin facility. As discussed above, the vegetated area of the site is disturbed and has succeeded as a result of the abandonment of the gas station. The area should not be considered a natural woodland. The species identified are typical of disturbed/waste areas and are largely considered invasive species, specifically including of tree-of-heaven, wisteria, multiflora rose and Virginia creeper. Therefore, it is the opinion of WEE that re-development of the site will not result in the removal or disturbance of any natural biotic vegetative community."
Due to the site's location, any vegetation that has established itself from the timeframe listed above would likely be from invasive species of plants associated with disturbed areas and would not be threatened or endangered plant species.

5. Wildlife
Based on the Natural Heritage report from the New Jersey Department of Environmental Protection, NJDEP, Landscape Project, the site is not mapped as a critical wildlife habitat, the site is not listed as a Natural Heritage Site, there are no rare plants onsite, no species-based patches onsite, no vernal pools, or stream/mussel habitat onsite. In addition, there are no rare plants/ecological communities or Natural Heritage Priority Sites in the vicinity. There is Species Based Patches within the vicinity, but no Vernal Pool Habitat or Stream/Mussel Habitat within the vicinity, nor other animals tracked by ENSP within the vicinity.
The site is not associated with any wetlands or wetland buffers that would be critical for wildlife habitat, and Montgomery Township is not identified as being associated with Bog Turtles or Swamp Pink.
The Natural Heritage Program response does not document critical habitat for any species onsite, therefore the site is not associated with any threatened or endangered wildlife species.
An inventory of the wildlife observed onsite was conducted by Water's Edge Environmental, LLC on July 1, 2013. Their report identified 2 types of wildlife present onsite and are listed in the table below.

Table 2: Wildlife Identified at 1276 Route 206 South
(7/1/2013)
Evidence: O – Observed; V - Vocalization

Scientific Name	Common Name	Evidence
Mimus polyglottus	Northern Mockingbird	V
Turdus migratorius	American Robin	V

The report goes on to state, "Wildlife observed on the site was minimal and likely the result of the existing development and lack of vegetated natural communities. The wildlife species encountered on the site are typical of developed and disturbed areas. No threatened or endangered wildlife species were observed on the property. It is the opinion of WEE that the proposed improvements will not adversely impact critical wildlife habitat."

6. Subsurface Water
This redevelopment project does not propose the construction of a private or community well. The proposed commercial building will connect to an existing waterline constructed along the Georgetown-Franklin Turnpike, and sewerage will be conveyed offsite and connect with an existing sewer trunk line. No further detail about subsurface water should be required.

7. Distinctive Scenic and/or Historic Features
The site was previously developed as a gas service station facility. The site has been disturbed in the past and has no distinctive scenic and or historic qualities, making this an ideal site for redevelopment. The nearest state or nationally registered resource is located easterly on the opposite side of Route 206 from the site and is identified as Rocky Hill Historic District, NR/SR 1982). The proposed improvements will not have any adverse impacts on local historic or cultural resources.

8. Existing Development Features
The entire site has been previously disturbed to construct the existing gas station facility. The site includes a boarded-up masonry and stick framed structure, broken asphalt driveways, concrete pads and islands where the gas pumps once stood, and disturbed vegetation. The site is bounded to the south by the Georgetown-Franklin Turnpike and to the east by State Route 206, both major thoroughfares. The site is currently serviced by utilities, both underground and overhead. The existing conditions are shown on sheet 2 of the site plans prepared by this firm.

9. Miscellaneous
The site is located within the Highway Commercial (HC) zone and was developed as a gas station facility located at the intersection of two major roadways. The site is surrounded by commercial uses and the majority of existing noise is generated through frequent truck traffic. The proposed 'DUNKIN' project will temporarily impact air quality and noise levels during the demolition and redevelopment of the site. These impacts will be short lived-in nature. Once operational, noise levels will be consistent with the surrounding land uses located near the intersection. This development should not have any lasting adverse impacts to air quality and noise levels.

(c) IMPACT

The site has been previously developed as a gas station facility located at the intersection of two major roadways and within the Highway Commercial, HC, zone. The site does not contain any natural environments for critical or threatened species, or environmentally sensitive areas. Redevelopment of the site will temporarily impact air quality and noise levels, but these impacts will be short lived in nature. The redevelopment of the property will benefit the public that use the Georgetown-Franklin Turnpike and State Route 206 corridors, and the Township by revitalizing a dilapidated and unutilized commercial site.

1. Soil Erosion and sedimentation resulting from surface runoff
The site, as it currently exists, is a combination of pervious and impervious coverages. Uncontrolled runoff from the site drains easterly from the site onto an adjacent parcel, or out into the Route 206 Right-of-Way to an existing inlet located on Route 206. During the review process, a Soil Erosion Control Plan will be submitted to the Somerset County Soil Conservation District, SCSCD, for a 'Plan Certification' to address soil erosion and sediment control measures required by the SCD during the demolition and reconstruction of the site.

2. Flooding and flood plain disruption
The site is not located within a flood hazard area according to FEMA flood Panel 34035C0244E, see **Figure 15**. In addition, there are no wetlands, wetland buffers or regulated waters associated with the site. The proposed redevelopment of the site includes onsite detention of stormwater to reduce the stormwater runoff to pre-redevelopment conditions. Therefore, the proposed project will have no impact on flooding in the area.

3. Degradation of surface water quality
Stormwater from the developed portions of the site will be collected by a proposed stormwater management system. This system consists of a series of inlets and subsurface piping that will convey stormwater to an underground detention system. The proposed increased in impervious coverage will be treated for TSS removal by utilizing storm filters. For specific details regarding the proposed stormwater management system, refer to the Stormwater Management Report prepared by this firm.
Potential short-term impacts to surface water quality are generally associated with soil loss, erosion, and sedimentation during construction activities. Any adverse impacts will be minimized by the installation and maintenance of proven soil erosion and sediment control measures presented in the plans. These measures will mitigate the potential for sediment being transported off-site. The redevelopment of the site is expected to have a minimal impact to the surface water resources in the vicinity of the site.

4. Groundwater pollution
The proposed development will be serviced by public water and sewer. The existing waterline is located within the Georgetown-Franklin Turnpike Right-of-Way and is shown on sheet 2 of the site plans. The sewerage pipe from the proposed facility to its connection point with an existing 18" ductile iron pipe, located in the Route 206 Right-of-Way, is shown on sheet 4 of the site plans. The 18"sanitary sewer main discharges to the Stage II Sewage Treatment Plan NJ0026905, see **Figure 16**.

Information provided in the Phase I Environmental Site Assessment prepared by Atlantic Geoscience, Inc. dated August 31, 2011, states that the gas pumps and underground storage tanks (UST) associated with the previous gas station were removed in 2004 pursuant to the Notice of Intent for closure issued by the NJDEP (Activity #UCL040001). Upon completion of the removal of the five (5) USTs, the NJDEP issued a No Further Action (NFA) letter dated August 1, 2006 (PI#Oll698; Document Title 03- 04-23-1538-41 BSCM C2). Per the Phase I conclusion, issuance of this letter indicates that no further environmental investigation is warranted.

Per the NJDEP Geoweb website, the parcel is located within the Classification Exception Area, CEA. CEAs are institutional controls in geographically defined areas within which the New Jersey Ground Water Quality Standards (NJGWQS) for specific contaminants have been exceeded. The project proposes to connect to the existing water main located in the Georgetown-Franklin Turnpike and sewer to connect to an existing sewer pipe located along Route 206. In addition, the proposed project does not propose infiltration of stormwater due to the contaminated groundwater. Therefore, this project will not result in any groundwater pollution.

5. Reduction of ground water capabilities
This development proposes to connect to an existing American Water watermain located in the Georgetown-Franklin Turnpike. A well is not proposed, so there will be no reduction of groundwater from this project.

6. Sewage disposal
   The existing facility used a septic system which has been abandoned. The proposed project will convey sewerage offsite through an underground pipe to an existing 18" sewer main located within the Route 206 Right-of-Way which discharges to the Stage II Sewage Treatment Plant, NJ0026905. See **Figure 16.**

7. Solid waste disposal
   The project as proposed includes a solid waste refuse and recycling area located at the northwestern corner of the development, see sheet 3 for location, and sheet 11 for enclosure details. The refuse and recycling will be collected by private contractors and will be delivered to approved waste disposal and/or recycling center sites.

8. Vegetation destruction
   As previous discussed, vegetation at the site has been previously disturbed. The existing vegetation is comprised of mostly invasive species that have been allowed to grow due to the abandonment of the site. The proposed development will remove the existing vegetation which will be replaced with new vegetation, see sheet 7 of the site plans for proposed landscaping.

9. Disruption of wildlife habitats of endangered and protected species
   Per the Natural Heritage Database, there are not cultural or historic resources on the property or in the vicinity. The site has been previously developed and is surrounded by commercial uses, and is bordered on two sides by major thoroughfares. The redevelopment of this site will not result in the destruction of wildlife habitat of endangered or protected species.

10. Destruction or degradation of scenic or historic features
    According to the New Jersey and National Registers of Historic Places (NJDEP, Last updated May 7, 2021, no historic or cultural resources are located within or are in close proximity of the site.
    A review of the NJDEP Geoweb website shows that there are no cultural of historic resources on or in the vicinity of the site, see **Figure 18**. The redevelopment of this property will not result in the destruction or degradation of scenic resources.

11. Air quality degradation
    Short-term air quality impacts during construction are related to production of fugitive dust and generation of emissions from exhausts of construction vehicles. Mitigating measures, including dust control practices and the use on construction equipment with efficient air pollution control devices meeting applicable State/Federal specifications, will minimize adverse effects on local air quality.

    Long-term air quality impacts will be related primarily to automobile exhaust emissions, primarily carbon monoxide (CO), hydrocarbons, and nitrogen oxides (NOx). However, the magnitude of the environmental effects attributable to the automotive traffic associated with the proposed project will have minimal effect on regional air quality.

12. Noise levels
Short-term generation of noise levels elevated over existing ambient levels will be generated during the construction of the proposed development. Sound levels generated during the construction phase can be expected in the range of 66 to 78 dBA at a distance of 50 feet from construction equipment, based upon the use of best available technology for noise reduction (EPA, 1977). The construction equipment included in this range consists of backhoes, concrete mixers, bulldozers, pavers, and trucks. To minimize adverse impacts to ambient noise levels during the construction period, construction equipment will only be operated during construction periods permitted by local law.

During the operational phase of the residential development, the principal sources of sound will be vehicular traffic, fixed mechanical equipment (e.g., air conditioning units), lawn maintenance equipment (e.g. lawn mowers and leaf blowers), and human voices. Therefore, the noise levels will be consistent with the surrounding land uses and will not impact any residential developments.

13. Energy utilization
Energy use for the proposed project will be similar to that of the existing service station when it was operational, and will similar to that of the surrounding commercial and retail establishments.

(d) ENVIRONMENTAL PERFORMANCE CONTROLS

The proposed development will utilize mitigation measures to minimize the impacts to the site and surrounding areas, both during and after construction. Below is a list of specific interests and measures deployed.

1. Drainage plans shall include soil erosion and sediment control measures
The proposed project incorporates both a grading plan, sheet 4 of the site plans, and a Soil Erosion and Sediment Control plan, sheet 6 of the site plans, which will be submitted to the Somerset County Soil Conservation District for 'Plan Certification'. The Soil Erosion & Sediment Control plan addresses potential impacts from site construction and outlines which mitigation measures are to be incorporated during and after construction is completed. Therefore, the proposed development will comply with County requirements.

2. Sewage disposal techniques
This project proposes to construct a sewer lateral from the proposed building to an existing municipal sanitary sewer main located in the Route 206 Right-of-Way. Due to the connection with an existing sewer main, no additional environmental performance controls are required.

3. Water supply and water conservation proposals
   The proposed development will connect to an existing municipal water system and does not propose a private of commercial well. Therefore, no measures or performance controls are required.

4. Energy conservation measures
   Once construction is completed, the development will not result in a significant increase in the amount of energy consumption. The proposed development includes landscaping that, once is established, will not require continued maintenance.

5. Noise reduction techniques
   Short-term generation of noise levels will be generated during the construction of the proposed development. To minimize adverse impacts to ambient noise levels during the construction period, applicable construction equipment will have mufflers installed and will only be operated during construction periods permitted by local law.
   Once construction is completed, noise levels will be minimal and consistent with the surrounding commercial and retail uses. There are no residential neighborhoods on adjacent parcels, therefore, no additional performance controls are anticipated for this development.

