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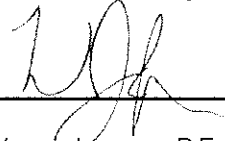
CIVIL ENGINEERING  
ENVIRONMENTAL  
SURVEYING  
LANDSCAPE ARCHITECTURE  
GEOTECHNICAL

## ENVIRONMENTAL IMPACT STATEMENT

248 Stickles Pond Road  
Block 151 Lot 21  
Andover Township,  
Sussex County,  
New Jersey

Prepared For:  
BHT Properties Group  
5081 SW 48<sup>th</sup> Street, 1023  
Davie, Florida 33314

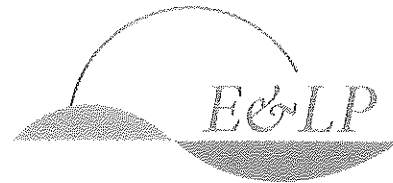
December 12, 2019  
Revised February 7, 2020



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Wayne Ingram, P.E., P.P., P.L.S.  
New Jersey Professional Engineer  
License No. 24GB04258200

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# 1. INTRODUCTION

Engineering & Land Planning Associates, Inc. has prepared this Environmental Impact Statement (EIS) on behalf of BHT Properties Group. This EIS has been prepared in accordance with the requirements of Section 131-13, the Environmental Impact Statement Ordinance. The EIS provides an inventory of existing natural resources, an assessment of the environmental impacts of the proposed project, environmental protective measures, and lists unavoidable adverse impacts should the project be implemented per the ordinance.

The proposed project consists of the construction of a vehicle storage facility for auction on the property located on 248 Stickle Pond Road, on Lot 151, Block 21 in Andover Township, Sussex County, New Jersey. The 100-acre subject property currently consists of a former airport. The proposed project consists of the demolition of hangars, paved drives, concrete pads, three dwellings, two garages, and three sheds. The existing 112,050 square foot asphalt runway is to remain. The proposed construction consists of a 12,860 square foot building, 2,883 square feet of concrete sidewalk and curbing, lighting and landscape improvements, 114,090 square feet to be paved with asphalt for staging and loading, 649,445 square feet to be paved with rolled millings for access drives, and 1,376,555 square feet of pervious gravel for the proposed vehicle storage areas.

The significant findings of the EIS include the following:

1. The purpose of the project is to construct a vehicle storage facility. This new facility will require a use variance per the Township Zoning Ordinance.
2. The potential for soil erosion during the construction process would be minimized through the implementation of a soil erosion and sediment control plan.
3. The proposed development includes a proposed stormwater management system that meets all of the quantity, quality, and recharge requirements outlined in Stormwater Management Rules of N.J.A.C. 7:8.
4. The increase in municipal services, including the anticipated water and wastewater demand will be accommodated by the installation of a well and septic system by the proposed building.

In summary, it is anticipated that the proposed site improvements can be implemented without creating any appreciable adverse environmental impacts. If environmental impacts are incurred, appropriate mitigation measures will be implemented.



## 2. EXISTING ENVIRONMENTAL CONDITIONS

### 2.1 Phase I Environmental Site Assessment

The Phase I Environmental Site Assessment has revealed no evidence of Controlled Recognized Environmental Conditions (CRECs). The site did identify Historic Underground Storage Tanks (USTs), which is a Historical Recognized Environmental Condition (HRECs). The area assessed identified three Recognized Environmental Condition (RECs), Those are historic agricultural use and an unidentified Underground Storage Tank. The third Recognized Environmental Condition included two older Aboveground Storage Tanks (ASTs) but no signs of holes or release were reported and the tanks were empty and no longer in use.

### 2.2 Topography

The topographic relief on the property ranges from 588 to 645 feet above MSL. The surface topography fluctuates from moderately flat land along Stickles Pond Road, the southern part of the property, to various steep sections scattered throughout the property.

### 2.3 Air Quality

There is no air quality monitoring station in Sussex County. A 2019 Air Quality Index Report from the Passaic County monitoring station shows the average Air Quality Index to be at 40, which is in the range of "Good" quality. The Good Level of Health Concern considers the air quality to be satisfactory, with air pollution posing little or no risk. During Phase I Environmental Investigation, no noxious odors were detected.

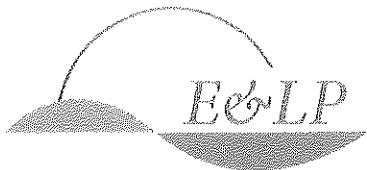
### 2.4 Noise Levels

The noise levels on the site are generally adequate to low due to the surrounding wooded areas and residential lots. The prior airport use would have generated higher noise levels from planes taking off and landing at the site.

### 2.5 Water Supply and Water Quality

The property is bisected by a sub-watershed, Pequest River (above Brighton). Pequest River tributaries are located near the northwest and northern edges of the property, at least 35 feet from the northwestern corner of the property. The Pequest River flows into Stickle Pond, which is located east adjacent to the property.

The water quality on the site is generally adequate and no known contamination exists on the property. There is a 3.81-acre groundwater contamination area (CEA) approximately 800 feet away from the southwestern edge of the property.



