
ENVIRONMENTAL IMPACT ASSESSMENT

For

**King Arthur Court Warehouse
2 King Arthur Court
Block 252, Lot 5.03
North Brunswick Township
Middlesex County, New Jersey**

Prepared For:

**The Silverman Group
195 Morristown Road
Basking Ridge, New Jersey 07920**

Prepared By:

**Langan Engineering and Environmental Services, Inc.
300 Kimball Drive, 4th Floor
Parsippany, New Jersey 07054
NJ Certificate of Authorization No: 24GA27996400**

**8 May 2023
100851001**

LANGAN

TABLE OF CONTENTS

	<u>Page No.</u>
1.0 INTRODUCTION	1
1.1 Project Location	1
1.2 Proposed Project	1
2.0 NATURAL RESOURCES	2
2.1 Geology	2
2.2 Soils	2
2.3 Topography	3
2.4 Surface Water	3
2.5 Vegetation	4
2.6 Wildlife	4
3.0 MAN-MADE RESOURCES	4
3.1 Land Use and Zoning	4
3.2 Master Plan	6
3.3 Community Facilities	6
3.4 Access and Transportation	6
3.5 Historic and Cultural Resources	7
3.6 Pollution Concerns	7
3.7 Construction Phase	7
4.0 LICENSES, PERMITS, AND OTHER APPROVALS REQUIRED	8
5.0 POTENTIAL ADVERSE IMPACTS	9
5.1 Water Quality	9
5.2 Air Quality	9
5.3 Noise	11
5.4 Surrounding Land Uses	11
5.5 Damage or Destruction of Significant Plant or Wildlife Systems	11
5.6 Aesthetic Values	12
5.7 Destruction of Natural Resources	12
5.8 Displacement of People and Business	12
5.9 Displacement of Viable Farms	12
5.10 Destruction of Man-Made Resources	12
5.11 Disruption of Desirable Community and Regional Growth	13
5.12 Traffic Impacts	13
5.13 Health, Safety and Well-Being of the Public	13
6.0 ALTERNATIVES	13
6.1 No Build Alternative	13
6.2 Other Alternatives	13
7.0 REFERENCE LIST	14

TABLE OF CONTENTS

TABLES

Table 1: I-2 Zoning District Area and Bulk Requirements.....	5
Table 2: Required Licenses, Approvals and Permits.....	8
Table 3: Current NAAQS (2021)	10
Table 4: 2021 Ambient Air Quality Monitoring Data	10

FIGURES

Figure 1	USGS Site Location Map
Figure 2	Vicinity Map
Figure 3	Tax Map
Figure 4	Aerial Photograph
Figure 5	Surficial Geology
Figure 6	Bedrock Geology
Figure 7	NRCS Soils Map
Figure 8	NJDEP Wetlands Map
Figure 9	NJDEP Surface Waters Map
Figure 10	HUC-14 Watersheds Map
Figure 11	FEMA Effective FIRM Map
Figure 12	NJDEP Threatened and Endangered Species Habitat Map
Figure 13	Township Zoning Map
Figure 14	NJDEP Historic Resources Map

APPENDICES

Appendix A	Previously Issued Permits
Appendix B	Threatened and Endangered Species Correspondence
Appendix C	Public Transportation Information
Appendix D	Stormwater Management Report (bound separately)
Appendix E	Traffic Impact Statement (Bound Separately)
Appendix F	Qualifications of Preparers

DRAWINGS (BOUND SEPARATELY)

1.0 INTRODUCTION

Langan has prepared this Environmental Impact Assessment (EIA) for an application to build a warehouse in North Brunswick Township, Middlesex County, New Jersey (Figure 1 – USGS Site Location Map). The EIA purpose is to provide information that assesses the potential environmental impacts of the project. The EIA addresses the project location and description, existing environmental features, required approvals, adverse impacts, project alternatives, and mitigation measures, if necessary.

1.1 Project Location

The project site is located at 2 King Arthur Court in North Brunswick, New Jersey (Figure 2 - Vicinity Map). Township tax records identify the irregularly-shaped project site as Block 252, Lot 5.03 (Figure 3 – Tax Map). Located at the terminus of Silver Line Drive, the project site has an area of approximately 15.56 acres. Existing development at the project site includes an office building and accessory parking areas.

Located at the northeastern section of North Brunswick on the west side of Westons Mill Pond, the following land uses surround the project site (Figure 4 - Site Aerial Photograph):

- North: Trailer parking associated with Silver Line Building Products, and the New Jersey Agricultural Experiment Station College Farm.
- East: Agricultural uses and a single-family development across Westons Mill Pond.
- South: Single-family development and a wooded area.
- West: Silver Line Building Products warehouse and accessory parking and storage.

The surrounding area consists of light industrial, office, and residential land uses.

1.2 Proposed Project

The applicant is requesting preliminary and major site plan approval to develop a warehouse at the project site. The project will demolish the existing office building and associated parking areas (Demolition Plan, Drawing No. CD101, bound separately). A warehouse with a floor area of 163,610 square feet will replace the office building, and include the following office floor areas

- Southern side of the warehouse: 4,950 square feet.
- Northern side of the warehouse: 5,625 square feet.

Parking and loading will consist of 98 car parking spaces, 19 trailer parking spaces, and 33 loading spaces. Additional accessory improvements include landscaping, stormwater detention facilities, utilities, and signage (Site Plan, Drawing No. CS101, bound separately).

2.0 NATURAL RESOURCES

2.1 Geology

The following surficial geology types are at the project site (Figure 5 – NJDEP Surficial Geology Map):

- Pensauken Formation (Tp): consists of sand, clayey sand, pebble gravel, minor silt, clay, cobble gravel, and sand which typically includes weathered feldspar.
- Weathered Shale and Mudstone (Qsw): typically consist of angular chips of red shale in reddish brown, red, and reddish-yellow silty clay to clayey silt. The deposits can be up to 10 feet thick but are generally less than three feet thick.
- Alluvium (Qal): typically consists of sand, gravel, silt, minor clay, and peat, as much as 20 feet thick.

The project site is underlain by the following bedrock geology types (Figure 6 – NJDEP Bedrock Geology Map):

- Passaic Formation (JTrp): typically consists of reddish brown to brownish purple to grayish red siltstone and shale.
- Passaic Formation Grey Bed (Trpg): consists of gray to black silty mudstone, gray and greenish- to purplish-gray argillaceous siltstone, black shale, and medium- to dark-gray, argillaceous, fine-grained sandstone.

