

ENVIRONMENTAL IMPACT STATEMENT

Prepared for:

PUFFCITY PROPERTY, LLC

Regarding the:

**Proposed Retail Commercial Building
Block 134, Lot 17.06
515 State Route 206
Township of Andover
Sussex County, New Jersey**

Prepared by:

**Davies Engineering, LLC
615 State Route 94 South
Newton, New Jersey 07860**

January 25, 2023

**Daniel Davies, P.E., C.M.E.
Professional Engineer
New Jersey License No. 24GE04951800**

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	4
d. Soils.....	5
e. Topography and Slopes.....	5
f. Sewer Systems and Stormwater Management.....	5
g. Vegetation.....	5
h. Endangered Species	5
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.....	8
8. Refuse Disposal	8
9. Air and Noise Impact.....	8
10. Assessment of Environmental Impact of Project.....	8
11. Construction Impact.....	9
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 17.06, located in the Route 206 Redevelopment Zone, consisting of a new retail commercial building will have a minimal impact on the natural environment.

2. EXISTING CONDITIONS REVIEW

The property has a total area of approximately 49,078 square feet (or approximately 1.127 acres) and is located fronting onto State Route 206 to the west and is bordered by a car dealership to the north on Lot 17.12, farmland to the east on Lot 17.15 and the Harmony Lodge to the south on Lot 17.02.

The subject property is currently occupied by the closed Smokehouse Barbecue restaurant. The existing impervious coverage is approximately 16,516 square feet and covers approximately 33.7% of the property which consists of an existing single-story structure, asphalt pavement parking areas and a small shed. The remaining 32,562 square feet of pervious (or open space) area consists of lawn, grasses and wooded areas.

The property currently has two (2) driveways. The first driveway is located at the northern edge of the property located approximately 19.5 feet from Lot 17.12 and is approximately 72.5 feet wide at the edge of pavement. The second driveway is located at the southern edge of the property located approximately 25.6 feet from Lot 17.02 and is approximately 53.3 feet wide at the edge of pavement. Both driveways provide dual access to and from State Route 206 and are spaced approximately 104 feet apart.

Wetlands are located off-site along the eastern or rear property line with a 150-foot buffer. Wetland buffers cover approximately 30,849 square feet or approximately 62.9% of the subject property. The following permits are being applied for with New Jersey Department of Environmental Protection (NJDEP):

- A Letter of Interpretation (LOI)
- Freshwater Wetlands – Transition Area Waiver – Averaging Plan
- Freshwater Wetlands – Special Activities Transition Area Waiver for Redevelopment
- Flood Hazard Area Permit

The property has an existing on-site well, subsurface sewage disposal system and is serviced by an aerial electrical connection located on the northern side of the property.

3. DESCRIPTION OF DEVELOPMENT

The proposed development will consist of a 6,120 square foot, single-story retail commercial building. An 18 space employee and customer parking area is proposed with 17 regular (10-foot

wide by 20-foot long) spaces and one (1) handicap (8-foot wide by 20-foot long) space. A 15-foot by 15-foot dumpster enclosure consisting of six (6) foot high board-on-board fencing and a 12-foot wide swing gate is located adjacent to the south side of the proposed building. A 15-foot by 40-foot loading area is located in front of the dumpster enclosure on the south side of the proposed building. The dumpster enclosure and loading area are accessible by a 5-foot wide concrete sidewalk along the front, rear and south side of the proposed building. Additional site improvements include lighting, landscaping, an upgraded septic disposal system and new on-site well.

A soil erosion and sediment control plan has been prepared for the proposed development for review and approval by the Township of Andover.

NJDEP permitting is required for wetland buffer and riparian buffer impacts.

4. INVENTORY OF EXISTING ENVIRONMENTAL CONDITIONS

a. Surface and Groundwater Conditions

On January 13, 2023, three (3) soil logs for the proposed subsurface sewage disposal system and one (1) soil log for potential stormwater management purposes were conducted on the subject property. The Sussex County Division of Health witnessed the three (3) soil logs for the proposed subsurface sewage disposal system.

