



May 31, 2021

RPM-211

## ENVIRONMENTAL IMPACT STATEMENT

FOR

**RPM DEVELOPMENT GROUP  
MONTGOMERY SENIOR AFFORDABLE HOUSING  
BLOCK 20001, LOT 10.05  
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY**

PREPARED BY:

**SHORE POINT ENGINEERING, LLC  
1985 HIGHWAY 34, SUITE A7  
WALL, NJ 07719**

A handwritten signature in blue ink, appearing to read "K. Shelly", is written over a horizontal line.

**Kevin E. Shelly, P.E.  
Professional Engineer  
New Jersey License No. 50313**

**1985 Highway 34, Suite A7, Wall, NJ 07719  
T: 732-924-8100 F: 732-924-8110  
Shorepointengineering.com**

## TABLE OF CONTENTS

- I. PROJECT DESCRIPTION**
  - A. INTRODUCTION**
  - B. INTENDED USE**
  - C. SITE SUITABILITY**
  - D. POPULATION**
  
- II. SITE DESCRIPTION AND INVENTORY**
  - A. SOILS**
  - B. TOPOGRAPHY**
  - C. GEOLOGY**
  - D. VEGETATION**
  - E. WILDLIFE**
  - F. SURFACE WATER**
  - G. SUBSURFACE WATER**
  - H. UNIQUE SCENIC AND/OR HISTORIC FEATURES**
  - I. EXISTING DEVELOPMENT FEATURES**
  
- III. ENVIRONMENTAL IMPACT**
  - A. SANITARY SEWER**
  - B. POTABLE WATER**
  - C. STORMWATER MANAGEMENT**
  - D. ENVIRONMENTALLY SENSITIVE AREAS**
  - E. AIR QUALITY**
  - F. NOISE POLLUTION**
  - G. HAZARDOUS MATERIALS**
  - H. TRAFFIC**
  - I. CONSTRUCTION**
  - J. PERMITTING**
  
- IV. ENVIRONMENTAL PERFORMANCE CONTROLS**
  - A. SITE DESIGN**
  - B. STORMWATER STRATEGIES**
  - C. SANITARY SEWER**
  - D. POTABLE WATER**
  - E. ENERGY CONSERVATION**
  - F. POLLUTION CONTROL**
  
- V. CONCLUSION**

## APPENDIX

- A. USGS QUAD MAP**
- B. ROAD MAP**
- C. USDA SOIL MAP**
- D. SITE PHOTOGRAPHS**

## **I. PROJECT DESCRIPTION**

### **A. INTRODUCTION**

The subject property, located in Montgomery Township, is known and designated as Block 20001, Lot 10.05 as shown on the current tax assessment map of the Montgomery Township, Somerset County, New Jersey. The applicant, RPM Development Group, proposes to construct a senior affordable housing building containing 71 units on a portion of the 45-acre parcel, that is currently owned by the Somerset County Improvement Authority (SCIA). A lease purchase agreement is in place between Montgomery Township and SCIA for the Township to acquire the property for various municipal purposes and the construction of affordable housing.

The site was previously utilized as the corporate offices of medical device maker ConvaTec, until it announced its intention to close the office back in 2014. The County acquired the property in 2017.

### **B. INTENDED USE**

The portion of the site being subdivided is intended to be developed as a senior, affordable housing site. As typical of other residential developments, additional site improvements to support the intended use, including recreational and amenity areas, parking areas and roadways, stormwater management facilities and landscaping and lighting will either be constructed or modified from their current condition.

The proposed building will be three-stories and feature a combination of exterior finishes including sloped, shingled roofs, clapboard, siding and stone in a variety of patterns and colors to create a very attractive and inviting look to the building.

### **C. SITE SUITABILITY**

The subject property is located within the Municipal Center Redevelopment Zone (MCRZ), which was established to allow for the creation of a municipal government services center and the development of municipally-sponsored multifamily affordable housing in accordance with Montgomery's Housing Plan Element and Fair Share Plan. The MCRZ zone permits multifamily affordable housing units for to very-low, low, and moderate income households, except for one (1) unit for a building supervisor.

