## PK ENVIRONMENTAL Planning & Engineering PO Box 1066, 205 Main Street Chatham, New Jersey 07928

Sandra E. Kehrley, PE, CFM John Peel, PP tel (973) 635-4011 fax (973) 635-4023

December 11, 2020

206 Ampere Parkway, LLC 5014 16<sup>th</sup> Avenue, Suite 141 Brooklyn, NY 11204

Re: Environmental Impact Assessment (EIA) Proposed Residential Subdivision Block 1303 Lots 37 & 38 (167 North Ridgewood Road) Township of South Orange Village, Essex County, NJ

Dear Henry,

In response to the November 24, 2020, completeness review memorandum from Bowman Consulting, PK ENVIRONMENTAL (PK) presents this abbreviated EIA for review by the South Orange Village Planning Board and its professionals. The 1.6-acre residentially developed property is located on the west side of North Ridgewood Road and south of Redmond Road in the Township of South Orange Village, Essex County, NJ. As depicted on the enclosed NJDEP GIS aerial photograph (**Figure**), the property is adjacent to existing residentially developed properties to the north, south and west, and the Meadowland Park and East Branch of the Rahway River to the east. As observed during on-site inspections in August and November 2020, the property consists of one single-family dwelling, detached garage, shed, asphalt driveway, a small drainage channel, and maintained lawn areas with a wooded perimeter. The plans prepared by David Fantina, PE, depict a proposed residential project that would include demolition of the existing structures, and a lot line adjustment/subdivision with construction of two new single-family dwellings and appurtenant improvements, and to assist our EIA, we have reviewed the following project documents:

- "Memorandum" prepared by Bowman Consulting, dated November 24, 2020
- "Minor Subdivision Development Plan", sheets 1-4, last revised December 10, 2020, prepared by David E. Fantina, PE
- "Hydrologic & Hydraulic Narrative", dated December 10, 2020
- NJDEP Landscape Project GIS GeoWeb database
- November 9, 2020, wetlands absence summary by PK ENVIRONMENTAL (PK)

The proposed project does not cause substantial environmental impact to any sensitive environmental receptor (forest, wetlands, watercourses, steep slopes, aquifer), and does not compromise the reasonable requirements towards public health, safety and welfare in relation to the following:

**Flood Hazard Area (FHA)**: On August 7, 2020, PK observed a small, well-defined intermittent drainage channel, which has a calculated contributing drainage area of less than 50-acres, in the northern property area that is roughly parallel with Redmond Road. This small channel begins at the residential driveway culvert, just west of the property, which leads to a 15-inch drainage pipe that is connected to the street stormwater collection system in North Ridgewood Road. There are no surface waters upgradient of the property, and the project is not located within an NJDEP regulated floodplain/flood hazard area as indicated on the FEMA flood maps, and by calculation of a contributing drainage area (DA) of 29-acres, as depicted on the enclosed "USGS Topographic/Drainage Area Map" (**Figure**). PK confirmed the 29-acre contributing DA by visual analysis of the local streets and residential areas, upgradient of the subject property, and because

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the channel has a drainage area less than 50-acres, there is no regulated Flood Hazard Area (floodplain). The small channel is situated within the East Branch Rahway River watershed where it is classified as a Freshwater 2 Non-Trout (FW2-NT) surface water. Based upon review of the NJDEP Landscape Project GIS database, there is an absence of T&E habitat and species that are critically dependent on these waters, and as such the on-site channel has a 50-foot riparian zone (RZ) area, measured from the top of the bank. As depicted on the "Minor Subdivision Development Plan", prepared by David Fantina, PE, all proposed site disturbances avoid encroachment into the 50-foot RZ.

<u>Wetlands</u>: As observed during on-site inspections by PK, there are no NJDEP regulated freshwater wetlands on the property, or adjacent to the intermittent on-site channel. This is consistent with the NJDEP Landscape Project GIS GeoWeb data, which indicates the absence of wetlands, State open waters (SOW), and threatened/endangered (T&E) species on or near the property.