2.2 Soils

The project site consists of the following soil types (Figure 7 – NRCS Soils Map):

- Urban Land Surface (UR): Land covered by pavement, concrete, buildings, and other structures underlain by disturbed and natural soil material.
- Keyport Urban land complex (KeuC): These areas typically consist of sandy loam to silty clay loam. The parent material is silty and clayey eolian deposits and/ or silty and clayey fluviomarine deposits and may be underlain by disturbed and natural soil material. The soil is reported to be moderately well drained and part of Hydrologic Soil Group D. Most of the project site consists of this soil complex.

- Humaquepts (HumAt): These areas typically consist of loam to sand. The parent material is sandy to clayey areas of recent alluvium and sediments deposited by streams during flooding. The soil is reported to be poorly drained and part of Hydrologic Soil Groups A and D.
- Klinesville Channery Loam (KKoe): These areas typically consist of channery loam overlaying weathered bedrock. The parent material is fine-loamy residuum weathered from shale. The soil is reported to be somewhat excessively drained, and part of Hydrologic Soil Group D.
- Keyport Loam (KeoB): These areas typically consist of loam to silty clay. The parent material is silty and clayey eolian deposits and/or silty and clayey fluviomarine deposits. The soil is reported to be moderately well drained, and part of Hydrologic Soil Group D.

Hydrogeologic Soil Group D has the highest runoff potential, typically containing more than 40 percent clay and less than 50 percent sand. Hydrogeologic Soil Group A has the lowest runoff potential, typically containing more than 90 percent sand and less than 10 percent clay.

2.3 Topography

According to the boundary and topographic survey prepared by Langan, the project site gently slopes downward towards the Lawrence Brook Tributary to the north and the Lawrence Brook and Weston Mill Pond at the eastern section of the project site (Boundary and Topographic Survey, Drawing No. VT101, bound separately). The developed area of the project site has an elevation (EL) ranging from EL 50 to 65. The elevation declines and steeper slopes are present along the eastern side of the project site near Westons Mill Pond.

2.4 Surface Water

NJDEP mapping identifies wetlands at the northern section of the project site (Figure 8 - NJDEP Wetlands Map). A Freshwater Wetlands Letter of Interpretation (LOI) Line Verification was issued for the site on March 8, 2023 (Appendix A – Previously Issued Permits). An unnamed tributary of Lawrence Brook, classified as FW2/NT non-trout producing freshwater tributary, runs through the northern section of the project site (Figure 9 – NJDEP Surface Waters Map). NJDEP classifies as FW2/NT Westons Mill Pond, which is on the eastern side of the project site.

The project site is in the Lawrence Bk (below Milltown/Herberts br) HUC-14 watershed (Figure 10 – NJDEP HUC-14 Watershed Map). The northeastern section and the eastern edge of the project site are in the 100-year floodplain, and the northernmost area of the site is within the Zone AE Floodway (Figure 11 – FEMA Effective FIRM Map).

2.5 Vegetation

The project site has landscaped area consisting of mowed lawn area with shrub and tree plantings surrounding the parking area. The waterfront and wetland areas of the project site are undeveloped and wooded. Langan wetland scientists visited the site in 2021 and noted that vegetation within the forested wetland onsite includes a forested overstory typically comprised of pin oak, silver maple, red maple, green ash, and black gum. The understory was typically comprised of northern arrowwood and silky dogwood.

2.6 Wildlife

A review of the NJDEP Landscape Project data indicates that the project site is in the Natural Heritage Program grid, and that there is the potential for the Rank 4 State Endangered Bald Eagle both nesting and foraging along the northern and eastern edges of the project site (Figure 12 – NJDEP Threatened and Endangered Species Habitat Map). NJDEP issued a Natural Heritage Program (NHP) letter on June 13, 2022 (Appendix B – Threatened and Endangered Species Correspondence). The NHP letter confirms the findings of the NJDEP Landscape Project data.

Correspondence with the U.S. Fish and Wildlife Service (USFWS) through the Information, Planning, and Consulting (IPaC) system indicates that no critical habitats are at or around the project area. The IPaC letter states the applicant should consider the potential for endangered, threatened or candidate species located in the project area. Migratory birds may pass through the project area on a seasonal basis (Appendix B - Threatened and Endangered Species Correspondence).

3.0 MAN-MADE RESOURCES

This section reviews the project’s compatibility to the township land use and zoning policies.

3.1 Land Use and Zoning

The project site is in the I-2 Industrial district (Figure 13 – Township Zoning Map), where warehouses are a permitted principal use. The I-2 zoning district includes the following principal permitted uses:

- Light manufacturing, processing, producing or fabrication operations which meet the performance standards for the zone.
- Experimental, research or testing laboratories.
- Administrative and general offices where no manufacturing is performed.
- Federal, state, county and municipal buildings and grounds.
- Warehouses and distribution centers.
- Sheet metal fabricating.
- Hotel and accessory commercial uses, provided that no commercial facilities shall be in freestanding commercial buildings.
- Medical offices, dental offices, and clinics.
- Computer and data processing uses.
- Private, for-profit training and educational facilities.
- Indoor recreation facilities.
- Adult day-care facilities.

The I-2 zoning district includes the following accessory uses:

- Signs, subject to the provisions of Article XXV.
- Fences, subject to the provisions of § 205-93.
- Other customary accessory uses and buildings which are clearly incidental to the principal use and building.

Table 1 outlines project compliance with the I-2 zoning district area and bulk regulations:

Table 1: I-2 Zoning District Area and Bulk Requirements

	I-2 Zoning District	Proposed
Min. Lot Area	3 acres	15.56 acres
Min. Lot Width	350 feet	990 feet
Min. Lot Depth	350 feet	592.4 feet
Max. Lot Coverage (Principal Bldg)	40%	24.1%
Max. Impervious Coverage	80%	50.7%
Max. Height (Principal Bldg)	3 stories/40 feet	44.2 feet (V)
Min. Front Yard Setback	60 feet	98.3 feet
Min. Side Yard Setback (Principal/Accessory)	40 feet/ 20 feet	158.7 feet/ 363.4 feet
Min. Rear Yard Setback (Principal/Accessory)	75 feet/20 feet	187.5 feet/ 0 feet (ENC)
Min. Car Parking Stall Dimension	9 feet X 18 feet	9 feet X 18 feet
Min. Car Parking Spaces (Warehouses)	1 space per 2,500 sf of GFA = 66 spaces	98 spaces
Min. ADA Parking Spaces	4 spaces	5 spaces

	I-2 Zoning District	Proposed
Min. Loading Berth Size	12 feet X 35 feet	13 feet X 60 feet
Min. Loading Spaces	1 space	33 Spaces

(ENC): Existing nonconforming condition. (V): Variance condition.