While the redevelopment of the Orchard Road + Headquarters Park Drive tract is not specifically mentioned in the 2017 Master Plan reexamination, it does support several of the goals of the Master Plan including municipally sponsored, affordable rental apartments. A key element of this development would be providing high quality affordable housing to meet the needs and requirements of the Township's affordable housing policies, as specifically identified in the 2020 Amended Housing Element and Fair Share Plan that account for 70, age restricted, affordable rental units on this property.

The property is located across Orchard Road from The Willows at Orchard Road, a 40-unit affordable housing development built in 2016, which is a similar land use to the proposed application. Further, the proposed application complies with the density and bulk standards

established in the MCRZ Zone making the development an appropriate use and scale for the subject site.

#### **D. POPULATION**

The proposed use is consistent with the residential character of the Township and surrounding area. While the proposed development will have an impact on the potential total population within the Township, the units will all be age-restricted meaning all new tenant will be 55 or older. According to the 2010 Census, the population in Montgomery Township is 22,254, of which 32.0% are between the ages 45 to 64 and 9.9% are over 65 years.

The foreseeable impact of these 70 age-restricted units on the Township population is minimal and the proposed development is not expected to generate any school-age children.

## **II. SITE DESCRIPTION AND INVENTORY**

### **A. SOILS**

A review of the Somerset County Web Soil Survey shows the various onsite soils to be part of Hydrologic Soil Group (HSG) B, C & D comprised predominately silty loams that are typically well-drained. A subsurface geotechnical investigate was performed in the existing stormwater management basin, which is located within HSG D. The investigation revealed mostly clay layers above weather shale. Infiltration was almost non-existent due to the presence of clay.

### **B. TOPOGRAPHY**

The development area generally slopes from north to south towards the existing stormwater management basin with elevations ranging from a high area of 104 feet near the northwest landscape buffer to a low area of 79 feet in the basin.

The proposed development will disturb very little existing topography. The proposed building will be constructed in the same location that the prior building was located and minimal improvements to the existing parking lot and adjacent areas will be made. The development of the site will not generate any significant soil cut or fill, requiring little or no trucking of soils.

### **C. GEOLOGY**

Reviewing the USDA Soil Survey maps indicated that the property is underlain by four (4) soil groups as follows:

- AbrA: Abbottstown Silt Loam – described as deep and very deep, somewhat poorly drained soils that formed in acid red shale, siltstone and sandstone.
- BhnB: Birdsboro Silt Loam – described as very deep, well drained, and moderately well drained soils that formed in old alluvial deposits derived from red sandstone, shale and siltstone.
- PeoB & PeoC: Penn Channery Silt Loam – described as moderately deep, well drained soils that formed in residuum weathered from noncalcareous reddish shale, siltstone and fine-grained sandstone normally of Triassic age.

Regionally, the area is part of two major physiographic provinces, the Coastal Plain and the Piedmont. The differences in the two provinces are based largely upon the rocks, the bedrock structure, the climate and the geomorphic history. The Piedmont is underlain, for the most part, by soft red shale of the Newark group of Triassic age. The Newark group in this area contains small amounts of dark, hard argillite and gray sandstone and is typically a nearly flat plain dotted with rounded hills. The Coastal Plain is underlain by unconsolidated sands and clays of Cretaceous age. The Coastal Plain in this area consist mostly of alternating layers of dark glauconite, clay, fine sands and coarse glauconitic sands and is mainly a nearly level surface with slight undulations.

#### **D. VEGETATION**

The site contains 45 acres of developed and undeveloped land. Asphalt parking areas still exist around areas where two (2) buildings have recently been demolished. Most of the undeveloped area is open space, however there are natural vegetated buffers around the perimeter and along Orchard Road.

#### **E. WILDLIFE**

The subject property most likely contains many species of wildlife common to New Jersey including various types of birds, deer, rodents, marsupials, amphibians and reptiles. During a site visit, several species of birds were observed, both visually and audibly. Some squirrels were noticed within the trees as well.

Development of this site will not result in the loss of wooded areas. Therefore, development of the parcel should not have a negative impact on overall populations of wildlife.

