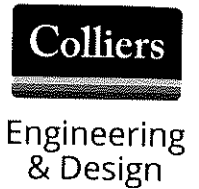


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Memorandum

To: Andover Township Land Use Board
From: Jesse B. Cokeley, P.E.
Date: July 19, 2023
Subject: Environmental Impact Statement for
Feels of Green Proposed Dispensary
474 Route 206 (Block 155, Lot 5.01)
Township of Andover, Sussex County, NJ

Project No.: 22012558A

In support of the above referenced Preliminary/Final Site Plan application, the following memo has been prepared in accordance with item #34 of the Site Plan Submission Requirements Checklist (Environmental Impact Statement). The contents included in this memo were based on the requirements listed in Township Ordinance §131-13.

Project Narrative Summary

The site consists of approximately 3.83 acres within the Route 206 Redevelopment Zone. It is located on the west side of U.S. Route 206, south of the intersection with Fredon Springdale Road. Access to the site is provided by a continuous curb cut along the Route 206 frontage. Under existing conditions, the property contains a two-story multifamily residence, a vacant commercial building (formerly a deli), and associated parking area.

The applicant seeks to redevelop the site by renovating the vacant 1,434 square foot commercial building and converting it into a proposed Class 5 cannabis dispensary. As part of this renovation, a 95 square foot building expansion is proposed, resulting in a 1,529 square foot commercial building.

The applicant also proposes several site improvements to support the new facility. The existing parking area will be repaved and restriped to provide eight (8) parking spaces and one (1) loading space. These spaces are designed in accordance with Town Code and meet the minimum required number of spaces for the proposed use. The majority of the parking is located within existing impervious coverage, however approximately 1,000 SF of new asphalt pavement is proposed. Of the striped parking spaces, one (1) space on the north side of the building is designated for employee parking only. Additional employee parking will be provided at the top of the gravel driveways near the multifamily residence.

The site improvements also include an 8' high masonry wall, along with new landscaping and lighting. The existing septic system will be removed and replaced by a new onsite sanitary disposal system. The new system was designed by others and is currently under review by the Sussex



Engineering
& Design

County Department of Health and Human Services. The septic improvements are shown on these plans for reference only and will be coordinated with the approved permit drawings. The remainder of the existing building utilities are to remain.

The proposed dispensary will be a Class 5 Cannabis Retail facility (which the applicant is licensed to operate). The building will be designed to comply with the Township cannabis ordinance, including a ventilation system to mitigate odors and noise reduction systems for mechanical equipment. The facility will involve retail sales only and therefore no industrial processes are proposed onsite. The site lighting was designed in accordance with Town code and the parking is laid out so that headlights are not directed towards Route 206.

The anticipated hours of operation will be between 9:00 am and 9:00 pm and deliveries will occur a few times a week, typically during the morning. These deliveries will occur within the striped loading space onsite. It is anticipated that a maximum of six (6) employees will be working in a given shift.

All solid waste that is generated by the subject property shall be collected internally daily and shall be placed within the proposed trash enclosure and picked up by a private hauler as necessary. Additionally, recycling will be conducted on site and recycling containers will be provided within the masonry trash enclosure for periodic collection by a private hauler. Both deliveries and trash removal can be scheduled at times that least impact the surrounding neighbors.

Surface and Groundwater Quality

The proposed improvements involve minimal land disturbance and any potential impacts to surface, and groundwater quality (if any) would be minimal. It should be noted that the existing septic system is not functioning properly and therefore the applicant is proposing to replace the system. Application has already been made to the Sussex County Health Department and the septic system design plans have been provided as part of this application. A properly functioning septic system will be an improvement when compared with existing conditions and will protect against groundwater contamination from sanitary waste.

Soil Capabilities and Limitations

According to the USDA Web Soil Survey for Sussex County, soil within the limit of disturbance is 100% Hazen-Paulins Kill complex (Hdxbp). This soil is a very stony gravelly loam with high infiltration capacity and deep groundwater. Based on the minimal land disturbance proposed, there should not be any limitations due to the existing soil capabilities.

