

**ENVIRONMENTAL IMPACT
STATEMENT**

FOR

PRELIMINARY SITE PLAN

AT

**BLOCK 158, LOT 6
U.S. HIGHWAY ROUTE 206 AND BRIGHTON ROAD
TOWNSHIP OF ANDOVER
SUSSEX COUNTY, NEW JERSEY**

For:

**Ringo Properties, LLC c/o Mathew Pennisi
60 Peach Tree Avenue
East Hanover, New Jersey 07936**

Prepared by:



**Kevin J. Robine, P.E.
Project Manager**

**July 25, 2023
Revised February 22, 2024**

TABLE OF CONTENTS

I.	INTRODUCTION	
	A. Purpose	1
II.	PROJECT DESCRIPTION	
	A. Overall Description	2
	B. Compatibility with Planning Goals	5
III.	SITE DESCRIPTION AND INVENTORY	
	A. Geology and Topography	5
	B. Soils	6
	C. Hydrology	7
	1. Wetlands	
	2. Floodplains	
	3. Surface Drainage	
	4. Ground Water	
	D. Vegetation and Wildlife	9
	E. Air Quality	9
	F. Man Made Conditions and Structures	11
	1. Land Use	
	2. Noise Characteristics and Levels	
	3. On-site monitoring wells/soil contamination	
	G. Aesthetics	13
IV.	AREA AND REGIONAL DESCRIPTION	
	A. Surrounding Environs	14
	B. Infrastructure	14

TABLE OF CONTENTS (cont.)

V.	ASSESSMENT OF POTENTIAL IMPACTS	
A.	Overview	15
B.	Soil Erosion and Sedimentation	15
C.	Flooding and Floodplain Protection	16
D.	Wetlands	16
E.	Surface Water Quality	16
F.	Groundwater Quantity and Quality	17
G.	Vegetation	17
H.	Wildlife	18
I.	Zoning Analysis	18
J.	Other Environmental Considerations	18
	1. Solid Waste Disposal	
	2. Energy Demand	
	3. Air Quality	
	4. Noise Pollution	
K.	Population Increases	20
L.	Social and Economic Impact	20
M.	Infrastructure	21
	1. Traffic	
	2. Water & Sewer Service	
	3. Utilities	
VI.	RECOMMENDED ACTIONS AND MITIGATION	
A.	Overview	23
B.	Erosion and Sedimentation Control	23
C.	Stormwater Management and Groundwater Protection	25

TABLE OF CONTENTS (cont.)

VII.	LICENSES, PERMITS, OTHER APPROVALS	25
VIII.	SUMMARY OF RECOMMENDATIONS AND CONCLUSION	26
IX.	STATEMENT OF ALTERNATIVES	26
X.	REFERENCES	28

FIGURES

Figure 1 - USGS Quadrangle Map

Figure 2 - Physiographic Province Map

Figure 3 - Soils Map

Figure 4 – LSRP Evaluation Letter

**ENVIRONMENTAL IMPACT STATEMENT
BLOCK 158, LOT 6, TOWNSHIP OF ANDOVER
SUSSEX COUNTY, NEW JERSEY**

I. INTRODUCTION

A. Purpose

This report presents the results of an Environmental Impact Assessment of the proposed development of Block 158, Lot 6 in Township of Andover, Sussex County, New Jersey. The purposes of this assessment are: (1) to provide an analysis of the relationship between the proposed development project and the natural environment; (2) to identify potential environmental impacts; (3) to recommend mitigating measures where possible, and; (4) to provide a reference for municipal authorities to assist the decision-making process. This report is an adjunct to, and should be reviewed with, other plans and drawings submitted for the application process.

Applicant: Ringo Properties, LLC
60 Peach Tree Avenue
East Hanover, NJ 07936

Location: Block 158, Lot 6
U.S. Highway Route 206 & Brighton Road
Township of Andover
Sussex County, New Jersey

Engineer: Dykstra Walker Design Group
21 Bowling Green Parkway, Suite 204
Lake Hopatcong, New Jersey 07849

The subject property is located at the southeast corner of the intersection of U.S. Highway Route 206 and Brighton Road in a lightly developed area of the Township of Andover. The site is irregular in shape, consists of approximately 10.4 acres and is currently undeveloped. The northern portion of the lot appears to have been previously cleared and is now covered with regrowth shrubs and small trees. Adjoining properties to the north are developed with residential dwellings and a County of Sussex maintenance facility. The adjoining property to the northwest is developed with a commercial/retail building. Properties to the west and southwest are developed with residential dwellings and wooded areas. Lastly, the adjoining property to the east is utilized for agricultural purposes. Refer to **Figure 1** for a USGS Quadrangle map of the site and surrounding area.

The information, format and analyses provided are designed to comply with Township of Andover ordinances governing environmental impact reports. Several local and County planning documents were consulted to insure environmentally sound judgments in a regional context. Field visits to the proposed project site completed the background research tasks.

II. PROJECT DESCRIPTION

A. Overall Description

The proposed project consists of clearing and re-grading the site for the construction of a 10,000 square foot (sf) retail building, two (2) 25,000 sf flex commercial buildings, a paved outside storage area to the rear of the buildings, and associated site improvements. The retail building will be a single story structure

with a 10,000 sf footprint. Each flex commercial building will have a footprint of 25,000 sf and will contain 2,500 sf of office space and 22,500 sf of storage space. The ultimate tenants of the retail and flex commercial buildings are unknown at this time however all tenants are anticipated to comply with the use requirements of the Township.

Paved parking will be provided at the front and side of the retail building and at the front and rear of the flex commercial buildings. A paved outdoor storage area will be provided at the rear of the flex commercial building. There are two (2) proposed driveway access locations to the site from Brighton Road. Both driveways will provide both ingress and egress to the site. There is no proposed driveway access to the site from U.S. Highway Route 206.

The water and sewer services to the building will be provided by an on-site private well and an on-site, subsurface sewage disposal system. Electric, telephone and cable service is available at the site and it is anticipated that propane tanks will be located on-site to heat the buildings.

The subject property and surrounding areas were evaluated by Dykstra Walker Design Group for the presence of freshwater wetlands. Freshwater wetlands are located at the western portion of the site. These wetlands consist of two (2) distinct areas. The freshwater wetlands located adjacent to the Brighton Road right-of-way approximately midpoint of the property frontage are considered to be isolated. Freshwater wetlands located adjacent to Brighton Road at the southwestern portion of the property are not isolated and are expected to have an intermediate resource value. An application is currently pending with the New

Jersey Department of Environmental Protection (NJDEP) for a Freshwater Wetland Letter of Interpretation to verify the location and resource value of these features. There are also no floodplains, floodways, flood hazard areas or riparian buffers on-site or within the vicinity of the property based on FEMA mapping and a review of on-line information available from the New Jersey Department of Environmental Protection (NJDEP).

Land disturbance will be greater than one (1) acre and there will be an increase in impervious coverage of greater than one-quarter (1/4) of an acre. Therefore, this project is considered a major development under the NJDEP's Stormwater Management regulations at N.J.A.C. 7:8. Increases in stormwater runoff will be managed in accordance with those regulations by three (3) on-site stormwater bio-retention basins and a porous pavement area. Soil testing was conducted at the subject property for the design of both the stormwater management facilities and the subsurface sewage disposal system. Soils were found to be suitable for the construction of the subsurface sewage disposal system. However, soil permeability testing revealed that the subsurface soils are not conducive to support the infiltration of stormwater therefore all stormwater management basins and porous pavement area have been design utilizing underdrains.