Sources: General Notes & Zoning Data, Drawing No. CS-001, bound separately; Township of North Brunswick Zoning Ordinance § 205-74 through § 205-76, Parking and Loading § 205-96 through § 205-100, ADA Standards for Accessible Design Table 208.2.

The proposed building height exceeds the 40-foot maximum height limit in the I-2 zoning district. The project does not change the existing nonconforming rear yard accessory setback.

3.2 Master Plan

The following goals from the 2006 Master Plan, which the 2018 Master Plan Re-Examination Report reaffirmed, are applicable to the project:

- Goal 3: *Maximize the potential for expansion of the economic base, while assuring that development projects address roadway and utility infrastructure needs.* The project expands the township’s economic base and is located on an already-developed site. The proposed warehouse is adjacent to a roadway that carries truck traffic from a neighboring warehouse. Water, sewer, electric and telecommunications services are available at the project site.
- Goal 4: *Provide a balance of land uses in appropriate locations to address needs of township residents and businesses.* The project contributes to balanced land uses since the project is in an industrial zone to serve business needs.

3.3 Community Facilities

The developed project site has available water, sewer, electric, natural gas, and telecommunication services. A private carter will manage waste removal, as required under Township solid waste regulations. The project has no direct impact on the school district. Letters from the Township confirming the availability of water and sewer service are pending.

3.4 Access and Transportation

Primary access to the project site is via passenger vehicle. The closest mass transit option is the New Jersey Transit 814 bus line, with service from Middlesex County College to the New Brunswick Shopping Center (Appendix C – Public Transit Information). The bus runs on weekdays from 8:00 a.m. to 8:00 p.m., and on weekends with a reduced schedule. The nearest bus stop is the Devry College of Technology, approximately 0.4 miles northwest of the project site.

3.5 Historic and Cultural Resources

NJDEP mapping does not identify any historic resources on the project site. Nearby historic district eligible properties include the Raritan River Railroad, which runs along the western lot line of the project site, and the New Jersey Agricultural Experiment Station at College Farm, which abuts the northernmost boundary of the project site. The nearest identified individual historic properties are a cluster of houses about 1,500 feet southeast of the project site along Van Liew Avenue (Figure 14 – NJDEP Historic Resources Map).

3.6 Pollution Concerns

The project does not involve any manufacturing nor does not include any major air emission sources. Individual HVAC rooftop units would heat and cool the warehouse. The primary energy source for these heating units is natural gas. Back-up generators would operate during emergencies and during routine engine exercising. Any emissions from generators would be minimal and short-term in nature. Generators are subject to state regulations. There are no anticipated regulated air emissions from the proposed warehouse building operations.

The primary air pollutant of concern is from vehicular exhaust, including nitrogen dioxide (NO₂) and carbon monoxide (CO). The project would not cause any significant adverse air quality impacts and would not result in any violations of National Ambient Air Quality Standards (NAAQS), as detailed in Section 5.1 of the EIA.

3.7 Construction Phase

During the construction phase, all mechanical equipment will conform to the applicable standards for noise, exhaust emission levels, and safety standards. Contractors will take necessary steps to eliminate avoidable noise emanating from construction operations.

Construction vehicles and machinery may contribute to minor temporary impacts to air quality. During construction, heavy construction equipment will clear and grade the project site. To mitigate adverse impacts on air quality, a soil erosion and sediment control plan will control dust levels. Among plan measures include using crushed stone entrance pads, temporary seeding of any areas exposed for more than 60 days, and moisture control on exposed ground surfaces (Soil Erosion and Sediment Control Plan, Drawing No. CE101, bound separately).

Although construction conditions are temporary in nature, there will be efforts to minimize the acoustical impact of this activity. The township prohibits heavy construction equipment from exceeding noise code limits outside the hours specified in their noise ordinance. While the project construction will conform to these requirements, earth moving equipment used during the civil construction phase of the project can be close to nearby receptors. No sensitive receptors are directly adjacent to the project site. Construction equipment, such as bulldozers, front end loaders, and dump trucks, can typically produce maximum sound levels of 80 dB(A) at 50 feet. To minimize receptor exposure to construction noise, the project will implement the following construction noise control strategies to the extent feasible:

- Limit all heavy equipment operation to non-noise-sensitive daytime hours and follow allowable construction hours.
- If possible, limit the number of equipment operating near one receptor at a given time. Avoid exposing any one receptor to high sound levels for an extended period.
- Place stationary equipment, such as generators, compressors, and office trailers, away from noise-sensitive receptors.
- Avoid having construction parking or laydown areas near noise-sensitive receptors.

4.0 LICENSES, PERMITS, AND OTHER APPROVALS REQUIRED

Table 2 outlines the permits and approvals applicable to the project.

Table 2: Required Licenses, Approvals and Permits

Authority	Required Approvals and Permits
North Brunswick Township Planning Board	Preliminary and final site plan approval
Middlesex County Planning Board	Site plan approval
Freehold Soil Conservation District	Soil and sediment control plan approval
New Jersey Department of Environmental Protection (NJDEP)	<ul style="list-style-type: none"> • Freshwater Wetlands General Permit (GP) 11 (outfalls and intake structures) • Freshwater Wetlands Transition Area Waivers for Redevelopment, Average Plan, and Reduction • Flood Hazard Area Verification • Flood Hazard Area Individual Permit

On March 8, 2023, the NJDEP issued a LOI for the project site to verify the boundary of freshwater wetlands and State open waters (Appendix A – Previously Issued Permits).

5.0 POTENTIAL ADVERSE IMPACTS

5.1 Water Quality

Under existing conditions, the site consists of the following sub watersheds:

- Watersheds A1-A4: stormwater flow moves through a combination of overland flow and stormwater pipes into Weston Mills Pond at the east end of the project site.
- Watershed B: collects stormwater surface runoff overland into an existing yard inlet near the Conrail railroad right-of-way (ROW).

N.J.A.C. 7:8-5.5 requires stormwater management measures to reduce the post-construction stormwater load of total suspended solids (TSS). Specifically, they need to be reduced in stormwater runoff generated from the water quality design storm by 80 percent of the anticipated load from the developed site, expressed as an annual average. Quality standards in N.J.A.C. 7:8-5.5 are applicable to any major development that results in an increase of 0.25-acre or more of regulated motor vehicle surface. The design addresses water quality standards since the project includes a 0.52 acre increase of regulated motor vehicle surface (Appendix D – Stormwater Management Report, bound separately).

The proposed development water quality measures include two small-scale under drained bioretention basins, two small-scale subsurface infiltration basins, and three green-infrastructure (GI) manufactured treatment devices. Each Best Management Practice (BMP) provides at least 80 percent TSS removal in accordance with the New Jersey BMP manual.