## 2.6 Drainage

Stormwater run-off follows the surface topography and flows across the site to either the Pequest River tributary or Stickle Pond, as well as draining into the wetlands on and off site. There are no existing stormwater conveyance on the site that collects the generated stormwater runoff.

## 2.7 Critical Impact Areas

The township identifies areas of significant concern as stream corridors, streams, wetlands, slopes greater than 15%, highly acidic or erodible soils, areas of high-water table, mature strands of native vegetation, aquifer recharge and discharge areas.

NJDEP GeoWeb indicates a Total Maximum Load (TDML) Streamshed for Phosphorous to Address Four Impaired Assessment Units in the Pequest River Watershed, dated 2010 at Pequest River (above Brighton).

Five separate wetlands appear to be completely within the property lines with two other wetlands partially on the site, as seen on Figure 4: NJDEP Wetlands Ex. Conditions Plan. NJDEP GeoWeb lists a 1.4-acre Deciduous Wooded Wetlands is located in the western region on-site and a 0.70-acre Deciduous Scrub/Shrub Wetlands is located on-site at the eastern corner of the property. The wetlands found partially within the property boundary are listed as 4.36-acre Deciduous Wooded Wetlands and 5.81-acre Deciduous Scrub/Shrub Wetlands.

This property is part of the State Planning Area for Limited Growth identified as a Rural Environmentally Sensitive Planning Area, meaning environmental constraints affect development. As part of the NJ Wildlife Action Plan, this site falls within the Skylands Landscape Region. The site is within a 1,336-acre Vernal Habitat Area with a Vernal Pool Location on site in the western region of the site, at the previously described Deciduous Wooded Wetlands.

Five separate groundwater recharge areas are found within the property boundaries. The Northwest Upper Delaware watershed recharge area found at the northern, eastern, and southwestern portions of the site has a "B" Groundwater Recharge Ranking. The Northwest Upper Delaware watershed recharge area found along the western and northeastern edges of the property has an "A" Groundwater Recharge Ranking. The Northwest Upper Delaware watershed found at the center of the site has a "D" Groundwater Recharge Ranking. The Northwest Upper Delaware watershed recharge areas found at the locations of the wetlands have a "W" Groundwater Recharge Ranking, which is identified as wetlands, open water- no recharge calculated and an "L" Groundwater Recharge Ranking, which is identified as hydric soil-no recharge calculated.

NJDEP GeoWeb lists three bedrock aquifers within the boundaries of the site, Jacksonburg Limestone, Kittatinny Supergroup, and Hardyston Quartzite.



## 2.8 Sewer Systems and Utilities

During Phase I Environmental Investigation, a septic system was identified on-site. According to documents provided by the Township of Andover, the sewage disposal system was installed in 2001, listed as a "Commercial/Institutional" Facility with waste types to be charged listed as "sanitary sewage".

During Phase I Environmental Investigation, a historic pumphouse was identified behind the 214 Stickles Pond residence and a jet pump was observed in the basement of the 210 Stickles Pond Road structure, which appeared to service a hot water heater. Therefore, there are potable wells on-site.

## 2.9 Geology

The surficial geology beneath the site is Allentown Dolomite. The geology of the site consists of mainly sedimentary rock, specifically dolostone and shale. The dolomite is medium to very light gray color and fine to medium grained. The bedrock aquifers beneath the site are known as Jacksonburg Limestone, Kittatinny Supergroup, and Hardyston Quartzite, according to NJDEP GeoWeb.

## 2.10 Soils and Slope Stabilities

The *USDA Soil Survey of Sussex County, New Jersey* as published by the *NRCS Web Soil Survey (WSS 2009)* indicates that the site is comprised of the following major soil series/phases, as referred to on Figure 3:

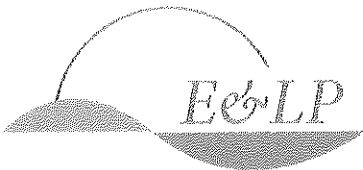
- FaxC- Farmington-Rock Outcrop Complex (0 to 15 percent slopes);
- HdxpAb - Hazen-Paulins Kill Complex (0 to 3 percent slopes);
- USFARC - Urban Land-Farmington-Rock Outcrop Complex (0 to 15 percent slopes)

*The USDA Soil Survey of Sussex County, New Jersey* indicates that the site primarily contains Hazen-Paulins Kill Complex. The site also contains Farmington-Rock Outcrop Complex and Urban Land-Farmington-Rock Outcrop Complex.

Farmington-Rock Outcrop Complex is referred to as FaxC as indicated on Figure 3. The Farmington-Rock Series consists of well-drained, somewhat excessively drained, loamy till soil derived from limestone and dolomite. They are nearly level to very steep soils on glaciated uplands. This soil complex is classified as high runoff class and Hydrologic Soil Group D.

Hazen-Paulins Kill Complex is referred to as HdxpAb. as indicated on Figure 3. The Hazen-Paulins Kill Series consists of very deep, well-drained, soils made up of gravelly loam, formed in Wisconsin glaciofluvial deposits derived from sandstone and shale. They are nearly level to very steep soils on outwash deltas and valleys associated with proglacial lake basins. This soil complex is classified as Hydrological Soil Group B, having high saturated hydraulic conductivity with surface runoff ranging from low to high.

