

ENVIRONMENTAL IMPACT STATEMENT

Prepared for:

ANDOVER MUNSEE REALTY, LLC

Regarding the:

Proposed Retail Cannabis Commercial Building

**Block 134, Lot 26
667 State Route 206
Township of Andover
Sussex County, New Jersey**

Prepared by:

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TABLE OF CONTENTS

Table of Contents	2
1. Introduction.....	3
2. Existing Conditions Review	3
3. Description of Development.....	3
4. Inventory of Existing Environmental Conditions.....	4
a. Surface and Groundwater Conditions.....	4
b. Air Quality	4
c. Noise Characteristics	5
d. Soils.....	5
e. Topography and Slopes.....	5
f. Sewer Systems and Stormwater Management.....	5
g. Vegetation.....	6
h. Endangered Species	6
i. Vernal Ponds.....	6
j. Category 1 Waterway Impact	6
k. Groundwater Contamination.....	6
l. Architectural and Historical.....	7
5. Sewage Facilities	7
6. Water Supply	7
7. Drainage.....	7
8. Refuse Disposal	8
9. Air and Noise Impact	8
10. Assessment of Environmental Impact of Project.....	8
11. Construction Impact.....	8
12. Alternative Analysis.....	9
13. Marketability of Proposed Use	9
14. Traffic Impact	9
15. Police and Fire Protection.....	9

1. INTRODUCTION

This Environmental Impact Statement (EIS) has been prepared to demonstrate that the proposed redevelopment of Block 134, Lot 26, located in the Route 206 Redevelopment Zone, consisting of the renovation of an existing single-family dwelling into new retail commercial building and a maintaining an existing one bedroom apartment over a garage and shed will have a minimal impact on the natural environment.

2. EXISTING CONDITIONS REVIEW

The property has a total area of approximately 59,826 square feet (or approximately 1.3734 acres) and is located fronting onto State Route 206 to the south and is bordered by vacation lands to the north and west, and the Sussex County Andover Township Garage to the east.

The subject property is currently occupied a one (1) story, single-family home, one (1) bedroom apartment over a two (2) car garage and a large shed. The existing impervious coverage is approximately 12,444 square feet and covers approximately 20.8% of the property which consists of buildings, asphalt pavement areas and gravel driveways. The remaining 47,382 square feet (or 79.2%) is covered by pervious (or open space) areas consists of lawn, grasses, wooded areas and rock outcrops.

The property currently has two (2) driveways. The first driveway is located at the western edge of the property located approximately 11.0 feet from Lot 25.02 and is approximately 10 feet by 50 feet. The second driveway is located at the eastern side of the single-family house approximately 76.5 feet from Lot 25.02 and is approximately 35 feet wide and 95 feet long. Only the second driveway provides dual access to and from State Route 206.

No wetlands or streams are located within 300 feet of the subject property.

The property has an existing on-site well, subsurface sewage disposal system and is serviced by an aerial electrical service connection.

3. DESCRIPTION OF DEVELOPMENT

The project will consist of the renovation of the existing single-family home into a retail cannabis commercial building with a new handicap accessible ramp on the eastern side of the existing building, stair access on the east and side, a loading access on the east side and configuration of the first floor with waiting area, retail space, delivery room, vault and security. Storage is provided in the basemap area. The footprint of the existing single-family home will not be enlarged or reduced, though the western covering over the stairs will be removed.

The existing one (1) bedroom apartment over the two (2) car garage will remain. Garage access will be eliminated. Parking for tenants will be provided in the proposed parking area.

The existing 1,550 square foot shed at the eastern end of the property will be maintained and used for storage as required.

The existing western driveway will be closed and removed. The eastern driveway will be ungraded to comply with township standards for a 25 foot drive aisle and a new parking area with 10 feet by 20 feet spaces. The parking area will consist of two (2) parking spaces for the apartment, eight (8) parking spaces for the retail use, one (1) handicap parking space and a van loading/unloading space. Sidewalk access to the proposed wooden deck on the east side of the building and entrance will be provided by a wooden ramp and stairs.

A 10 feet by 20 feet van loading area is provided in the parking area with a turn-around space provided at the end of the parking area for ease of circulation.

Lighting will consist of three (3) pole mounted fixtures and landscaping is provided along the roadway frontage, within the parking area and around the property.

The existing well will be maintained though a new septic disposal system is proposed.

Trash and recycling bins are provided for the retail use and apartment on concrete pads.