#### **F. SURFACE WATER**

Portions of the site currently drain to a stormwater management basin while other portions drain overland to existing drainage infrastructure located within Orchard Road. The basin discharges to a ditch that drains to a small pond located on the adjacent Lot 11, along Orchard Road.

#### **G. SUBSURFACE WATER**

A subsurface geotechnical investigate was performed in the existing stormwater management basin, which is located within HSG D. The investigation revealed mostly clay layers above weather shale. Infiltration was almost non-existent due to the presence of clay. A review of the Somerset County Web Soil Survey shows the various onsite soils to be part of Hydrologic Soil Group (HSG) B, C & D comprised predominately silty loams that are typically well-drained. The soils in HSG B & C are expected to have natural vegetation to infiltrate runoff back into the subsurface water below.

## **H. UNIQUE SCENIC AND/OR HISTORIC FEATURES**

Montgomery Township was incorporated as one of New Jersey's original 104 townships in 1798. The New Jersey and National Registers of Historic Places identify forty-nine (49) places of historical significance throughout the Township. Two of these historic places are within 1 mile to the subject property.

The Bedens Brook Bridge, a/k/a Opossum Road Bridge, is located on Opossum Road, 0.1 miles south of the intersection with Orchard Road and approximately 0.5 miles from the site. The double-arched, random-rubble stone bridge was built across Bedens Brook in 1822.

The Wyckoff-Stryker Farmstead, f/k/a Abraham Stryker House, is located at 88 Orchard Road, directly adjacent to Headquarters Park Drive, which is the entrance to the site.

While the proposed development will result in additional vehicles driving on the adjacent roadways, the project will not result in a negative impact to either of these historic places, or any other place of historical significance.

## **I. EXISTING DEVELOPMENT FEATURES**

The subject property contains developed and undeveloped land. The two former office buildings have been demolished but the asphalt parking areas remain along with two stormwater management basins. The remainder of the site is cleared open space with some wooded vegetation along the property lines.

## **III. ENVIRONMENTAL IMPACT**

### **A. SANITARY SEWER**

Sanitary sewer service to the property is available from an 8" sewer main currently being constructed to service the proposed municipal complex. The new sewer main will extend down Headquarters Park Drive, into Orchard Road and connect to a manhole at the intersection with Autumn Lane. From there, the sanitary sewer flow is conveyed to a pump station installed within the Montgomery Ridge development that was design to handle offsite flow from both the municipal complex and the proposed affordable housing units.

The sanitary sewerage flow for the development equals 7,925 gallons per day. All sanitary sewer improvements will be constructed in accordance with the State of New Jersey and Montgomery Township requirements.

### **B. POTABLE WATER**

Potable water service to the property is available from an existing water main in Headquarters Park Drive and it is believed that Montgomery Township has the firm capacity to accept the estimated daily water demand of 6,790 gallons per day associated with the project. All potable water improvements will be constructed in accordance with the State of New Jersey and Montgomery Township requirements.

### **C. STORMWATER MANAGEMENT**

An existing stormwater management basin is currently located on the property. This basin collects runoff from the proposed development area, along with other areas of the site. This basin discharges to a small pond located on the adjacent Lot 11, along Orchard Road.

Runoff from 1.42 acres of developed area is collected and conveyed to two proposed stormwater management basins. One basin is designed as a bioretention basin and the other is an underground infiltration basin for the proposed building's roof runoff. The project has been designed in accordance with the New Jersey Stormwater Management Best Practices Manual and Montgomery Township ordinances.

### **D. ENVIRONMENTALLY SENSITIVE AREAS**

Most of the site is currently developed or open space, with just a small area of the property currently vegetated and no clearing is proposed as part of the project. After reviewing the NJDEP online GIS database, there do not appear to be any wetlands or streams on the property either.

Therefore, I believe that the proposed development does not pose as a threat to any environmentally sensitive areas or threatened or endangered species.

### **E. AIR QUALITY**

In accordance with the requirements of the Clean Air Act, State and National Air Quality Standards (AAQS) have been adopted for several pollutants to protect the public health and welfare, allowing for an adequate margin of safety. The proposed development conforms to all applicable air, and radiation emission and effluent standards and all applicable air quality standards. There will be no emission of radiation, nor point source air emissions. Air emissions will be limited to building mechanical equipment and exhaust from automobiles: from both temporary construction vehicles and the long-term use of motor vehicles. As a result of the increase in automobiles and motorized equipment during construction and long term, there will be a negligible impact to air quality at the site and in the surrounding area due to the project. Building equipment and vehicle emissions are strictly regulated by federal and state laws.

