



Environmental Impact Assessment

PRC Hightstown

Tract A: Block 21; Lots 1-14, 20 & 26

Tract B: Block: 30; Lots: 1-7 & 10-13

Tract C: Block 8; Lots 12

Borough of Hightstown, Mercer County, New Jersey

August 2020

Prepared For

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I. INTRODUCTION

A. *Purpose of Document*

This document has been prepared in accordance with the requirements of Section 26-8 (Environmental Impact Assessment) of the Borough of Hightstown Land Use Ordinance. The document analyzes the existing conditions and potential impacts associated with redeveloping the existing, properties known as on Lots 1-14, 20 and 26, Block 21 (Tract A), Lots 1-7 and 10-13, Block 30 (Tract B), and Lot 12, Block 8 (Tract C) as shown on Sheets 2 and 9 of the Official Tax Map of the Borough of Hightstown, Mercer County, New Jersey. These parcels have been identified as an area of redevelopment by the Borough. In accordance with Ordinance 2017-03 the aforementioned parcels have been identified as the Redevelopment Area known as “The Mills at Hightstown”. The redevelopment goals for these parcels include the following:

- Eliminate blighted, underutilized and vacant buildings and through adaptive re-use and/or new construction create a new mixed use development within the town center;
- Create an opportunity for new commercial, governmental, greenway, and residential facilities; and
- Provide a new greenway along Rocky Brook to link existing facilities within the Borough.

The proposed project incorporates all of the aforementioned objectives. The proposed project complies with the redevelopment ordinance and will, therefore, not have any impact on the Master Plans for the Borough, adjacent municipalities, County, or State.

B. *Site Location and Description of Proposed Project*

The proposed project is a mixed use redevelopment of properties known as on Lots 1-14, 20 and 26, Block 21 (Tract A), Lots 1-7 and 10-13, Block 30 (Tract B), and Lot 12, Block 8 (Tract C) as shown on Sheets 2 and 9 of the Official Tax Map of the Borough of Hightstown, Mercer County, New Jersey



Tract A of the project area contains existing vacant industrial facilities. The proposed development consists of a mixed-use re-development that will include townhouses and apartments in a combination of new and redeveloped buildings, along with associated parking.

Tract B of the project area contains existing vacant industrial facilities, the Hightstown Engine Co. No. 1, and the Borough of Hightstown Municipal Building. The proposed development consists of a mixed-use re-development that will include multi-family and commercial uses in a combination of new and redeveloped buildings, structured parking and appurtenant improvements.

Tract C of the project area contains an existing single-family residential home. The proposed development consists of a townhouse building and associated parking along with a leasing and amenity center for the project.

Additional site improvements include, but are not limited to, the construction of parking lots, landscaping, storm sewers, and utilities.

The project site's soils and groundwater have been impacted by past industrial uses. Exceedances of the NJDEP's Remediation Standards have been identified. The site is currently being investigated and remediated by a Licensed Site Remediation Professional (LSRP).

II. EXISTING ENVIRONMENTAL CONDITIONS

A. Soils

The National Cooperative Soil Survey, consisting of the U.S. Department of Agriculture (USDA) and other federal, state, and local agencies published soil surveys for the majority of the New Jersey counties. These soil surveys contain information on soil types and their properties that can be used in land planning. Specifically, we reviewed the USDA NRCS Web Soil Survey. Based on the web site data, the site is underlain by the following soil types:



SOIL NAME

FodC – Fort Mott, loamy, 0 to 3% slopes

OthA – Othello silt loams, 0 to 2% slopes

SacB – Sassafras sandy loam, 2 to 5% slopes

SacC – Sassafras sandy loam, 5 to 10% slopes

The majority of the soils on site have been disturbed by past industrial and warehousing facilities.

Test pits were performed on site to determine the seasonal high water table and subsurface conditions. Seasonal high water table was encountered in all of the four (4) test pits at depths of between 12 to 30 inches below existing grades.

B. Topography/Geology

Topographic mapping prepared for the property shows that elevations vary from a high point of approximately 98 feet along the northwestern portion of the site to a low elevation of approximately 80 feet on the southern portion of the property. Most of the topographic grades of the property are associated with the former development of the site. The only naturally occurring topography occurs within the immediate vicinity of Rocky Brook.

According to NJDEP Geoweb, the subject property is underlain by the Merchantville Formation (Kmv), which is Upper Cretaceous, lower Campanian in age. The formation consists mainly of sand and glauconite, with locally high quartz content. It can be very clayey and silty with mica, feldspar and pyrite as minor sand constituents. The Merchantville formation was formed by the lower Campanian transgressive-regressive cycle that includes the overlying Woodbury and Englishtown Formations (Owens et al 1998).

C. Vegetation

The majority of the property is developed with former warehouse and/or industrial structures, associated parking, lawn areas and areas associated with Rocky Brook which are sparsely vegetated.



Rocky Brook bisects the central portion of the site in a north-south direction. Several tree species were observed along the banks of the Brook.

The following is a list of species were observed within the vicinity of Rocky Brook.

Vegetative Species

Norway maple (*Acer platanoides*)
Catalpa (*Catalpa bignonioides*)
Black cherry (*Prunus serotina*)
Box Elder (*Acer negundo*)
Sweet cherry (*Prunus avium*)
Wineberry (*Rubus phoenicolasius*)
Japanese honeysuckle (*Lonicera japonica*)
Red oak (*Quercus rubra*)
Pin Oak (*Quercus prinus*)
Multiflora rose (*Rosa multilora*)
Roundleaf greenbrier (*Smilax rotundifolia*)
Japanese stiltgrass (*Microstegium vimineum*)
Foxglove (*Vitis labrusca*)

D. Wildlife/Fauna

As described previously, the property is currently developed with former warehouses, industrial structures, parking areas, maintained lawn areas and Rocky Brook. These portions of the property offer little habitat value for wildlife in the area. The only areas representing potential habitat for wildlife are the sparsely wooded areas along Rocky Brook.

Both wildlife species and signs of wildlife observed on the property at the time of the site visits include multiple bird species, such as robins, starlings, blue jays, sparrows and crows. These species are considered to be common, widespread, and tolerant of human disturbance. Evidence i.e. footprints, scat; of mammal species observed included the following:

- White-tailed Deer (*Odocoileus virginianus*)
- Gray squirrel (*Sciurus carolinensis*)
- Raccoon (*Procyon lotor*)



A search of NJDEP's Natural Heritage Program (NHP) Database regarding threatened or endangered species habitat on and/or in the vicinity of the site was requested and is pending. A review of the New Jersey Department of Environmental Protection Landscape Project Mapping (Version 3.3) indicated the presence of the following State or Federal threatened or endangered species, or associated habitat, in the vicinity of the project site:

Bald Eagle	<i>Haliaeetus leucocephalus</i>	Foraging	State Endangered
Great Blue Heron	<i>Ardea herodias</i>	Foraging	Special Concern

E. Subsurface Water

According to the *Aquifers of New Jersey* (Herman, 1998), the property is underlain by the Merchantville-Woodbury Confining Unit (mewcu), which is composed of silt, clay and thin layers of sand. The water within this confining unit is generally good but locally requires chemical treatment (Herman et al 1998). According to this resource, the aquifer recharge rank of the Brunswick Aquifer is "E", or less than 25 gallons per minute.

According to the aquifer recharge map, the majority of the property does not have recharge rates calculated. A portion of Block 21, Lot 26 is mapped as having a recharge rate of 8 to 10 inches per year.

F. Cultural/Scenic Resources

The project site is currently developed with former warehouses, industrial structures and parking areas. According to the NJDEP's Geoweb mapping, the property is not located within a known grid site for historic archaeological resources or on an historic property. However, the Stockton Street Historic District, a National Register Listed District, is located on the south and south west borders of the property. The Camden and Amboy Railroad Main Line Historic District, a National Register Eligible District, is located along the properties eastern boundary and the state eligible Route 33 Bridge is located east of the property.



G. Existing Development Features

The majority of the property is currently developed with dilapidated warehouse and industrial structures, associated parking and lawn areas. The majority of the dilapidated structures on site will be razed with the exception of two (2) former warehouse/industrial structures that will be retrofitted into apartment buildings.

H. Miscellaneous

1) Air Quality

Since the passage of the Clean Air Act in 1970, New Jersey's air quality has significantly improved, to the point where New Jersey is in compliance with all National Ambient Air Quality Standards (NAAQS) (NJDEP 2015). The Federal Clean Air Act requires each state to attain and maintain specified air quality standards. Ambient Air Quality Standards have been promulgated by the federal government and by New Jersey for total suspended particulate (TSP), sulfur dioxide (SO₂), carbon monoxide (CO), nitrogen dioxide (NO₂), lead and ozone. The New Jersey standards are generally the same as the federal standards for these pollutants. Primary air quality standards are set to protect human health and secondary standards are set to protect human welfare. The following air quality assessment is taken from the 2015 Annual Air Quality Report published by the NJDEP Bureau of Air Monitoring. In 2015, air quality in New Jersey was good on 190 days, moderate on 150 days, unhealthy for sensitive groups on 25 days, unhealthy or very unhealthy on 0 days.

Carbon monoxide (CO) is considered a poisonous gas formed when carbon in fuels is not burned completely. It is a by-product of motor vehicle exhaust, which contributes over 51% of all CO emissions nationwide (NJDEP 2018). In 2018 the Elizabeth lab was the closest area Carbon Monoxide was measured to the subject property. Carbon monoxide levels measured 2.8 ppm at Elizabeth Lab, during the maximum 1-hr average and 1.6 ppm for the maximum 8-hr average. Carbon monoxide levels have improved dramatically over the past 20 years. The last time the CO standard (35 ppm for the 1-hr average and 9 ppm for the 8-hr average) was exceeded in New Jersey was January 1995 and the entire state was declared as having reached the CO standard on August 23, 2002 (NJDEP Bureau of Air Quality Monitoring 2015).



At ground level, ozone is considered an air pollutant that can have serious health effects. Ground-level ozone is created when nitrogen oxides and volatile organic compounds (VOCs) react in the presence of sunlight and heat (NJDEP 2018). Nitrogen oxides are primarily emitted by motor vehicles, power plants, and other sources of combustion. VOCs are emitted from motor vehicles, chemical plants, factories, consumer and commercial products, and natural sources. Because ozone needs sunlight and heat to form, it is mainly a daytime problem during the summer. Ozone (O₃) is measured at Rider University. The maximum daily 1-hour level averaged 0.100. The State's maximum daily 1-hour average primary Standard is 0.12 ppm. The 8-Hour average was 0.077ppm. The New Jersey 8-hour standard is 0.08 ppm. Ozone is one of the pollutants responsible for the unhealthy air quality days experienced in the region (NJDEP Bureau of Air Monitoring 2015).

Nitrogen dioxide (NO₂) is a gas that is emitted from exhaust of motor vehicles, the burning of coal, oil or natural gas and industrial processes. In 2015, the closest station that measured NO₂ was Rutgers University. Nitrogen dioxide levels measured 0.074 ppm for the 1-hr average maximum and 0.010 ppm for the 12-month average maximum at the Rutgers University station. The 12-month national standard is 0.053 ppm. None of the monitoring stations in New Jersey recorded exceedances of the National or New Jersey air quality standards in 2018. Since routine monitoring for NO₂ began in 1966, concentrations have never exceeded the national standard in New Jersey (NJDEP Bureau of Air Quality Monitoring 2018).