Land use will be strictly retail and flex commercial, and no residential units are proposed or intended. There will be no increase in either the population or number of school age children in the Township as a result of this development.

B. Compatibility with Planning Goals

The subject property is entirely located within the Route 206 Redevelopment Zone District of the Township of Andover. The proposed retail and flex commercial uses are a permitted uses in this zone.

III. SITE DESCRIPTION AND INVENTORY

A. Geology and Topography

The project area is located within the Ridge and Valley Physiographic Province (**Figure 2**). The Ridge and Valley province is an area with a series of parallel, northeast to southwest trending ridges with valleys in between. In this area, sedimentary rocks dominate the bedrock geology. According to the *Bedrock Geologic Map of the Newton East Quadrangle, Sussex County, New Jersey, 1993*, published by the New Jersey Geological Survey, the bedrock geology beneath the proposed project site is dolomite, dolomitic sandstone, siltstone and shale of the Leithsville Formation. This formation is described as a massive bed of medium to dark gray, crystalline dolomite with thin shale and dolomitic shale inter-beds.

Per the *Surficial Geology of the Newton East Quadrangle, New Jersey, 2011*, published by the New Jersey Geological Survey, surficial geology in the project vicinity consists largely of glacial delta deposits associated with the terminal moraine of the late Wisconsinan glacier. These deposits are primarily clayey silt to silty sand with some to many pebbles to cobbles and few to many boulders. These deposits can be as great as 150 feet thick but are generally less than 40 feet thick.

Topographically, the subject property is moderate to steeply sloping. The northern half of the property slopes from south to north towards the northwest corner of the property. The southwestern portion of the property slopes from east to west towards freshwater wetlands located on the southwestern portion of the property. The southeastern portion of the property slopes from north to south towards adjacent agricultural lands. Ground surface elevations around the perimeter of the property vary between approximately 588 and 640 feet above mean sea level (msl).

B. Soils

The USDA, Natural Resource Conservation Service web soil survey shows two (2) mapped soil series within the vicinity of the site. Refer to **Figure 3** for a copy of the soil survey. The mapped soils are:

Hazen-Paulins Kill complex, 3-8% slopes, very stony (HdxbBb)

Rock Outcrop-Farmington-Galaway complex (RnfD)

Hazen-Paulins Kill series

The Hazen series consists of deep, nearly level to very steep, well-drained soils that are underlain by stratified sand and gravel. These soils are formed in glacial outwash deposits generally derived from slate, shale and sandstone. Permeability at the surface is moderate and rapid in the substratum. These soils are mapped at the northern portion of the subject property, however on-site soil testing conducted in accordance with the New Jersey Stormwater Best Management Practices Manual, Chapter 12: Soil Testing Criteria reveals that in-situ

soil properties are not consistent with that shown on the USDA NRCS web soil survey. Part 630 of the Hydrology-National Engineering Handbook, Chapter 7 was utilized to determine the hydrologic soil group used in the design of stormwater improvements.

Rock Outcrop-Farmington-Galaway complex

Soils in this complex consist of shallow silt loam till derived from limestone and dolomite with a very high runoff class. These soils are mapped at the southern portion of the property and are consistent with on-site soil testing.

C. Hydrology

1. Wetlands

The subject property and surrounding areas were evaluated by Dykstra Walker Design Group for the presence of freshwater wetlands. Freshwater wetlands are located at the western portion of the site. These wetlands consist of two (2) distinct areas. The freshwater wetlands located adjacent to the Brighton Road right-of-way approximately midpoint of the property frontage are considered to be isolated. Freshwater wetlands located adjacent to Brighton Road at the southwestern portion of the property are not isolated and are expected to have an intermediate resource value. An application is currently pending with the New Jersey Department of Environmental Protection (NJDEP) for a Freshwater Wetland Letter of Interpretation to verify the location and resource value of these features.

2. Floodplains

There are no floodplains, floodways or flood hazard areas on-site or within the vicinity of the property based on FEMA mapping.

3. Surface Drainage

The northern half of the property slopes from south to north towards the northwest corner of the property. Surface drainage is directed to an existing inlet located at the corner of U.S. Route 206 and Brighton Road. The southwestern portion of the property slopes from east to west towards freshwater wetlands located on the southwestern portion of the property. Surface drainage from this area drains towards the wetlands. The southeastern portion of the property slopes from north to south towards adjacent agricultural lands. Surface drainage from this area is directed towards these agricultural lands.

4. Groundwater

Per New Jersey Geologic Survey mapping, the property is underlain by both a surficial and bedrock aquifer. The combined Jacksonburg Limestone, Kittatinny Supergroup, Hardyston Quartzite aquifer lies beneath a surficial aquifer of sand and gravel. The bedrock aquifer is estimated to lie within fifty (50) feet of the surface. The United States Geological Survey ranks bedrock and surficial aquifers based on the median yield for wells installed in each aquifer. The Jacksonburg Limestone, Kittatinny Supergroup and Hardyston Quartzite aquifer has a ranking of C-B. A rank of "C-B" indicates a median potential well yield of 101-500 gallons per minute (gpm). The most productive aquifers within the Ridge and Valley sedimentary units are the carbonate rocks due to cavities and solution channels in the rock that provide potential storage and water movement. The surficial aquifer has a ranking of B. A rank of "B" indicates a median potential well yield of 500 gpm.

D. Vegetation and Wildlife

A detailed wildlife study and inventory of wildlife and wildlife habitats was neither conducted nor practical for this project as the property appears to have been previously cleared and surrounding areas are nearly all developed. A cruising survey of the property was conducted and resulted in general observations that can be related to the probability of wildlife present on the properties and inhabiting surrounding areas. The front of the property along the public roadways consists of open lawn areas and the remainder of the site contains successional, regrowth deciduous trees and shrubs. Mammals, birds, amphibians and reptiles are expected to utilize the property either permanently or on a temporary, migratory basis. Mammalian, amphibian and reptile species may include mice, voles, rabbits, Eastern gray squirrel, raccoons, opossums, White tail deer, Black bear, Eastern toad and Garter snake. Avian species may include the Wild turkey, Blue jay, sparrow species and American robin. No rare species were observed, no completely mature marker trees were noted and no pure stands of any species are present.

E. Air Quality

The federal and state governments establish ambient air quality standards. The New Jersey Department of Environmental Protection (NJDEP) monitors air quality for a variety of pollutants at various locations throughout the state. The most recent standards and sampling data are from 2005. The pollutants sampled include sulfur dioxide, total suspended particulates, carbon monoxide, ozone, nitrogen dioxide, lead, nitric oxide, and smoke shade. There are no air quality monitoring

sites in Andover Township, so exact pollutant counts in proximity to the property are not available. However, the municipality lies within the Pollution Standard Index Reporting Region designated 'Northern Delaware Valley Region' by the NJDEP. This region is monitored by one (1) station in Flemington and surrounding counties with the same suburban characteristics. Information corresponding to a specific location is cited from the nearest station reporting on the particular pollutant. Pollutant levels at the site are generally considered to be better than those levels reported at the cited stations, as those monitoring areas are located within more urban-type settings, which are typically congested with heavy, slow-moving vehicular traffic and manufacturing and industrial buildings.