The project addresses the applicable township and state stormwater management requirements related to water quality. The project would not have an adverse impact on water quality.

5.2 Air Quality

Mobile source traffic can result in potential emissions of carbon monoxide, particulate matter, and nitrogen oxides. The U.S. Environmental Protection Agency (USEPA) classifies these pollutants as "criteria air pollutants." The Clean Air Act requires the USEPA to set National Ambient Air Quality Standards (NAAQS) for six "criteria air pollutants." The Clean Air Act identifies the following types of national ambient air quality standards:

- Primary standards provide public health protection, including protecting the health of "sensitive" populations such as asthmatics, children, and the elderly.
- Secondary standards provide public welfare protection against decreased visibility and damage to animals, crops, vegetation, and buildings.

Table 3 provides the current NAAQS:

Table 3: Current NAAQS (2021)

Pollutant	Averaging Period	Primary NAAQS ($\mu\text{g}/\text{m}^3$)	Secondary NAAQS	Form
NO ₂	1-hour	100 ppb		98th percentile of 1-hour daily maximum concentrations averaged over 3 years
	Annual	53 ppb	53 ppb	Annual mean
CO	1-hour	35 ppm		Not to be exceeded more than once per year
	8-hour	9 ppm		Not to be exceeded more than once per year
PM ₁₀	24-hour	150 $\mu\text{g}/\text{m}^3$	150 $\mu\text{g}/\text{m}^3$	Not to be exceeded more than once per year on average over 3 years
PM _{2.5}	24-hour	35 $\mu\text{g}/\text{m}^3$	35 $\mu\text{g}/\text{m}^3$	98th percentile, averaged over 3 years
	Annual	12 $\mu\text{g}/\text{m}^3$	15 $\mu\text{g}/\text{m}^3$	Annual mean, averaged over 3 years

Source: EPA Air Quality Monitor Values Report, 2021.

The following air quality monitoring stations are closest to the project site:

- North Brunswick, NJ: 67 Ryders Lane, located 1,700 feet east of the project site.
- Elizabeth, NJ: 7 Broad Street, located 17 miles north of the project site
- Newark, NJ: 360 Clinton Avenue, located 20 miles north of the project site.

The data collected at these monitoring stations may be representative of the ambient air quality at the project site. The most recent finalized air quality monitoring data is from 2021, since annual statistics for 2022 are not final until May 1, 2023. Data gathered at these stations in 2021 indicates that existing regional area air quality complies with the current NAAQS. Table 4 provides ambient air quality monitoring data.

Table 4: 2021 Ambient Air Quality Monitoring Data

Pollutant	Averaging Period	Ambient Air Monitoring Concentration	Location and Form
NO ₂	1-hour	41	North Brunswick, NJ; 3-year average, 98 th percentile
	Annual	8.19	North Brunswick; annual mean

Pollutant	Averaging Period	Ambient Air Monitoring Concentration	Location and Form
CO	1-hour	2.5	Elizabeth, NJ; 2 nd highest
	8-hour	2.2	Elizabeth, NJ; 2 nd highest
PM₁₀	24-hour	36	Newark, NJ; 2 nd highest
PM_{2.5}	24-hour	21	North Brunswick, NJ; 3-year average, 98 th percentile
	Annual	7.9	North Brunswick, NJ; 3-year average, annual mean

Source: EPA Air Quality Monitor Values Report, 2021

Project construction will produce temporary emissions that will not impact air quality. The regular operation of the warehouse facility will be consistent with similar light industrial land uses and will generate minimal air emissions as outlined in Section 3.6 of the EIA. The project would not have an adverse impact on air quality.

5.3 Noise

Overall noise standard regulation is subject to the New Jersey Noise Control Act (N.J.A.C. 7:29). All municipal noise ordinances must be identical to the State Model Noise Control Ordinance provided by the NJDEP, which oversees noise control rules and regulations. The noise level will increase temporarily during demolition and construction activities.

Warehouse site operations may contribute intermittent noise from use activity. The project will comply with and not exceed the maximum sound level standards as outlined in the State regulations. There are no sensitive receptors near the project site. The project would not have an adverse impact regarding noise.

5.4 Surrounding Land Uses

The project is a permitted use. The surrounding development pattern of light industrial and commercial uses is consistent with the underlying I-2 Industrial zoning district. The project would not have an adverse impact on surrounding land uses.

5.5 Damage or Destruction of Significant Plant or Wildlife Systems

The project is located on already disturbed land, with the removal of the existing building and parking lot area. The project does not propose to impact riverine or wetland areas, which the NJDEP Landscape Project identifies as potential sites for Bald Eagle foraging and nesting. The NJDEP Landscape Project mapping identifies one of the wetland areas as potential nesting and foraging habitat for bald eagles (Rank 4).

As indicated on the LOI issued by NJDEP on March 8, 2023, the NJDEP identifies the wetland as an exceptional resource value wetland with a transition area of 150 feet in width (Appendix A – Previously Approved Permits). A transition area averaging plan waiver was prepared and approved by the NJDEP Division of Land Resource Protection (DLRP). Based on the NJDEP LOI approval, the project would not have an adverse impact on significant plant or wildlife systems.

5.6 Aesthetic Values

The project is a warehouse distribution facility. The loading docks will not face either street frontage. The township planning board will review the landscaping and lighting plan for consistency with the applicable township regulations. The aesthetic values of the site will be consistent with new development of its type and of the surrounding development pattern. The project would not have an adverse impact on aesthetic values.

5.7 Destruction of Natural Resources

As noted in Section 5.5 of the EIS, the project is a redevelopment of an office building site. The project will not disturb the most environmentally sensitive areas. The project would not have an adverse impact on natural resources.

5.8 Displacement of People and Business

The project is removing a vacant office building. There is no displacement of residents or employees due to the project. Due to the current nature of the real estate office market, there are plentiful alternative locations available for the few existing businesses in the office building.

5.9 Displacement of Viable Farms

The project site is not a farm, nor does it adversely impact any farm properties.

5.10 Destruction of Man-Made Resources

The project will remove the existing building and parking areas from the site to build a new warehouse and accessory parking areas. The destruction of man-made resources is part of the overall redevelopment of the site from an office to warehouse use.

5.11 Disruption of Desirable Community and Regional Growth

The project site is in the I-2 zoning district where warehouses are a principal permitted use. Surrounding land uses are of a light industrial and commercial nature. The project site and surrounding area zoning encourages light industrial and warehouse uses. The development contributes to community or regional growth by adding a permitted use to a dormant site.