Particulate air pollution consists of solid particles and liquid droplets suspended in the atmosphere. They can be emitted directly or they can form in the atmosphere from gaseous emissions. Airborne particles can harm vegetation and aquatic ecosystems and can cause damage to paints and building (NJDEP 2018). Coarse particulate matter is defined as particles greater than 2.5 microns in diameter, whereas fine particulate matter is defined as particles less than 2.5 microns in diameter. Inhalable particles (PM₁₀) and fine particles (PM_{2.5}) are health concerns because they easily reach the deepest recesses of lungs (NJDEP 2018). New Jersey standards for Total Suspended Particulates (TSP) are 75 micrograms per cubic meter for the 12-month averaging period and 260 micrograms per cubic meter for the 24-hour averaging period. New Jersey standards for inhalable coarse particulates are 50 micrograms per cubic meter for the annual averaging period



and 150 for the 24-hour average. Inhalable Particulates (PM₁₀) were measured at Camden in 2015. The highest daily concentration was 114 µg/m and the annual mean concentration was 37 µg/m. Fine particulate matter (PM_{2.5}) was measured in Ewing. The highest daily concentration was 22.2µg/m³. The annual mean concentration was 6.8 µg/m³. None of the PM_{2.5} standards were exceeded.

Sulfur dioxide (SO₂) is a gas that forms when fuel containing sulfur is burned or when gasoline is extracted from oil. The Chester station was the closest station that measured SO₂ in 2018. Sulfur dioxide levels measured 0.006 for the 3-hr average maximum and 0.000 ppm for the 12-month average maximum at Chester in 2015. The average annual average health standard is 0.030 ppm and the 24-hr average standard is 0.14 ppm. The welfare-based secondary standard of 0.5 ppm is for the 3-hr average concentration. The last time any National sulfur dioxide standard was exceeded in the state was 1980 (NJDEP Bureau of Air Quality Monitoring 2015).

2) Noise

Ambient noise levels are typically measured in units of decibels (dBA). The recommended outdoor noise level is 70+ dBA in residential areas (Federal Highway Administration (FHA), 1976). Reported noise levels for vehicular traffic generally range from 50 dBA for light traffic to 70 dBA for freeways (Turner, 1976). The noise level on the project site can be expected to occur in the low end of the above range, with the actual noise level depending on traffic volume, vehicular speed, distance from highway and degree of sound shielding (e.g., trees). The generated noise from the proposed residential and commercial development will be consistent with the existing residential and commercial development on the surrounding properties.

III. ASSESSMENT OF ENVIRONMENTAL IMPACTS

A. Soil Erosion and Sedimentation

Soil disturbance during construction will temporarily expose the soil to wind and water erosion, increasing the potential for soil loss. However, various temporary and permanent soil erosion and sediment control measures will be included with the application. The implementation of measures such as coverage or stabilization of exposed soils either permanently or temporarily through



hydroseeding, sod, seed and mulch or jute matting, immediately after rough grading, will reduce erosion during construction. Properly placed silt fences have the potential to reduce the movement of any silt or sediment off the project site or into the wetlands on the site. Erosion during construction, a short-term impact, will cease when grading and the required soil stabilization is complete. The use of soil erosion and sediment control measures may actually reduce the amount of soil erosion presently occurring at the site. When the project is complete, any exposed areas will be planted with lawn grasses and landscape plantings, reducing the potential for soil erosion.

B. Flooding and Floodplain Disruption

Based on the Flood Insurance Rate Map for Mercer County, New Jersey (All Jurisdictions), Panel Number 169 of 276, Map Number 34021C0169F, Effective Date July 20, 2016, Rocky Brook runs through the site with a mapped Zone AE flood hazard area and floodway. According to the Flood Profiles and Floodway Data tables the FEMA Base Flood Elevation is 81.7-81.9. This would result in a NJDEP Flood Hazard Design elevation of 82.7-82.9.

The Brook will have a 150' riparian zone due the present of threatened and endangered species (wood turtle) downstream of the project site.

C. Groundwater Pollution

The construction of a Developments such as the proposed project may cause both temporary and permanent impacts on water quality. The temporary impacts are the addition of suspended solids and other pollutants associated with soil erosion during construction. Potential impacts to surface water quality resulting from the proposed development are those associated with stormwater runoff from the development. Based upon the proposed increase in impervious surface, changes in stormwater quality can be expected to occur as a result of the proposed project.

Generally, post-development pollutant loading rates increase when there is an increase in impervious surface area with no water quality controls. A number of site design and management techniques can be used to minimize increases in pollutant and sediment loading.



The New Jersey Stormwater Management Regulations (N.J.A.C. 7:13 et. Seq.) requires that water quality controls be utilized for new developments.

A review of the New Jersey Department of Environmental Protection NJ Geoweb Mapping indicated the presence of a groundwater contamination plume (TCE, PCE) in the vicinity of Block 21, Lots 1, 2 and 3. A LSRP has been retained to remediate the plume and the effort is on-going.

D. Sewage Disposal

Sewer service will be provided by the Borough of Hightstown. Sanitary sewer service shall be provided by a gravity sewer connection to the existing sewer mains on Bank Street and North Academy Street.

According to N.J.A.C. 7:14A-23 Standards, the total sewage flow for the proposed use is estimated to be 48,050 GPD. The project will require approval by the Borough of Hightstown.

E. Solid Waste Disposal

The solid waste removal for the proposed project will be provided by the Borough of Hightstown and/or by a private contractor.

F. Vegetation Destruction

The majority of the site is developed. The plant species observed on the site are commonly observed and many are considered invasive species. No threatened or endangered plant species or suitable habitats for such species were identified on the project site. To enhance the aesthetics of the site and compensate for the loss of vegetation, landscaping is proposed in the adjacent areas of the proposed development.

G. Disruption of Wildlife Habitats of Endangered and Protected Species

Significant impacts to wildlife species are not expected as a result of the proposed development. The majority of the site is currently developed. The species of wildlife likely to be currently



utilizing the project site are tolerant of human disturbance. No threatened or endangered species or suitable habitat for such species was observed on the site during a field reconnaissance. Because wildlife is not expected to be diverse, abundant, or sensitive to human disturbance, wildlife impacts are not expected to be significant on the site.

H. Destruction or Degradation of Scenic and Historic Features

According to NJDEP Geoweb, no historic properties or districts are located on the project site. Should any resources be found during the excavation and construction of the proposed expansion, guidance from State Historic Preservation Office will be followed. No impact to the surrounding historic districts and properties are anticipated from the proposed project.

I. Air Quality Degradation

In addition to slightly increased levels of ozone and carbon monoxide from the use of motor vehicles on and around the site, dust generating activities including handling dusty materials, movement of trucks on temporary dirt roads and grading will occur temporarily on the site. Appropriate dust control measures will minimize such anticipated impacts. The Soil Erosion and Sediment Control Plan for the project will be developed in conformance with the “Standards for Soil Erosion and Sediment Control in New Jersey”. By reducing the potential for soil erosion by covering exposed surfaces, this plan also will reduce the potential for dust generation and minimize impacts to air quality.

The proposed project will not include industrial uses or other significant point sources of air pollution. Cars utilizing the development may increase pollution caused by car exhaust, however, the increase will be insignificant due to the location of the development and nature of the already developed area. The heating units for the units will be the only stationary sources of air pollution within the development site. Modern natural gas fired heating units, if utilized, are highly efficient, achieving nearly complete combustion and adding an insignificant amount of pollutants to the atmosphere.



During construction, air quality near the project will be affected by exhaust emissions from construction vehicles and equipment in the immediate vicinity of the vehicles. After construction, the traffic generated by the project is not anticipated to cause significant adverse effects on air quality in the project vicinity. Both during and after construction, pollution control devices will minimize air pollution from vehicles associated with the proposed residential and commercial developments.

J. Noise Levels

Background noise levels at the existing site are low and stem mainly from the traffic associated with nearby residential developments, roadways, and highway. Construction activities on the site will cause temporary increases in noise levels of short duration in the vicinity of the site. These noise levels will be comparable to normal noise levels for construction. After construction, it is anticipated that the main source of noise in the vicinity of the site will be the automobile traffic along the roadways in the immediate area. The operation of lawn mowers and leaf blowers will also generate some noise on a seasonal basis. The noise generated by the proposed development will be consistent with the uses present on the surrounding residential and commercial properties.

K. Energy Utilization

Electricity will be provided to the project site by Jersey Central Power and Light. Natural gas will be provided by PSE&G.

IV. ENVIRONMENTAL PERFORMANCE CONTROLS

A. Drainage Plans, Soil Erosion and Sedimentation Controls

The proposed use will will disturb more than one acre on the subject property. Therefore, the development is considered to be a “major development”, as per the NJDEP Stormwater Management Rules (N.J.A.C. 7:8). The proposed project includes installation of underground water quality treatment devices. The devices have been designed to achieve an 80% TSS removal rate for pavement areas as required by the Delaware Raritan Canal Commission and will operate in accordance with State and local standards.



Construction operations will be performed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey. An erosion control plan will be approved by the Mercer County Soil Conservation District and will be followed during construction.

B. Sewage Disposal Techniques

Sewer service will be provided by the Borough of Hightstown. Sanitary sewer service shall be provided by a gravity sewer connection to the existing sewer mains on Bank Street and North Academy Street.

C. Water Supply and Water Conservation Proposals

Water service will be provided by the Borough of Hightstown. Water service shall be provided by tapping existing mains on Bank Street and North Academy Street.

D. Energy Conservation Measures

Measures will be implemented to conserve energy where possible and therefore cause the minimal adverse impact possible on local energy resources given the increase in structures on the subject property. With regard to energy conservation, all buildings shall be designed to meet or exceed the building energy efficiency and performance as required by ASHRAE/IESNA and the local energy code.

E. Noise Reduction Techniques

Construction activities on the site will cause temporary increases in noise levels on, and in the immediate vicinity of, the site. These noise levels will be comparable to normal noise levels for construction and will occur during daytime hours only. During construction, short duration, peak noise levels as high as 80 dBA may be generated by heavy equipment or truck traffic.

After construction, it is anticipated that the main source of noise in the vicinity of the site will be the automobile traffic along the roadways in the immediate area. The operation of lawn mowers and leaf blowers will also generate some noise on a seasonal basis. The noise generated by the



proposed development will be consistent with the uses present on the surrounding residential and commercial properties

F. Proposed Screening and Landscaping

A Landscaping Plan has been designed and submitted as part of the Site Plan application.