Urban Land-Farmington-Rock Outcrop Complex is referred to as USFARC as indicated on Figure 3. The parent materials include buildings, pavement, and



other impervious surfaces over loamy till derived from limestone and dolomite. This soil complex is classified as Hydrologic Soil Group D.

### **2.11 Vegetation**

The property is a mixture of open grasslands and dense woods. Generally, the flatter areas are covered by the grasslands and the steeper areas to the west and north are wooded. The vegetated areas are identified as deciduous forest with greater than 50% Crown Closure and deciduous brush and shrubland with some of the clearing identified as cropland and pastureland for former agriculture use.

### **2.12 Land Use and Demography**

The property is located in the C/I Zone of Andover Township and currently consists of a former airport. The property is surrounded by farmlands to the northwest, more dense undeveloped woods and a religious center to the north, and light residential development and few businesses in all other directions. The demographics of the property and the surrounding area is consistent with the demographics of the Township as a whole. The land use is consistent with the Commercial/Industrial zone

### **2.13 Aesthetics**

The 100-acre property is mostly wooded but currently contains an unused 112,050 square foot runway from the former airport. At the eastern corner of the property are several unused buildings, including three unoccupied residences known as 210 Stickles Pond Road, 214 Stickles Pond Road, and 216 Stickles Pond Road. The other unnecessary structures remaining on the property consist of two garages and three sheds.

### **2.14 History**

The property does not contain any historic buildings or resources.





## 3. PROBABLE IMPACTS & MITIGATION

### 3.1 Topography

The proposed development includes a proposed grading plan. The proposed topography will provide stable slopes and conveyances for surface water runoff. Natural drainage patterns will be maintained to the extent possible.

### 3.2 Air Quality

The proposed project will not substantially impact air quality on- or off-site. The sources for potential air pollutants are the cars to be stored, but it's not expected to cause a degradation of air quality.

### 3.3 Noise Levels

The proposed development will not result in any sources of noise or vibration levels in excess of State standards.

### 3.4 Water Supply and Freshwater Wetlands Protection

The well found during the Phase I Environmental Site Assessment will be removed and a new well is proposed near the proposed building at the south corner of the property, which will service the site.

For the seven areas of wetlands identified on the site, proposed disturbance is to maintain the buffer zones of 150' around the wetlands boundary. According to the proposed grading plan, grading will encroach on the buffer of the wetlands identified as Wetlands B and Wetlands E in Appendix A. The buffers of the wetlands identified as Wetlands A, B, D, E, and F have been previously disturbed for prior development on site.

### 3.5 Drainage and Flood Protection

The project includes a stormwater management design that has been designed in accordance with NJDEP standards for a Major Stormwater Development Project. The property is within the FEMA Zone X, area of minimal flood hazard.

There is no existing stormwater conveyance along Stickles Pond Road or on the site. The increase in impervious surfaces from the proposed development may result in a degradation of the quality of the stormwater runoff and increased flows across the site. This is mitigated through the use of nine sections of pervious gravel pavement systems, identified as SWM-A2, SWM-B1, SWM-B2, SWM-B3, SWM-B4, SWM-D, SWM-E1, and SWM-H1, and two above-ground infiltration basins, identified as SWM-A1 and SWM-G1, designed to capture, treat, and infiltrate the stormwater runoff. The proposed locations of the referenced systems along with the proposed inlet and conveyances are shown on the "Grading and Drainage Plan" of Appendix A. For the full analysis of existing and proposed drainage on-site, see the Stormwater Management Report (Appendix B).



### **3.6 Sewer Systems and Utilities**

The proposed development will be serviced by the private proposed septic system and proposed well on-site at the southern edge of the property to the east of the proposed building. The proposed septic system shall be constructed in compliance with the N.J.D.E.P. N.J.A.C. 7:9A, Standards for Individual Subsurface Sewage Disposal Systems and will consist of a septic tank, pump tank, and disposal field.

The project consists of a proposed electric service connection to the utility poles located along Stickles Pond Road, as shown in Appendix A. A will-serve letter from Jersey Central Power and Light is being sought.

### **3.7 Geology Stability**

The proposed development will have minimal impact on site geology.

### **3.8 Soil Stability and Erosion Control**

There is the potential for short term unavoidable impacts to soil erosion at the site during construction activities. The project will follow all procedures set to minimize soil erosion on and surrounding the site.

Some of the steeper slopes on the site will generally be decreased for the proposed vehicle storage areas and drives. Cut and fill of soil on the site is to remain as balanced as possible. The proposed limit of disturbance for the construction of the facility and the proposed grading is 59.79 acres (2,604,395 square feet) and will be kept at a minimum. Locations of proposed silt fencing, a proposed temporary soil stockpile, and recommended soil compaction testing are shown on Erosion & Sediment Control Plan in Appendix A.

### **3.9 Vegetation**

The property contains densely wooded areas that will be altered as part of the development. This tree removal and tree protection will be mitigated in accordance with the Township tree removal ordinance of on-site tree replacement.

### **3.10 Land Use and Demography**

The proposed use of a vehicle storage facility for auction requires a use variance for zone C/I. The property meets the Townships requirements for this zone: the facility will fall on a lot size greater than 3 acres and proposes less than 60% impervious surface coverage.