5.12 Traffic Impacts

On March 22, 2023, Langan prepared a Traffic Impact Statement (TIS) (Appendix E – Traffic Impact Statement, bound separately). The TIS indicates that when compared to the former office use, the proposed warehouse will generate 50 fewer trips during the weekday morning peak hour, and 53 fewer trips during the weekday evening peak hour in the vicinity of the site. The project would not have a negative impact on adjacent roads and traffic.

5.13 Health, Safety and Well-Being of the Public

There are no residents located at the project site nor are any proposed to live at the project site. No existing residents are directly adjacent to the site. The project replaces an existing office building with a warehouse. For the reasons noted in the EIA, neither the development nor operation of the project would adversely impact the health, safety, and well-being of the public.

6.0 ALTERNATIVES

6.1 No Build Alternative

Under the no-action alternative, the existing office building and parking areas would remain. The existing building would be available for use subject to township approval.

6.2 Other Alternatives

The I-2 Light Industrial zoning district regulations for the project site allow light industrial and commercial uses, as indicated in Section 3.1. Given the site history, the existing conditions, and the current reduced demand for office space in New Jersey, the existing building is not likely desirable for that use. Several I-2 zoning district permitted uses, such as indoor recreation, hotel use, or metal fabrication may require a substantial renovation or demolition of the existing building and/or parking areas.

7.0 REFERENCE LIST

New Jersey Geological Survey Open File Map, Surficial Geology of the New Brunswick Quadrangle, 2002.

New Jersey Geological Survey Open File Map 1-2540-D, Bedrock Geological Map of Central and Southern New Jersey, 1998.

United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Survey of Middlesex County, New Jersey, 1987.

Township of North Brunswick, Middlesex County, New Jersey, Chapter 205, Land Use Ordinance, Adopted by the Township Committee (now Mayor and Council) of the Township of North Brunswick August 21, 1978

Zoning Map, Township of North Brunswick (Middlesex County), as revised December 2018.

2018 Master Plan Re-Examination Report, Township of North Brunswick, Middlesex County, April 2018.

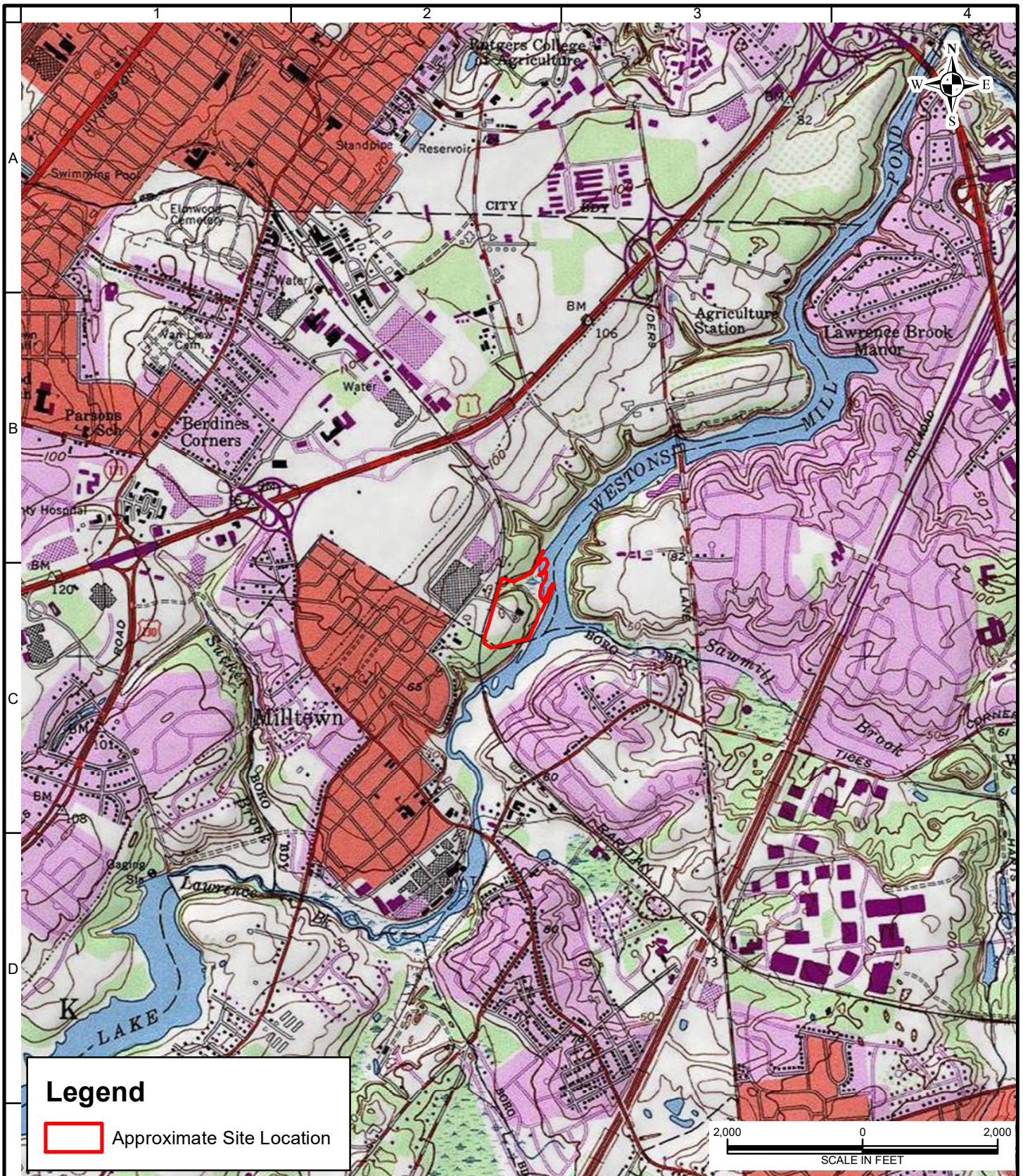
NJ Transit 814 Bus Route and Schedule, Issued January 1, 2023.

https://d2g63oyneaimm8.cloudfront.net/sites/default/files/bus_schedules/T0814.pdf