The ambient air quality of the site is reflective of the encompassing environment inclusive of the surrounding road system and nearby land uses. In the immediate area of the site, the only influences on air quality occur from mobile emission sources (cars, trucks, buses) utilizing the surrounding road system. The impact on air quality is dependent upon such factors as wind speed, atmospheric temperature inversion, sunlight, precipitation and traffic intensity. It can be expected that the greatest degradation of local air quality occurs during the morning and evening rush hours on normal work days. Although no on-site air quality testing was performed, air quality can be classified as good in proximity to the site. Vehicular traffic from the proposed project is not considered to be a factor in the overall volume of traffic in the area.

F. MANMADE CONDITIONS AND STRUCTURES

1. Land Use

The subject property is approximately 10.4 acres in size and located within the Route 206 Redevelopment Zone District of the Township of Andover. The proposed retail and flex commercial uses are permitted uses in this zone. Development within this area is generally commercial/retail and residential. Adjoining properties to the north are developed with residential dwellings and a County of Sussex maintenance facility. The adjoining property to the northwest is developed with a commercial/retail building. Properties to the west and southwest are developed with residential dwellings and wooded areas. Lastly, the adjoining property to the east is utilized for agricultural purposes.

2. Noise Characteristics and Levels

The noise levels generally encountered on this site will be those mainly associated with traffic along the nearby roadways and surrounding land uses. Noise levels are expected to peak during morning and evening rush times. The projected decibel rating associated with traffic is determined to be between seventy (70) and eighty-five (85) decibels (db). A decibel range of seventy (70) and eighty-five (85) is determined to be the range of average to moderate city traffic (Environmental Pollution and Control, 1978). Noise levels within buildings are anticipated to be greatly reduced by the walls and interior air space. The use of insulating building materials (exterior and interior walls and insulating glass) will further reduce or eliminate the exposure to these outside noise levels.

On-site noise will be from vehicles entering and exiting the development and activities associated with the proposed industrial use. All sandblasting, painting and welding activities will be conducted indoors and are not anticipated to impact surrounding properties. A dust collector will be located outside of the building and will generate some noise. However, noise levels are anticipated to be less than the seventy (70) and eighty-five (85) range generated by moderate traffic and therefore, is not anticipated to adversely impact adjoining properties.

Noise levels in decibels and comparative descriptions are identified on the following chart:

NOISE LEVELS

Decibels (db)	Description
140	Threshold of pain
130	50 HP Siren at 100 Ft
120	Pneumatic Riveter
110	
100	Air Hammer
90	Heavy city traffic Beginning of hearing damage
80	
70	Average traffic
60	Conversational speech, 3 ft.
50	Business office
40	Average Residence Soft Whisper
30	Room in a quiet house at night
20	Motion Picture studio
10	
0	Threshold of hearing

Source: Environmental Pollution and Control, P. Aarne Vesilind, Ann Arbor Science Publishers, Inc. 1978.

3. On-site monitoring wells/Soil Contamination

The site has been evaluated by Jessica DeGraff, LSRP of i-LSRP regarding the presence of six (6) monitoring wells located on the subject property. See Figure 4 for a copy of this evaluation. To summarize, "A portion of the property situated on the corner of Brighton Road and Route 206 was formerly operated by Mike Benignos Florist & Garden Center (Garden Center). The Garden Center is noted in the New Jersey Department of Environmental Protection (NJDEP) site remediation program database and tracked under PI Number G000021912. A NJDEP case number (93-08-24-4120-55) was opened on 8/24/1993 for an unknown incident. Subsequently, a remedial investigation report was submitted to the NJDEP on August 3, 2009. On February 13, 2012 the NJDEP issued a determination of No Further Action and the case was closed. The Remedial Investigation Report and NJDEP documents have been requested under the Open Public Records Act. However, based upon the desktop site review, site reconnaissance and the NJDEP online information/database report there are no other recognized environmental concerns associated with this property."

G. Aesthetics

There are no sites of historic, scenic or aesthetic significance on the subject property.

IV. AREA AND REGIONAL DESCRIPTION

A. Surrounding Environs

As noted in the previous section of this report, the subject property is located within an area generally developed commercial/retail and residential uses. Adjoining properties to the north are developed with residential dwellings and a County of Sussex maintenance facility. The adjoining property to the northwest is developed with a commercial/retail building. Properties to the west and southwest are developed with residential dwellings and wooded areas. Lastly, the adjoining property to the east is utilized for agricultural purposes.

B. Infrastructure

The Township of Andover is predominantly single-family rural to suburban, residential community served by small areas of local business. Services provided to the residents and businesses include a public school system, roadway maintenance, snow removal and solid waste disposal. Centralized utility systems are provided in more densely developed areas of the township, including water, sewer, gas and electrical facilities. These systems/facilities are not available in the vicinity of the subject property. Other services include fire and police protection and emergency response.

V. ASSESSMENT OF POTENTIAL IMPACTS

A. Overview

This section provides a description and assessment of potential and actual impacts to be expected from the implementation of this project proposal. The following subsections present possible impacts on the natural environment and impact to the socioeconomic infrastructure of the Township of Andover.

Recommended mitigation measures and a discussion of unavoidable impacts are presented in Section VI.

B. Soil Erosion and Sedimentation

Some degree of soil erosion and sedimentation must be expected from almost any construction project. Soil erosion and sedimentation are inevitable and unavoidable as there will be ground disturbance from construction, temporary and permanent alteration of portions of the natural topography and existing vegetation, impervious surfaces, and a storm water management system. Stabilizing the disturbed areas during construction, utilizing best management practices and establishing permanent cover will limit soil loss.

Site preparation will involve the removal of vegetation and rough grading of the site. Construction equipment can loosen and move soil, making it subject to potential wind and water movement. The introduction of impervious surfaces will alter present run-off patterns. Any storm water management system is subject to sporadic surges of water and sediments.

These impacts are not a necessary by-product of development and can be controlled so that the loss is held to acceptable levels. The implementation and

maintenance of both construction phase and post-construction phase soil erosion and sediment control measures are important.

C. Flooding and Floodplain Disruption

As previously noted, there are no floodplains, floodways or flood hazard areas on-site or within the vicinity of the property based on FEMA mapping. No floodplain or flooding impacts are anticipated by the proposed development.

D. Wetlands

Also as noted, freshwater wetlands are located at the western portion of the site. These wetlands consist of two (2) distinct areas. The freshwater wetlands located adjacent to the Brighton Road right-of-way approximately midpoint of the property frontage are considered to be isolated. Freshwater wetlands located adjacent to Brighton Road at the southwestern portion of the property are not isolated and are expected to have an intermediate resource value. An application is currently pending with the New Jersey Department of Environmental Protection (NJDEP) for a Freshwater Wetland Letter of Interpretation to verify the location and resource value of these features. The isolated freshwater wetland is to be filled under a NJDEP freshwater wetlands general permit #6 as part of this application. This isolated wetland is less than one (1) acre in size and has no direct connection to streams or another wetland complex. All requirements under a FWW GP#6 will be met as part of the design of site improvements.

E. Surface Water Quality

Treatment of stormwater runoff from impervious surfaces on-site will be required to ensure compliance with State water quality regulations and provide

adequate protections to the aquifer below the subject property. A comprehensive stormwater management plan is required for this project, which includes water quality treatment facilities.