### **F. NOISE POLLUTION**

The New Jersey Noise Control Code (N.J.A.C. 7:29-1.1 et seq.) provides standards and guidelines applicable to potential community impacts from developments like the one proposed on this property. There will be higher noise levels during construction, which will be mitigated by allowable working hours established by Municipal code. A wooded buffer that will mitigate construction noise exists between the residential neighbors around the site.

Following construction, all noise from the apartment community and general activity will be commonplace for any suburban area. Further, the proposed development provides for significant distances between property lines and developed areas. Noise dissipates the further away from the source you are. Since the proposed development is located central to the site with wooded buffers around most of the development, noise levels along the property lines will be negligible and likely less significant than the existing ambient noise level.

## **G. HAZARDOUS MATERIALS**

While construction operations generate waste that is atypical of a residential use, such as construction debris, trees, branches, and stumps from clearing, sanitary waste, etc., none of the construction materials would be considered hazardous to the public health or environment. The generated waste materials will be handled and disposed of in a proper fashion according to Township Ordinances and all applicable codes and laws.

## **H. TRAFFIC**

McDonough & Rea Associates, Inc. prepared a Traffic Engineering Assessment for the 71-unit development and determined that the project will generate a total of 14 trips during the weekday AM peak hour and 19 trips during the weekday PM peak hour. The traffic resulting from the proposed apartment complex will cause minimal changes in the future levels of service at studied roadways of Orchard Road and Route 206.

## **I. CONSTRUCTION**

Construction activities for the proposed development will occur over an approximate 12-month timeframe, foundation excavation, site improvements and infrastructure installation, followed by vertical building construction. While all site work and building construction activities will follow applicable codes and regulations, construction activity in general has several minor environmental impacts, beyond the long-term impacts discussed throughout this report.

Construction activities create dust and noise through the operation of equipment and the moving of materials. Procedures will be implemented and followed in accordance with a rules and regulations of the Somerset-Union Soil Conservation District that will limit dust creation and the erosion of soil. Dust control measures include watering of exposed, dry soils, seeding and stabilizing open lawn areas. Noise control measures are also followed in accordance with Township codes limiting allowable work hours.

The use of heavy equipment and construction vehicles also pose certain inherent risks such as damage to adjacent roadways, spills from defective hydraulic equipment, etc. The risks are mitigated by proper equipment and vehicle maintenance, by utilizing stone tracking pads and equipment wash areas, and through oversight and inspection by the Township and other agencies.

## **J. PERMITTING**

Before construction activities can begin for this development, many approvals from various agencies and authorities are required. A list of each approval and the corresponding agency is listed below:

- Montgomery Township Planning Board – Preliminary & Final Major Site Plan & Subdivision Approval
  - Application Pending
- New Jersey DEP – Water Main Extension (Water)
  - Application Pending
- Somerset County Planning Board – Site Plan & Subdivision Approval

- Application Pending
- Delaware-Raritan Canal Commission
  - Application Pending
- Freehold Soil Conservation District – Soil Erosion Certification
  - Application Pending

#### **IV. ENVIRONMENTAL PERFORMANCE CONTROLS**

##### **A. SITE DESIGN**

The proposed development has been designed so that majority of the proposed site disturbance is located within the prior building footprint. No clearing of existing vegetation is proposed as part of the project either. Special attention will be paid during construction to ensure that the surrounding area not negatively impacted by the proposed development, in a manner not depicted on the approved documents.

##### **B. STORMWATER STRATEGIES**

The proposed affordable housing develop will feature two stormwater management basins to reduce onsite flows and to treat new impervious surfaces being developed. Catch basins, both onsite and offsite, will be protected with sediment barriers during construction, in accordance with Soil Conservation Standards. This will ensure that new sediment, as a result of the proposed development, does not enter the existing drainage networks, which would compromise the storage capacity of the pipes and basin.