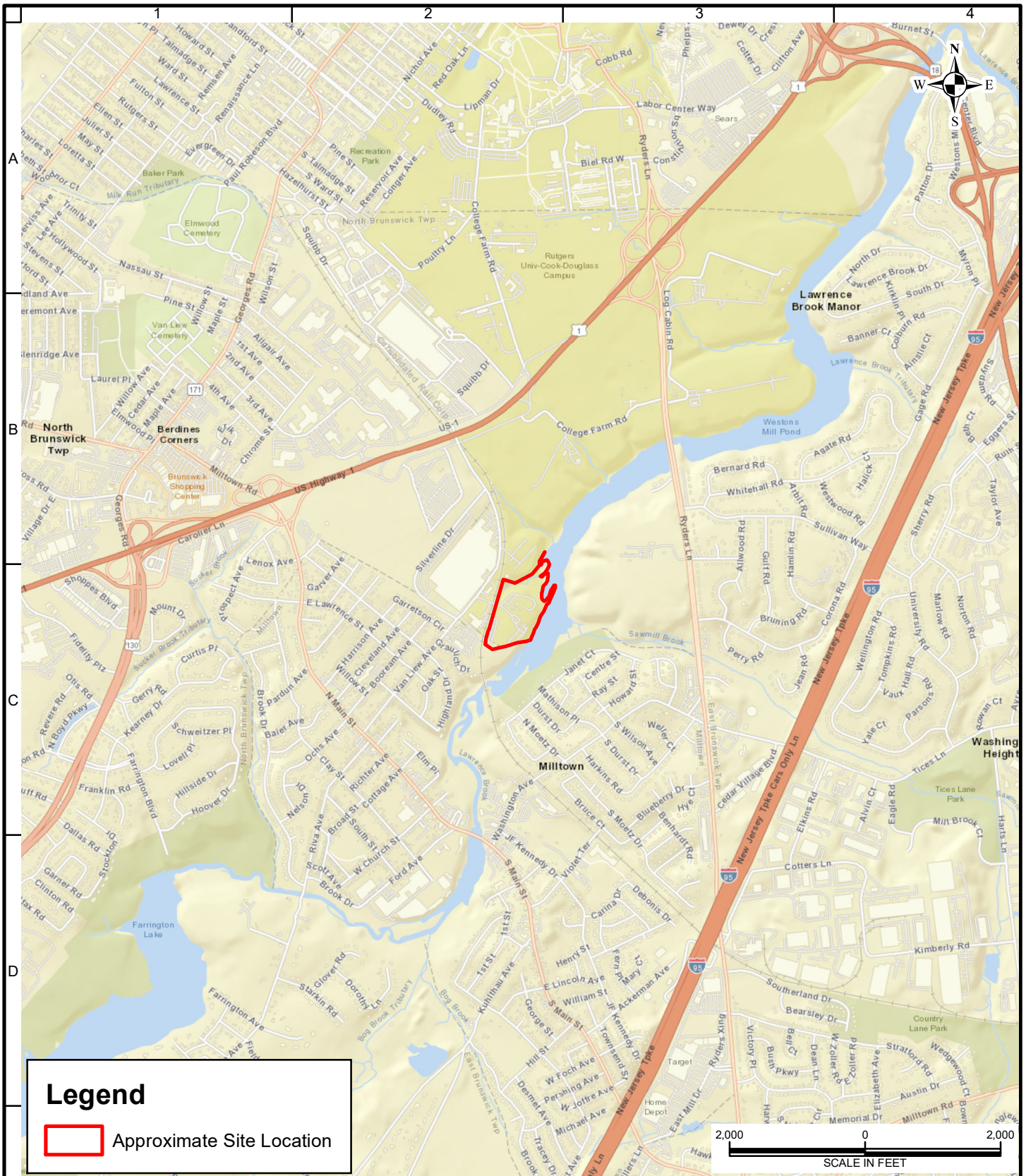
NJ Property Fax, municipal tax records, njpropertyfax.com

2021 USEPA, Outdoor Air Quality Data, Monitor Values Report, <https://www.epa.gov/outdoor-air-quality-data/monitor-values-report>

FIGURES

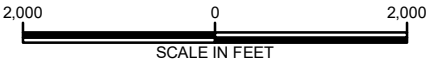


<p>LANGAN</p> <p>300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com</p> <p>Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International LLC Collectively known as Langan</p> <p>NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400</p>	<p>Project</p> <p>KING ARTHUR COURT WAREHOUSE</p> <p>BLOCK No. 252, LOT No. 5.03</p> <p>NORTH BRUNSWICK TOWNSHIP</p> <p>MIDDLESEX COUNTY NEW JERSEY</p>	<p>Drawing Title</p> <p>USGS SITE LOCATION MAP</p>	<p>Project No. 100851001</p> <p>Date 4/2/2021</p> <p>Scale 1" = 2,000'</p> <p>Drawn By RAF</p>	<p>Figure</p> <p>1</p>
---	--	---	--	-------------------------------