**Soil Erosion:** The proposed project incorporates stormwater best management practices (BMP) and design, that is compliant with the NJ Stormwater Management Rules (NJAC 7:8). Stormwater runoff from the impervious roof surfaces will be collected and discharged to two drywells to provide detention and groundwater recharge. The drywells are located in the in the nearly level areas in the front yards, and the emergency overflow from the drywells will be connected to the street stormwater collection system. Soil erosion/stabilization measures, and additional BMPs including stone anti-tracking pads, inlet protections, and silt fences will be utilized to mitigate potential soil erosion and runoff impacts. Minimal environmental impacts associated with non-point source (NPS) stormwater runoff and soil loss will also be mitigated by the "first phase" construction of the required soil erosion and sediment control measures, consistent with BMPs.

**<u>EIA Conclusion</u>**: The proposed project does not cause substantial ecologic impact to any sensitive environmental receptors, and it does not compromise the reasonable requirements towards public health, safety and welfare. The small channel and adjacent RZ area will remain in perpetuity, and this effectively buffers and protects surface water quality and channel integrity.

Sincerely,

#### **PK ENVIRONMENTAL**

John Peel, P.P.

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cc: Ojetti Davis, Secretary (SOPB) Eric L. Keller, PE (BC) Jamie Giurantano, PE (BC) Nicole Magdziak, Esq.

# **STATEMENT OF QUALIFICATIONS**

## JOHN PEEL, P.P. Professional Planner/Environmental Scientist

#### Education:

- B.A. Earth Sciences/Geology (major degree), and English Communications (minor concentration), Fairleigh Dickinson University, Madison, New Jersey.
- Master of City and Regional Planning (MCRP) with Environmental Policy & Planning concentration, **Rutgers University, New Brunswick, New Jersey.**
- Cook College Office of Continuing Professional Education (Rutgers) including numerous courses in Wetlands Management, Environmental Management, Site Remediation, Hydrology, and Ecology.

#### **Professional Registrations & Licenses:**

- Society of Wetland Scientists, 1986
- Licensed Professional Planner (PP) #5211
- Member, American Planning Association (APA & NJAPA) & Member (Urban Ecology)

#### **Experience:**

Thirty-five (35) years of technical experience in land use planning, regulatory compliance, environmental science and site evaluation, and wetlands analyses and management. A licensed Professional Planner with expertise in environmental land use associated with NJDEP permitting analyses and approvals (Freshwater Wetlands, Flood Hazard Areas, Waterfront Development, Highlands, CAFRA, Enforcement), Phase 1 Environmental Site Assessment, NJDEP Preliminary Assessments (PA), Phase 2 Site Investigations, Site Remediation, environmental impact assessments (EIS), habitat identification/restoration, development alternative analyses, and comprehensive wetlands analyses including delineation, restoration and mitigation/monitoring projects for USCOE and NJDEP permitting.

## SANDRA E. KEHRLEY, PE, CFM Professional Engineer / Certified Floodplain Manager

#### **Education:**

- A.S. in Engineering Science from SUNY @ Morrisville, New York
- B.S. in Forest Engineering, a dual forestry and civil engineering program, from SUNY-Environmental Science & Forestry @ Syracuse University.
- Cook College Office of Continuing Professional Education (Rutgers) including numerous courses in wetlands, geology and hydrogeology, nonpoint source pollution, environmental site assessments, underground storage tanks, and ecology.

#### **Professional Registrations & Licenses:**

- Professional Engineer, NJ PE License #38560
- Member, National Society of Professional Engineers
- NJDEP Underground Storage Tank License #18790

#### **Experience**

Thirty (30) years of professional experience in environmental engineering, regulatory compliance, and land use site evaluation/design. Experience includes preparation of Phase 1 Environmental Site Assessments (ESA), NJDEP Preliminary Assessments (PA), Phase 2 Site Investigation (SI), Phase 3 Site Remediation activities, HEC-RAS studies (hydrologic/hydraulic flood hazard area analyses), stormwater management/best management practices (BMP), watershed modeling studies for nonpoint source (NPS) pollution, environmental impact statements (EIS), identification of vegetation species, age, and growing characteristics for trees, shrubs, vines, and herbaceous growth, indices for determining suitability for wildlife habitat, land preservation, comprehensive wetlands analyses including delineation, restoration, evaluation, and preparation of NJDEP permit applications.