(e) LICENSES, PERMITS AND OTHER APPROVALS REQUIRED BY LAW

Permits and approvals required for the redevelopment of the property include the following:

Granting Authority	License, Permit, or Approval	Status
NJDEP	Letter of Interpretation	Absence Determination Approved 2/21/2014
NJDOT	Major Access Permit	Submitted - Pending
Somerset County Planning Board	Amended Preliminary and Final Site Plan Approval	Submitted - Pending
Somerset County Soil Conservation District	Soil Erosion and Sediment Control Plan Certification	Submitted - Pending
Delaware & Raritan Canal Commission	Jurisdictional Determination	Submitted - Pending
Montgomery Township Zoning Board of Adjustment	Amended Preliminary and Final Site Plan Approval	Submitted - Pending
Montgomery Township Department of Public Works	Sewer Connection Permit	Submitted - Pending

(f) DOCUMENTATION

The following is a list of all documentation utilized in the preparation of this Environmental Impact Statement:

- Montgomery Township Land Development Ordinance (Chapter 16-8.4(c))
- 'Township of Montgomery Master Plan and Development Regulations Periodic Reexamination Report', prepared by Coppola & Coppola Associates being dated November 2001
- Township of Montgomery 'Periodic Reexamination of the Master Plan and Development Regulations', prepared by Lori Savron, PP, AICP, Montgomery Township Planning Director, being dated August 2017
- 'Natural Resource Inventory, Montgomery Township, Somerset County, New Jersey 'prepared by the Montgomery Planning Board and Banish Associates, Inc., dated April, 2004
- National Register of Historic Places listings in New Jersey, dated May 7, 2021
- 'Somerset County Master Plan', prepared by the Somerset County Planning Board, dated April, 1987
- New Jersey Department of Environmental Protection (NJDEP) Landscape Project mapping
- NJDEP Geoweb database – wetland, geology, CEA pollution mapping (2021)
- New Jersey State Development and Redevelopment Plan
- New Jersey Department of Transportation , GIS Road Map of Somerset County, undated
- United States Department of Agriculture, Natural Resources Conservation Service (NRCS)
- Federal Emergency Management Agency (FEMA)
- 'Environmental Impact Statement' prepared by Water's Edge Environmental, LLC, dated July 10, 2013
- EPA Noise Control Program – Progress to Date, March 1977

APPENDIX A

(Natural Heritage Database Report)

State of New Jersey

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION
State Forestry Services
Mail Code 501-04
ONLM -Natural Heritage Program
P.O. Box 420
Trenton, NJ 08625-0420
Tel. #609-984-1339
Fax. #609-984-1427

BOB MARTIN
Commissioner

July 11, 2013

Amy B. Jones
Water's Edge Environmental, LLC
P.O. Box 405
Cream Ridge, NJ 08514

Re: Dunkin Donuts

Dear Ms. Jones:

Thank you for your data request regarding rare species information for the above referenced project site in Montgomery Township, Somerset County.

Searches of the Natural Heritage Database and the Landscape Project (Version 3.1) 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 topographic map(s) submitted with the Request for Data into our Geographic Information System. 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 and the Biotics Database for occurrences of any rare wildlife species or wildlife habitat on the referenced site. The Natural Heritage 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 and Biotics Database for occurrences of rare wildlife species or wildlife habitat in the immediate vicinity (within ¼ mile) of the referenced site. Additionally, the Natural Heritage 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.

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 and 2 (attached) to determine if any priority sites are located on or in the vicinity of the site.

A list of rare plant species and ecological communities that have been documented from Somerset County can be downloaded from http://www.state.nj.us/dep/parksandforests/natural/heritage/countylist.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 http://www.state.nj.us/dep/parksandforests/natural/heritage/nhpcodes_2010.pdf.

If you have questions concerning the wildlife records or wildlife species mentioned in this response, we recommend that you visit the interactive NJ-GeoWeb website at the following URL, http://www.state.nj.us/dep/gis/geowebsplash.htm or contact the Division of Fish and Wildlife, Endangered and Nongame Species Program at (609) 292-9400.

PLEASE SEE 'CAUTIONS AND RESTRICTIONS ON NHP DATA', which can be downloaded from http://www.state.nj.us/dep/parksandforests/natural/heritage/newcaution2008.pdf.

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. 13-4007446-3589

Table 1: On Site Data Request Search Results (7 Possible Reports)

Rare Plants/Ecological Communities Possibly On Site:	No
Rare Plants/Ecological Communities On Site/Immediate Vicinity:	No
Natural Heritage Priority Sites On Site:	No
Landscape 3.1 Species Based Patches On Site:	No
Landscape 3.1 Vernal Pool Habitat On Site:	No
Landscape 3.1 Stream/Mussel Habitat On Site:	No
Other Animals Tracked by ENSP On Site:	No

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

Rare Plants/Ecological Communities within the Vicinity:	No
Natural Heritage Priority Sites within the Vicinity:	No
Landscape 3.1 Species Based Patches within the Vicinity:	Yes
Landscape 3.1 Vernal Pool Habitat within the Vicinity:	No
Landscape 3.1 Stream/Mussel Habitat within the Vicnity:	No
Other Animals Tracked by ENSP within the Vicnity:	No

Rare Wildlife Species or Wildlife Habitat Within the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.1 Species Based Patches

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection	State Protection	Grank	Srank
Aves								
	Great Blue Heron	Ardea herodias	Foraging	2	NA	Special Concern	G5	S3B,S4N
Reptilia								
	Wood Turtle	Glyptemys insculpta	Occupied Habitat	3	NA	State Threatened	G4	S2

APPENDIX B

(Personnel Qualifications)

Ferriero Engineering, Inc.

Paul W. Ferriero, PE, PP, CME, LEED AP, CFM
Robert C. Brightly, PE, PP, CME

Steven B. Bolio, PE, CME
Mark S. Denisiuk, PE, LEED AP
Joseph S. Kosinski, PG, CFM, LEED AP
C. Richard Quamme, PE, CME
Jess H. Symonds, PE

PAUL W. FERRIERO, PE, PP, CME, LEED AP, CFM

President

EDUCATION

M.S. Engineering Management
University of Pittsburgh, 1986

B.S. Engineering
United States Military Academy, 1981

EXPERIENCE

12/92 - Present — PRESIDENT - Ferriero Engineering, Inc., Chester, New Jersey
Responsible for all aspects of municipal consulting, design for subdivisions, site plans and capital construction projects. Prepared drainage analysis reports for stormwater management basins and floodway designs. Provided expert testimony and reports for land use hearings and court proceedings. Prepared environmental and traffic impact reports. Coordinated with the NJDEP and the US Army Corps of Engineers to secure stream encroachment and wetland permits.

1/91 - Present	TOWNSHIP ENGINEER - Bedminster Township, Somerset County
1/95 - Present	BOROUGH ENGINEER - Far Hills Borough, Somerset County
3/99 - Present	BOROUGH ENGINEER - Mendham Borough, Morris County
1/00 - Present	BOROUGH ENGINEER - Lebanon Borough, Hunterdon County
1/01 - Present	BOROUGH ENGINEER - Bernardsville Borough, Somerset County
1/03 - Present	BOROUGH ENGINEER - Chester Borough, Morris County
4/03 - 12/05	TOWNSHIP ENGINEER - Clinton Township, Hunterdon County
5/08 - Present	TOWNSHIP ENGINEER - Randolph Township, Morris County
3/09 - Present	TOWNSHIP ENGINEER - Long Hill Township, Morris County
7/09 - Present	TOWNSHIP ENGINEER - West Milford Township, Passaic County
1/11 - Present	BOROUGH ENGINEER - Rockaway Borough, Morris County
2/11 - 12/17	TOWNSHIP ENGINEER - Mendham Township, Morris County
9/11 - Present	TOWNSHIP ENGINEER - Liberty Township, Warren County
1/15 - Present	BOROUGH ENGINEER - Pompton Lakes Borough, Passaic County
1/19 - Present	TOWNSHIP ENGINEER - Washington Township, Morris County
5/19 - Present	BOROUGH ENGINEER - North Caldwell Borough, Essex County

Consulting Municipal Engineer responsible for Township engineering services including application review for the Planning Board, Board of Adjustment, Environmental Commission and Board of Health, design of municipal infrastructure improvements, tax map preparation, sanitary sewer map updating,

■ 180 Main Street • P.O. Box 571 • Chester, NJ 07930 • 908-879-6209 • Fax: 908-879-6597
□ 17 Model Avenue • P.O. Box 577 • Hopewell, NJ 08525 • 609-466-0002 • Fax: 609-466-2008
mail@FerrieroEngineering.com

field inspection of ongoing construction projects and preparation of plans and specifications for municipal contracts.

4/88 - 12/92 CHIEF OF ENGINEERING SERVICES - Yannaccone Associates, Chester, New Jersey

Responsible for subdivision and site plan design, grading plans, and subsurface sewage disposal system design. Prepared environmental and traffic impact reports. Managed engineering staff of seven professional engineers, junior engineers and draftsmen. Provided expert testimony at Planning Board, Zoning Board of Adjustment and Board of Health meetings.

9/86 - 4/88 PROJECT MANAGER/ENGINEER - Landmark Design Builders, Blairstown, New Jersey

Responsible for all phases of construction management for projects valued to $1.5 million. Negotiated with customers for general construction contracts. Estimated project costs and negotiated with subcontractors.

12/83 - 8/86 CONTRACT/CONSTRUCTION MANAGEMENT ENGINEER - US Army Corps of Engineers, Pittsburgh, Pennsylvania

Managed a team of engineers, landscape architects, biologists, economists and draftsmen to complete a production and utility capability analysis for a 22,000 acre Army facility. Chaired the District Value Engineering Committee.

10/81 - 12/83 CONSTRUCTION OFFICER/PLATOON LEADER – 39th Engineer Battalion, Fort Devens, Massachusetts

Responsible for a construction platoon of 35 carpenters, electricians and plumbers. Developed training and equipment maintenance programs. Designed building and roadway construction projects. Managed construction personnel and performed quality control inspections.

Representative Projects:

Toys "R" Us Warehouse/Distribution Facility
Mount Olive Township - 800,000 SF
and 500,000 SF expansion
Bedminster Hike/Bikeway
Bedminster Township
Mountain Jewish Community Center
Warren Township - 18,000 SF
Harry Dunham Park, Bernards Township
Johnson Pond Dam Rehab.
Byram Township
Mountain Valley Park Dam Dredging and Rehab.
Mendham Borough

Toys "R" Us Data Center
Parsippany-Troy Hills Township - 30,000 SF
Talbot's Retail Center
Harding Township – 10,000 SF
Harding Township Affordable Housing
Harding Township
River Road Park, Bedminster Township
Pluckemin School Park, Bedminster Twp
Knox Avenue Park, Bedminster Township

PROFESSIONAL QUALIFICATIONS AND AFFILIATIONS

New Jersey Professional Engineer (also CO, DE, FL, GA, MD, NC, PA, SC, VA)
New Jersey Professional Planner
Certified Municipal Engineer
LEED Accredited Professional
Certified Floodplain Manager
American Society of Civil Engineers
New Jersey Society of Municipal Engineers

Water's Edge
Environmental, LLC

PO Box 118
Ocean City, NJ 08226

AMY B. JONES

PROFESSIONAL EXPERIENCE

WATERS EDGE ENVIRONMENTAL, LLC — Oct. 2007 to Present
Ocean City, NJ
Senior Biologist
Responsible for organizing and conducting biological aspects associated with projects, including wildlife and/or vegetation. This includes, but is not limited to, threatened and endangered species surveys, habitat evaluations, inventories and management planning/monitoring. This is inclusive of conducting yearly threatened/endangered grassland bird surveys in coordination with the NJ Audubon Society. Additional surveying includes coordinating with the NAAMP and NJDEP in conducting yearly surveys for the Calling Amphibian Monitoring Program (CAMP), and the NJDEP conducting Wood Turtle and Bog Turtle surveys. Prepare habitat evaluation reports, design and implement wildlife and vegetative management plans. Coordination with the other departments within the firm to insure successful completion of project.

Perform all aspects of preparing and submitting State and Federal environmental permit applications associated with commercial and residential developments, to include delineation of freshwater and coastal wetland boundaries, soil testing and analysis, habitat identification, preparing environmental impact studies, attending public hearings, and meeting with clients.

HABITAT MANAGEMENT & DESIGN, INC.
Trenton, NJ — Feb. 2002 to Oct. 2007
Sr. Environmental Consultant

Perform all aspects of preparing and submitting State and Federal environmental permit applications associated with commercial and residential developments, to include delineation of freshwater and coastal wetland boundaries, soil testing and analysis, habitat identification, preparing environmental impact studies, attending public hearings, and meeting with clients.

Perform general wildlife and vegetative inventories associated with Environmental Impact Analyses. Designed and implemented species specific threatened and endangered population surveys. Prepared and implement wildlife and vegetation management plans. Implemented ongoing monitoring surveys.

U.S. FISH & WILDLIFE SERVICE-E.B. FORSYTHE NWR — May 1999-Sept. 1999; May 2000 – Feb. 2002

Oceanville, NJ
Wildlife Biologist

Performed all aspects of managing the refuge impoundment system, inclusive of water testing, wildlife surveys, air quality monitoring and public relations. Conducted various threatened and endangered wildlife and plant species population surveys and ongoing monitoring studies. Trained and certified for prescribed burning and conducted burns for purposes of habitat management. Designed and implemented saltmarsh restoration projects and studied impacts of Snow Geese on tidal marshes. Participated in various bird banding projects, including waterfowl and songbirds.

EDUCATION

JUNIATA COLLEGE
Huntingdon, PA — 2000
Bachelor of Science in Ecology

PO Box 118
Ocean City, NJ 08226
phone 609.249.3744
fax 609.249.3860

e-mail info@watersedgellc.com
web www.watersedgellc.com

PO Box 405
Cream Ridge, NJ 08514
phone 609.259.1723
fax 609.259.1724

CONTINUING PROFESSIONAL EDUCATION

COOK COLLEGE, RUTGERS UNIVERSITY 2002-2010
Methodology for Delineating Wetlands; Wetland Vegetation Identification;
Threatened and Endangered Species of Northern New Jersey (field and classroom)
Threatened and Endangered Species of Southern New Jersey (field course)

RICHARD STOCKTON UNIVERSITY 2001
Ornithology

SHEPHERD COLLEGE 2001
Shorebird Management & Ecology

BOWMAN'S HILL WILDFLOWER PRESERVE September, 2007
Identification of Cool Season Grasses, Sedges and Rushes
Plant Stewardship Index (PSI)

PROFESSIONAL CERTIFICATIONS

BUREAU OF RELEASE PREVENTION, NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
Qualified Specialist (Ecologist & Ornithologist) able to certify ESA Protection Plans
2009 to Present

PROFESSIONAL AFFILATIONS
THE WILDLIFE SOCIETY
Member Sept. 2007 to Present
New Jersey Chapter Secretary 2007 to present

THREATENED AND ENDANGERED SPECIES SURVEY EXPERIENCE

WOOD TURTLE (*Glyptemys insculpta*)
Perform numerous Wood Turtle construction monitoring surveys throughout Somerset County, Morris and Mercer Counties pursuant to NJDEP and County permits for bridge replacements over waterways documented as suitable Wood Turtle habitat. Also prepared a Wood Turtle Identification Guide for Contractors as a supplement to these surveys. Participate in a regional Wood Turtle monitoring program in coordination with the NJDEP Endangered and Nongame Species Program.