It should be noted that the proposed land disturbance is less than 5,000 SF; therefore, certification is not required from the Sussex Conservation District. Soil conservation and sediment control measures will still be implemented on the site to include installation of silt fence and a stabilized construction entrance to lessen adverse impacts at the time of construction.

Slope Stabilities

The proposed improvements involve minimal grading activities and will maintain the existing slope stability of the site. The majority of the land disturbance exists within existing impervious coverage or within relatively flat lawn areas. A retaining wall is proposed behind the dispensary which will mitigate impacts to the steeper portion of the site. Although the project is exempt from Sussex Conservation District regulations, a soil erosion and sediment control plan has been prepared to mitigate any potential impacts which may occur as a result of grading activities.

Architectural Design and Relation to Adjacent Structures

The site is located within a primarily commercial corridor along Route 206. The proposed architectural design will be generally consistent with the surrounding commercial properties. It will also serve as an improvement when compared with the existing abandoned structure.

Land Use Aesthetics

As previously noted, the existing commercial building is vacant and in poor condition. Through renovations and several site improvements to support the new facility, the aesthetics will be significantly enhanced. Refer to the architectural renderings included with application for reference.

In addition, landscaping is proposed to provide visual screening and buffers for the surrounding users/properties. As required by the Township of Andover cannabis ordinance, an 8' high masonry wall planted with ivy is proposed behind the proposed dispensary. This will be a substantial improvement in aesthetics when compared with the existing abandoned commercial property.

Sewage Volume

Sewage flows generated by the proposed dispensary will be handled by an onsite sewage disposal system (septic). Therefore, no new sewage volume will be discharged to the public sewer system. As previously noted, the existing septic system will be removed and replaced with a new system. Anticipated sewage volume was calculated based on NJDEP standards as 20 GDP (1,600 SF * 0.125 SF/GPD). However, the septic system was designed for a minimum design flow of 350 GDP in accordance with NJDEP standards.

The proposed septic system has been designed in accordance with NJDEP and Sussex County regulations. Application has already been made to the Sussex County Health Department.

Water Table Elevation

Based on USDA web soil survey, most of the soil on the site has a depth to water table of over 80 inches. Based on the limited improvements proposed and the existing groundwater depth, no impacts to the water table are anticipated.

Location of Aquifers

Based on available mapping on NJ-GeoWeb, the site is located on the bedrock aquifers Jacksonburg Limestone, Kittantiny Supergroup, and Hardyston Quartzite. However, there are no Surficial Aquifers mapped with the property limits.

Depth and capacity of all wells within 500 feet

There is an existing well onsite. The well is covered by well permit #21-10945 with a casing depth of 51 feet and well depth of 400 feet. Refer to the Onsite Sewage Disposal System Plan, prepared by Houser Engineering, for more information on the existing well.

Expected Groundwater Yields

Based on the limited land disturbance proposed, no impact to the existing groundwater is anticipated.

Changes of runoff rates and volumes to be caused by changes in land use and the time of concentration

The proposed improvements involve minimal land disturbance and any impacts to runoff rates and volumes are de minimus. A small area of new impervious coverage (approx. 1,000 SF) is proposed. The existing drainage patterns will be maintained and there will be negligible impact to the existing time of concentration. The scope of the project involves redevelopment of an existing commercial site, and the majority of the improvements are proposed within existing impervious coverage.

Conclusion

As previously noted, the proposed development involves minimal land disturbance and provides significant improvements to the vacant commercial portion of the property. The land use aesthetics will be enhanced, the malfunctioning septic system will be repaired in accordance with NJDEP and Sussex County standards, and new landscaping will be installed. No adverse environmental impacts are anticipated for this project; however, any potential impacts will be mitigated to the maximum extent practical as outlined in this memo.