F. Groundwater Quantity and Quality

Groundwater quantity is directly related to the amount of impervious surface introduced and the methods used to treat and infiltrate run-off. In this case, existing soil conditions as revealed by on-site in-situ testing are not conducive for infiltration under both existing and proposed conditions. As a result, groundwater recharge will be limited. This project will be reviewed for compliance with State regulations as part of the approval process.

Another important issue is maintaining ground water quality. Some potential for ground water pollution is associated with the contaminants and particles associated with driveways and parking areas such as oils, greases and salts. In order to maintain ground water quality, the stormwater drainage system for the site must include water quality treatment for runoff from paved surfaces prior to infiltration to comply with State regulations.

G. Vegetation

Existing on-site vegetation will be disturbed by construction activities and a certain amount of loss is inevitable and acceptable in this type of land use transition. A majority of the property contains successional, regrowth deciduous trees and shrubs. No rare species, completely mature marker trees or pure stands of any species will be impacted.

H. Wildlife

There may be minor disruptions to wildlife as a result of this project. Based on the size of the subject property and surrounding developed areas, it is not likely that entire habitats unique to a particular species will be removed. The habitat disruption and the noise and activity of construction will cause certain animal species on site to leave and migrate to another location, either temporarily or permanently. This is a natural by-product of land use change where the zoning allows for this type of development. No mitigation is required.

I. Zoning Analysis

Two (2) variances are required from the Township of Andover zoning ordinances for the proposed development. A variance is required for exceeding the maximum allowable steep slope disturbance. A variance is required for providing 23.1% of the required off-street parking to the rear of the buildings where a minimum of 65% off-street parking is required.

J. Other Environmental Considerations

Air quality, noise pollution, energy demands and solid waste disposal comprise another set of potential environmental impacts considered to be secondary for such a small project.

1. Solid Waste

Solid waste and recycling pick-up for the proposed development will be by a private waste hauler under contract with the owner. Solid waste and recycling for will be stored in a centralized dumpster areas adjacent to the buildings at the rear. The dumpster area will be screened with fencing and will not be visible to

surrounding properties. The fencing will minimize the migration of the windblown trash and debris into surrounding areas and periodic maintenance of the area by the property owner will limit environmental impacts. The contracted waste hauler will remove solid waste and recycling from the site on a regular basis.

2. Energy Demand

No unusual energy demands are anticipated for the proposed project.

3. Air Quality

The proposed project will have a minimal effect on air quality on both a short-term and long-term basis. Upon completion of this project, the primary source of any increase in air pollution will be during morning and evening commuting times when most of the occupants will be using their vehicles. This is a very short term and low level of impact daily. Some impact on air quality may occur during project construction. This is a short-term temporary increase with no effect on the site or its environs.

4. Noise Pollution

The most significant noises to be generated by this proposal will result from the construction work to be performed on the site. Heavy equipment and trucks will produce noise that may impact the surrounding areas. Anticipated construction related noise levels are summarized on the following table.

CONSTRUCTION RELATED NOISE EMISSIONS

<i>CONSTRUCTION EQUIPMENT</i>	<i>NOISE LEVEL AT 50' (dba)</i>	<i>NOISE LEVEL AT 100' (dba)</i>	<i>NOISE LEVEL AT 200' (dba)</i>	<i>NOISE LEVEL @ 200 FEET STRUCTURE ATTENUATION (-17 dba)</i>
Backhoe	72-94	66-88	60-82	43-65
Front End Loader	72-84	66-88	60-72	43-55
Bulldozer	80-87	74-81	68-75	53-60
Tandem Truck	83-88	77-81	71-75	56-60

Source: Federal Highway Administration Policy and Procedure Memorandum 90-2, April 1972.

Short-term impacts of construction noise will be minimized by contemporary OSHA regulations regarding heavy machinery noise. It should be noted that noise of this nature is temporary and will be limited to normal working hours to the greatest extent possible. These regulations will not only ensure the health and safety of machinery operators and bystanders alike but will also minimize noise levels at the fringes of the property.

K. Population Increases

The proposed project will not result in an increase to the population as residential units are neither proposed nor intended.

L. Social and Economic Impact

No unusual demands for services are anticipated from this project. Protection against fire and crime are already present for the project location. From

a socioeconomic viewpoint, this project is an extension of an existing, allowable uses. The proposed project will constitute a small percentage of the development in the general area. Concern for infrastructure burdening is not warranted.

M. Infrastructure

1. Traffic

Per the Institute of Transportation Engineers (ITE) Trip Generation, 6th edition (1997), the proposed facility will generate approximately 281 trips per day on a weekday, which is considered to be the busiest traffic day for the proposed use. The proposed flex commercial buildings will contain 45,000 sf of storage spaces with a total of 20 employees utilizing that area. The flex commercial buildings will also contain 5,000 sf of associated office area. The retail building will contain 10,000 sf of retail area. The ITE's Trip Generation publication provides information on light industrial uses. The light industrial use was utilized to determine the number of trips for the warehouse portion of the flex-space buildings. The maximum average daily trips occur during the weekday and results in 223 trips per day. The maximum average daily trips for the associated office space also occur during the weekday and results in an additional 58 trips per day.

There will be deliveries to the facility on flatbed and semi-trailer trucks as needed. Trucks will enter and exit the property from Brighton Road utilizing either of the two (2) access driveways.

Brighton Road is a frequently used roadway for businesses and residents in the area. The traffic generated by the proposed development will constitute a small

percentage of the overall traffic on these roadways and no adverse impacts are anticipated.

There will be temporary impacts to Brighton Road and US Route 206 as a result of construction activity, including the movement of construction equipment, import and/or export of soil and the ingress and egress of construction workers to and from the site. This is an unavoidable byproduct of construction and the movement of all construction equipment and transport of soil will comply with local limitations and regulations.

2. Sewer Service

Sanitary sewer service will be provided to the proposed development by the construction of a sewage disposal bed on site.

The approximate projected sanitary sewer flows for the development have been calculated as follows per the standards at N.J.A.C. 7:9A:

- **Office Use = 5,000 SF x 0.125 GPD/SF = 625 gpd**
- **Storage/Warehouse Employees = 20 Employees x 5 gpd = 100 gpd**
- **Retail Use = 10,000 SF x 0.125 GPD/SF = 1,250 gpd**
- **Total = 625 gpd + 100 gpd + 1,250 = 1,975 gpd**

The on-site sewage disposal system will be located at the northeast portion of the property, at least fifty (50) feet from the stormwater infiltration basin, fifteen (15) feet from the proposed building and ten (10) feet from the property line, as required by code. Space for a disposal field is available and the field will be sized

based on a pressure dosing system. Approval of the subsurface sewage disposal system is required by the Sussex County Health Department.

3. Utilities

Other utilities such as electric, telephone and cable are readily available, either under or along U.S. Route 206 or Brighton Road.

VI. RECOMMENDED ACTIONS AND MITIGATIONS

A. Overview

The proposed project has some potential environmental impacts for which mitigating measures should be examined.

B. Erosion and Sedimentation Control

Soil erosion and sedimentation are concerns where ground disturbance activities are proposed, even with relatively level terrain. Some soil loss is inevitable, but sound construction and post-construction practices must be implemented to mitigate adverse impacts.

