

June 8th, 2022

File #N-6826

ENVIRONMENTAL IMPACT ASSESSMENT

for

Lot 8, Block 50

301 East Ward Street

Hightstown Borough, Mercer County, New Jersey

1. SITE DESCRIPTION

The project site, lot 8, block 50 in Hightstown Borough, Mercer County, NJ, consists of 56,645 square feet. It is located on the corner of East Ward Street, and Maxwell Avenue in zone R-1 (Residential). The property has on site an existing 1 story frame dwelling and a business, a shed, and two asphalt driveways that mainly provide access to Maxwell Avenue. The site has approximately 21.37 % impervious lot coverage.

2. PROJECT DESCRIPTION

The purpose of this project is to obtain use variance approval to convert the existing dwelling with a business to a duplex dwelling. Improvements also include a proposed detach garage with a new driveway providing access to East Ward Street. Also, there will new sidewalk installed from the proposed detached garage to the proposed duplex. However, the total square footage of impervious is reduced as sections of existing sidewalk and the driveway providing access mainly to Maxwell Avenue will be removed and replaced with top soil and seeding.

3. ZONING

The site is zoned as R-1 (Residential), to convert the existing dwelling with a business to a duplex dwelling. The proposed project is not in the current use of zone, however it will removed the commercial business, which also not in the permitted uses. The minimum lot size in the R-1 zone is 15,000 square feet, the project lot size is more than sufficient to have a duplex having more than three times the minimum are required (56,645 square feet). Off street parking is also adequate per N.J.A.C. Residential Site Improvement Standards.

4. VEGETATION

Approximately a fifth of the site is covered by impervious surfaces (buildings, walkways, pavement, etc.). Impervious coverage will be reduced; selected impervious surfaces will be replaced with top soil and seeded.

5. WILDLIFE

As no site improvements are proposed in any wooded areas, the habitats for any wildlife will remain unaffected by the proposed project.

6. DRAINAGE

The property's drainage characteristic will remain the same almost entirely, there is no adverse affecting the adjacent lots. As mentioned before the total impervious is reduced including motor vehicle surface that decreases from approximately 4,480 square feet to 3,798 square feet.

7. SOILS

Per the USDA Soil Conservation Service, "Soil Survey of Middlesex County, New Jersey", the two soil types mapped on the site include Evesboro loamy sand (EvgB) and Woodstown-Fallsington sandy loams (WomfB).

8. CONCLUSIONS

In conclusion, the proposed duplex which is not new construction will not negatively impact the environment due to its location away from any environmentally sensitive areas and with minimal to no impact to vegetation and wildlife on the property. Lastly, the project will provide adequate on site parking as well as removing a driveway from an unsafe location.