V. REQUIRED LICENSES, PERMITS AND APPROVALS

The following are the anticipated licenses, permits and approvals required for the proposed project:

Borough of Hightstown

- Preliminary Site Plan Approval
- Final Site Plan Approval
- Final Sewer Approval
- Final Water Approval

Mercer County Planning Board

- Preliminary Subdivision and Site Plan Approval
- Final Subdivision and Site Plan Approval

Delaware and Raritan Canal Commission

Mercer County Soil Conservation District

- Certification of Soil Erosion and Sediment Control Plan

NJDEP

- A LOI, NJDEP File No. 1104-04-0002.1, was issued on March 4, 2004 – no longer valid, new application required and is pending
- Water extension
- Statewide General Permits
- Treatment Works Approval
- Flood Hazard Area Verification and Individual Permit (Phase II)



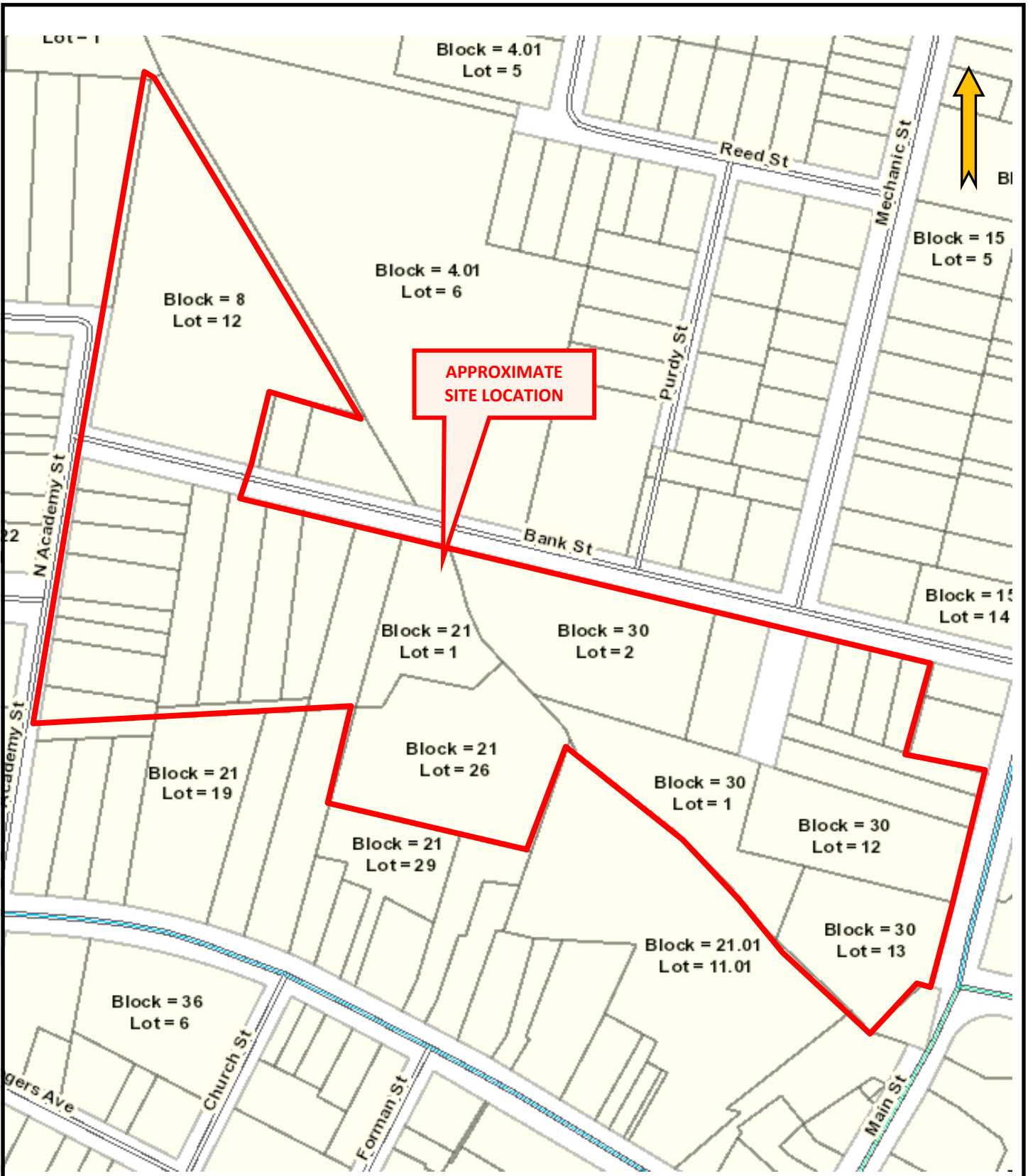
VI. REFERENCES

- Herman, Gregory C., et. al. 1998. Aquifers of New Jersey.
- NJ Department of Environmental Protection. April 1998. Surface Water Quality Standards, N.J.A.C. 7:9B.
- NJ Department of Environmental Protection, Division of Parks and Forestry. New Jersey and National Registers of Historic Places, 1970-1995.
- Niles, L.J., M. Valent, P. Winkler and P. Woerner. 2020. New Jersey's Landscape Project, Version 3.3.
- New Jersey Department of Environmental Protection, Division of Fish and Wildlife, Endangered and Nongame Species Program. pp. 150.
- NJ-GeoWeb.
<http://njwebmap.state.nj.us/NJGeoWeb/WebPages/Map/FundyViewer.aspx?THEME=Sapphire&UH=True&RIDZ=635779109974852108>. Data retrieved: June 2020.
- New Jersey State Soil Conservation Committee. April 1987. Standards for Soil Erosion and Sediment Control in New Jersey.



APPENDIX A

SITE LOCATION MAPS



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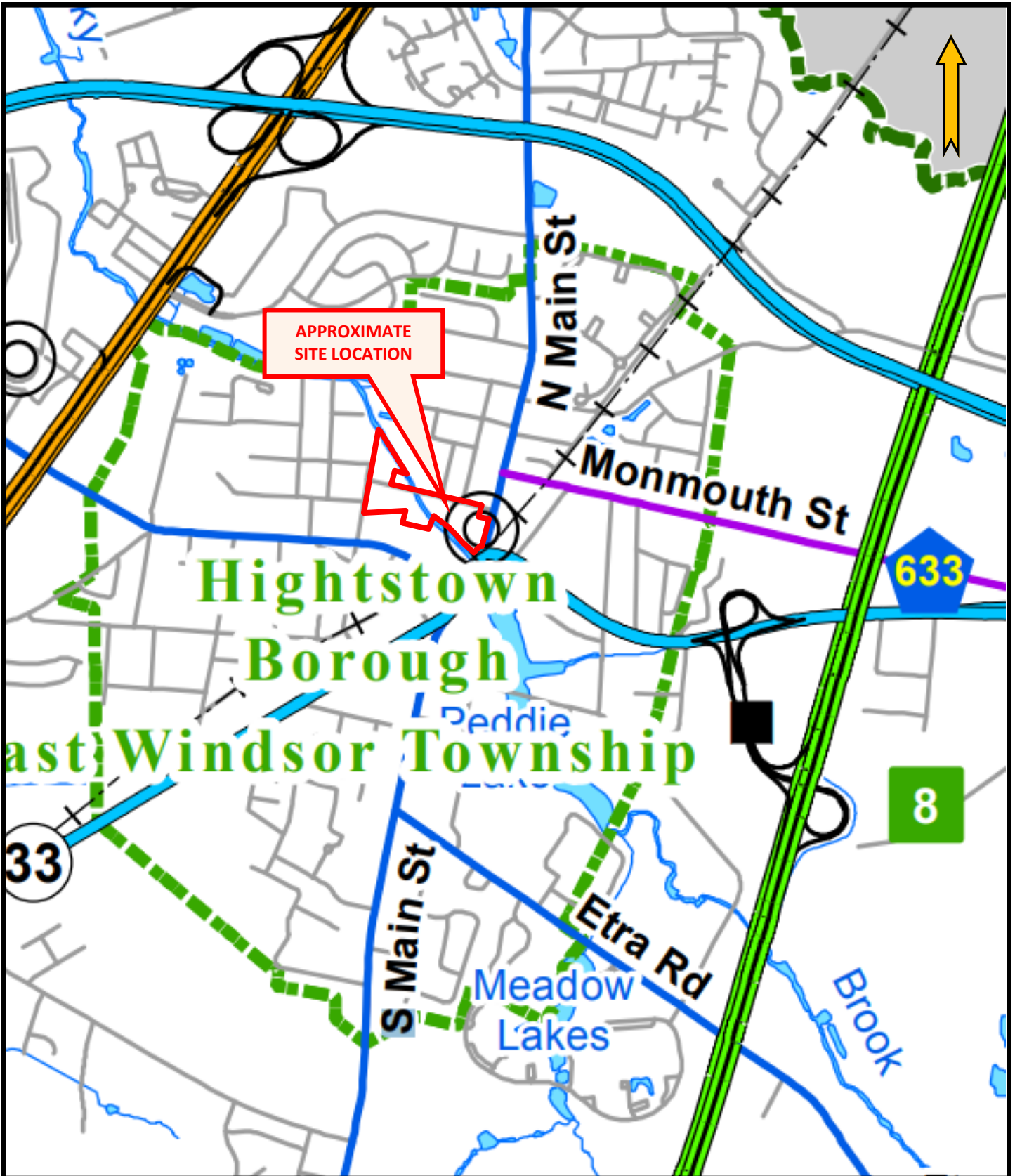
Figure 1. Tax Map
 Hightstown Redevelopment
 Hightstown, Mercer County, New Jersey

Source: NJ-GeoWeb

Scale: Not to Scale

Date: January 14, 2020

MC Project No. 16001094A



APPROXIMATE
SITE LOCATION

Hightstown
Borough

East Windsor Township

N Main St

Monmouth St

633

8

S Main St

Etra Rd

Meadow
Lakes

Brook

33



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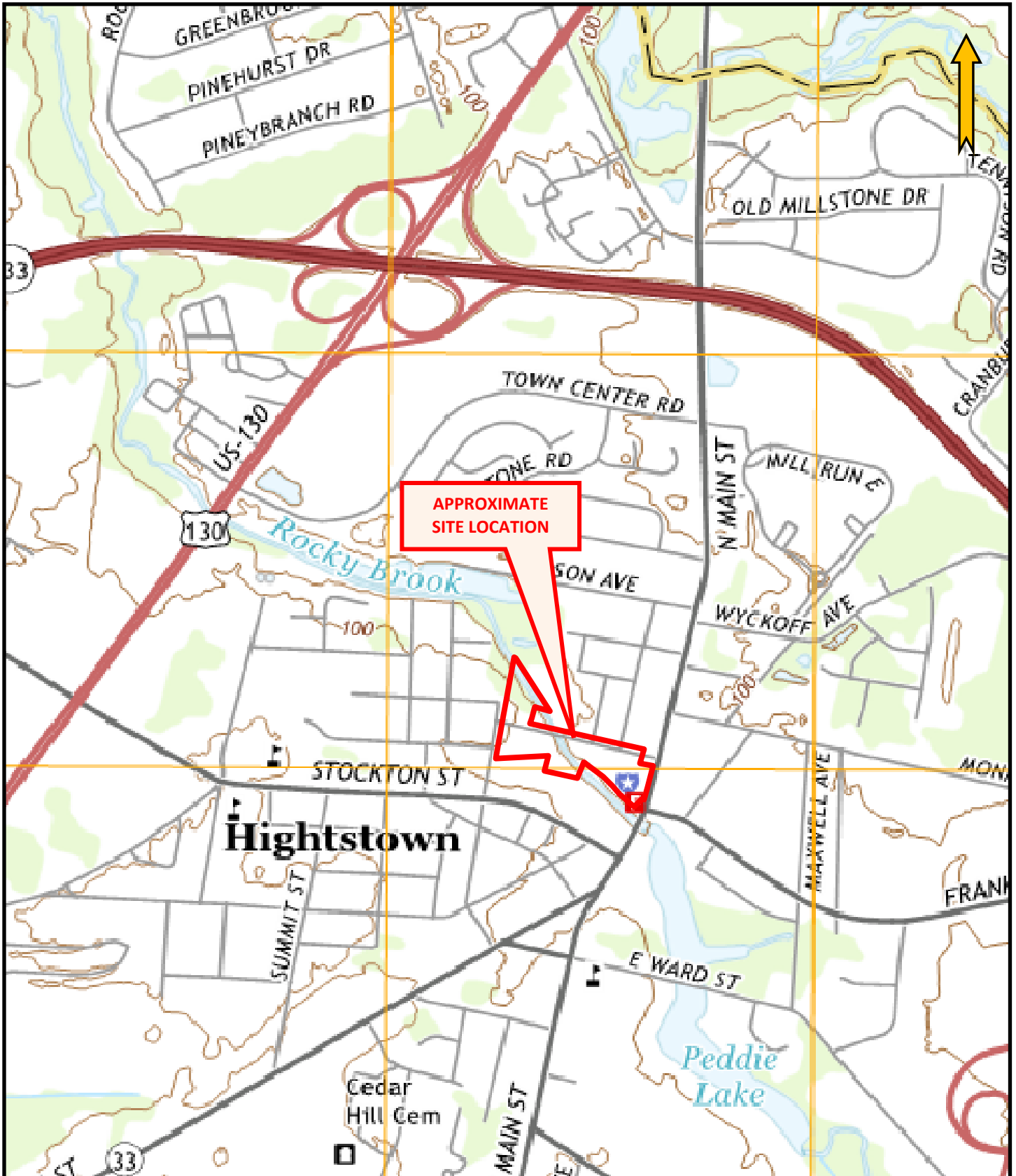
Figure 2. County Road Map
Hightstown Redevelopment
Hightstown, Mercer County, New Jersey