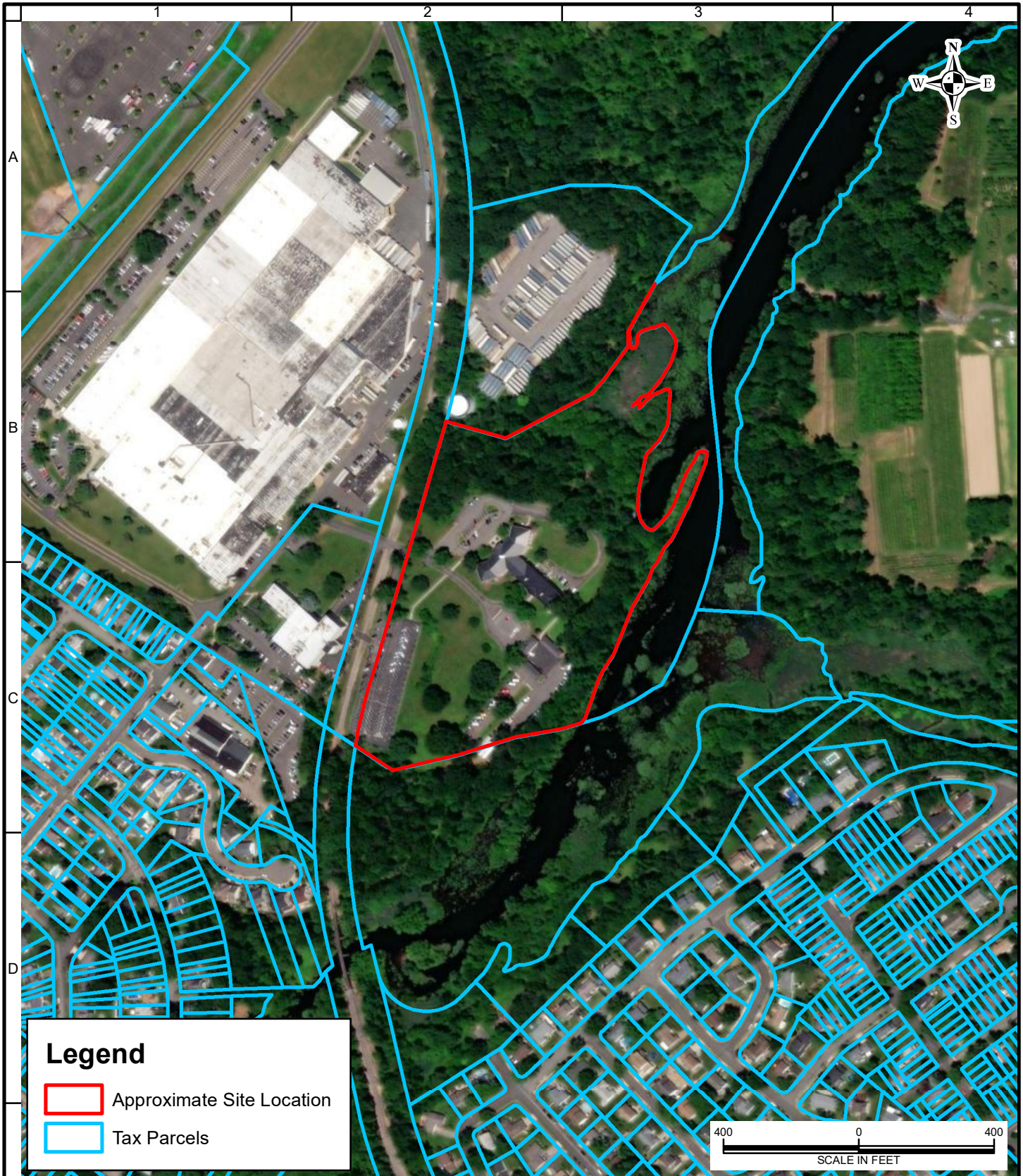
Legend

Approximate Site Location



Map References: Esri World Street Map, 2019

<p>LANGAN</p> <p>300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com</p> <p>Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International LLC Collectively known as Langan</p> <p>NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400</p>	<p>Project</p> <p>KING ARTHUR COURT WAREHOUSE</p> <p>BLOCK No. 252, LOT No. 5.03</p> <p>NORTH BRUNSWICK TOWNSHIP</p> <p>MIDDLESEX COUNTY NEW JERSEY</p>	<p>Drawing Title</p> <p>VICINITY MAP</p>	<p>Project No. 100851001</p> <p>Date 3/29/2021</p> <p>Scale 1" = 2,000'</p> <p>Drawn By RAF</p>	<p>Figure</p> <p>2</p>
	<p>© 2020 Langan</p>			



Legend

- Approximate Site Location
- Tax Parcels

Map References: Parcels and MOD-IV of Middlesex County GIS Data, 2019; NJDEP Aerial Imagery 2015

<p>LANGAN</p> <p>300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com</p> <p>Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International LLC Collectively known as Langan</p> <p><small>NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400</small></p>	<p>Project</p> <p style="text-align: center;">KING ARTHUR COURT WAREHOUSE</p> <p style="text-align: center;">BLOCK No. 252, LOT No. 5.03 NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY NEW JERSEY</p>	<p>Drawing Title</p> <p style="text-align: center; font-size: 2em;">TAX MAP</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Project No. 100851001</td> <td rowspan="4" style="text-align: center; vertical-align: middle; font-size: 2em;">3</td> </tr> <tr> <td>Date 03/30/2021</td> </tr> <tr> <td>Scale 1" = 400'</td> </tr> <tr> <td>Drawn By RAF</td> </tr> </table>	Project No. 100851001	3	Date 03/30/2021	Scale 1" = 400'	Drawn By RAF
Project No. 100851001	3							
Date 03/30/2021								
Scale 1" = 400'								
Drawn By RAF								