EASTERN TIGER SALAMANDER (*Ambystoma t. tigrinum*)
Performed ongoing drift fence trapping to monitor an identified population of Tiger Salamander in Cape May County, NJ. The 2008 survey resulted in the positive capture and identification of numerous juvenile Tiger Salamanders on-site. Surveys were conducted under the authorization of Scientific Collection Permits issued by the NJDEP.

LONG TAILED SALAMANDER (*Eurycea l. longicauda*)
Perform Long Tailed Salamander construction monitoring surveys in Warren and Hunterdon Counties pursuant to NJDEP and County permits for bridge construction projects over waterways identified as suitable Long Tailed Salamander habitat. Surveys conducted are under the authorization of Scientific Collection Permits issues by the NJDEP.

AVIAN SPECIES SURVEYS
Perform numerous habitat evaluations , nest surveys, and call play-back surveys for various threatened and endangered avian species, inclusive of Piping Plover (*Charadrius melodus*), Barred Owl (*Strix varia*), Red-shouldered Hawk (*Buteo lineatus*), Cooper's Hawk (*Accipiter cooperii*), Bald Eagle (*Haliaeetus leucocephalus*), Red-headed Woodpecker (*Melanerpes erythrocephalus*), and various threatened and endangered grassland bird species in coordination with the NJ Audubon Society.

Perform migratory Piping Plover surveys in coordination with the NJDEP and Conserve Wildlife Foundation.

SNAKE SPECIES SURVEYS
Performed habitat assessments and population surveys for the Northern Pine Snake (*Pituophis m. melanoleucus*), Corn Snake (*Elaphe g. guttata*), and Timber Rattlesnake (*Crotalus h. horridus*) pursuant to the New Jersey Pinelands Commission survey requirements. A 2006 survey resulted in the positive identification of four (4) corn snake individuals through random surveys and drift fence trapping on a property in Medford Township, Burlington County.

BOG TURTLE (*Glyptemys muhlenbergii*)
Perform yearly volunteer surveys with Recognized Qualified Bog Turtle Surveyors in Pennsylvania and New Jersey. Coordinated with U.S. Fish and Wildlife Service (USFWS) personnel in identifying critical/suitable habitat for project sites, and associated management practices to conserve and protect habitat. Previously performed Phase I habitat evaluations for the presence or absence of potential habitat, the results of which have been accepted by the USFWS. Receive yearly Scientific Collection Permit from the NJDEP to conduct Bog Turtle surveys in coordination with Brian Zarate of the NJDEP – Division of Fish and Wildlife Service.

PLANT SURVEYS
Experience in performing presence/absence surveys for various listed plant species as regulated by the NJDEP, USFWS, and New Jersey Pinelands Commission (NJPC). Species specific experience includes Seabeach amaranth monitoring surveys with the USFWS, sickle-leaved golden aster surveys in which populations were positively identified, swamp pink surveys that includes sites with positive identifications, Pine Barrens gentian, and Knieskern's beaked rush. NJPC plant surveys have also included a broad range species survey of those plants listed as state threatened or endangered. All results and final reports have been accepted by the reviewing regulatory agencies.

APPENDIX C

(Figures)

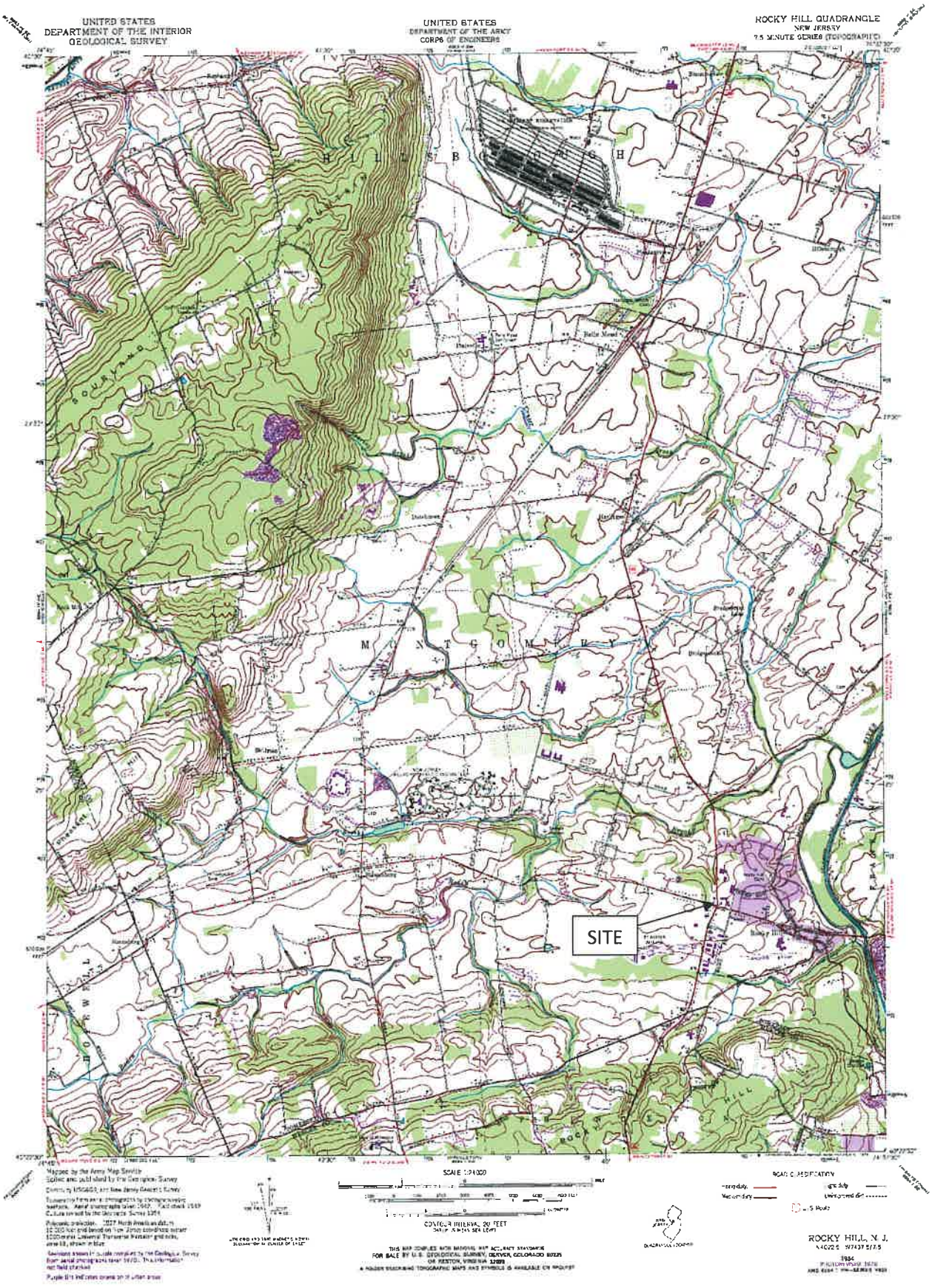
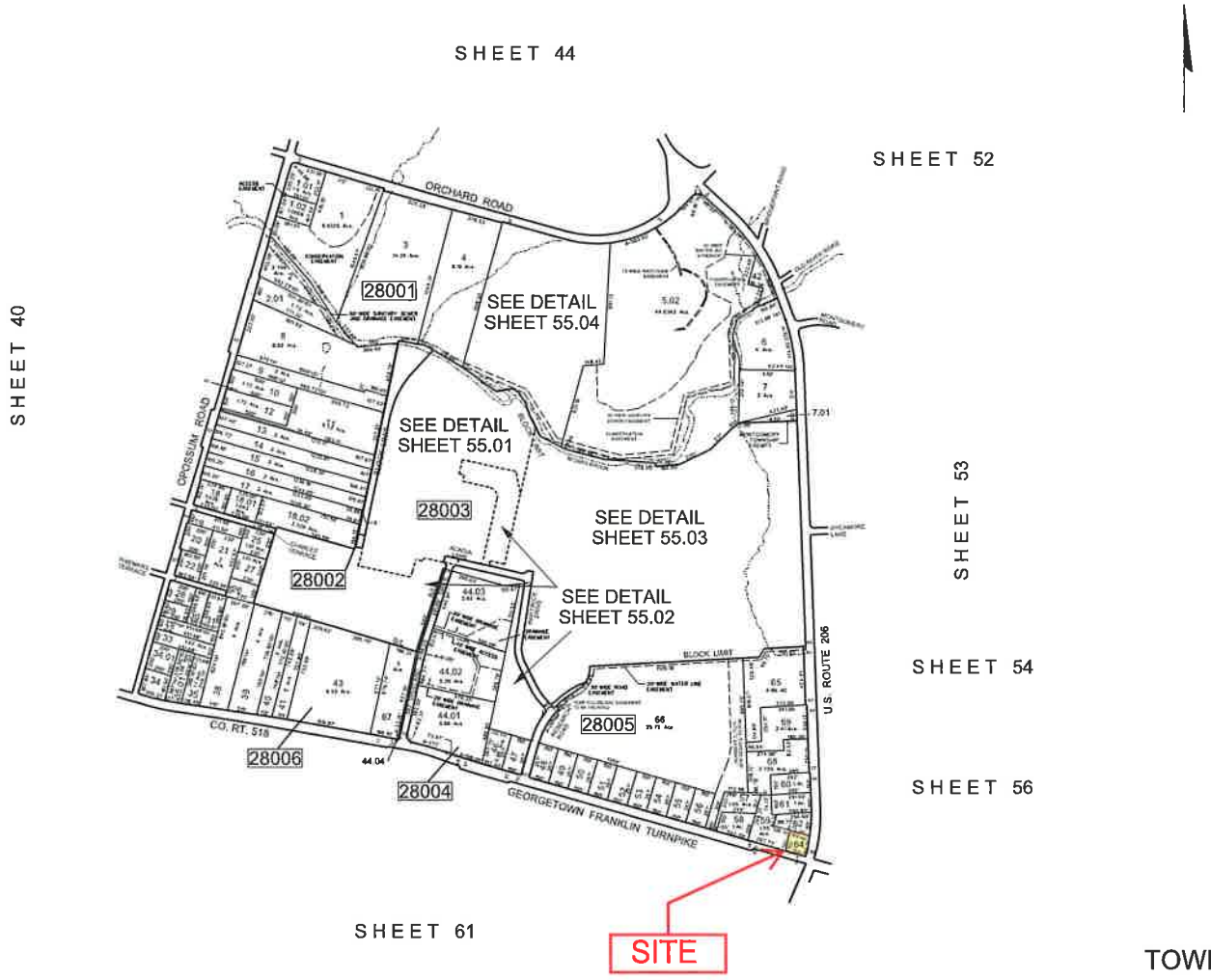

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY
UNITED STATES
DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS
ROCKY HILL QUADRANGLE
NEW JERSEY
7.5 MINUTE SERIES (TOPOGRAPHIC)
SITE
ROCKY HILL, N. J.