Soil logs were excavated to a depth of 132 inches or 11-feet. No groundwater conditions in the form of seepage, ponding or mottling were observed in any of the soil log locations.

The existing well will be decommissioned and a new on-site water supply well will be drilled to accommodate the proposed development.

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 and truck retail supply deliveries are anticipated to occur three (3) times a week and during normal business hours. FedEx, USPS and regular mail deliveries will occur daily or as required. The only noise being generated is the dropping of a dumpster or the reversing alert noise on some trucks 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 (HdypBb).

e. Topography and Slopes

The subject property generally slopes from north to south across the existing parking area from elevation 591.3 to 588.0 and from west to east from the rear of the existing building from elevation 591.5 to 578.0. The parking area slope is approximately 1.0%. The rear yard lawn area varies between two (2) distinctive sloped areas of approximately 21% and approximately 6% respectively. All lawn areas have been graded from original conditions to accommodate the restaurant pad, associated parking areas, or the existing septic disposal field in the rear yard.

Steep slopes, measured as being 15 percent or greater, occupy approximately 9,174 square feet or approximately 18.7% 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 9,174 square feet of steep slopes on the subject property consists of approximately 7,390 square feet of 15% to 24.99% slopes, approximately 1,396 square feet of 25% to 34.99% slopes and approximately 388 square feet of greater than 35% slopes.

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.

f. Sewer Systems and Stormwater Management

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

g. Vegetation

Open space or previous coverage on the subject property consists of lawn, grasses and wooded areas over approximately 32,562 square feet or 66.3% of property area. Mature vegetation and trees occupy approximately 11,908 square feet or 24.3% of the subject property, which accounts for approximately 36.6% 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.

A Freshwater Wetlands Letter of Interpretation application to verify the limits of on-site wetland buffers areas and a Special Activities Transition Area Waiver for Redevelopment to authorize

redevelopment of existing disturbed transition areas are pending with NJDEP and any potential impact to endangered species would be identified by NJDEP Land Use Regulation review.

i. Vernal Ponds

In accordance with the NJDEP Geoweb Viewer, Vernal Pools – Landscape Project layer, no vernal ponds are identified on the subject property. The closest vernal pool is located approximately 800 feet to the south on Block 134, Lot 17.17 (Vernal Pool ID: 10,488 and Vernal Pool Habitat ID: 3,072). No buffers associated with documented vernal pools impact the subject property.

A potential vernal pool location is identified on the NJDEP Geoweb Viewer, Vernal Pools – Landscape Project layer on Block 157, Lot 8.08 on Tallyho Lane approximately 890 feet to the west (Potential Vernal Pool Habitat ID: 2,262). It should be noted that the referenced habitat property area is approximately 69.87 acres and may pre-date the development of Huntsville Ridge Subdivision filed with the Sussex County Clerk’s Office on February 7, 2000.

j. Category 1 Waterway Impact

The existing impervious coverage is approximately 16,516 square feet and covers approximately 33.7% of the property with buildings covering approximately 1,416 square feet or approximately 2.9% of the property and considered ‘clean’ under NJDEP stormwater rules. The remaining impervious coverage is approximately 15,100 square feet or approximately 30.8% of the property and is considered ‘dirty’ under NJDEP stormwater rules.

The proposed impervious coverage is approximately 17,135 square feet and covers approximately 34.9% of the property with the building covering approximately 6,120 square feet or approximately 12.5% of the property and considered ‘clean’ under NJDEP stormwater rules. The remaining impervious coverage is approximately 11,015 square feet or approximately 22.4% of the property and is considered ‘dirty’ under NJDEP stormwater rules.

The proposed development will improve ‘clean’ stormwater runoff by 9.6% and reduce ‘dirty’ stormwater runoff by 8.4%.

This is a significant improvement in water quality conditions within the riparian buffer on the subject property of the Pequest River.

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 of any other retail commercial facility in the township.