##### **C. SANITARY SEWER**

The proposed sanitary sewer facilities will be constructed and tested in accordance with Montgomery Township rules, regulations and construction details. During construction, manholes shall remain plugged, using mechanical plugs, isolating all construction site sanitary sewer lines from Montgomery’s sanitary sewer collection system until all onsite infrastructure has been properly tested and inspected by the Utilities Department.

##### **D. POTABLE WATER**

Potable water service to the property is available from an existing water main in Headquarters Park Drive. All potable water improvements will be constructed in accordance with the State of New Jersey and Montgomery Township requirements.

##### **E. ENERGY CONSERVATION**

The proposed construction and occupancy of the apartments will place energy demands upon the utility provider (PSE&G), coming building heating, cooling and ventilating, building maintenance and amenities, building and site lighting and landscaping and temporary power usage during construction. The proposed building will have elevators and emergency generators, which also require energy resources.

Additionally, the proposed apartments have been designed in a manner that will likely meet or exceed the Energy Star requirements for increased efficiency.

## **F. POLLUTION CONTROL**

During construction, pollution control measures will be implemented to ensure that the proposed activities do not negatively impact air and water quality as well as being mindful to limit noise disturbance to those surrounding the construction site. The standards established by the New Jersey Noise Control Code, Clean Air Act, State and National Air Quality Standards and the Stormwater Management Best Management Practices will be followed to mitigate potential community impacts before, during and after construction.