4. INVENTORY OF EXISTING ENVIRONMENTAL CONDITIONS

a. Surface and Groundwater Conditions

On August 28, 2023, four (4) soil logs for the proposed subsurface sewage disposal system and three (3) soil logs for potential stormwater management purposes were conducted on the subject property. The Sussex County Division of Health witnessed the four (4) soil logs for the proposed subsurface sewage disposal system.

Soil logs were excavated to a depth of 120 inches or 10 feet. Groundwater conditions in the form of seepage, ponding or mottling were observed in all septic soil logs and two drainage soil logs (D1 and D2). The Seasonal High Groundwater was observed to be the highest at 66 inches or 5.5 feet in soil log D2 located in the eastern corner of the subject property.

The existing well will be maintained.

The property is located over the Jacksonburg Limestone, Kittatinny Supergroup and Hardyston Quarzite bedrock aquifer in accordance with the NJDEP Geoweb database.

b. Air Quality

Retail commercial uses permitted within the zone for the proposed building are not air pollution generators. No proposed uses or activities on the subject property will generate air quality concerns.

c. Noise Characteristics

Trash pick-up is expected once a week by a private hauler on State Route 206 and truck retail supply deliveries are anticipated to occur three (3) times a week and during normal business hours by a delivery van. FedEx, USPS and regular mail deliveries will occur daily or as required. The only noise being generated is the reversing alert noise of the delivery van for periods of less than 1 to 2 minutes.

d. Soils

According to the United States Department of Agriculture (USDA), Natural Resources Conservation Service, Web Soil Survey (WSS), soils on the subject property consists of Hazen-Paulins Kill complex, 3 to 8 percent slopes (Hd xpBb) on front areas and Rock outcrop-Farmington-Galway complex, 15 to 35 percent slopes (RnfD) on the rear areas.

e. Topography and Slopes

The subject property generally slopes from north to south from elevation 603 (at the base of the rock outcrop) to 593.2 (at the stone rip-rap apron along the southeastern property line).

Steep slopes, measured as being 15 percent or greater, occupy approximately 29,214 square feet or approximately 43.8% of the subject property. Steep slopes are further broken down per Section 190-32.3 of the Township of Andover Zoning Ordinance into three (3) categories being 15% to 24.99%, 25% to 34.99% and greater than 35%.

The 29,214 square feet of steep slopes on the subject property consists of approximately 5,731 square feet of 15% to 24.99% slopes, approximately 2,793 square feet of 25% to 34.99% slopes and approximately 20,690 square feet of greater than 35% slopes.

The rock outcrop area accounts for approximately 18,442 square feet or approximately 89% of the steep slopes greater than 35% or approximately 30% of the entire subject property.

The maximum allowable disturbances per the Zoning Ordinance are 15% for 15% to 24.99% slopes, 3% of 25% to 34.99% slopes and 0% of greater than 35% slopes respectively.

The proposed site improvements will impact approximately 18.5% of 15% to 24.99% steep slope area when 15% is permitted, approximately 3.3% of 25% to 34.99% steep slope area when 3% is permitted and approximately 0.07% of steep slopes greater than 35% when 0% is permitted. The areas of impact are generally related to the steep slopes created by the existing septic disposal field and the construction of the proposed septic disposal field.

f. Sewer Systems and Stormwater Management

No sanitary or storm drainage sewer systems exist on the subject property or in State Route 206.

A stone rip-rap apron ranging in width from 3 feet to 8 feet and 129 feet long with a total approximate area of 811 square feet, and approximately 6 inches of stone is located on Lot 27 which is the Sussex County Andover Township Garage to collect runoff for infiltration from the subject property and Lot 27 to the east. Per soil logs D1 and D2 conducted at each end of the apron on Lot 27, 15 to 18 inches of topsoil had been placed on the top of an old asphalt driveway. The removal of the asphalt driveway from the footprint of the rip-rap apron would greatly enhance stormwater infiltration on the property.

The rip-rap apron is to be maintained by Sussex County.

g. Vegetation

Open space or previous coverage on the subject property consists of lawn, grasses, wooded areas and rock outcrops over approximately 50,212 square feet or approximately 84% of property area. Mature vegetation and trees (outside of the rock outcrop area) occupy approximately 10,028 square feet or 17% of the subject property, which accounts for approximately 20% of the open space, which are located along the northern and eastern property lines.

h. Endangered Species

No existing wooded areas will be removed that could be habitats for endangered species.

i. Vernal Ponds

In accordance with the NJDEP Geoweb Viewer, Vernal Pools – Landscape Project layer, no vernal ponds are identified on the subject property with the closest location over 1,000 feet away on Block 158 lot 10 to the south across State Route 206 (Vernal Pool ID: 10,474 and Vernal Pool Habitat ID: 3,067).