From initial clearing and demolition through completion of the project, an erosion and sedimentation control program is required and must meet the specifications of the Sussex County Soil Conservation District. The district will issue a certification and conduct regular inspections to insure that conditions of the approval are being met and that erosion and sedimentation is not occurring.

Standard practices and any other measures necessary to ensure erosion control shall be followed. These standard schedules and any adjustments agreed

upon as part of the approval from the district are viewed as an acceptable limit of soil loss.

The following is a typical erosion and sediment control schedule:

During Construction - Temporary Measures

- (1) Ground limestone to be supplied at a rate to achieve the approved S.C.S. pH Factor.
- (2) Fertilizer at the rate of 11 lbs. per 1,000 square feet, using a 10-20-10 analysis or an equivalent.
- (3) Perennial and annual rye grass seed applied at not less than 1 lb. per 1,000 square feet.
- (4) Mulch shall be secured by liquefied mulch binder per New Jersey Standards on steep slopes.

Protection for undisturbed areas will be established prior to construction. Any drainage swales will be protected by jute meshing and the stabilization of adjacent soils. Lastly, excavated topsoil will be temporarily seeded.

Permanent Stabilization

Upon completion of construction, measures to assure continued sediment and erosion control will be put in place. A final planting of approved grass seed mixtures, complete with hay or straw mulch for stabilization, will be spread on exposed areas. A layer of topsoil will be spread before planting and mixed with fertilizer and ground limestone. The exposed areas are not large but require attention.

Vegetation removal should occur at one time for either the entire project or a defined phase so soil is not exposed to erosional forces during one particular event. Erosion and sedimentation control measures designed for a denuded surface

should be put in place uniformly. Coordinated vegetation removal is important to controlling erosion and shall comply with any applicable Township requirements.

C. Stormwater Management and Groundwater Protection

Land disturbance and the construction of impervious surfaces at the subject property will result in changes to the stormwater runoff and groundwater recharge patterns at the site. Mitigation is required through the construction of stormwater management facilities that provide the necessary water quantity controls, groundwater recharge and water quality treatment to meet State standards.

This project proposes to collect stormwater runoff from the development at an inlet and piping system and discharge the water to a stormwater management basins and a porous pavement area. The basins will contain a vegetated bottom to provide water quality treatment. The basin has been designed in general accordance with the NJ Best Management Practices manual to meet State water quality standards.

With this design, the proposed development will comply with the NJDEP's Stormwater Management regulations at N.J.A.C. 7:8. The proposed stormwater management plan will be reviewed for compliance with State standards as part of the Site Plan approval for this project. Issuance of that approval will signify compliance with the necessary standards and ensure that any stormwater impacts are appropriately mitigated.

VII. LICENSES, PERMITS, OTHER APPROVALS

Preliminary & Final Site Plan Approval	Township of Andover
Site Plan Approval	Sussex County Planning Board
Soil Erosion and Sediment Control Plan Certification	Sussex County Soil Conservation District
Septic Permit	Sussex County Division of Health
Road Opening Permit	Sussex County/NJDOT
Building Permits	Township of Andover
Certificate of Occupancy	Township of Andover
Freshwater Wetland Permitting	NJDEP

VIII. SUMMARY OF RECOMMENDATIONS AND CONCLUSIONS

The proposed project consists of clearing and re-grading the site for the construction of a 10,000 square foot (sf) retail building, two (2) 25,000 sf flex commercial buildings, a paved outside storage area to the rear of the buildings, and associated site improvements. The retail building will be a single story structure with a 10,000 sf footprint. Each flex commercial building will have a footprint of 25,000 sf and will contain 2,500 sf of office space and 22,500 sf of storage space.

The proposed site activities along with an analysis of project plans revealed a limited set of environmental concerns. The potential environmental issues are related to soil erosion during construction and stormwater runoff from the proposed development. Regulations and standards at the County or State level define acceptable limits of environmental impact. If applications for permits are granted, then there is no adverse environmental impact by County or State standards.

IX. STATEMENT OF ALTERNATIVES

Alternatives considered for this project included no build option and a scaled back site design. The no build option leaves the site in its current, undeveloped condition. Avoiding development of the subject property would eliminate any potential environmental impacts from the project. However, as noted above, the potential environmental impacts can be effectively managed and mitigated through proper construction practices, a comprehensive stormwater management plan and conformance with County and State requirements. Further, the proposed development meets the intent and requirements of the Township of Andover zoning ordinance and therefore, this type of development was contemplated by the

Township for this site. The no build option was rejected because with proper mitigation measures, the proposed development is reasonable, and a property owner has a right to reasonable use of the land.

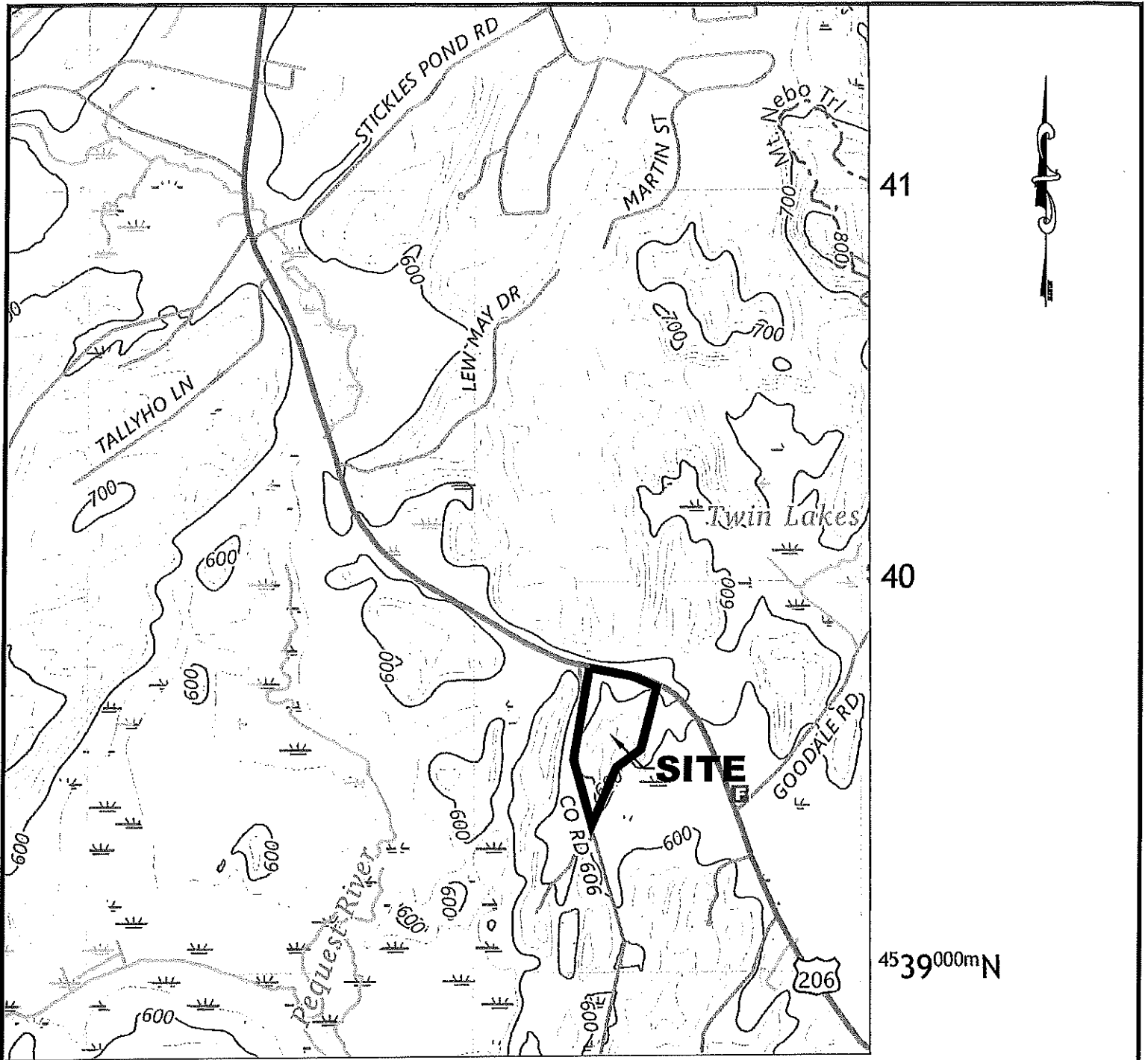
A scaled back design would potentially result in less environmental impacts; however, given the current undeveloped nature of the site, the impacts from the proposed development outlined above would still be present. Since this application meets regulatory requirements and minimizes environmental impacts by proper mitigation, the scaled back design was also rejected because a property owner has a right to reasonable use of the land.