Source: NJDOT—Mercer County

Scale: Not to Scale

Date: March 6, 2018

MC Project No. 16001094A



APPROXIMATE
SITE LOCATION

Hightstown



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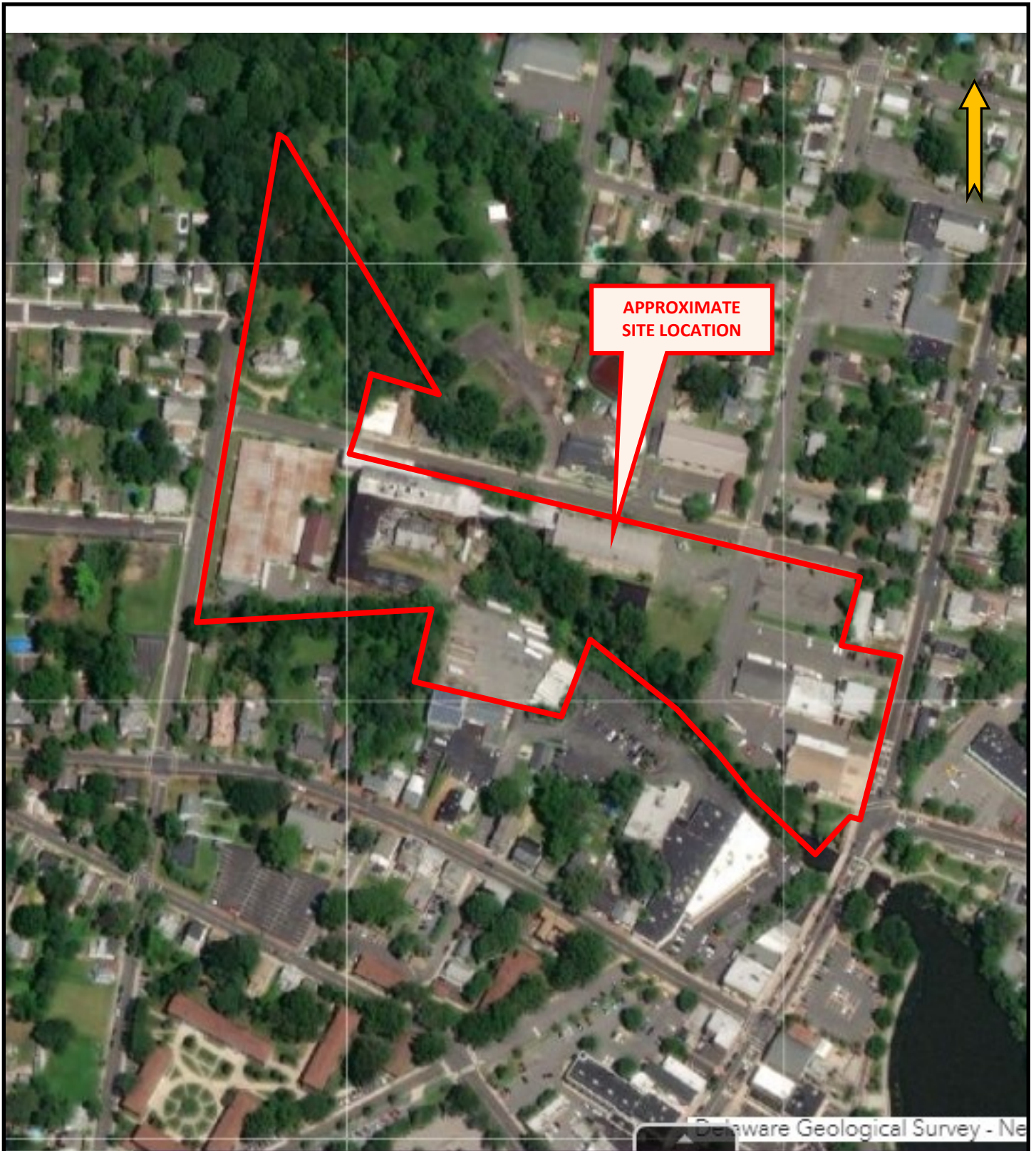
Figure 3. USGS Map
Hightstown Redevelopment
Hightstown, Mercer County, New Jersey

Source: Hightstown NJ Quadrangle

Scale: Not to Scale

Date: March 6, 2018

MC Project No. 16001094A



**APPROXIMATE
SITE LOCATION**

Delaware Geological Survey - Ne



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Figure 4. Aerial Map
Hightstown Redevelopment
Hightstown, Mercer County, New Jersey

Source: NJDEP NJ-GeoWeb

Scale: Not to Scale

Date: August 10, 2020

MC Project No. 16001094A



LEGEND

Kmv: Merchantville Formation



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Figure 5. Bedrock Geology

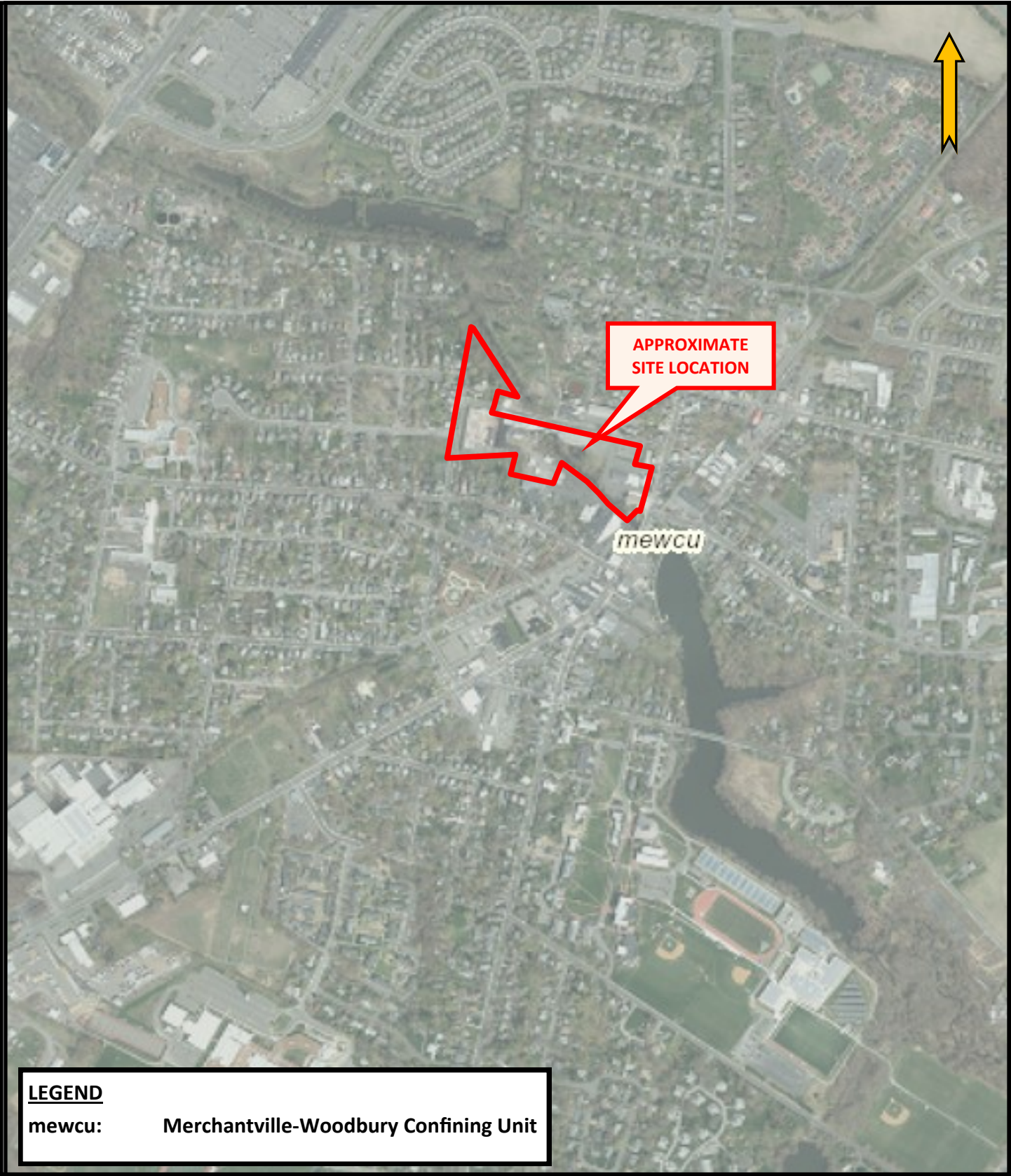
Hightstown Redevelopment
Hightstown, Mercer County, New Jersey

Source: NJDEP NJ-GeoWeb, 2018

Scale: Not to Scale

Date: March 6, 2018

MC Project No. 16001094A



LEGEND

mewcu: Merchantville-Woodbury Confining Unit



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 T: 732.383.1950
 F: 732.383.1984
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Figure 6. Bedrock Aquifer Map

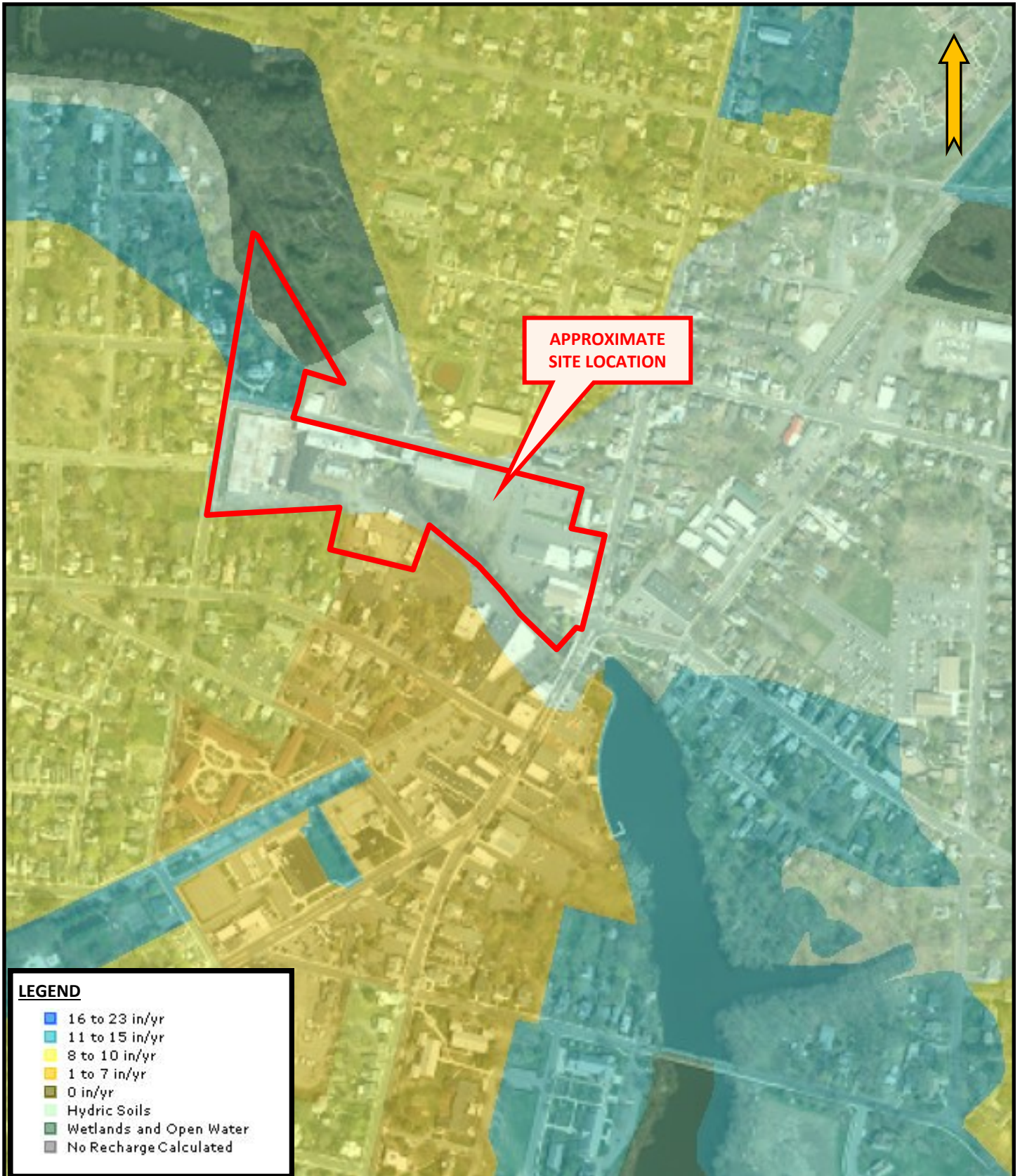
Hightstown Redevelopment
 Hightstown, Mercer County, New Jersey