### **3.11 Aesthetics**

The proposed development has been designed to be aesthetically pleasing with adequate lighting. The development will include a Lighting and Landscaping Plan, as seen in Appendix A.



### **3.12 History**

No impacts are anticipated to any historic resources.

### **3.13 Displacement of People and Businesses**

The proposed project will have no effect on the displacement of people and businesses.

### **3.14 Marketability of Proposed Use**

The proposed project will result in an increase in employment since a business will be brought to an unused property. The implementation of the project will also create construction jobs.

### **3.15 Disruption of Desirable Community and Regional Growth**

The replacement of the unused airport and unoccupied dwellings with an active vehicle storage facility for auction will increase community growth.

### **3.16 Spill Prevention Measures**

The project will be constructed in conformance with all local, state and federal regulations. The proposed vehicle storage facility does not involve the dismantling of the vehicles. No parts are removed from the vehicles and no maintenance is performed on the vehicles. No flammable or extra hazardous materials are to be stored on or included in the construction of the site.

Vehicles brought to this site are expected to have most of the primary fluid reservoirs emptied before they are delivered. In the unlikely event that spillage or leakage were to occur, trained operators have defined protocols to remediate the spillages, as stated in the Operational Manual included as Appendix C.

### **3.17 Police and Fire Protection and Emergency Health Services**

The proposed project does not entail the need for the implementation of increased police protection, emergency health services, or fire protection of the property. Stickles Pond is a natural fire protection resource existing adjacent to the site that is able to provide water for extinguishing any potential fires to occur during construction.

### **3.18 Traffic**

The traffic in the proposed area is expected to increase slightly.

### **3.19 Solid Waste Generation and Disposal**

Any solid waste generation will be picked up from the trash enclosure proposed on-site near the proposed staging and loading area, as seen on in Appendix A.



### **3.20 Construction Impact**

The construction impacts include an increase in noise levels associated with the heavy construction equipment required for site and grading improvements. Construction is to be performed during hours permitted by the Township's ordinance. Appropriate measures will be taken in accordance to the approved Soil Erosion and Sediment Control to control potential erosion and dust generated during construction.

The construction activities and equipment are to be kept within the property boundaries so that impacts on the surrounding properties are avoided. The proposed grading for the development shall be completed in phases, so that the overall grading improvements within the proposed limits of disturbance are not taking place at once. The construction equipment will be relocated as necessary. Permanent covers will be installed to the areas disturbed before moving construction equipment onto the sequential phase of grading.

## **4. ALTERNATIVES ANALYSIS**

### **4.1 No Build Option**

A no build option was considered as part of this alternatives analysis. This would not allow the property owner to realize the economic potential of the property. There would be no new impacts as a result of this option because there would be no changes to the property.

### **4.2 Less Intensive Option**

A less intensive development was considered for the property. This alternative includes the construction of less paved vehicle storage areas. This alternative would result in a slightly reduced footprint of development. However, the property and its surroundings can support the larger development and the reduction in size impacts the economic viability of the project.

## **5. LICENSES, PERMITS & APPROVALS**

- Sussex County Planning Board Approval
- NJDEP DLUR Freshwater Wetlands Permits
- NJDEP DLUR Flood Hazard Area Verification

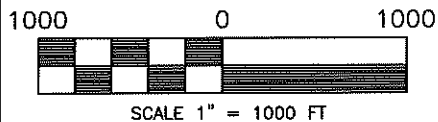
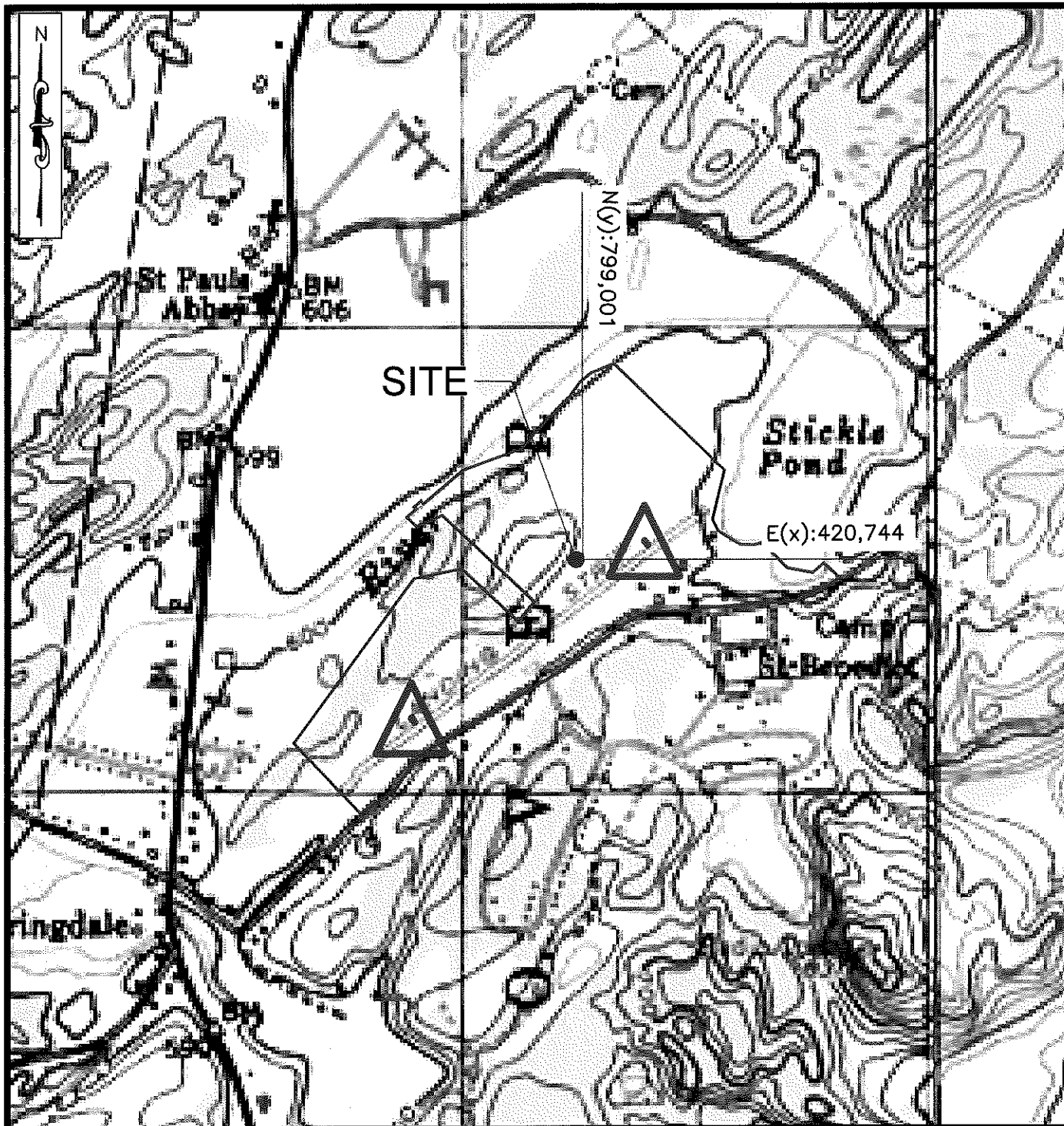
## **6. DOCUMENTATION**