The project design as described in this report and accompanying materials was driven by zoning and land use ordinances. Disturbance has been limited to the fullest extent practicable and the proposed development will comply with the necessary local, County and State standards. The present application is considered to be a reasonable land use at this location. The application reflects an awareness of environmental concerns as required in the Township of Andover Land Use and Zoning Ordinances.

X. REFERENCES

- Collins, Beryl Robichaud, et al. 1994. Plant Communities of New Jersey. Rutgers University Press: New Brunswick, New Jersey.
- Drake, Avery Ala, Jr., et al. 1996. Bedrock Geologic Map of Northern New Jersey. US Geological Survey: Washington D.C.
- Dykstra Walker Design Group. 2023. Preliminary Site Plan, Block 158 – Lot 6, US Highway Route 206 & Brighton Road, Township of Andover, Sussex County, New Jersey.
- Kricher, John C. 1988. Ecology of Eastern Forests. Houghton Mifflin Company: New York.
- Stanford, Scott D. 2011. Surficial Geology of the Newton East Quadrangle, New Jersey.
- Stanford, Scott D., Witte, Ronald W., and Harper, David P. 2003. Hydrogeologic Character and Thickness of the Glacial Sediment of New Jersey.
- Tedrow, J.C.F. 1986. Soils of New Jersey. Robert Kreiger Publishing Company: Malabar, Florida.
- Township of Andover Land Use and Zoning Ordinances.
- US Dept. of Agriculture, Soil Conservation Service. 1976. Soil Survey of Sussex County.
- US Dept. of the Interior, Geological Survey. 1997. Newton East, NJ Quadrangle, New Jersey – Sussex Co., 7.5 Minute Series (Topographic). US Geological Survey: Washington D.C.
- Volkert, Richard A. 1993. Bedrock Geologic Map of the Newton East Quadrangle, Sussex County, New Jersey.

FIGURES



19

20

521000mE

4539000mN
-74.7500° 41.0000°

DYKSTRA WALKER
DESIGN **DW** GROUP

PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
21 BOWLING GREEN PARKWAY, SUITE 204 · LAKE HOPATCONG, NJ 07849
PHONE (973) 663-6540 · FAX (973) 663-0042

FIGURE 1 — USGS QUADRANGLE MAP

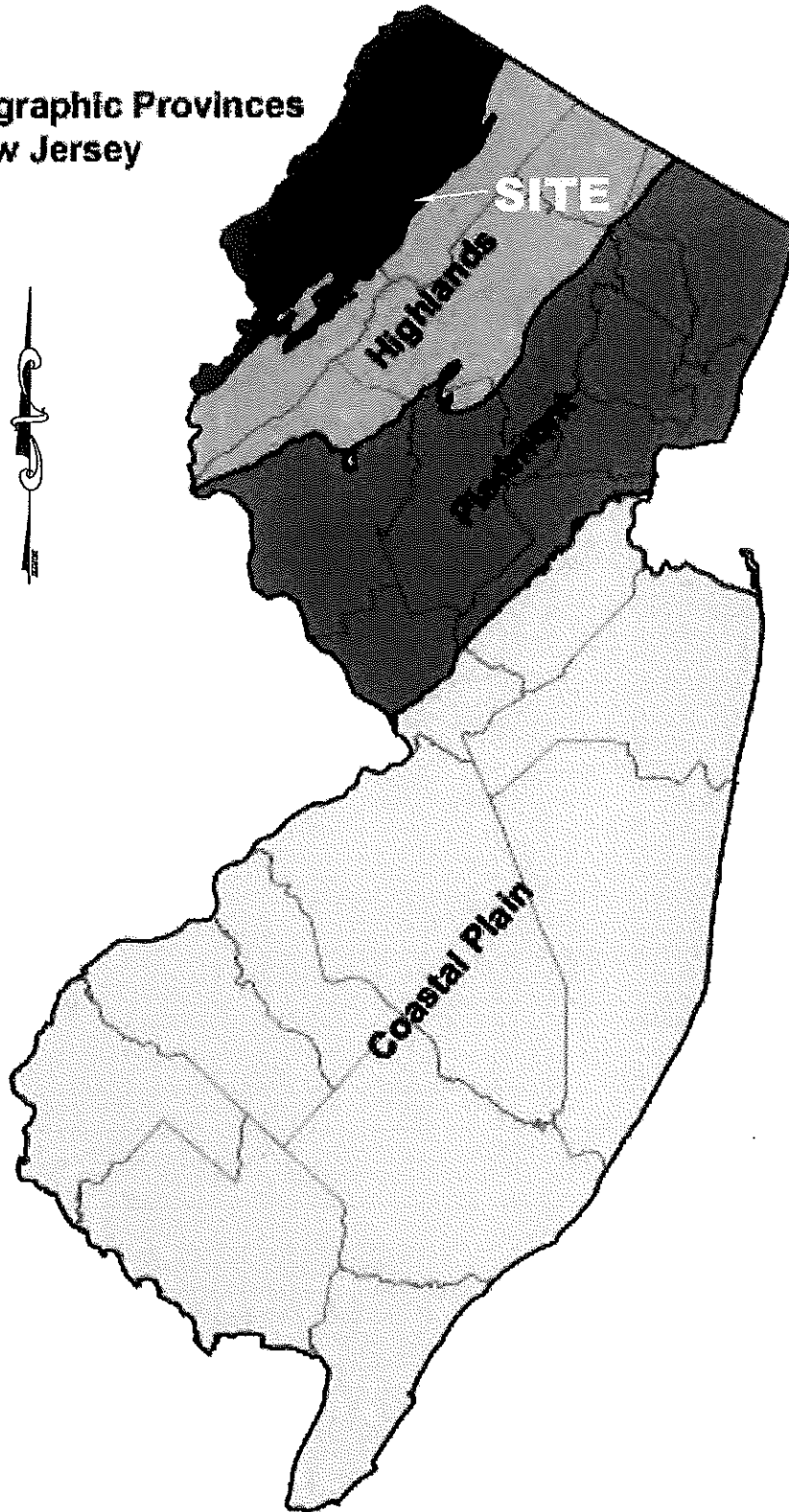
PRELIMINARY SITE PLAN
BLOCK 158, LOT 6
US HIGHWAY ROUTE 206
& BRIGHTON ROAD
TOWNSHIP OF ANDOVER
SUSSEX COUNTY NEW JERSEY

PROJECT NO.: 01109

SCALE: 1"=1,200'+/-

DATE: 07/25/23

**Physiographic Provinces
Of New Jersey**



County boundaries for reference only.