Source: NJDEP NJ-GeoWeb, 2018

Scale: Not to Scale

Date: March 6, 2018

MC Project No. 16001094A



LEGEND

- Blue 16 to 23 in/yr
- Light Blue 11 to 15 in/yr
- Yellow 8 to 10 in/yr
- Orange 1 to 7 in/yr
- Brown 0 in/yr
- Light Green Hydric Soils
- Dark Green Wetlands and Open Water
- Grey No Recharge Calculated



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Figure 7. Groundwater Recharge Map

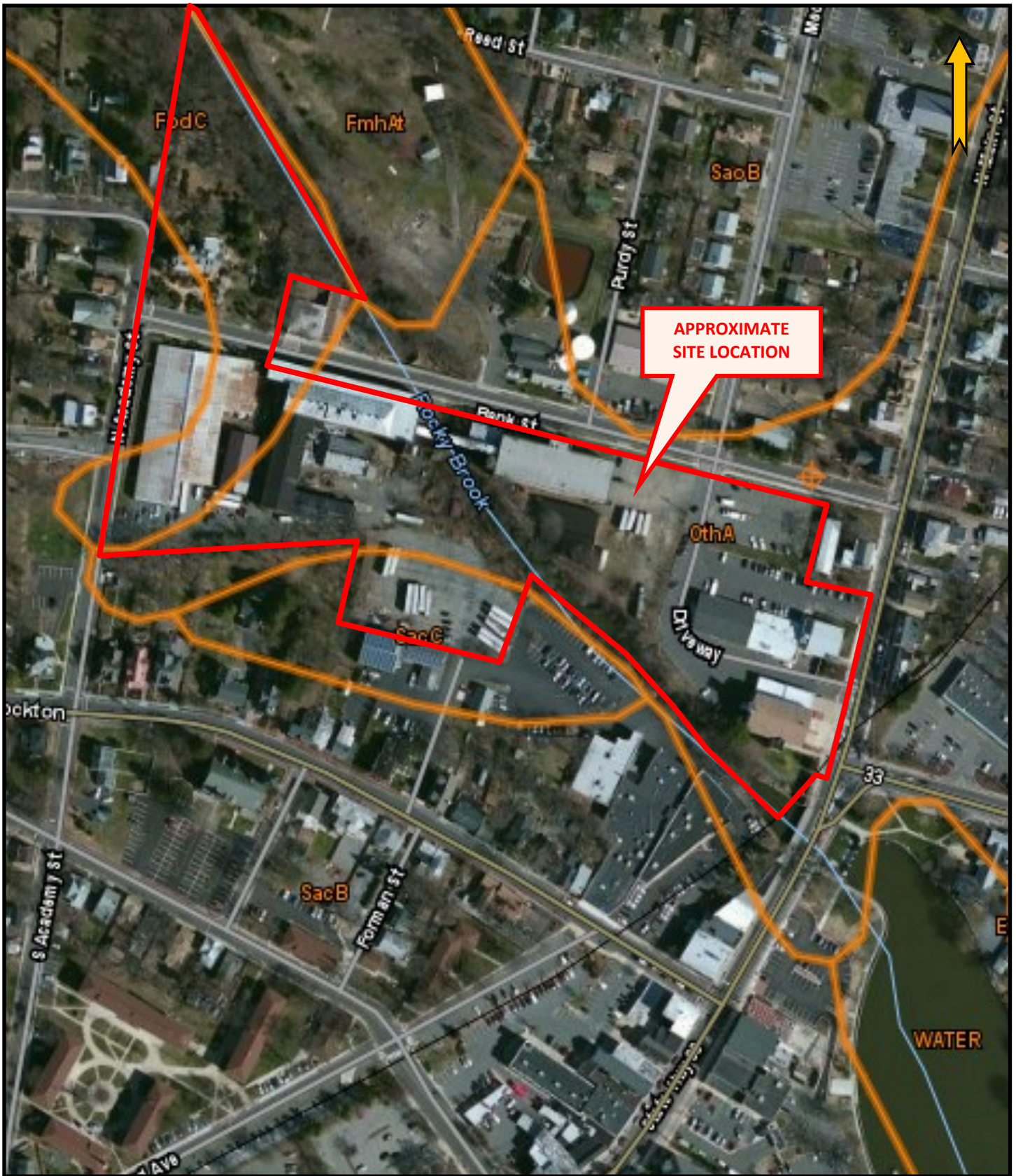
Hightstown Redevelopment
 Hightstown, Mercer County, New Jersey

Source: NJDEP NJ-GeoWeb, 2018

Scale: Not to Scale

Date: March 6, 2018

MC Project No. 16001094A



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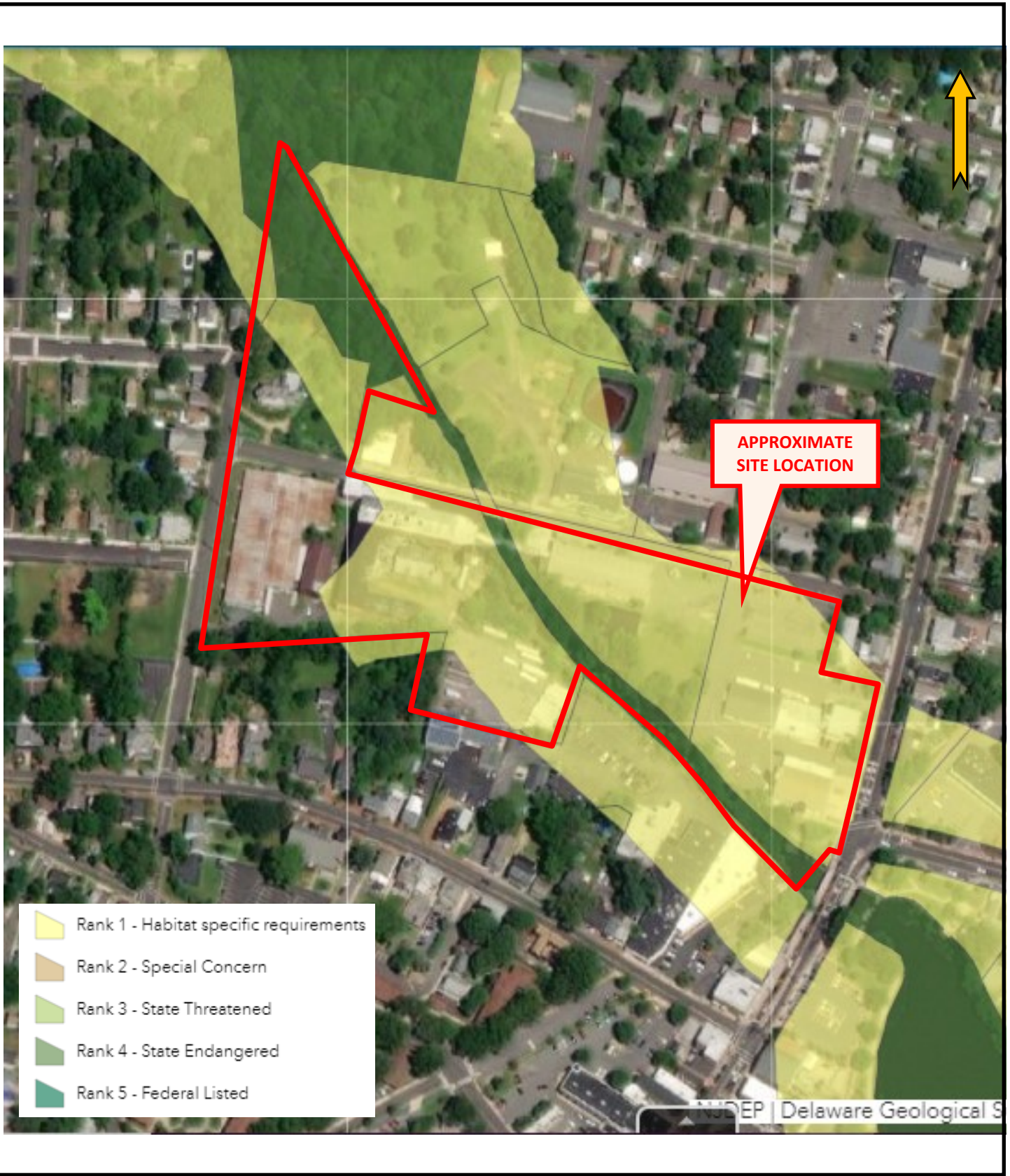
Figure 8. Soil Map
 Hightstown Redevelopment
 Hightstown, Mercer County, New Jersey

Source: NRCS Web Soil Survey, 2018

Scale: Not to Scale

Date: March 6, 2018

MC Project No. 16001094A



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Figure 9. Critical Wildlife Map