The Township of Andover Ordinances were reviewed as part of the preparation of this report. GIS mapping as provided by the NJDEP through its GeoWeb service was consulted during the preparation of the report. United States Environmental Protection Agency Air Quality Data was consulted for 2019 Air Quality Index. Additionally, the applicant was consulted throughout the design process.



FIGURES





TITLE:

**USGS MAP**



140 WEST MAIN STREET HIGH BRIDGE, NJ 08829  
 (908) 238-0544 FAX: (908)238-9572

C.O.A. #: 24GA28021500

A PROFESSIONAL ASSOCIATION

LOCATION:

248 STICKLES POND RD  
 BLOCK 151 LOT 21  
 ANDOVER TOWNSHIP  
 SUSSEX COUNTY, NJ

DATE: 9/6/2019

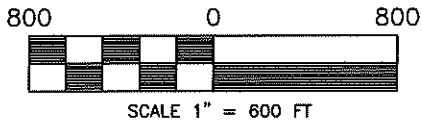
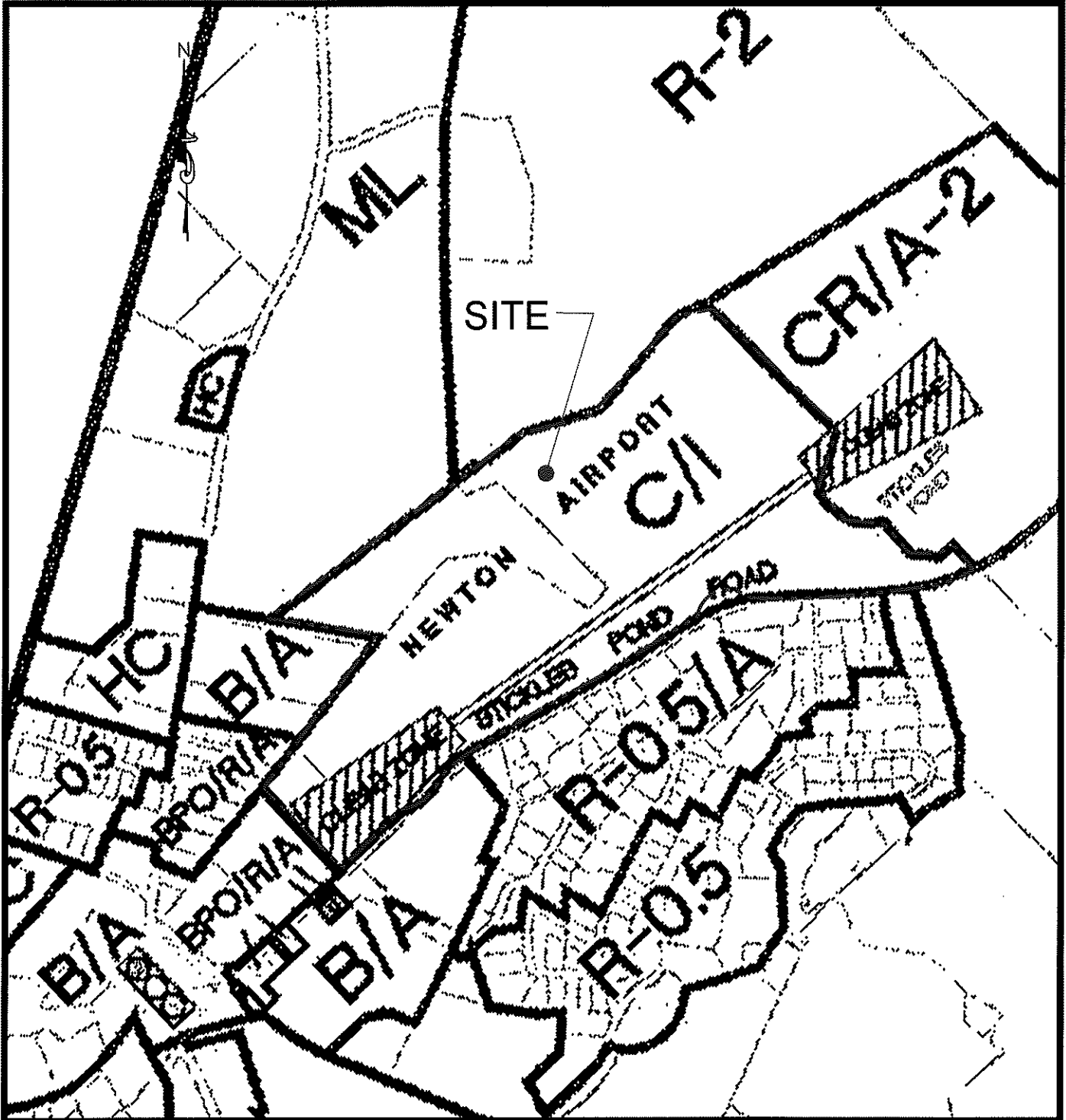
PROJECT NO.: 0119134