I. Architectural and Historical

An existing dilapidated restaurant building occupies approximately 1,322 square feet of the subject property and a small accessory structure occupies approximately 94 square feet. The existing structures are beyond repair and have no architectural elements worth repairing or maintaining.

No historically significant structures exist of the subject property.

The subject property has been identified in the Township of Andover, Route 206 Redevelopment Plan dated March 2002, as a property in need of rehabilitation.

5. SEWAGE FACILITIES

Research conducted on septic records with the Sussex County Division of Health for the subject property indicates that a septic alteration plan was permitted in August 2001 for 150 patrons per day with a total daily design flow of 1,500 gallons.

An inspection of the building identified 24 seats within the seating area of the restaurant.

A proposed subsurface sewage disposal system has been designed and submitted to the Sussex County Division of Health for the change of use from restaurant to retail commercial with a daily projected flow of 765 gallons. The design consists of a new 1,500 gallon, two-compartment concrete septic tank and a 27-foot by 46-foot gravity disposal field.

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 decommissioned and a new well drilled.

Surrounding properties are serviced by wells. Research conducted on well records with the Sussex County Division of Health identify five (5) wells within 500 feet of the subject property. Two (2) wells service residential properties on Tallyho Lane with the closest well being approximately 477-feet away on Block 157, Lot 8.06 to the west. Three (3) wells service non-residential properties along the State Route 206 corridor with the closest well approximately 22-feet away on Block 134, Lot 17.12 to the north.

7. DRAINAGE

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

Presently, stormwater runoff flows primarily north to south across the parking area before turning east, and from the rear of the existing building to east, to the Pequest River located along the rear or eastern property line.

The increase in impervious coverage is approximately 619 square feet.

The total area of disturbance is approximately 21,128 square feet or 0.49 acres.

The existing drainage flow pattern will be maintained in the proposed condition.

No stormwater management facilities are proposed since the proposed development is not classified as a Major Project with the increase in impervious coverage less than 10,890 square feet or 1/4 acre and the total limit of disturbance is less than 1 acre.

8. REFUSE DISPOSAL

A 15-foot by 15-foot dumpster enclosure surrounded with a six (6) high board-on-board fence with a 12-foot wide swing gate is provided for solid waste disposal and recycling. A private hauler will collect refuse and recycling waste once a week.

The refuse disposal for the proposed development will comply with State, County and Township requirements, regulations and codes.

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.

The proposed development does not manufacture, process, construct or build anything. Noise is limited to passenger and truck vehicles for customers, deliveries and solid waste collection.

10. ASSESSMENT OF ENVIRONMENTAL IMPACT OF PROJECT

The proposed development will impact wetland buffer areas and the flood hazard area of the Pequest River as outlined above.

Steep slopes will be impacted with the development. The proposed development of the property will impact approximately 14.7% of 15% to 24.99% slopes, 0.2% of 25% to 34.99% slopes and 0% of greater than 35% slopes respectively. The steep slopes to be impacted are immediately behind the existing structure to provide a larger proposed building and on slopes that have been previously excavated and worked into lawn areas.

No existing wooded areas will be impacted with the proposed development.

11. CONSTRUCTION IMPACT

The proposed development consists of a single-phase construction program for the building. Earthwork is expected to require approximately thirty (30) days and building construction approximately ninety (90) days. Other site improvements, such as parking areas, dumpster enclosure, sidewalks, landscaping and lighting are expected to take approximately sixty (60) days running concurrently with construction of the building.

12. ALTERATIVE ANALYSIS

Due to the presence of the wetland buffers in the rear yard area, the proposed development presented on the site plans mirrors other retail commercial buildings in Andover with the closest similar site configuration with parking in the front yard located approximately 280-feet to the south at the Andover Mini Mall on Lot 17.08.

13. MARKETABILITY OF PROPOSED USE

The proposed development will improve the marketability of the subject property significantly with the removal of a dilapidated building. 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 is a retail commercial building will generate less traffic than the previous use of a restaurant that has sit down service and a walk up take-away bar that could have a customer turnover of ten (10) people or more per hour during an eight (8) hour business day.

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 operation.