FIGURE 1



REVISIONS FROM 1997 THROUGH 2002 BY ADOLPH A. GERLICH, JR. N.J.P.L.S. Lic. No. 27506

REVISIONS FROM 2003 THROUGH 2017 BY CHARLES E. BALADIN N.J.P.L.S. NO 34919

TAX MAP
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY
SCALE: 1"=400' 10/01/97

William E. Alburger, P.L.S.
JAMES C. ANDERSON ASSOC., INC.
907 PLEASANT VALLEY AVENUE
MOUNT LAUREL, NEW JERSEY

FIGURE 2

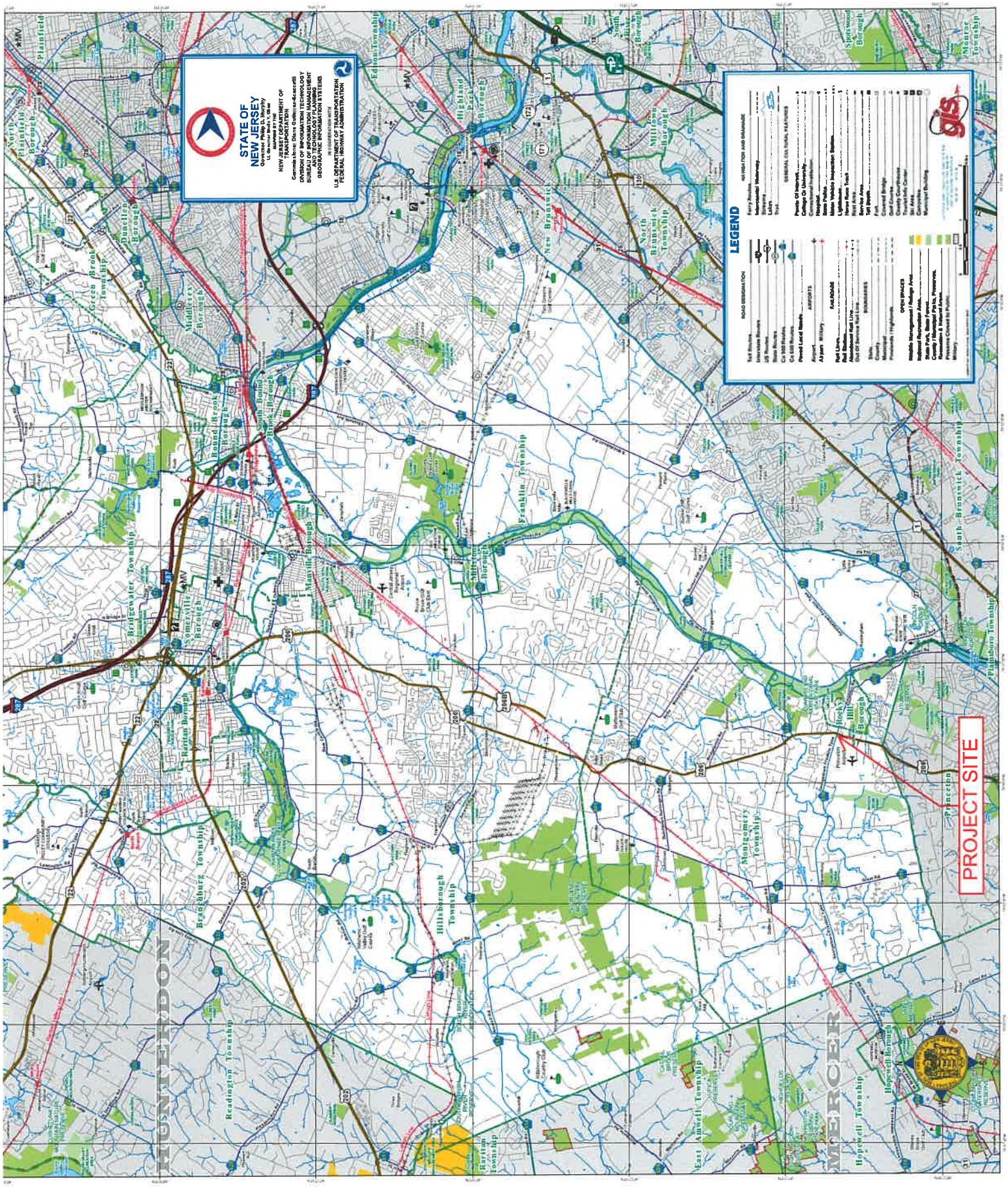


FIGURE 3

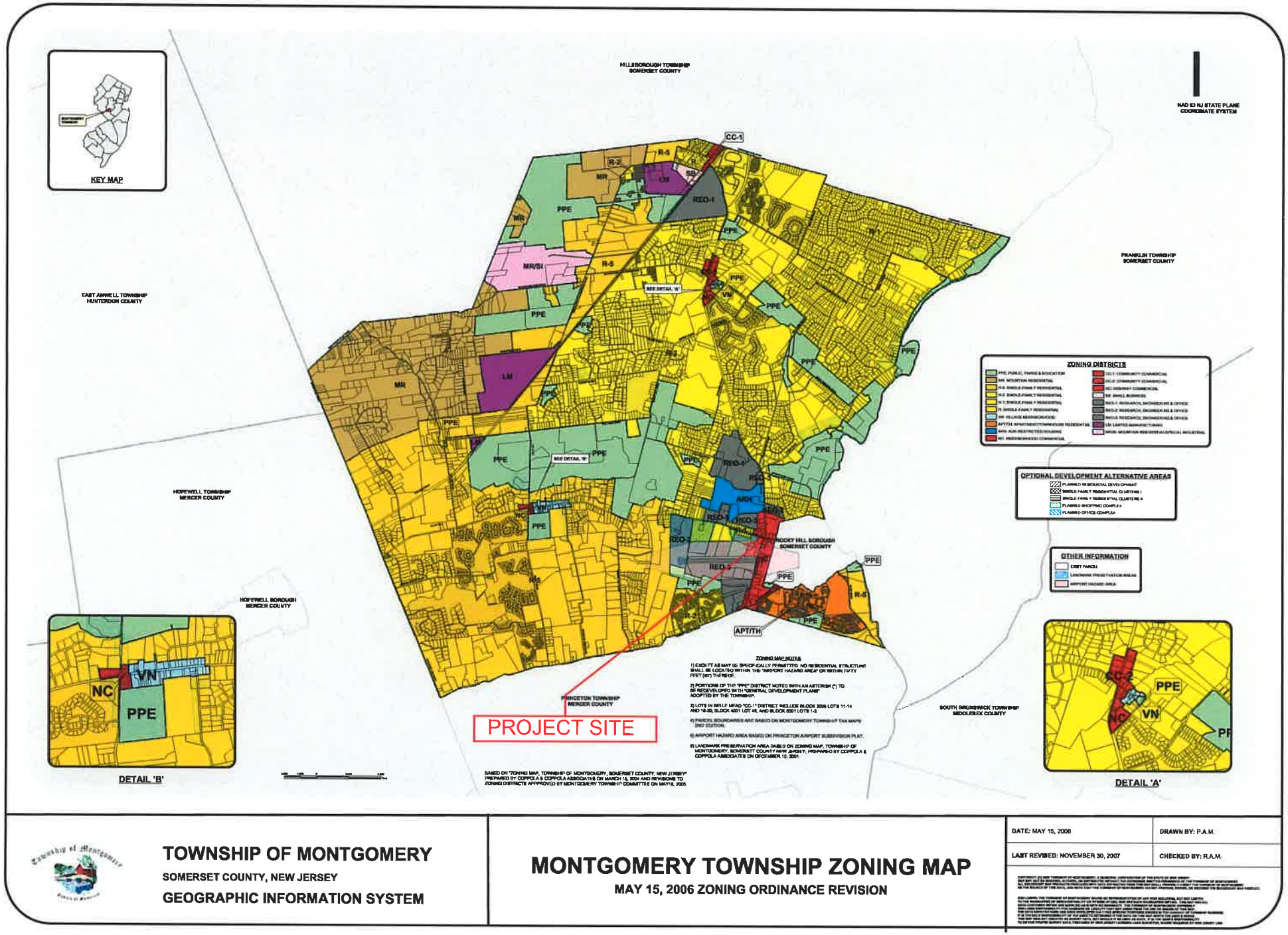


FIGURE 4

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY, NEW JERSEY

GEOGRAPHIC INFORMATION SYSTEM

MONTGOMERY TOWNSHIP ZONING MAP

MAY 15, 2006 ZONING ORDINANCE REVISION

DATE: MAY 15, 2006	DRAWN BY: P.A.M.
LAST REVISED: NOVEMBER 30, 2007	CHECKED BY: R.A.M.

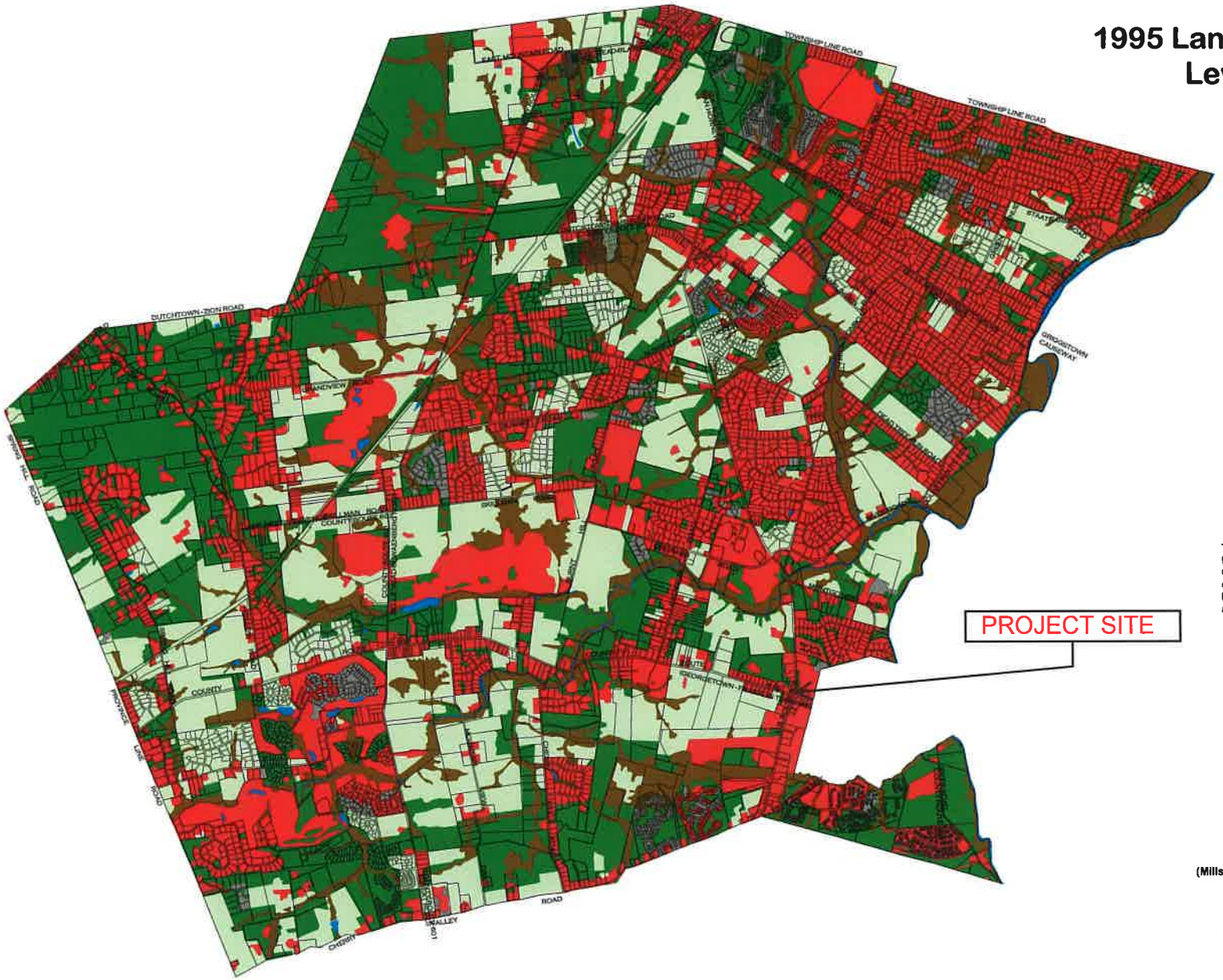
FIGURE 5

Figure 1

1995 Land Use/Land Cover Level I Classification

Township of Montgomery
Somerset County, NJ

April 2004



0 0.5 1 Miles

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.

Legend

- Agriculture
- Barren Land
- Forest
- Urban
- Water
- Wetlands

Data Sources:
Montgomery Township Tax Maps (2002 Edition)
1995 Land Use/Land Cover Edition 1.3 - WMA 10 (Millstone Watershed Management Area), Originator - NJDEP, OIRM, BGIA, Source Scale 1:12,000.

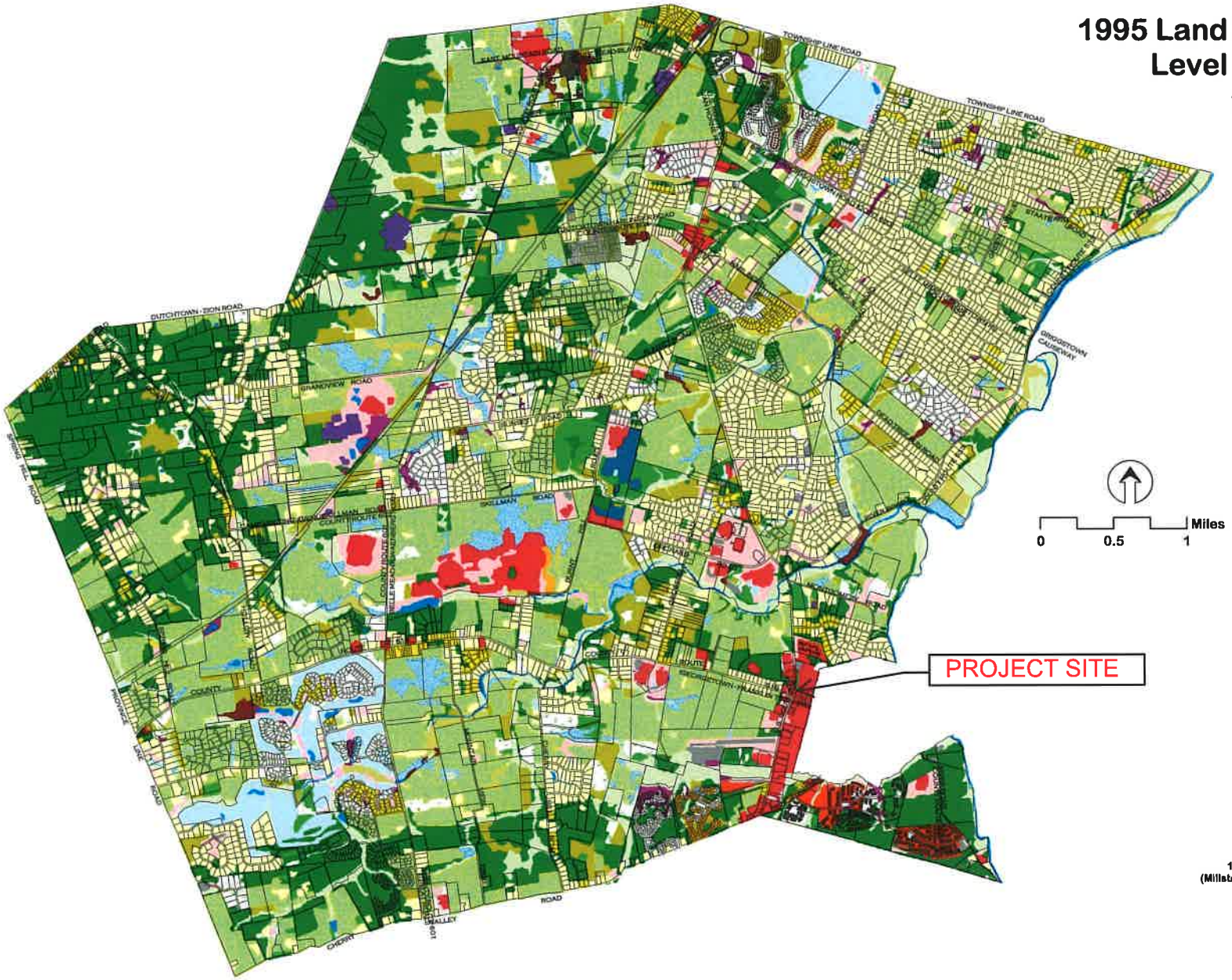
BANISCH
ASSOCIATES, INC.
Planning and Design

Figure 2

1995 Land Use/Land Cover Level III Classification

Township of Montgomery
Somerset County, NJ

April 2004



Legend

- Agricultural
- Brush Covered Field
- Agricultural Wetlands
- Barren Land
- Athletic Fields
- Recreational Land
- Commercial
- Industrial
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Other Urban
- Coniferous Forest
- Deciduous Forest
- Mixed Forest
- Plantation
- Coniferous Wooded Wetlands
- Deciduous Wooded Wetlands
- Mixed Wooded Wetlands
- Herbaceous Wetlands
- Disturbed Wetlands
- Managed Wetlands
- Transportation and Utilities
- Water

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.