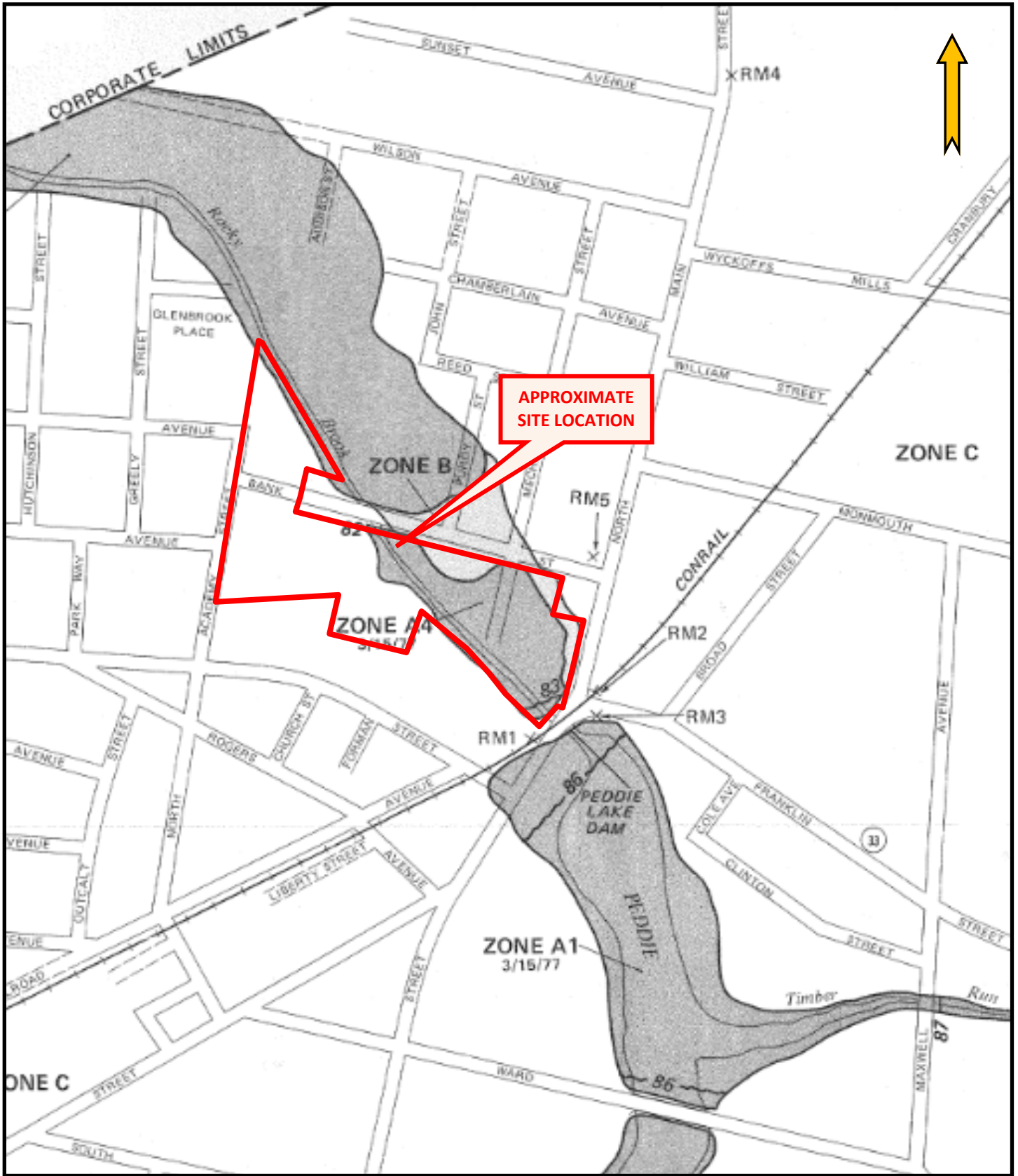
Hightstown Redevelopment
 Hightstown, Mercer County, New Jersey

Source: NJ-GeoWeb, 2020

Scale: Not to Scale

Date: March 6, 2018

MC Project No. 16001094A



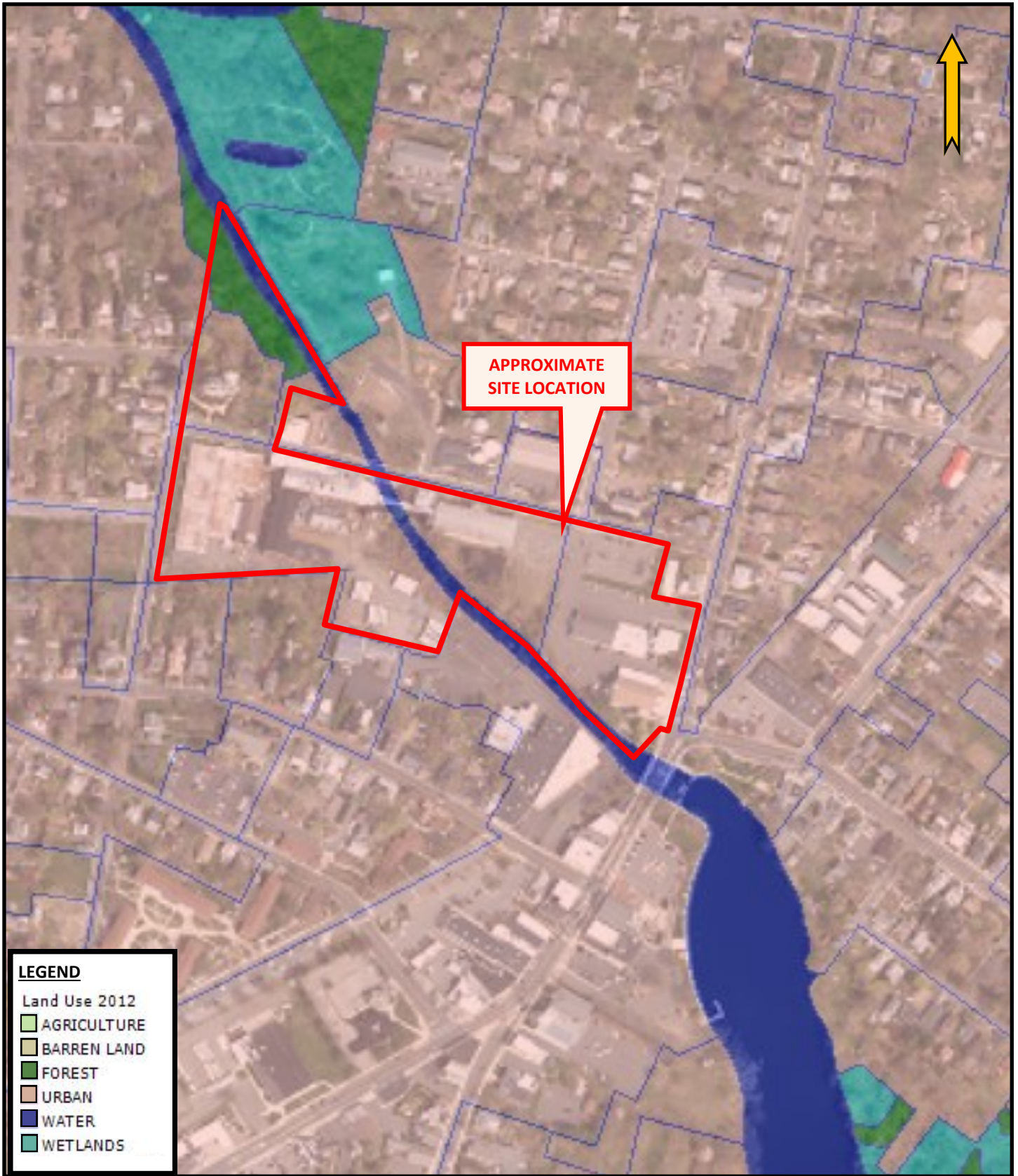
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Figure 10. FEMA Flood Map
 Hightstown Redevelopment
 Hightstown, Mercer County, New Jersey
 Source: FEMA FIRM Mercer County, NJ

Scale: Not to Scale

Date: March 6, 2018

MC Project No. 16001094A



LEGEND

- Land Use 2012
- AGRICULTURE
- BARREN LAND
- FOREST
- URBAN
- WATER
- WETLANDS



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Figure 11. Land Use Map

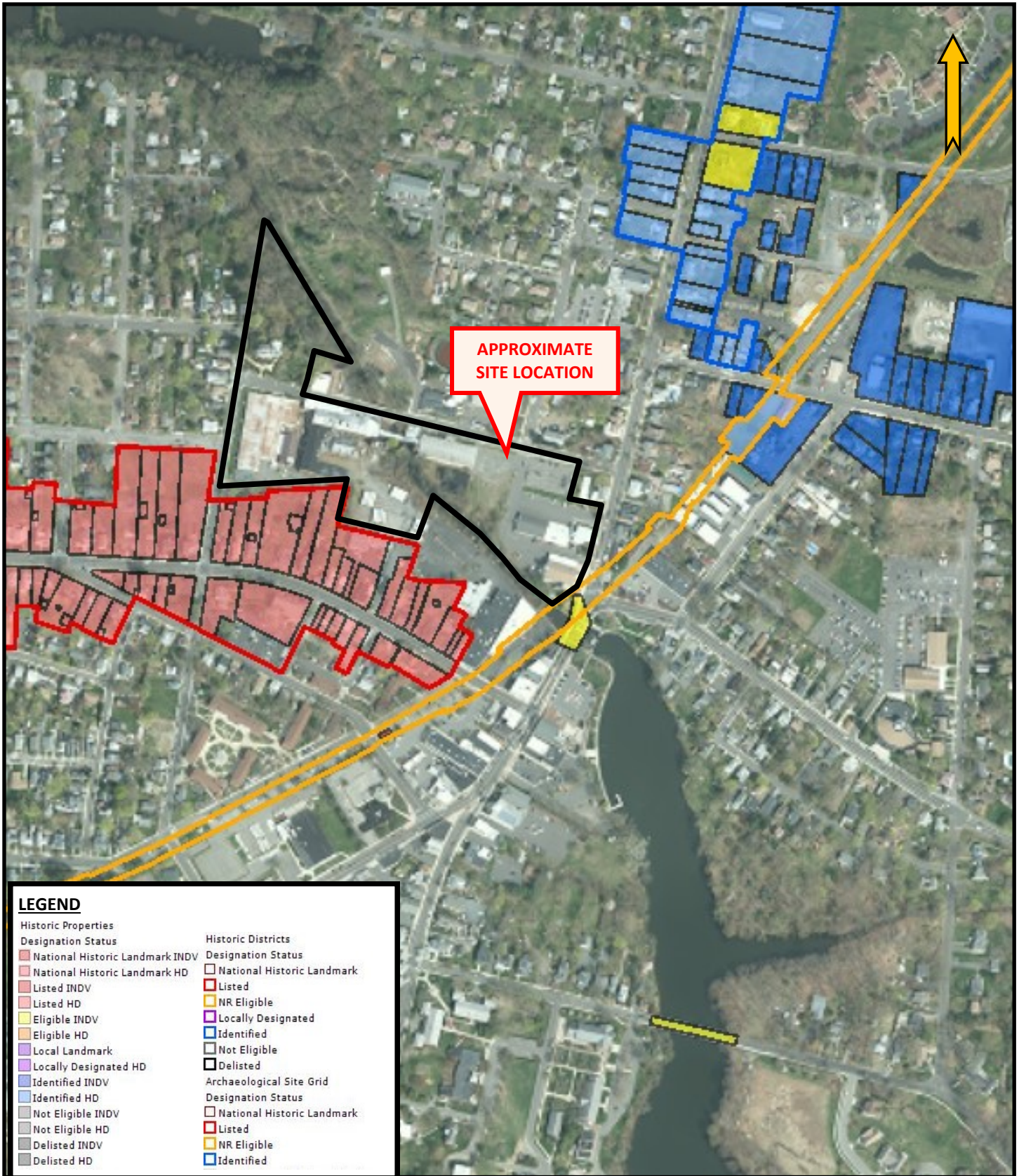
Hightstown Redevelopment
 Hightstown, Mercer County, New Jersey

Source: NJDEP NJ-GeoWeb, 2018

Scale: Not to Scale

Date: March 6, 2018

MC Project No. 16001094A



LEGEND

- | | | | |
|---------------------------------|-------------------------------|---------------------------------|--------------------|
| Historic Properties | | Historic Districts | |
| Designation Status | | Designation Status | |
| National Historic Landmark INDV | National Historic Landmark HD | Listed | Listed |
| Listed INDV | Listed HD | NR Eligible | Locally Designated |
| Eligible INDV | Eligible HD | Identified | Identified |
| Local Landmark | Locally Designated HD | Not Eligible | Not Eligible |
| Identified INDV | Identified HD | Delisted | Delisted |
| Not Eligible INDV | Not Eligible HD | Archaeological Site Grid | |
| Delisted INDV | Delisted HD | Designation Status | |
| | | National Historic Landmark | Listed |
| | | NR Eligible | NR Eligible |
| | | Identified | Identified |