FILENAME: USGS.DWG

FIGURE No.

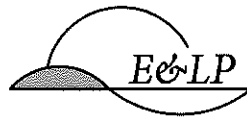
**1**

REFERENCES: USGS NEWTON WEST QUAD



TITLE:

**ZONING MAP**



140 WEST MAIN STREET HIGH BRIDGE, NJ 08829  
(908) 238-0544 FAX: (908)238-9572  
C.O.A. #: 24GA28021500

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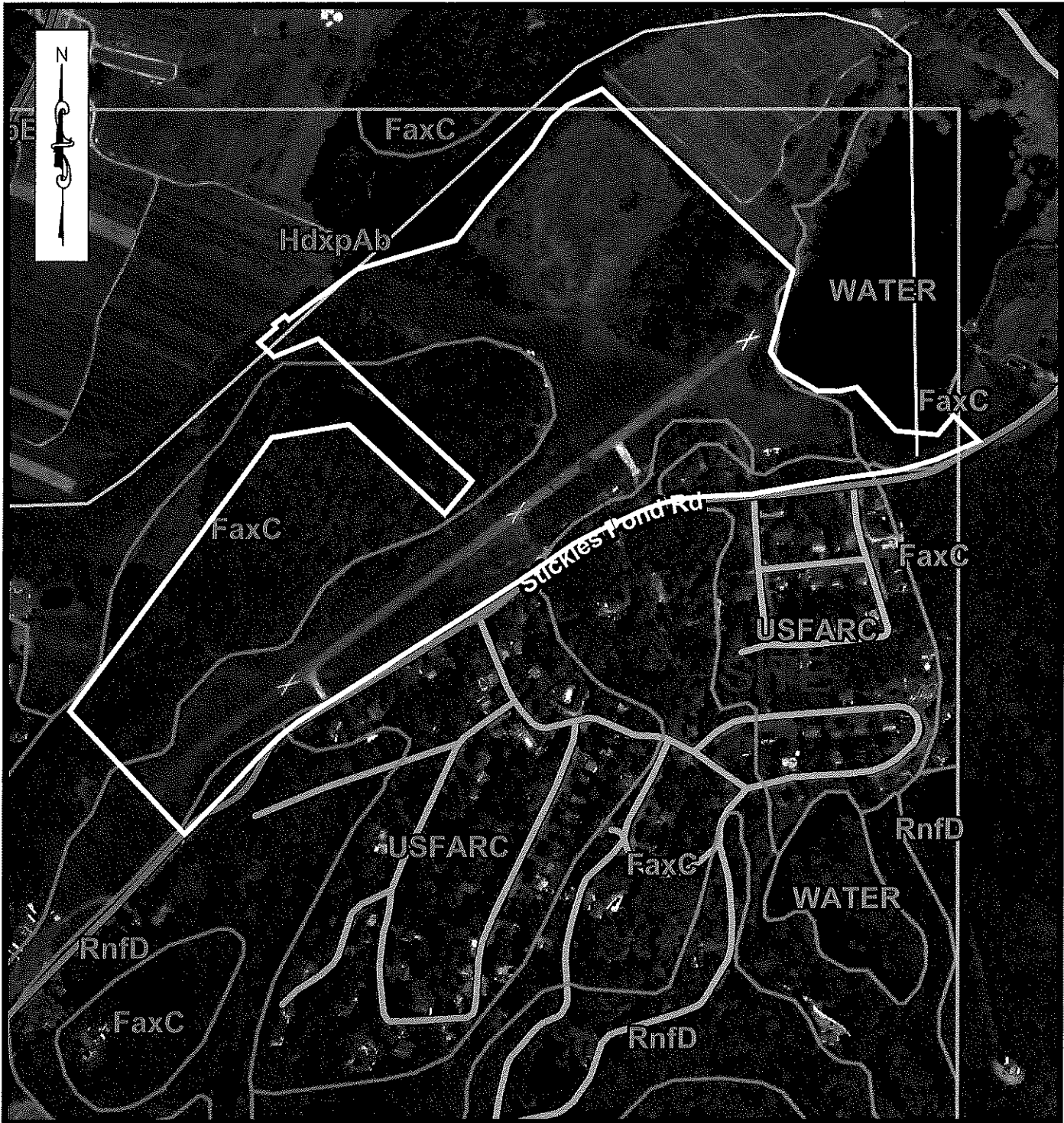
PROJECT NO.: 0119134