Data Sources:
Montgomery Township Tax Maps (2002 Edition)
1995 Land Use/Land Cover Edition 1.3 - WMA 10 (Millstone Watershed Management Area), Originator - NJDEP, OIRM, BGIA, Source Scale 1:12,000.

BANISCH
ASSOCIATES, INC
Planning and Design

FIGURE 6

Notes:
1. Riparian areas depicted represent stream corridors and their required 95' buffer (including the 100-year floodplain), wetlands draining to the stream and slopes greater than 15% which are adjacent and drain into stream corridors.
2. Ridgelines were established manually using 3-dimensional DEM and contour information provide by the Township of Montgomery.

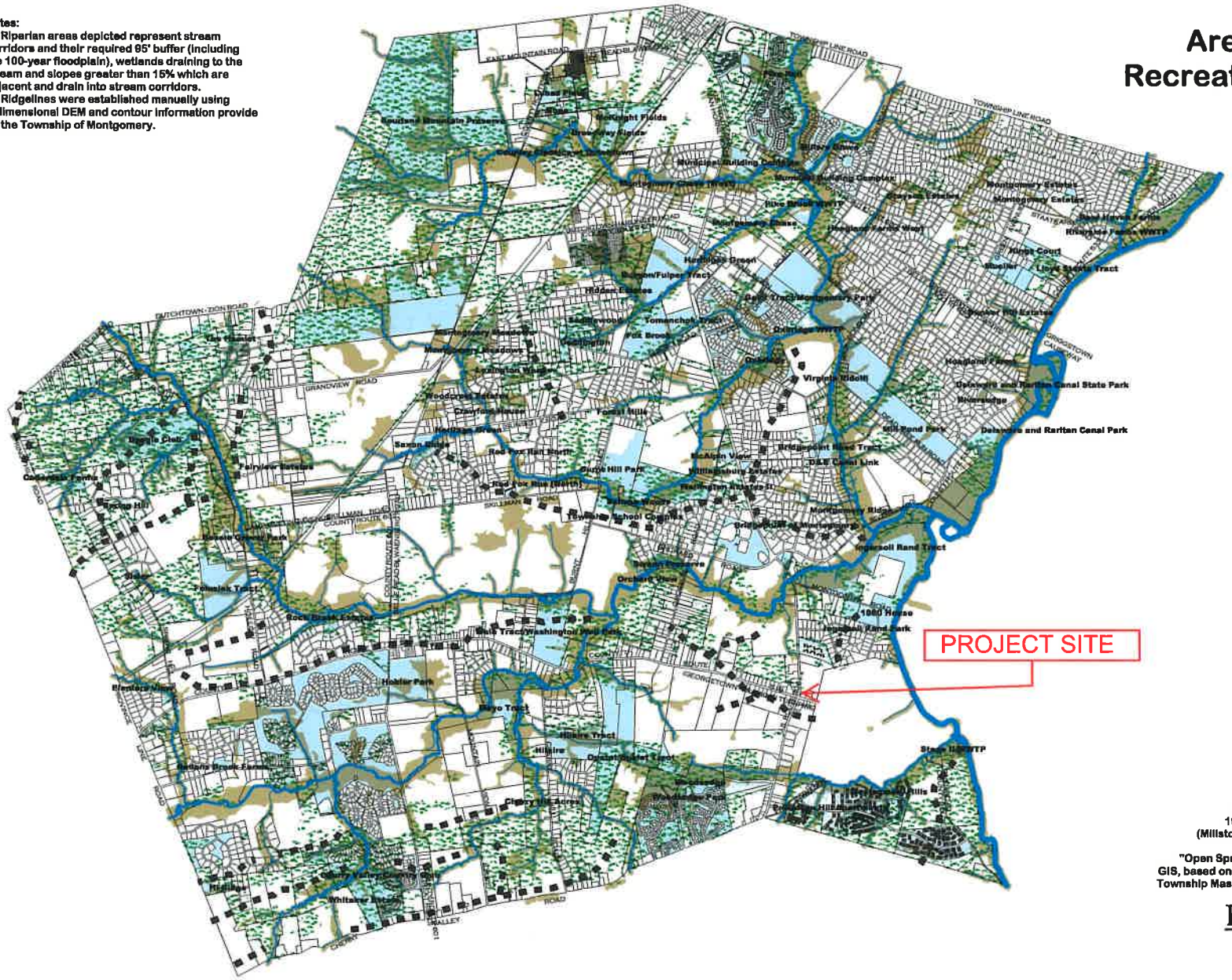


Figure 23

Areas of Scenic and Recreational Importance

Township of Montgomery
Somerset County, NJ

April 2004

0 0.5 1 Miles

Legend

- Ridgeline
- 1995 Forested Area
- Open Space
- Riparian Areas
- 1st order Stream
- 2nd order Stream
- 3rd order Stream
- 4th order Stream
- 5th order Stream
- 6th order Stream

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.

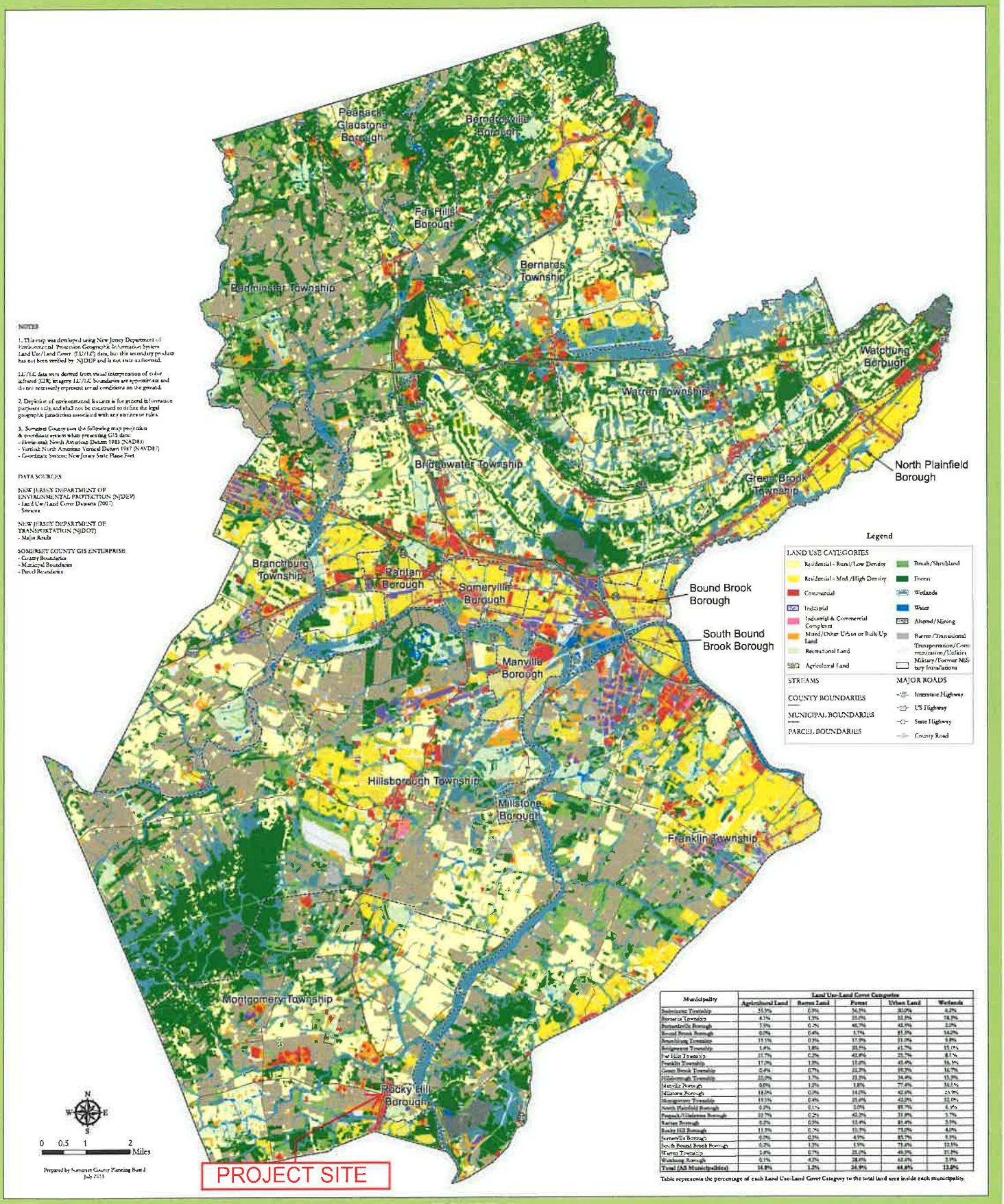
Data Sources:
Montgomery Township Tax Maps (2002 Edition)
1995 Land Use/Land Cover Edition 1.3 - WMA 10 (Millstone Watershed Management Area), Originator - NJDEP, OIRM, BGIA, Source Scale 1:12,000.
"Open Space", Originator - Montgomery Township Digital GIS, based on Montgomery Township Tax Map (2001 Edition), Township Master Plan and Open Space Coordinator Records.

BANISCH
ASSOCIATES, INC.
Planning and Design

FIGURE 7

Natural and Cultural Resource Inventory & Guide

Somerset County, New Jersey
Land Use - Land Cover (2007)



NOTES

1. This map was developed using New Jersey Department of Environmental Protection Geographic Information System Land Use/Land Cover (LU/LC) data, but this secondary product has not been verified by NJDEP and is not state authorized.

LU/LC data were derived from visual interpretation of color infrared (CIR) imagery. LU/LC boundaries are approximate and do not necessarily represent actual conditions on the ground.

2. Depiction of environmental features is for general information purposes only, and shall not be construed to define the legal geographic jurisdiction associated with any statutes or rules.

3. Somerset County uses the following map projection & coordinate system when presenting GIS data:
- Horizontal North American Datum 1983 (NAD83)
- Vertical North American Vertical Datum 1947 (NAVD87)
- Coordinate System: New Jersey State Plane Feet

DATA SOURCES

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP)
- Land Use/Land Cover Datasets (2007)
- Streams

NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT)
- Major Roads

SOMERSET COUNTY GIS ENTERPRISE
- County Boundaries
- Municipal Boundaries
- Parcel Boundaries