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Figure 12. Historical Properties Map

Hightstown Redevelopment
 Hightstown, Mercer County, New Jersey

Source: NJDEP NJ-GeoWeb, 2018

Scale: Not to Scale

Date: March 6, 2018

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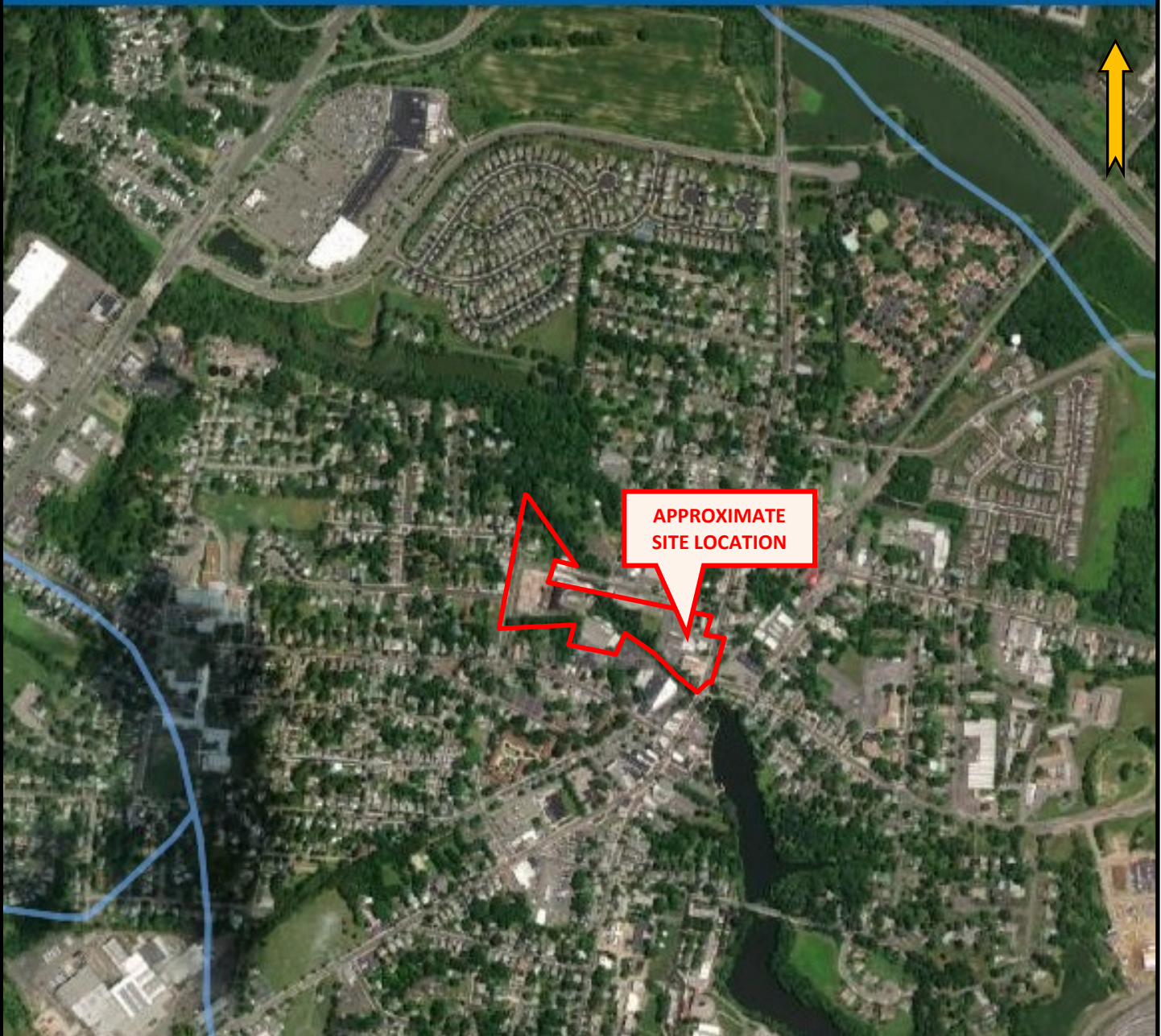
Figure 13. Wetlands Map
 Hightstown Redevelopment
 Hightstown, Mercer County, New Jersey

Source: NJ-GeoWeb

Scale: Not to Scale

Date: August 10, 2020

MC Project No. 16001094A



The approximate site location is located within the Rocky Brook (below Monmouth Co line) Sub-Watershed.

Note— No Category 1 Waters are depicted on or within the vicinity of the site location.



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Figure 14. HUC14 & C1 Waters Map

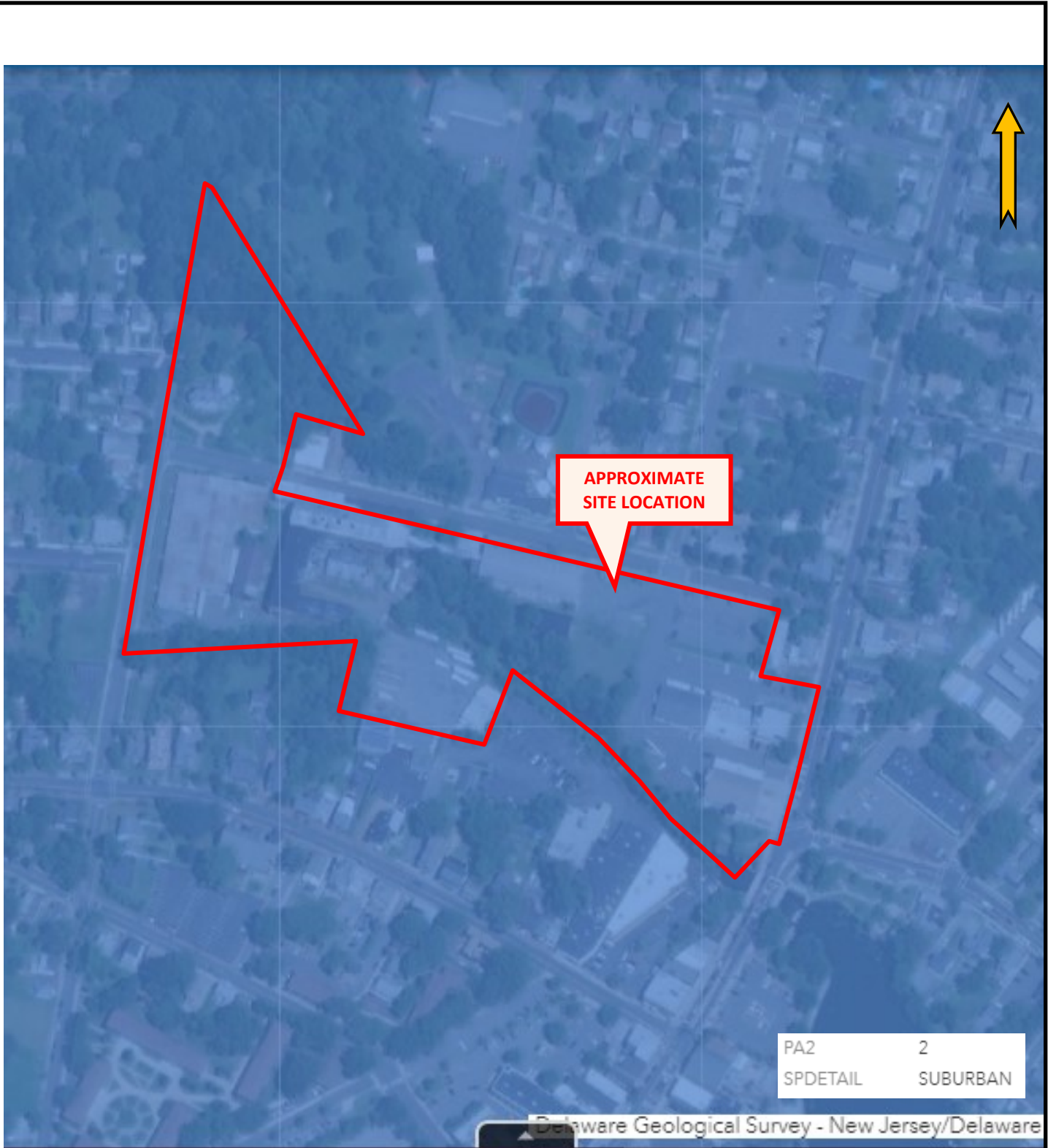
Hightstown Redevelopment
Hightstown, Mercer County, New Jersey

Source: NJ-GeoWeb

Scale: Not to Scale

Date: August 10, 2020

MC Project No. 16001094A



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Figure 15: State Planning Area Map

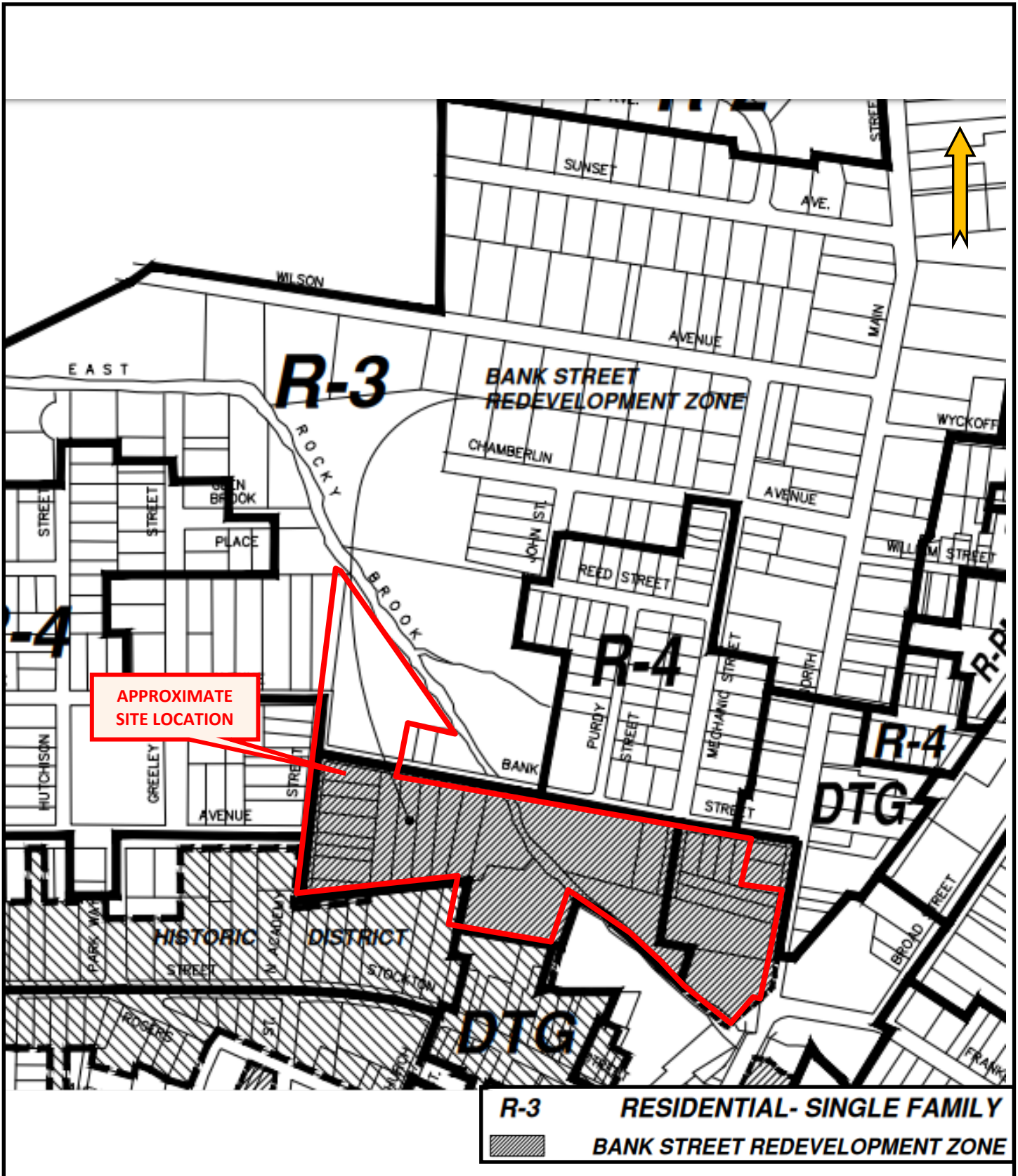
Hightstown Redevelopment
 Hightstown, Mercer County, New Jersey

Source: NJ-GeoWeb

Scale: Not to Scale

Date: August 10, 2020

MC Project No. 16001094A



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Figure 16: Zoning Map

Hightstown Redevelopment
 Hightstown, Mercer County, New Jersey

Source: Existing Zoning Map—Hightstown Borough,
 Mercer County, New Jersey - September 2019

Scale: Not to Scale

Date: August 10, 2020

MC Project No. 16001094A



APPENDIX B

SITE PHOTOGRAPHS



**ENVIRONMENTAL IMPACT ASSESSMENT
HIGHTSTOWN REDEVELOPMENT
MC PROJECT NO. 16001094B**



Characterizing the central and eastern portions of the site.