FILENAME: ZONING.DWG

FIGURE No.

**2**

REFERENCES: TOWNSHIP OF ANDOVER TAX MAP  
SHEETS 21, 21.01, 22, & 24



**SOILS**

FaxC: FARMINGTON-ROCK OUTCROP COMPLEX, 0 TO 15 PERCENT SLOPES

Hd xpAb: HAZEN-PAULINS KILL COMPLEX, 0 TO 3 PERCENT SLOPES, VERY STONY

USFARC: URBAN LAND-FARMINGTON-ROCK OUTCROP COMPLEX, 0 TO 15 PERCENT SLOPES

600 0 600



Scale 1" = 600 ft

SOURCE:  
WEB SOIL SURVEY

**TITLE:**

**SOIL MAP**



140 WEST MAIN STREET HIGH BRIDGE, NJ 08829

(908) 238-0544 FAX: (908)238-9572

C.O.A. #: 24GA28021500

A PROFESSIONAL ASSOCIATION

**LOCATION:**

248 STICKLES POND RD  
BLOCK 151 LOT 21  
ANDOVER TOWNSHIP  
SUSSEX COUNTY, NJ

DATE: 9/6/2019

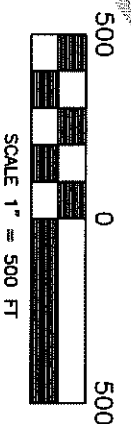
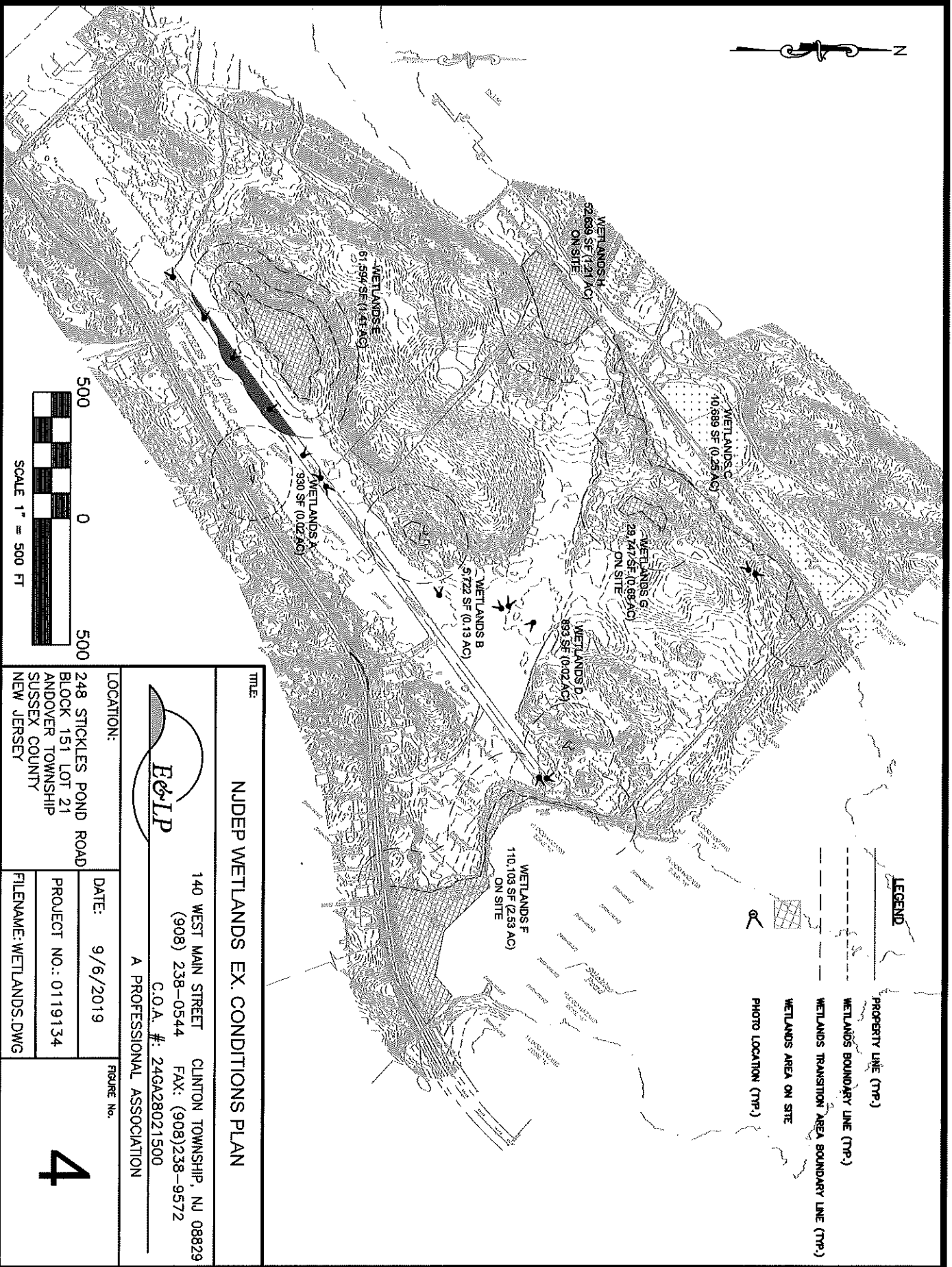
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**FIGURE No.**