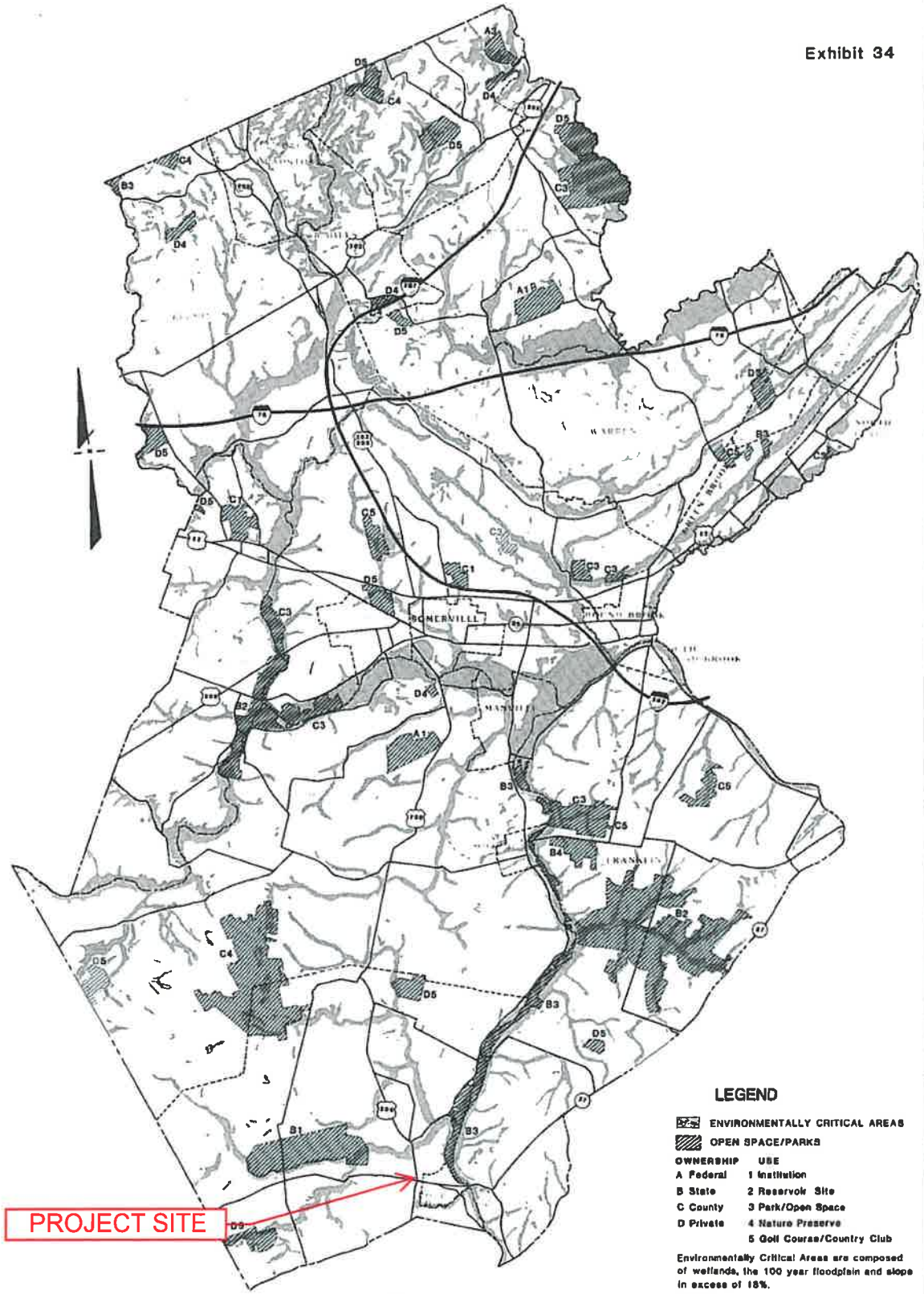
Municipality	Land Use-Land Cover Categories				
	Agricultural Land	Barren Land	Forest	Urban Land	Wetlands
Bedminster Township	33.3%	0.3%	36.3%	30.0%	6.2%
Bernards Township	4.1%	1.3%	35.0%	52.5%	18.1%
Bernardsville Borough	2.5%	0.2%	46.7%	48.5%	2.0%
Bound Brook Borough	0.0%	0.4%	3.7%	81.5%	14.0%
Branchburg Township	19.1%	0.3%	17.9%	51.0%	9.8%
Bridgewater Township	1.4%	1.8%	35.5%	61.7%	15.0%
Far Hills Township	31.7%	0.2%	42.8%	25.7%	8.1%
Franklin Township	17.0%	1.5%	15.0%	45.4%	16.3%
Green Brook Township	0.4%	0.7%	35.3%	55.3%	16.7%
Hillsborough Township	21.0%	1.7%	25.5%	34.4%	15.3%
Manville Borough	0.0%	1.2%	1.8%	77.4%	16.1%
Millstone Borough	18.9%	0.0%	14.0%	42.6%	23.9%
Montgomery Township	19.1%	0.4%	25.4%	42.5%	12.0%
North Plainfield Borough	0.2%	0.1%	3.0%	89.7%	6.9%
Peapack/Gladstone Borough	22.7%	0.2%	42.2%	31.8%	3.1%
Raritan Borough	0.2%	0.3%	12.4%	81.4%	5.9%
Rocky Hill Borough	11.5%	0.7%	10.5%	73.0%	4.0%
Somerville Borough	0.3%	0.2%	4.9%	83.7%	9.9%
South Bound Brook Borough	0.2%	1.3%	1.9%	71.4%	12.1%
Warren Township	3.8%	0.7%	25.0%	49.3%	21.0%
Watchung Borough	0.1%	4.3%	28.6%	64.6%	2.3%
Total (All Municipalities)	14.8%	1.2%	24.9%	44.8%	13.0%

Table represents the percentage of each Land Use-Land Cover Category to the total land area inside each municipality.

FIGURE 8

SOMERSET COUNTY
ENVIRONMENTAL CONSTRAINTS/OPEN SPACE

Exhibit 34



LEGEND

ENVIRONMENTALLY CRITICAL AREAS

OPEN SPACE/PARKS

OWNERSHIP	USE
A Federal	1 Institution
B State	2 Reservoir Site
C County	3 Park/Open Space
D Private	4 Nature Preserve
	5 Golf Course/Country Club

Environmentally Critical Areas are composed of wetlands, the 100 year floodplain and slope in excess of 18%.

Source:
Somerset County Natural Resource Inventory

SCALE IN MILES

This map, by nature of its origin and reduced scale, is an indication of conditions from a regional perspective only and is not meant to replace on-site inspections.

PREPARED BY THE SOMERSET COUNTY PLANNING BOARD 1996

*Updated information corresponding to the features shown on this map is available on the map series associated with the Natural and Cultural Resource Inventory and Guide, available at:
http://www.co.somerset.nj.us/government/public-works/planning/master-plan/natural-and-cultural-resource-inventory-and-guide

FIGURE 9

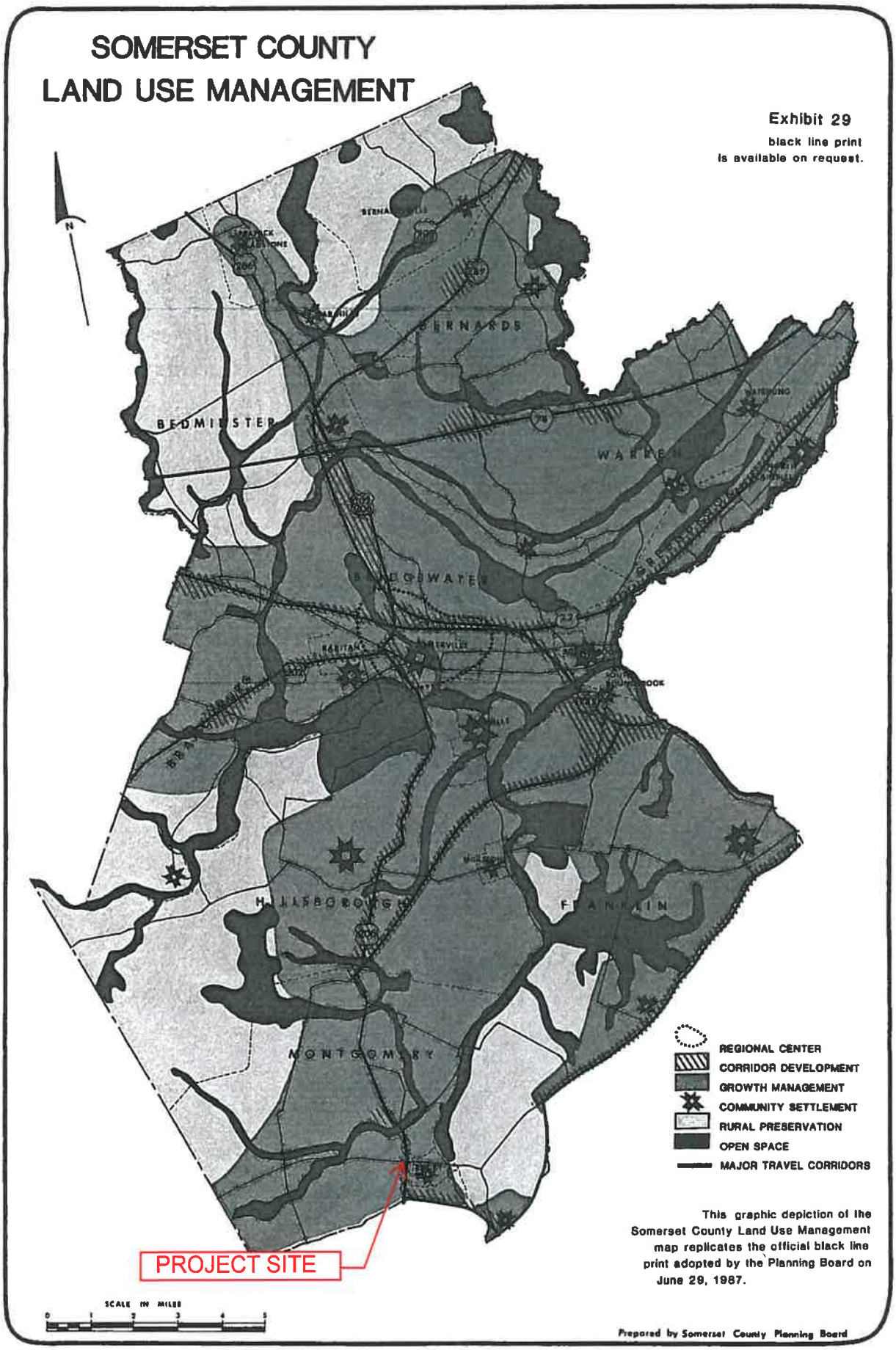


FIGURE 10

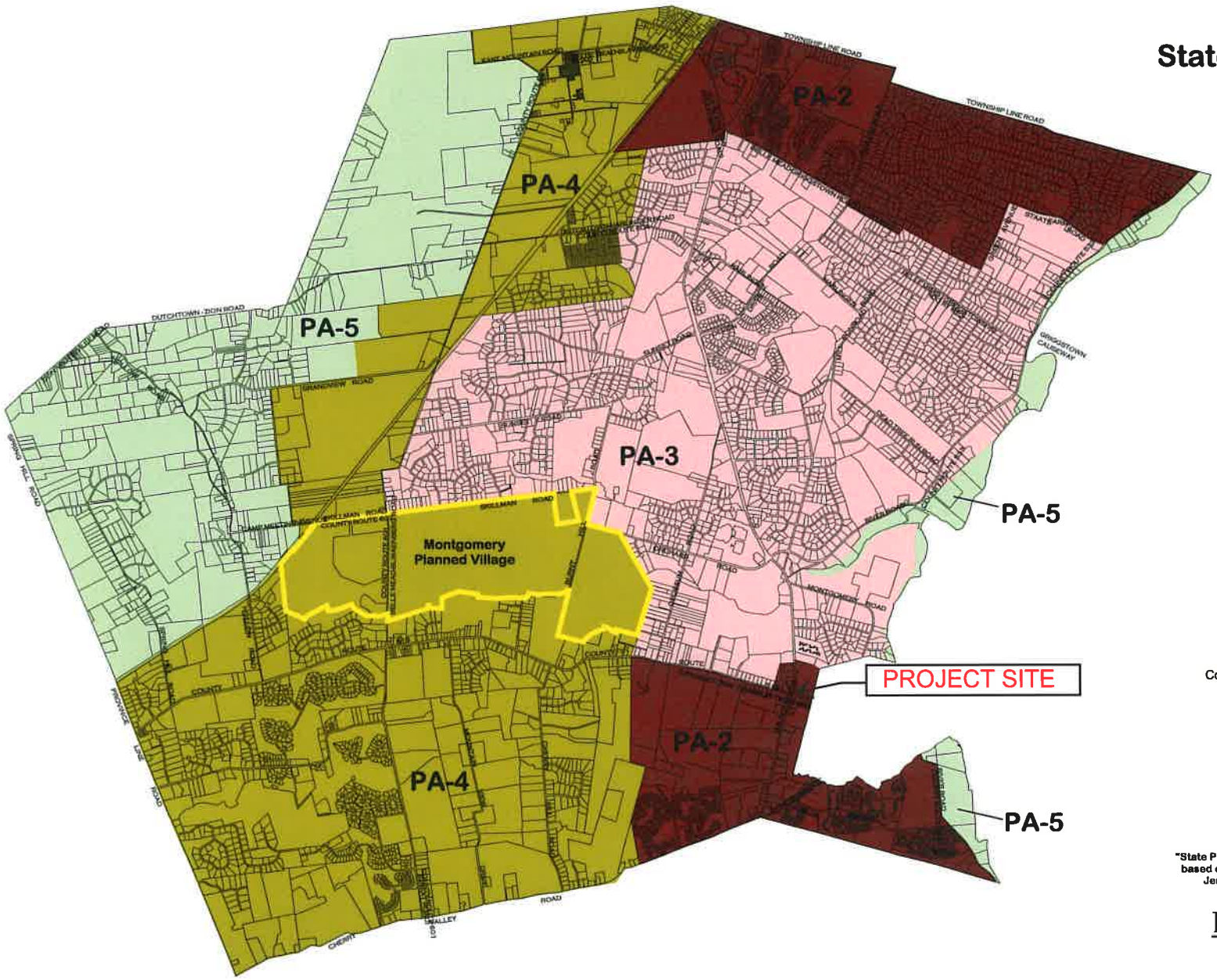
*This map and associated summary have been replaced by the County Investment Framework Map and Summary, which were adopted by the Somerset County Planning Board in 2014, and are available at: http://www.co.somerset.nj.us/government/public-works/planning/master-plan/somerset-county-investment-framework

Figure 24

State Plan Policy Map

Township of Montgomery
Somerset County, NJ

April 2004



Miles
0 0.5 1

Legend

- Community Development Boundary
- PA-2 Suburban
- PA-3 Fringe
- PA-4 Rural
- PA-5 Environmentally Sensitive

Data Sources:
Montgomery Township Tax Maps (2002 Edition)
"State Plan Policy Map", Originator - Coppola and Coppola, based on "Resource Planning and Management Map, New Jersey State Development and Redevelopment Plan", Source Data Scale - 1:24,000