DYKSTRA WALKER
DESIGN **DW** GROUP

PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
21 BOWLING GREEN PARKWAY, SUITE 204 · LAKE HOPATCONG, NJ 07849
PHONE (973) 663-6540 · FAX (973) 663-0042

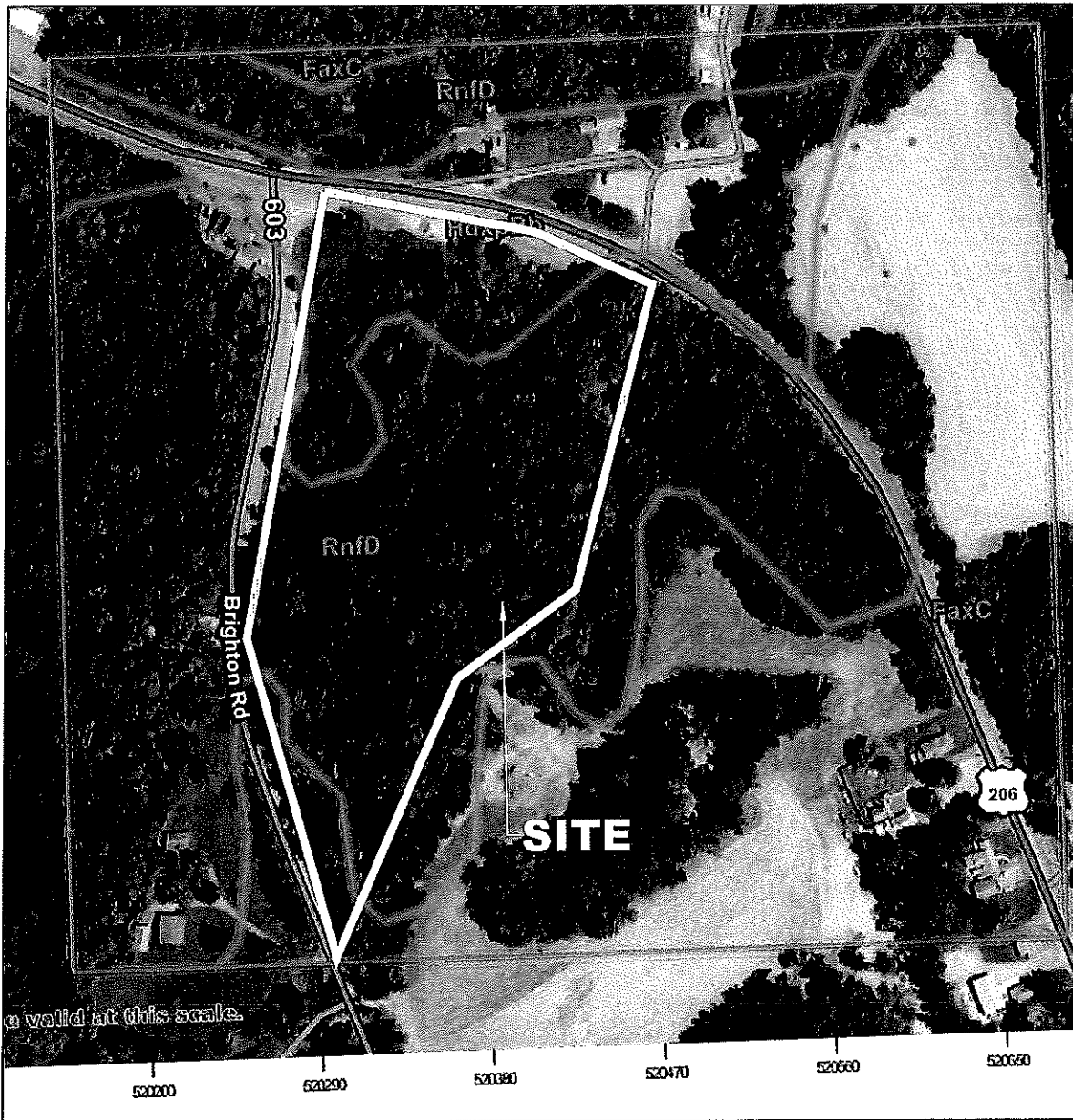
FIGURE 2 – PHYSIOGRAPHIC PROVINCE MAP

PRELIMINARY SITE PLAN
BLOCK 158, LOT 6
US HIGHWAY ROUTE 206
& BRIGHTON ROAD
TOWNSHIP OF ANDOVER
SUSSEX COUNTY NEW JERSEY

PROJECT NO.: 01109

SCALE: NOT TO SCALE

DATE: 7/25/23



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
FaxC	Farmington-Rock outcrop complex, 0 to 15 percent slopes	23.6	38.4%
HdxpBb	Hazen-Paulins Kill complex, 3 to 8 percent slopes, very stony	9.2	15.0%
RnfD	Rock outcrop-Farmington-Galway complex, 15 to 35 percent slopes	28.6	46.5%
Totals for Area of Interest		61.4	100.0%

DYKSTRA WALKER
DESIGN DW GROUP
 PA

PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
 21 BOWLING GREEN PARKWAY, SUITE 204 · LAKE HOPATCONG, NJ 07849
 PHONE (973) 663-6340 · FAX (973) 663-0042

FIGURE 3 – SOILS MAP
 PRELIMINARY SITE PLAN
 BLOCK 158, LOT 6
 US HIGHWAY ROUTE 206
 & BRIGHTON ROAD
 TOWNSHIP OF ANDOVER
 SUSSEX COUNTY NEW JERSEY

PROJECT NO.: 01109

SCALE: 1" = 300'±

DATE: 7/25/23



Figure 4

February 3, 2024

Ringo Properties LLC
60 Peachtree Ave
East Hanover, New Jersey 07936

RE: Environmental Site Assessment
662 Route 206 South
Andover, Sussex Twp., New Jersey

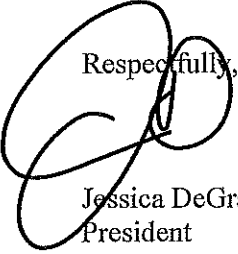
To Whom it May Concern:

Independent LSRP LLC was retained by Ringo Properties LLC to perform an environmental assessment of the property located at 662 Route 206 South in Andover Twp. of Sussex Township. The Site is a vacant wooded parcel consisting of 10.38 acres situated at the intersection of Brighton Road and Route 206.

A portion of the property situated on the corner of Brighton Road and Route 206 was formerly operated by Mike Benignos Florist & Garden Center (Garden Center). The Garden Center is noted in the New Jersey Department of Environmental Protection (NJDEP) site remediation program database and tracked under PI Number G000021912. A NJDEP case number (93-08-24-4120-55) was opened on 8/24/1993 for an unknown incident. Subsequently, a remedial investigation report was submitted to the NJDEP on August 3, 2009. On February 13, 2012 the NJDEP issued a determination of No Further Action and the case was closed. The Remedial Investigation Report and NJDEP documents have been requested under the Open Public Records Act. However, based upon the desktop site review, site reconnaissance and the NJDEP online information/database report there are no other recognized environmental concerns associated with this property. Attached are the records from the NJDEP online portal.