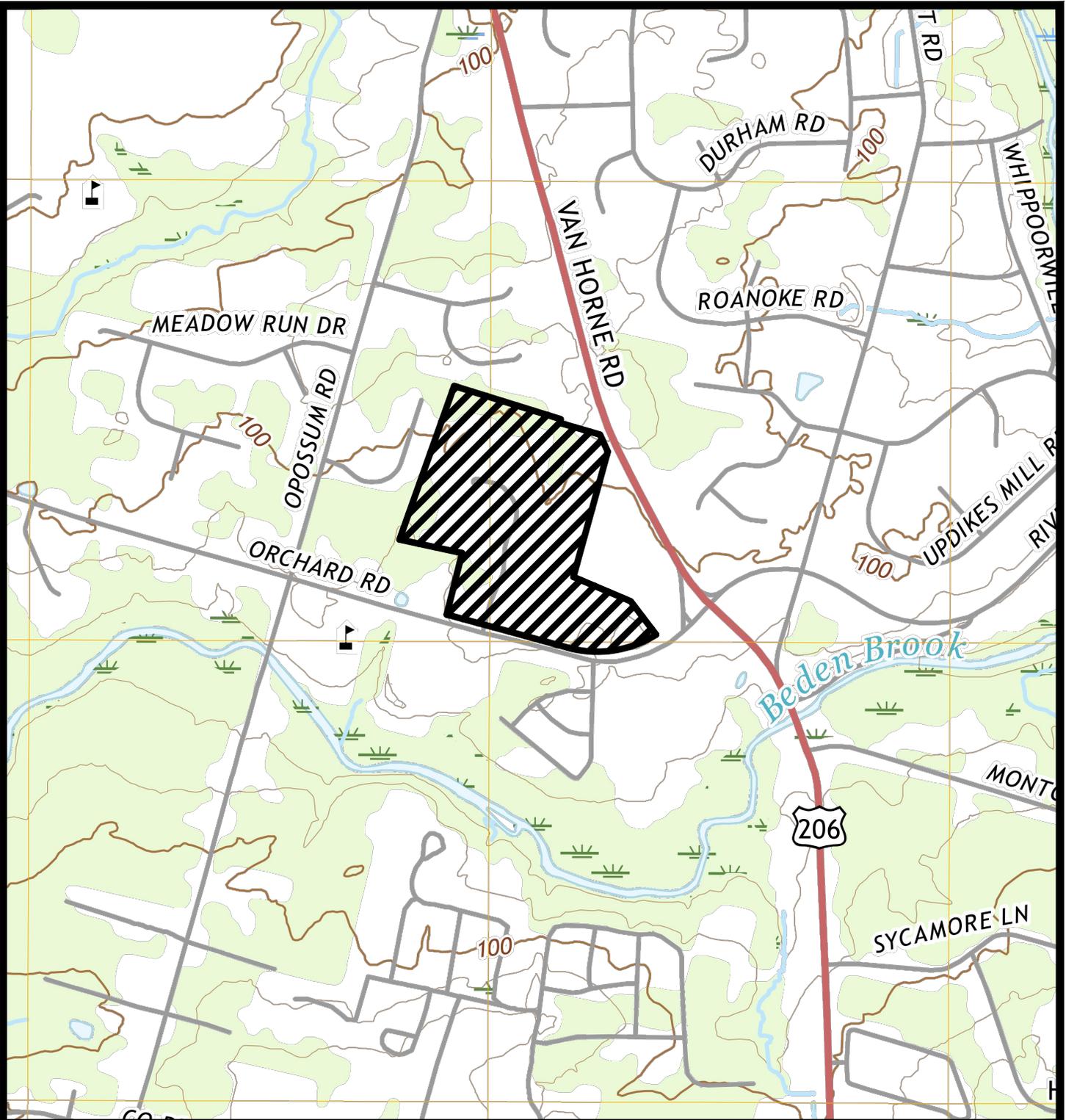
## **V. CONCLUSION**

A portion of the 45-acre property is to be redeveloped with a senior affordable housing building containing 71 units while also utilizing the existing asphalt parking lot surrounding the former office building that was recently demolished. While any development results in certain unavoidable impacts, this report identifies and explains the projects impacts on the environment and the mitigation measures proposed to help reduce this impact to the maximum extent feasible. As outlined above, it is believed that this development will not have a significant negative to the surrounding natural and mad-made environment.

Further, the proposed development provides affordable housing units to a community with an established need in accordance with the planning and land use objectives and goals of Montgomery Township.

*This document has been prepared by Kevin E. Shelly. Mr. Shelly is owner and principal with Shore Point Engineering, LLC. He is a licensed Professional Engineer with twelve (12) years of experience in the field of land use permitting and site design and assessment*

APPENDIX A  
USGS QUAD MAP



**QUAD MAP**  
**MONTGOMERY SENIOR AFFORDABLE HOUSING**

BLOCK 20001, LOT 10.05

SITUATED IN

MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

Date

**Kevin E. Shelly, P.E.**

PROFESSIONAL ENGINEER  
 N.J. Lic. No. GE05031300

PO Box 257, Manasquan, NJ 08736  
 T: 732-924-8100 | F: 732-924-8110  
 www.shorepointengineering.com

Certificate of Authorization No. 24GA28317800

PROJECT No.:  
 RPM-211

SCALE:  
 1"=1000'