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Planning and Design

FIGURE 11

Map Unit Legend

Somerset County, New Jersey (NJ035)

Somerset County, New Jersey (NJ035)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BhnB	Birdsboro silt loam, 2 to 6 percent slopes	68.4	75.9%
LbtB	Lansdowne silt loam, 2 to 6 percent slopes	4.4	4.8%
RoyB	Royce silt loam, 2 to 6 percent slopes	17.4	19.3%
Totals for Area of Interest		**90.2**	**100.0%**

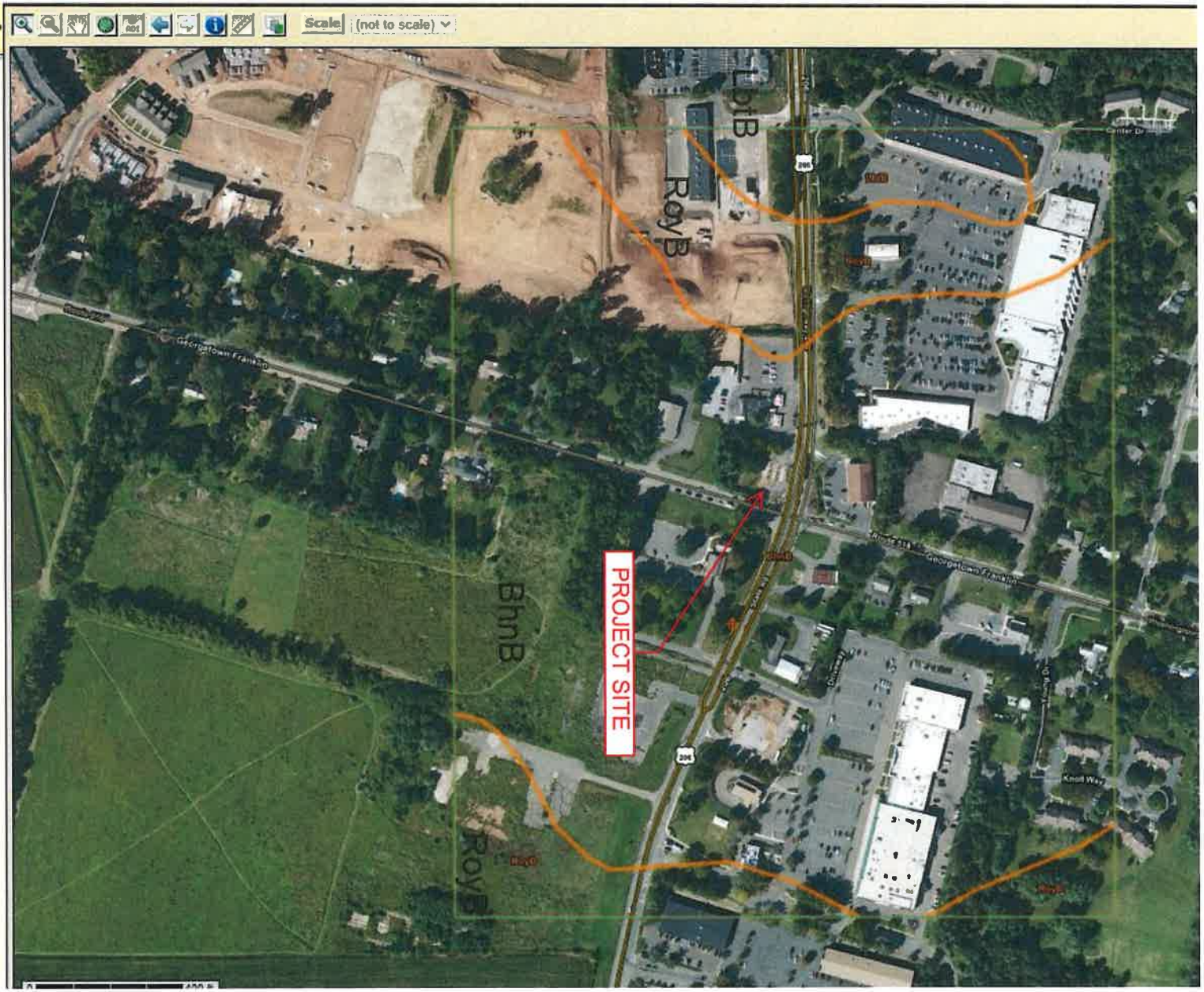

FIGURE 12

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FIGURE 13

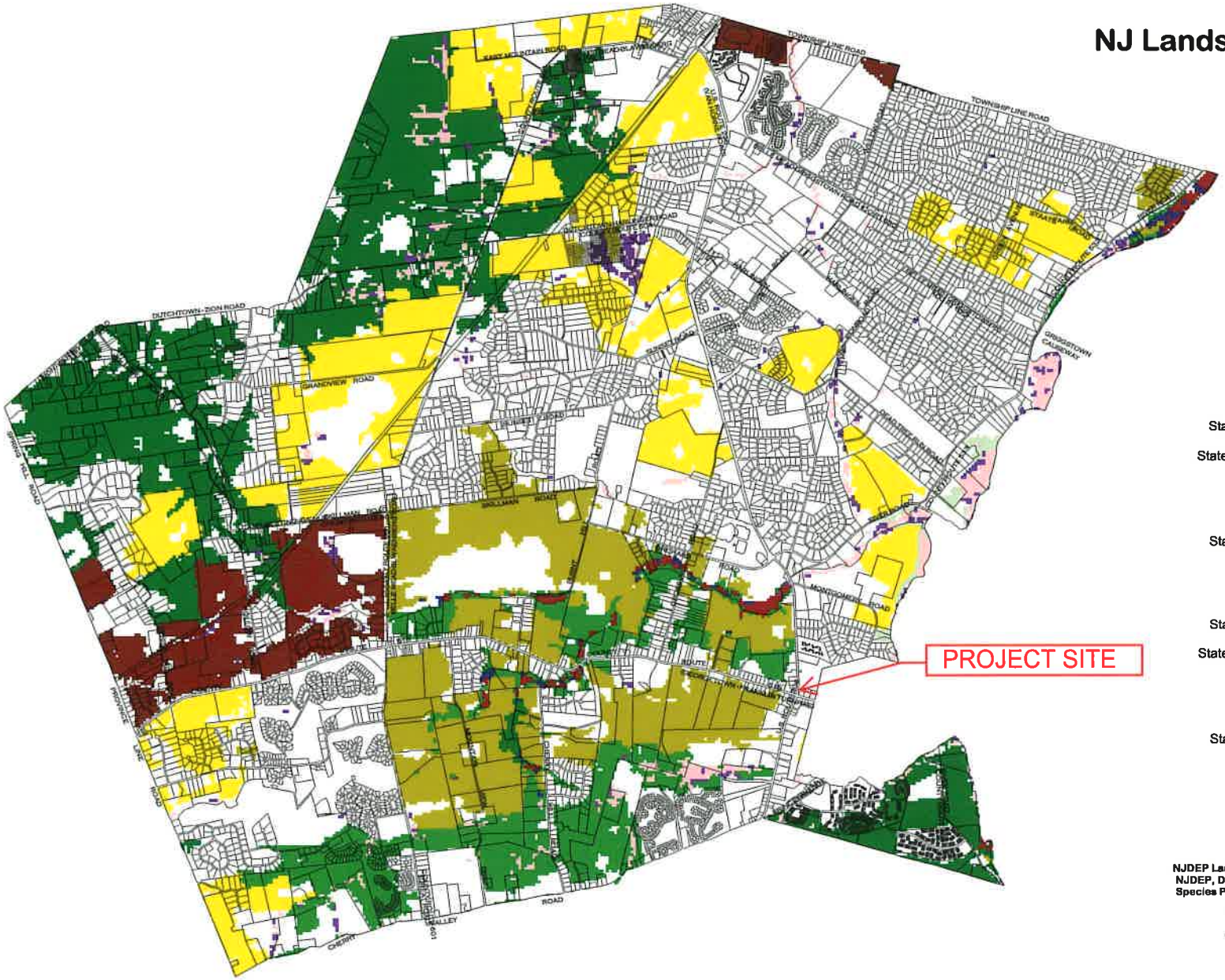

Figure 22

NJ Landscape Project Data

Township of Montgomery
Somerset County, NJ

April 2004

0 0.5 1 Miles

Legend

Forest
- Suitable Habitat
- State Threatend Species Documented
- State Endangered Species Documented

Emergent
- Suitable Habitat
- State Threatend Species Documented

Grassland
- Suitable Habitat
- State Threatend Species Documented
- State Endangered Species Documented

Wetland Forest
- Suitable Habitat
- State Threatend Species Documented

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.

Data Sources:
Montgomery Township Tax Maps (2002 Edition)
NJDEP Landscape Project Critical Habitat Data, Originator - NJDEP, Division of Fish and Wildlife, Endangered NonGame Species Program, Source Data Scale - 30 Meter Resolution.

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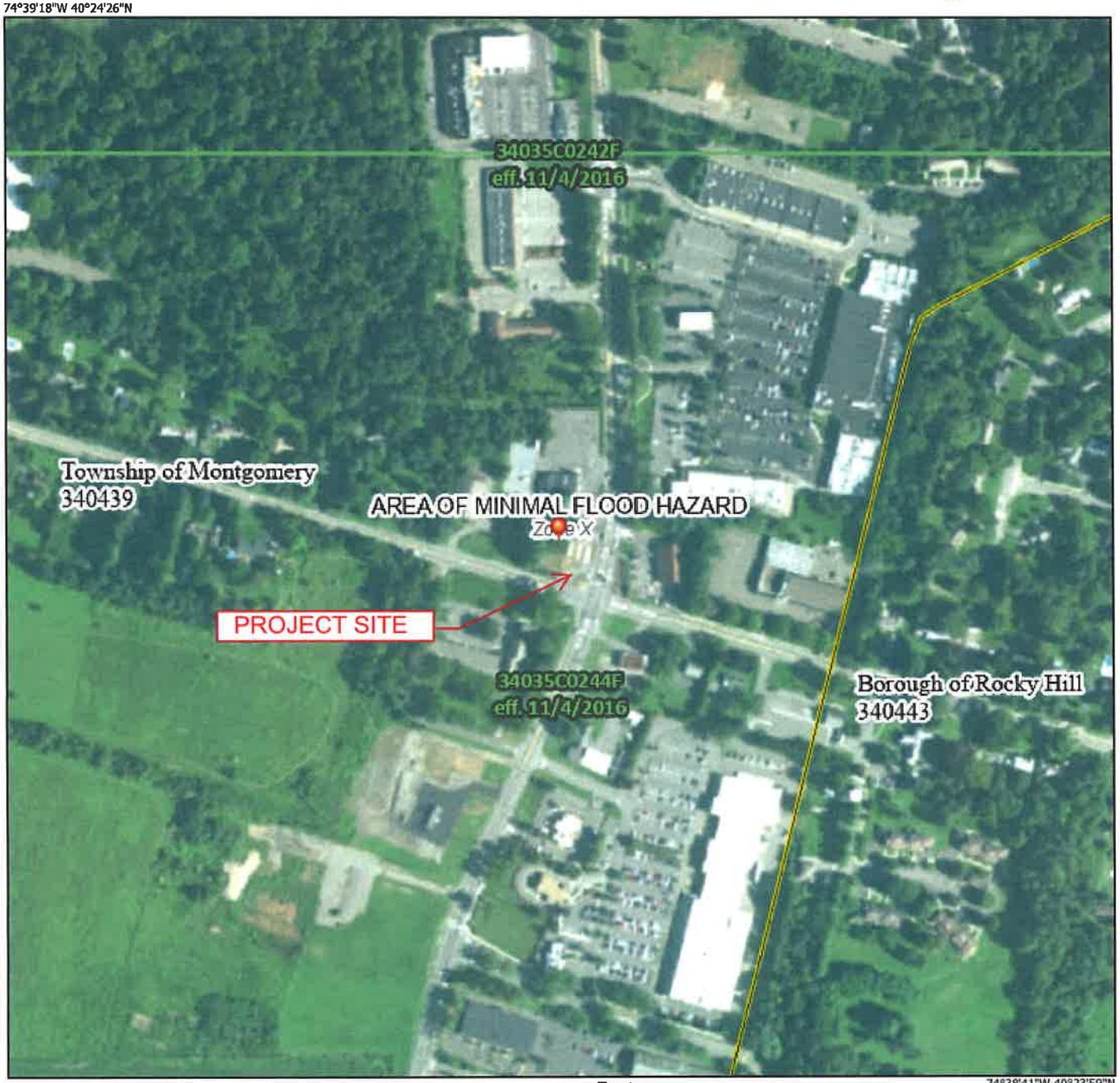
National Flood Hazard Layer FIRMette

FEMA

74°39'18"W 40°24'26"N



74°38'41"W 40°23'59"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- B 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