No buffers associated with documented vernal pools impact the subject property.

j. Category 1 Waterway Impact

No Category 1 waterways are within 300 feet of the subject property.

k. Groundwater Contamination

No equipment using fluids is proposed under the site plan application nor any vehicular maintenance or repairs proposed.

The proposed parking area will have the same levels of contamination from vehicles and trucks similar to other retail commercial facility in the township.

1. Architectural and Historical

The existing residential siding will be maintained though the façade will be updated with new windows, a business sign and stone veneer.

The existing apartment footprint will be maintained in it's present condition with the garage doors removed and windows provided.

No historically significant structures exist of the subject property.

5. SEWAGE FACILITIES

The existing residential septic system will be upgraded for the proposed build out uses.

A proposed subsurface sewage disposal system will be designed and submitted to the Sussex County Division of Health for the change of use from residential to mixed use retail commercial and residential for the apartment with a daily projected flow of 504 gallons. The preliminary design on the Site Plans consists of one (1), 1,000-gallon concrete septic tank, an advanced treatment unit and a 12-foot by 40.2-foot pressured dosed disposal field with a two (2) fill enclosure.

The proposed septic system will comply with setback requirements for new construction outlined in the New Jersey septic code (N.J.A.C. 7:9A – Standards for Individual Subsurface Sewage Disposal Systems).

6. WATER SUPPLY

The subject property is serviced by an on-site well that will be maintained and service all existing and proposed uses.

Surrounding properties are serviced by wells. Research conducted on well records with the Sussex County Division of Health identified one (1) unknown well within 500 feet of the subject property Block 134, Lot 27 to the east.

7. DRAINAGE

The subject property does not have any existing storm sewer systems or stormwater management features or facilities on-site.

The subject property generally slopes from north to south from the rock outcropping to the stone rip-rap apron on Lot 27.

There is no increase in impervious coverage and a reduction of 235 square feet.

Existing drainage flow patterns to the stone rip-rap apron will be maintained in the proposed condition.

8. REFUSE DISPOSAL

Refuse and recyclable containers will be stored behind the retail building and the apartment, and wheeled out to the curb no sooner than the night prior to pick up.

9. AIR AND NOISE IMPACT

The proposed development will have no deleterious effects on air quality caused by smoke, gases, discernible odors, deleterious chemical changes, particle matter or changes produced by heat, incineration or processing of materials.

Noise is limited to passenger and truck vehicles for customers, deliveries and solid waste collection.

10. ASSESSMENT OF ENVIRONMENTAL IMPACT OF PROJECT

Steep slopes will be impacted with the development.

The proposed site improvements will impact approximately 18.5% of 15% to 24.99% steep slope area when 15% is permitted, approximately 3.3% of 25% to 34.99% steep slope area when 3% is permitted and approximately 0.07% of steep slopes greater than 35% when 0% is permitted. The areas of impact are generally related to the steep slopes created by the existing septic disposal field and the construction of the proposed septic disposal field.

No existing wooded areas will be affected by the proposed development.

11. CONSTRUCTION IMPACT

The proposed development will impact Lot 27 owned by Sussex County for the proposed driveway and removal of existing site improvements.

Discussions with Sussex County have indicated a Road Opening Permit for temporary work within the right-of-way area along the southern property line with Lot 27 will be required to remove the existing site improvements and a Driveway Access Permit will be required to access the property through Lot 27 which in the location of the driveway is County right-of-way.

Both above permits will be referenced as additional permits required when Preliminary Approval is obtained from the Sussex County Planning Board.

12. ALTERATIVE ANALYSIS

The developable area on the subject property is limited to the open lawn spaces and, as such, the proposed site improvements were planned for these areas. Multiple concept plans were prepared prior to the selection of the proposed Site Plan to minimize the impact to existing critical areas on the property.

13. MARKETABILITY OF PROPOSED USE

The proposed development will improve the marketability of the subject property significantly with the upgrade of the residential building to a retail space and the maintenance of the apartment. The proposed development will present a clean, neighborhood friendly business visible from State Route 206 and supportive of the Township of Andover, Route 206 Redevelopment Plan dated March 2002.

14. TRAFFIC IMPACT

The proposed development will generate additional traffic than the previous use though the impact will be minimal onto State Route 206.

15. FIRE AND POLICE PROTECTION

The proposed development will not store any flammable or hazardous materials requiring special measures for fire protection.

The proposed development will not require any additional police protection, traffic control or any other police presence for normal business operations.