DATE:  
 05/26/21

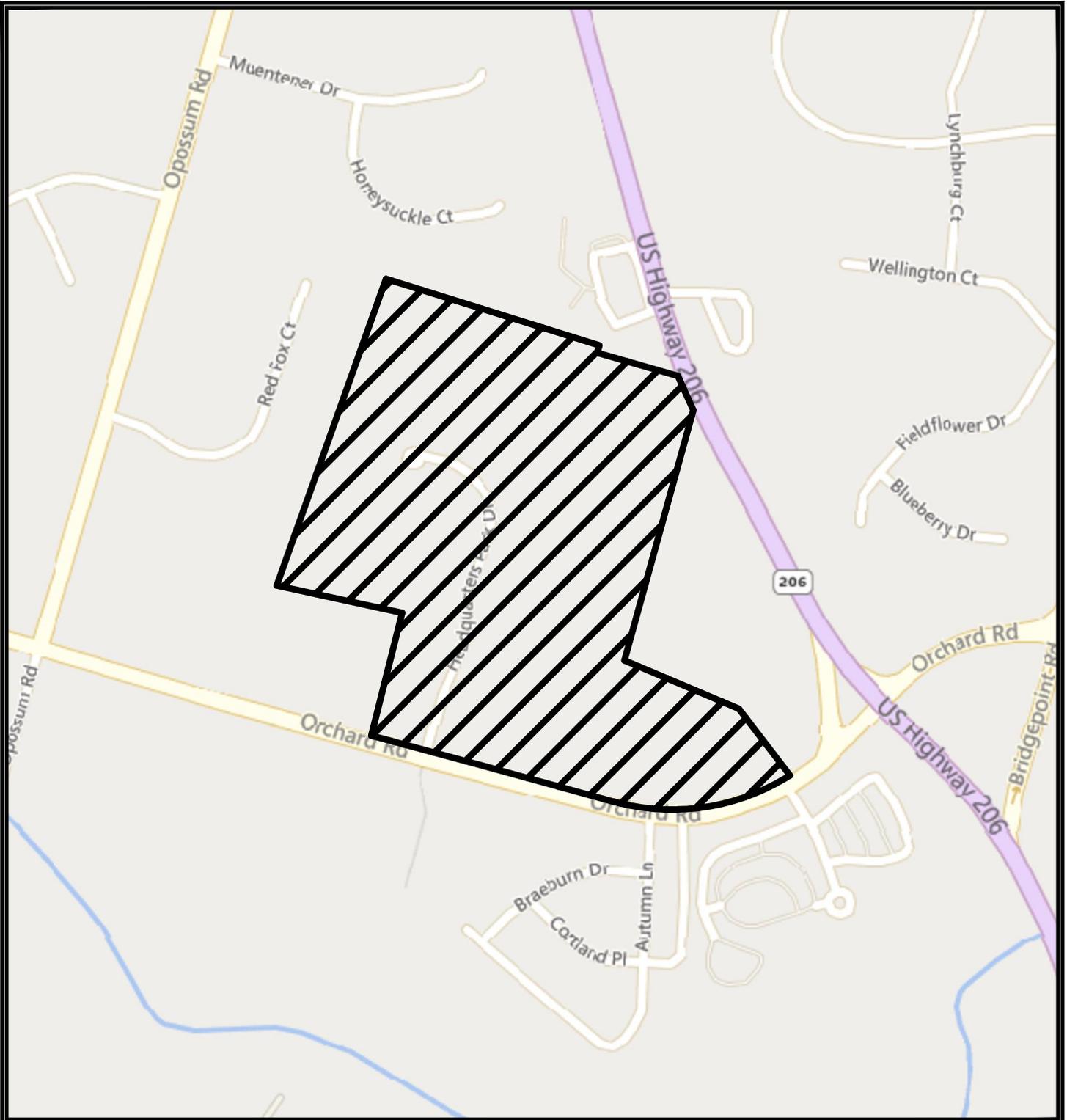
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RELEASED BY:  
 KES

APPENDIX B

ROAD MAP



Date

**Kevin E. Shelly, P.E.**

PROFESSIONAL ENGINEER  
 N.J. Lic. No. GE05031300

PO Box 257, Manasquan, NJ 08736  
 T: 732-924-8100 | F: 732-924-8110  
 www.shorepointengineering.com

Certificate of Authorization No. 24GA28317800

**ROAD MAP**  
**MONTGOMERY SENIOR AFFORDABLE HOUSING**

BLOCK 20001, LOT 10.05

SITUATED IN

MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

PROJECT No.:  
 RPM-211

SCALE:  
 1"=500'