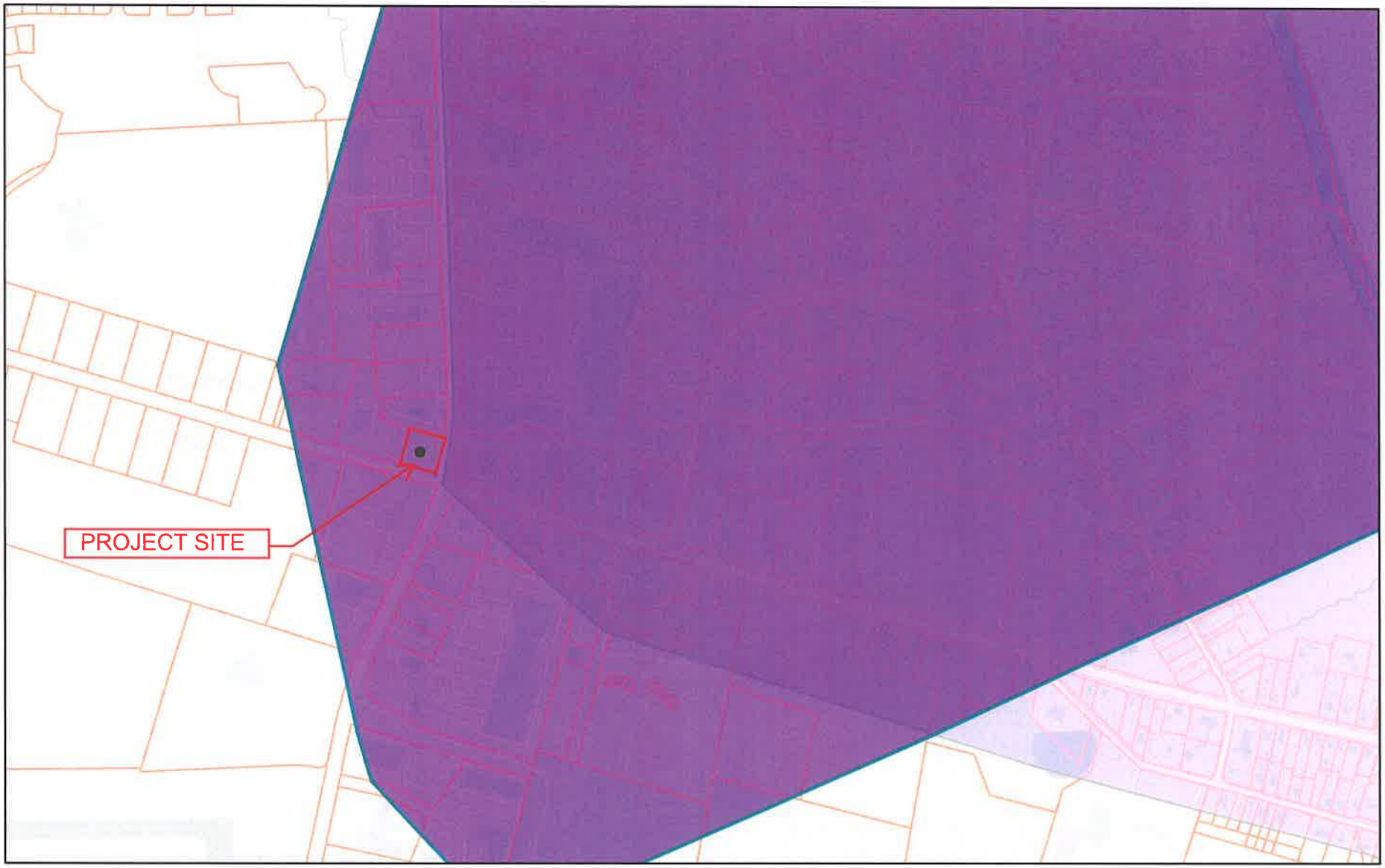
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/18/2021 at 2:00 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

FIGURE 14

NJDEP GIS Data Viewer



5/18/2021, 12:47:59 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

County Boundaries

Groundwater Contamination Areas (CEA)

Groundwater Contamination Areas (CKE)

Parcels Data (Block and Lot)

Esri Community Maps Contributors, Mercer County, NJ, Somerset County,

New Jersey Department of Environmental Protection

Esri Community Maps Contributors, Mercer County, NJ, Somerset County, NJ, State of New Jersey, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | NJDEP | NJDEP, Bureau of Energy and Sustainability

FIGURE 15

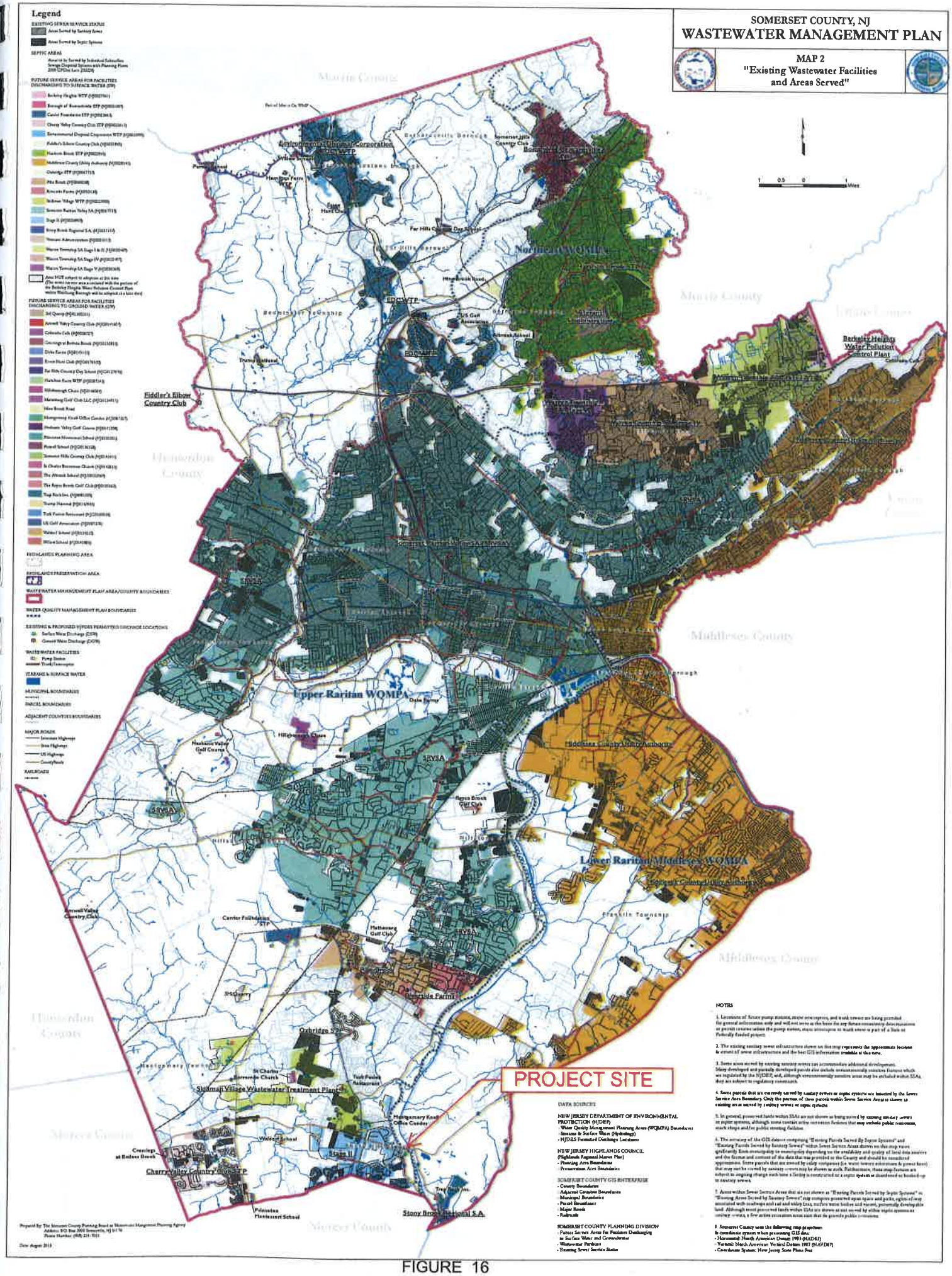
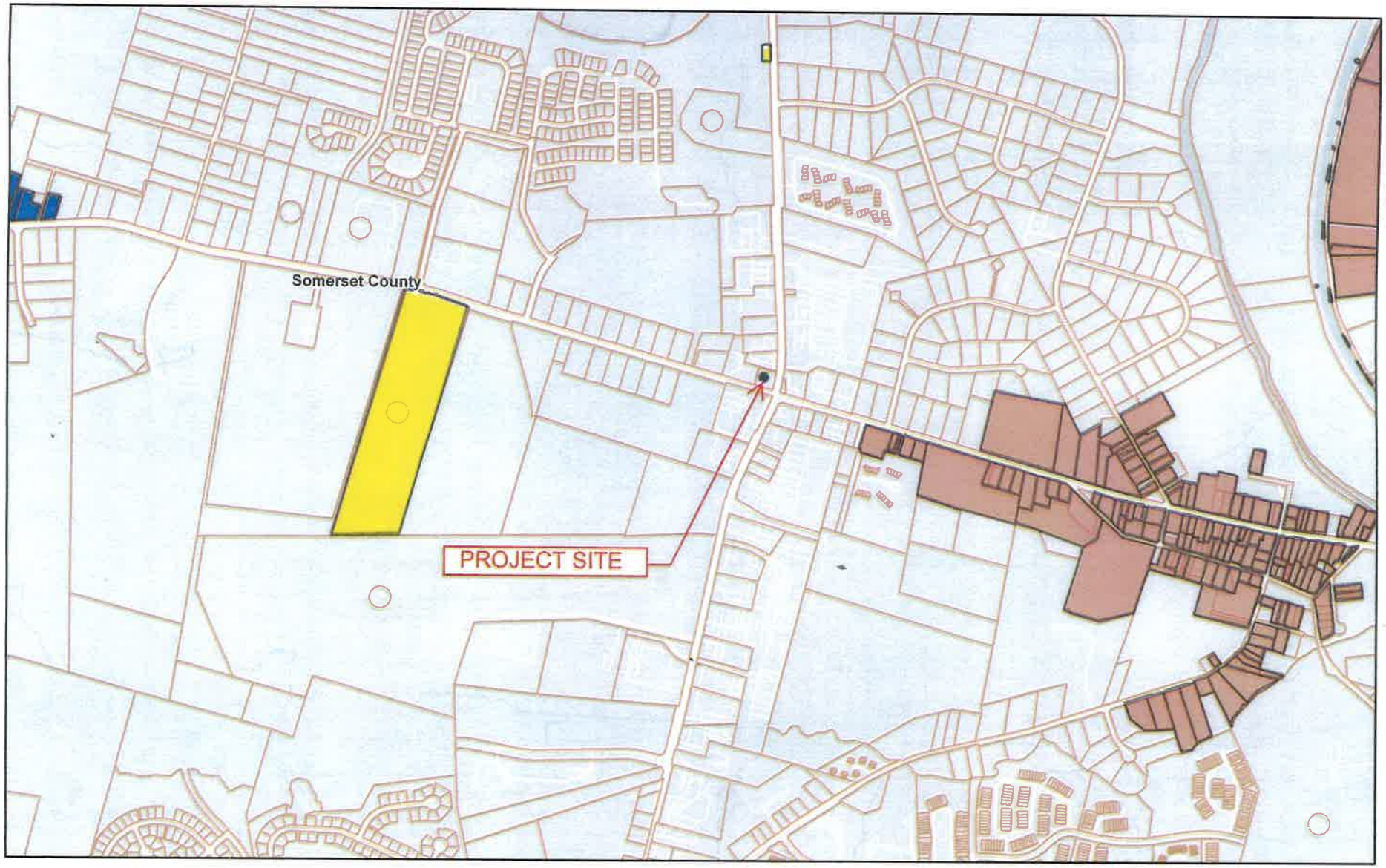

SOMERSET COUNTY, NJ
WASTEWATER MANAGEMENT PLAN
MAP 2
"Existing Wastewater Facilities and Areas Served"
Legend
Morris County
Hunterdon County
Middlesex County
Mercer County
Upper Raritan WQMPA
Lower Raritan/Middlesex WQMPA
Northwest WQMPA
Fiddler's Elbow Country Club
Berkeley Heights Water Pollution Control Plant
Skillman Village Wastewater Treatment Plant
Cherry Valley Country Club STP
Stony Brook Regional S.A.
Pinnacle Montessori School
Franklin Township
Bedminster Township
Bernardsville Borough
Far Hills Country Day School
Hillsborough Chase
Neshanic Valley Golf Course
Raritan Black Golf Club
Hattaway Golf Club
Center Fraternities STP
Montgomery Knoll Office Condos
Walton School
Crossings at Bedens Brook
Oxbridge
Oakridge Farms
Dale Farms
Trump National
US Golf Association
Hillsborough Township
Montgomery Township
PROJECT SITE
NOTES
DATA SOURCES
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP)
- Water Quality Management Planning Areas (WQMPA) Boundaries
- Streams & Surface Water (Hydrology)
- NJPDES Permitted Discharge Locations
NEW JERSEY HIGHLANDS COUNCIL (Highlands Regional Master Plan)
- Planning Area Boundaries
- Preservation Area Boundaries
SOMERSET COUNTY GIS ENTERPRISE
- County Boundaries
- Adjacent Counties Boundaries
- Municipal Boundaries
- Parcel Boundaries
- Major Roads
- Railroads
SOMERSET COUNTY PLANNING DIVISION
- Future Sewer Area for Persistent Discharging to Surface Water and Groundwater
- Wastewater Facilities
- Existing Sewer Service Status
Prepared by: The Somerset County Planning Board as Wastewater Management Planning Agency
Address: P.O. Box 2900 Somerville, NJ 08876
Phone Number: (908) 231-7021
Date: August 2013

FIGURE 16

NJDEP GIS Data Viewer



5/18/2021, 1:21:21 PM

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

County Boundaries

Eligible INDV

Parcels Data (Block and Lot)

Historic Properties

Identified INDV

NJDEP GEOWEB HISTORIC PROPERTIES MAP

Listed HD

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New Jersey Department of Environmental Protection

Esri Community Maps Contributors, Somerset County, NJ, State of New Jersey, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | NJDEP | NJDEP, Bureau of Energy and Sustainability Edition 20190327 |

FIGURE 17