Characterizing the central and eastern portions of the site.



**ENVIRONMENTAL IMPACT ASSESSMENT
HIGHTSTOWN REDEVELOPMENT
MC PROJECT NO. 16001094B**



Characterizing the central and southern portions of the site.



Characterizing central and southern portions of the site.



**ENVIRONMENTAL IMPACT ASSESSMENT
HIGHTSTOWN REDEVELOPMENT
MC PROJECT NO. 16001094B**



Characterizing the central portion of the site, Rocky Brook and existing structures.



Characterizing the central portion of the site, Rocky Brook and existing structures.



**ENVIRONMENTAL IMPACT ASSESSMENT
HIGHTSTOWN REDEVELOPMENT
MC PROJECT NO. 16001094B**



Characterizing the western portion of the site along North Academy Street and existing structures.



Characterizing the southwestern portion of the site and existing structures.



**ENVIRONMENTAL IMPACT ASSESSMENT
HIGHTSTOWN REDEVELOPMENT
MC PROJECT NO. 16001094B**



Characterizing the central and western portions of the site.



Characterizing the southern portion of the site south of Rocky Brook.



**ENVIRONMENTAL IMPACT ASSESSMENT
HIGHTSTOWN REDEVELOPMENT
MC PROJECT NO. 16001094B**



Characterizing the southwestern portion of the site.



APPENDIX C

LETTER OF INTERPRETATION



Permit, con, DAS
JLO 04-0073A

State of New Jersey

Department of Environmental Protection

Richard J. Codey
Acting Governor

Bradley M. Campbell
Commissioner

Land Use Regulation Program
P.O. Box 439, Trenton, NJ 08625-0439
Fax # (609) 292-8115
www.state.nj.us/dep/landuse

Michael L. Francis, Ph.D.
Maser Consulting, P.A.
4621 Nottingham Way
Suite 8
Hamilton Square, NJ 08690

MAR 14 2005

RE: Freshwater Wetlands Letter of Interpretation/Line Verification
Program Interest No.: 1104-04-0002.1
Activity No.: FWW-FWLI4-040001
Applicant: John Wolfington, Greystone Capitol Partners, LLC
Block: 21 Lots: 1-14 & 26
Block: 30 Lots: 1-7 & 10-13
Hightstown Borough, Mercer County

Dear Dr. Francis:

This letter is in response to your request for a Letter of Interpretation to verify the jurisdictional boundary of the freshwater wetlands and waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection, the U.S. Army Corps of Engineers Philadelphia and New York Districts, and the U.S. Environmental Protection Agency, the NJDEP, Land Use Regulation Program is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon a site inspection conducted on January 19, 2005, the Land Use Regulation Program has determined that the wetlands and waters boundary line(s) as shown on the plan map entitled: "ALTA/ACSM LAND TITLE SURVEY FOR GREYSTONE CAPITOL PARTNERS, LLC, LOTS 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, & 13, BLOCK 30, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, & 26, BLOCK 21, SITUATE IN BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY", dated September 22, 2004, last revised, December 21, 2004, and prepared by Maser Consulting P.A., is accurate as shown.

Any activities regulated under the Freshwater Wetlands Protection Act proposed within the wetlands or transition areas or the deposition of any fill material into any water area, will require a permit from this office unless exempted under the Freshwater Wetlands Protection Act, N.J.S.A. 13:9B -1 *et seq.*, and implementing rules, N.J.A.C. 7:7A. A copy of this plan, together with the information upon which this boundary determination is based, has been made part of the Program's public records.

Pursuant to the Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A-1 *et seq*), you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter.

The freshwater wetlands and waters boundary line(s), as determined in this letter, must be shown on any future site development plans. The line(s) should be labeled with the above LURP file number and the following note:

“Freshwater Wetlands/Waters Boundary Line as verified by NJDEP PI No. 1104-04-0002.1”

In addition, the Department has identified State Open Waters on the property, they are noted on the referenced plan: WL OW1 – WL OW 8, WL OW9 – WL OW20, WL OW104 – WL OW100. It should be noted that a buffer is not required adjacent to State Open Waters under the Freshwater Wetlands Protection Act, but a 25-foot buffer is required under the Flood Hazard Control Act. This classification may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-7), the types of Statewide General Permits available for the wetlands portion of this property (see N.J.A.C. 7:7A-5), and the modification available through a transition area waiver (see N.J.A.C. 7:7A-6). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 *et seq*) and implementing rules for additional information.

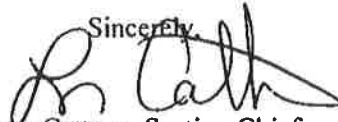
It should be noted that this determination of wetland classification is based on the best information presently available to the Department. The classification is subject to change if this information is no longer accurate, or as additional information is made available to the Department, including, but not limited to, information supplied by the applicant.

This letter in no way legalizes any fill, which may have been placed, or other regulated activities, which may have occurred on-site. Also this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

In accordance with N.J.A.C. 7:7A-1.7, any person who is aggrieved by this decision may request a hearing within 30 days of the decision date by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, PO Box 402, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist.

Please contact Courtney Levering of our staff at (609) 777-0454, should you have any questions regarding this letter. Be sure to indicate the Program's interest number in all communication.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lou Cattuna', written over the word 'Sincerely,'.

Lou Cattuna, Section Chief
Bureau of Inland Regulation

- c: Hightstown Borough Environmental Commission
Hightstown Borough Municipal Clerk
Hightstown Borough Municipal Construction Official



APPENDIX D

QUALIFICATIONS OF PREPARERS

JOSEPH P. LAYTON

Assistant Department Manager, Ecological Services

EDUCATION

- B.S., Environmental Planning and Natural Resource Management
Rutgers University, Cook College
NJ

PROFESSIONAL AFFILIATIONS

- Certified Subsurface Evaluator, License #229606
- Ecological Society of America
- Environmental Assessment Association - Certified Environmental Specialist
- Society of Wetland Scientists
- Radon Measurement Specialist #MES11066
- 40-Hour OSHA Hazwoper Training

PROFESSIONAL CERTIFICATIONS

- 40-Hour OSHA Hazwoper Training
- 8-Hour OSHA Hazwoper Refresher Training
- Certified Environmental Specialist
- Certified Remediation Specialist
- Professional Ski Instructor of America – Level II Certification Eastern Division

PROFESSIONAL REGISTRATIONS

- NJDEP Certified Subsurface Evaluator, License #229606
- NJDEP Certified Underground Storage Tank Closure
- Radon Measurement Specialist #MES11066

EXPERIENCE

Mr. Layton is an Environmental Scientist with over 25 years of experience including an extensive background and expertise in environmental sciences. His expertise includes an emphasis on wetland delineation, regulatory permitting and compliance, environmental assessment, environmental impact analysis, soil evaluation. His diversified experience also includes natural resource evaluations, ecological research, watershed management, subsurface explorations, underground storage tank exploration and removal, soil classification systems, environmental sampling design and protocol in accordance with State and Federal regulations. Geographic Information Systems (GIS) and Global Positioning Systems (GPS) is utilized in environmental sampling and studies which includes site remediation design and sampling, groundwater and surface water quality monitoring and management, as well as lake rehabilitation/restoration.

Mr. Layton has utilized the aforementioned experience and technical skills to successfully assist clients with litigation support, regulatory compliance and has been deemed an expert in the field by various Planning and Zoning Boards while providing testimony regarding the same.

Mr. Layton's proven dedication to client satisfaction has resulted in long standing professional relationships. His client base includes private development and redevelopment companies, municipalities, county governments, infrastructure authorities, daycare facilities, higher education institutions, financial institutions, utility companies and law firms.

CONTINUING EDUCATION

- Methodology for Delineating Wetlands, Cook College.
- Vegetation Identification for Wetland Delineation, Cook College
- Hydrology of Wetlands, Cook College
- Endangered & Threatened Species of New Jersey , Cook College
- Lake Management, Cook College
- Soils and Site Evaluation for Septic Disposal Systems & Stormwater BMP's , Cook College
- Site Remediation Basics, Cook College
- Remedial Decision Making, Cook College
- Ecological Risk Management, Cook College

The subsequent page consists of a sampling of highlighted projects Mr. Layton has worked on. A more detailed list of projects can be provided if necessary.



JOSEPH P. LAYTON

HIGHLIGHTED PROJECTS

Wetland Delineation

- **Runyon Interceptor Trunk Sanitary Sewer Line Alignment
Township of Old Bridge, NJ**

Determined alignment of 2 miles of sanitary sewer on a 400-acre+ site using aerial photography and site reconnaissance minimizing impacts to numerous wetland communities.

Permit Allocation

- **National Lead Redevelopment
Borough of Sayreville, NJ**

Prepared and obtained numerous Coastal and Land Use permits from the NJDEP-DLUR and USACE to effectuate remediation of the largest redevelopment project currently in the State of New Jersey.

- **Transcontinental Gas Pipeline Armoring
Township of Hopewell, NJ**

Prepared and obtained an Individual Permit from the NJDEP-DLUR to permanently disturb a stream and its associated wetland to construct armoring to protect a Transcontinental Gas Pipeline.

Environmental Assessments/Regulatory Compliance

- **Heavenly Farms
East Brunswick, Township, NJ**

Prepared and performed Preliminary Remedial Investigation/Action to obtain a "Letter of No Further Action" for a 230-acre farm with contaminated soils for development of recreational fields.

- **Marlboro Psychiatric State Hospital
Marlboro, NJ**

Consultant to the Township of Marlboro regarding the municipality purchasing a 411-acre State owned psychiatric hospital. Responsible for identifying areas of environmental concern, review of environmental investigation and remediation reporting generated by State contractors and making recommendations to the municipality regarding environmental concerns and purchase of the property.

- **Columbian Chemicals Mapico Iron Oxide Plant
South Brunswick Township, NJ**

Prepared and performed preliminary assessment/site investigation, remedial Investigation/Action and Baseline Ecological Evaluation to obtain a "Letter of No Further Action" from the NJDEP to develop an 86-acre former chemical plant in a residential land use. Extensive soil and groundwater contamination was remediated.

- **The Villas at Shoregate
South Amboy, NJ**

Prepared and performed Preliminary Assessment/Site investigation to obtain a "Letter of No Further Action" for a 16-acre, former dredge disposal area adjacent to the Raritan Bay.