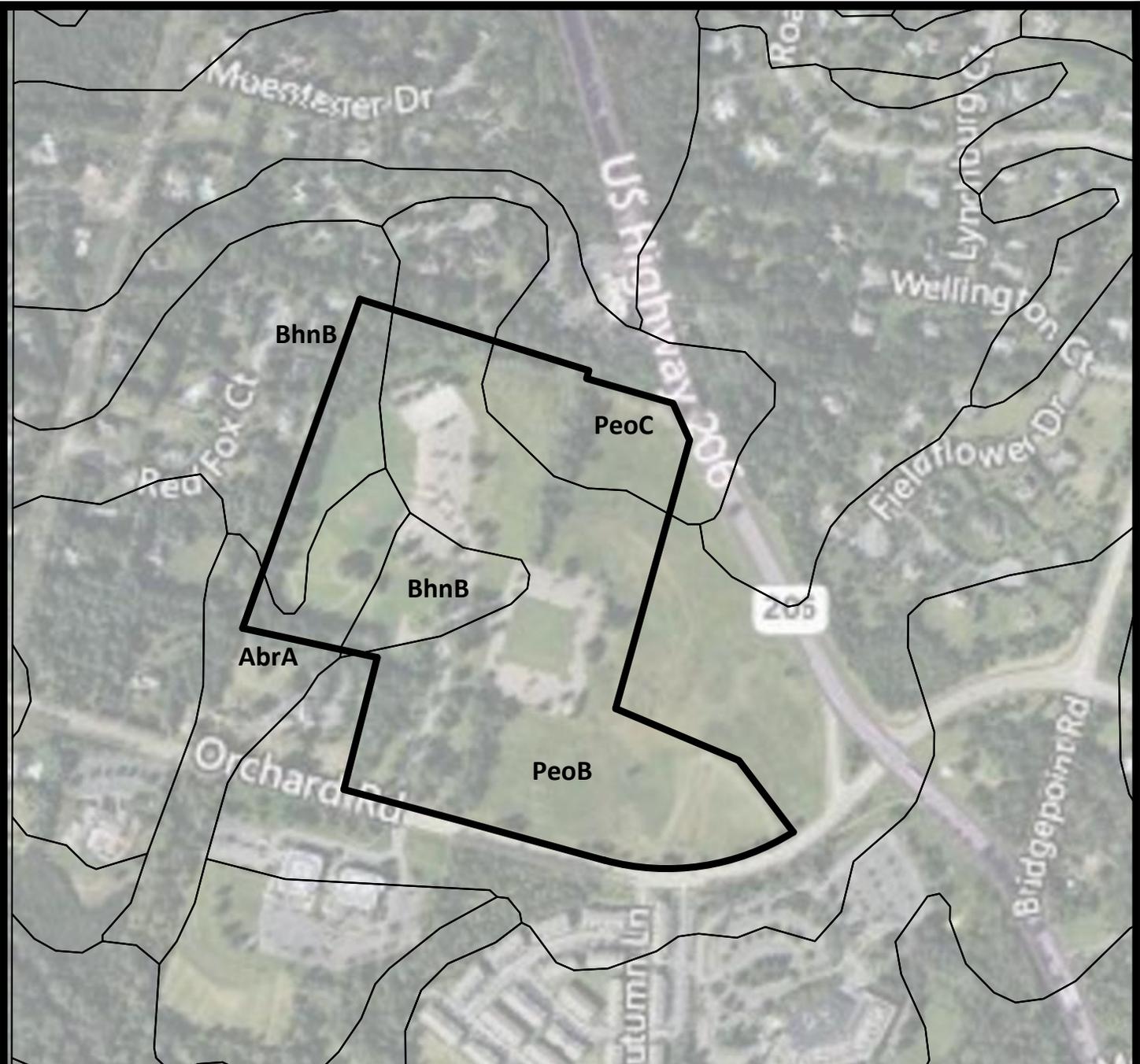
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APPENDIX C  
USDA SOILS MAP



AbrA: Abbottstown silt loam, 0 to 3 percent slopes.  
 BhnB: Birdsboro silt loam, 2 to 6 percent slops,  
 PeoB: Penn channery silt loam, 2 to 6 percent slopes.  
 PeoC: Penn Channery silt loam, 6 to 12 percent slopes.



**SOIL MAP**  
**MONTGOMERY SENIOR AFFORDABLE HOUSING**

BLOCK 20001, LOT 10.05  
 SITUATED IN

MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

Date

**Kevin E. Shelly, P.E.**

PROFESSIONAL ENGINEER  
 N.J. Lic. No. GE05031300

PO Box 257, Manasquan, NJ 08736  
 T: 732-924-8100 | F: 732-924-8110  
 www.shorepointengineering.com

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PROJECT No.:  
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 1"=500'

DATE:  
 05/26/21

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 RZH

CHECKED BY:  
 KES

RELEASED BY:  
 KES

APPENDIX D  
SITE PHOTOGRAPHS



Photo 1 - Existing Detention Basin



Photo 2 - Proposed Building Pad Location



Photo 3 - Existing Park Lot at Project Entrance



Photo 4 - Existing Parking Lot



Photo 5 - Site Development Area Looking West from Existing Parking Lot



Photo 6 - Existing Parking Lot Looking East