**3**





**LEGEND**

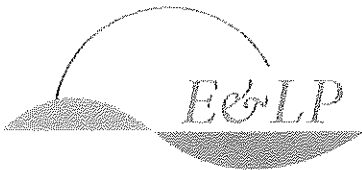
- PROPERTY LINE (TYP.)
- WETLANDS BOUNDARY LINE (TYP.)
- WETLANDS TRANSITION AREA BOUNDARY LINE (TYP.)
- WETLANDS AREA ON SITE
- PHOTO LOCATION (TYP.)

TITLE: **NUDEP WETLANDS EX. CONDITIONS PLAN**

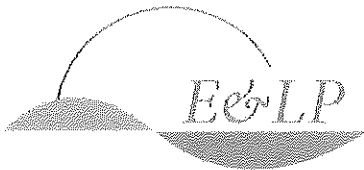
140 WEST MAIN STREET CLINTON TOWNSHIP, NJ 08829  
 (908) 238-0544 FAX: (908) 238-9572  
 C.O.A. #: 24GA28021500  
 A PROFESSIONAL ASSOCIATION

LOCATION: 248 STICKLES POND ROAD BLOCK 151 LOT 21 ANDOVER TOWNSHIP SUSSEX COUNTY NEW JERSEY		DATE: 9/6/2019	FIGURE No. <b>4</b>
PROJECT NO.: 0119134		FILENAME: WETLANDS.DWG	

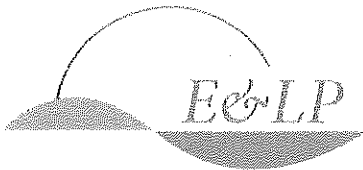
APPENDIX A: SITE PLANS  
(ATTACHED SEPARATELY)



APPENDIX B: STORMWATER  
MANAGEMENT REPORT  
(ATTACHED SEPARATELY)



APPENDIX C: SITE OPERATION PLAN



5555 Anglers Ave, Suite 27  
Fort Lauderdale, FL 33312  
O: (954) 406-6744



### Operational Manual Andover, NJ

The applicant, BHT Properties Group LLC (BHT) requests a Conditional Use Permit to operate an auto auction and automobile storage yard on approximately 97 acres, currently zoned C/I, with frontage on Stickles Pond Road, being Township of Andover, Lot:21 Tax Block:151.

BHT works in partnership with a variety of sellers, including insurance companies, dealerships, rental car companies and fleet lease companies to facilitate the efficient sale by auction of total loss and theft recovery vehicles. Vehicles are sold quickly and efficiently, with majority of its business being conducted via the internet. BHT's auto auction business involves receiving and selling vehicles that have been damaged in accidents, recovered after being stolen or damaged in natural disasters. **The vehicles are not dismantled; no parts are removed from the vehicles, nor is any maintenance done on the vehicles. THE VEHICLES ARE SOLD IN THE SAME CONDITION AS WHEN THEY ARRIVE.** BHT follows strict regulatory compliance at federal, state and local levels, including regular environmental audits and carries a pollution liability policy which covers all of its locations.

A one-story office building will be constructed at the Stickles Pond Road entrance. The building will be 10,800sqft; 50% of the building will be storage, and the other 50% will be a warehouse. It is anticipated that the facility will employ approximately 15-30 office and site workers who would utilize a parking area for employees and customers located adjacent to the office building; public attendance is minimal. We estimate roughly 20 trips per day for every 10 Acres of net Parking area. Having 30 acres in the property, will estimate to 60 trips per day. Business hours of operation will be Monday through Friday, 8am to 5pm. Vehicles will be dropped at the site in a drop lot and then moved to the storage area. Vehicles are onsite for 75-120 days until being removed from the site by the ultimate purchaser. The entire facility will be screened from view and secured by an 8ft. solid heavy gauge metal fence. A vegetative buffer will be installed along the frontage of the property parallel and adjacent to Stickles Pond Road. The surface of the parking area will be recycled asphalt millings, and a flush concrete perimeter Curb will be installed.

Vehicles brought to this site are expected to have most, of the primary fluid reservoirs emptied before they are delivered. In the unlikely event that spillage or leakage were to occur, trained operators have defined protocols to remediate the spillage.