Please do not hesitate to contact me with any questions at jessica@independentenv.com or 201-317-0298.

Respectfully,


Jessica DeGraff, LSRP
President

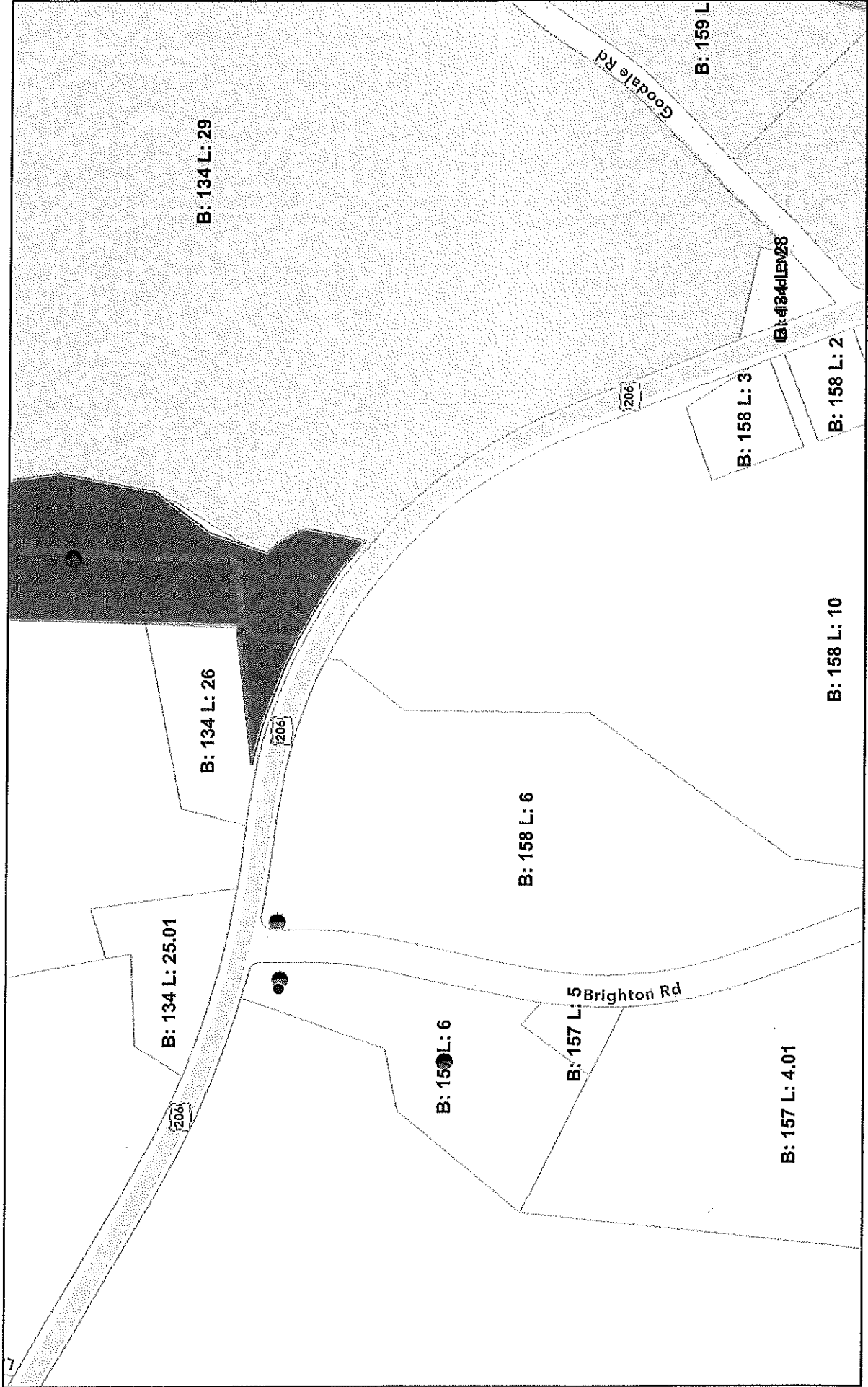
SRP Active Sites SRP Closed Sites Pending Sites Incidents
 Sites with Conditions Non-Remedial Sites Other Sites

Site Detail Report

Run Date: 02/03/24 2:34 pm

67754 - MIKE BENIGNOS FLORIST & GROUND CENTER

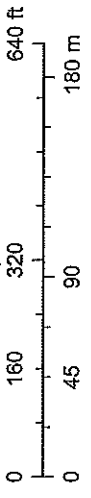
PI #	PI Name	Type	County	Municipality	Activity #	Document Status	Document Title	More Info	Cea Fact Sheet
G00002 1912	MIKES GARDEN CENTER	Case Oversight	Sussex	Andover Twp	BFO090001	Closed	93082412055 8S BENIGNO PROPERTY	Click for Details...	



2/3/2024, 2:38:44 PM

- County Boundaries
- Groundwater Contamination Areas (CEA)
- Site Remediation Program Preferred ID Sites - Active
- Site Remediation Program Preferred ID Sites - Closed
- Known Contaminated Site List
- Parcels Data (Block and Lot)

1:4,514



[Click here for Activity Tracking details...](#)

SRP CASE OVERSIGHT REPORT
MIKES GARDEN CENTER
RTES 206 & 603 (BRIGHTON RD)
Andover Twp, NJ

PI Number	G000021912
Activity Number	BFO090001
Bureau	BFO-N
Document Title	930824120558S BENIGNO PROPERTY
Case Status	NFA-A (Unrestricted Use)
Case Status Date	2/13/12
Confirm Contamination	Yes
Case Manager	OPRA
Phone	http://www.nj.gov/dep/opra/

Remedial Level	Start Date	End Date
C2: Formal Design - Known Source or Release with GW Contamination	3/15/96	

Case Types	Start Date	End Date
LSRP 2-10 CAOC	10/12/11	
LSRP GW FEE	10/12/11	
Spill Act Discharge	8/3/09	

LSRP Name	
Business Phone Number	

No LSRP

Activity Tracking Report

Run At: 2/3/2024 2:35 PM35

MIKES GARDEN CENTER

PI Number: G000021912

BFO090001

Activity Class Description	Field Operations Remediation
Activity Type Description	Remedial Investigation

Assigned To	Description	Completed Date
FISHER, IAN	Date Remediation was Required to be Initiated	8/24/93
POINTIN-HAHN, KIRSTIN	Remedial Investigation Report Received	8/3/09
KARAMALI, REHANA	Remedial Investigation Started	8/10/09
	Case Transferred	8/10/09
RODRIGUES, RALPH	Remedial Investigation Report Review Completed	8/19/09
EAKER, JOE	LSRP May 2012 Readiness Letter Issued	6/1/11
EAKER, JOE	LSRP May 2012 Readiness Letter Issued Dec 2012	12/21/11
EAKER, JOE	SRP Compliance Alert Letter Issued	1/27/12
	Document Closed	2/13/12
	NFA-A (Unrestricted Use) Approved	2/13/12