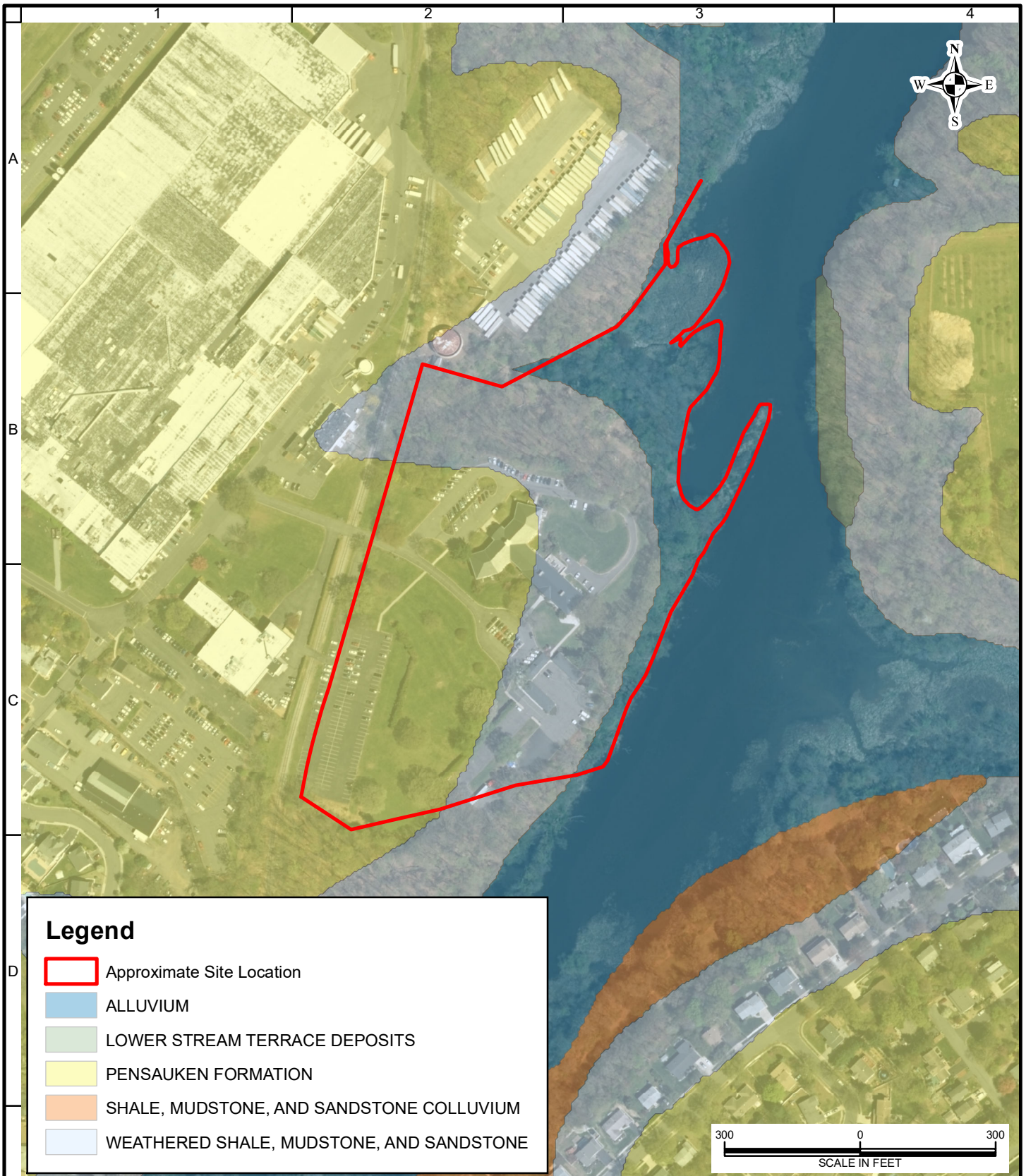
Legend

Approximate Site Location



Map References: NJDEP Aerial Imagery 2015

<p>LANGAN</p> <p>300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com</p> <p>Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International LLC Collectively known as Langan</p> <p>NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400</p>	<p>Project</p> <p>KING ARTHUR COURT WAREHOUSE</p> <p>BLOCK No. 252, LOT No. 5.03 NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY NEW JERSEY</p>	<p>Drawing Title</p> <p>SITE AERIAL PHOTOGRAPH</p>	<p>Project No. 100851001</p> <p>Date 4/5/2021</p> <p>Scale 1" = 300'</p> <p>Drawn By RAF</p>	<p>Figure</p> <p>4</p>
---	--	---	--	-------------------------------



Legend

- Approximate Site Location
- ALLUVIUM
- LOWER STREAM TERRACE DEPOSITS
- PENSAUKEN FORMATION
- SHALE, MUDSTONE, AND SANDSTONE COLLUVIUM
- WEATHERED SHALE, MUDSTONE, AND SANDSTONE

Map References: NJDEP Bedrock Geology of New Jersey 2007; NJDEP Aerial Imagery, 2015

LANGAN
 300 Kimball Drive
 Parsippany, NJ 07054
 T: 973.560.4900 F: 973.560.4901 www.langan.com

Langan Engineering & Environmental Services, Inc.
 Langan Engineering, Environmental, Surveying,
 Landscape Architecture and Geology, D.P.C.
 Langan International LLC
 Collectively known as Langan

NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project

**KING ARTHUR
 COURT WAREHOUSE**

BLOCK No. 252, LOT No. 5.03
 NORTH BRUNSWICK TOWNSHIP
 MIDDLESEX COUNTY NEW JERSEY

Drawing Title

**NJDEP
 SURFICIAL
 GEOLOGY MAP**

Project No.
100851001

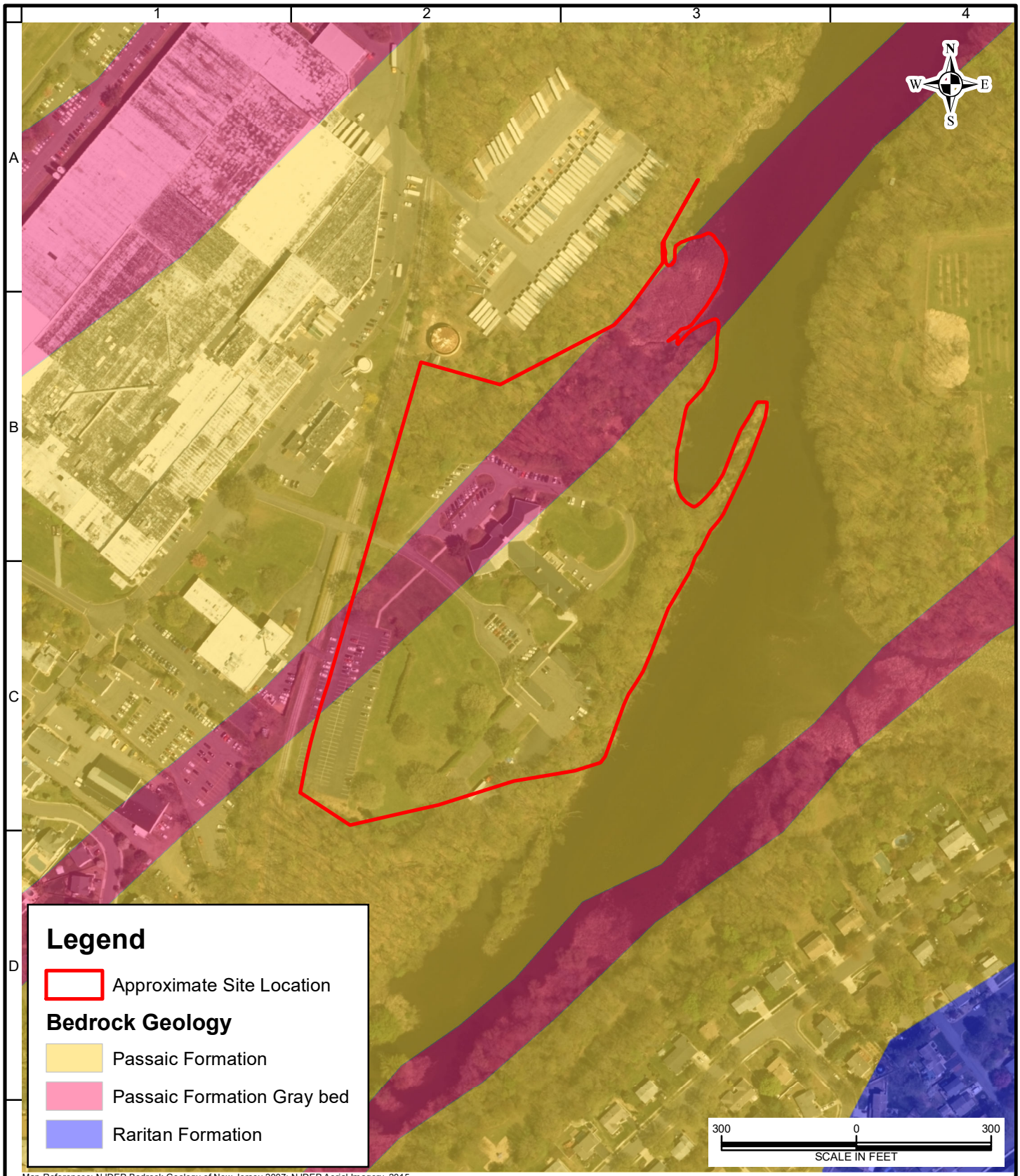
Date
4/5/2021

Scale
1" = 300'

Drawn By
RAF

Figure

5

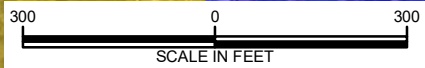


Legend

Approximate Site Location

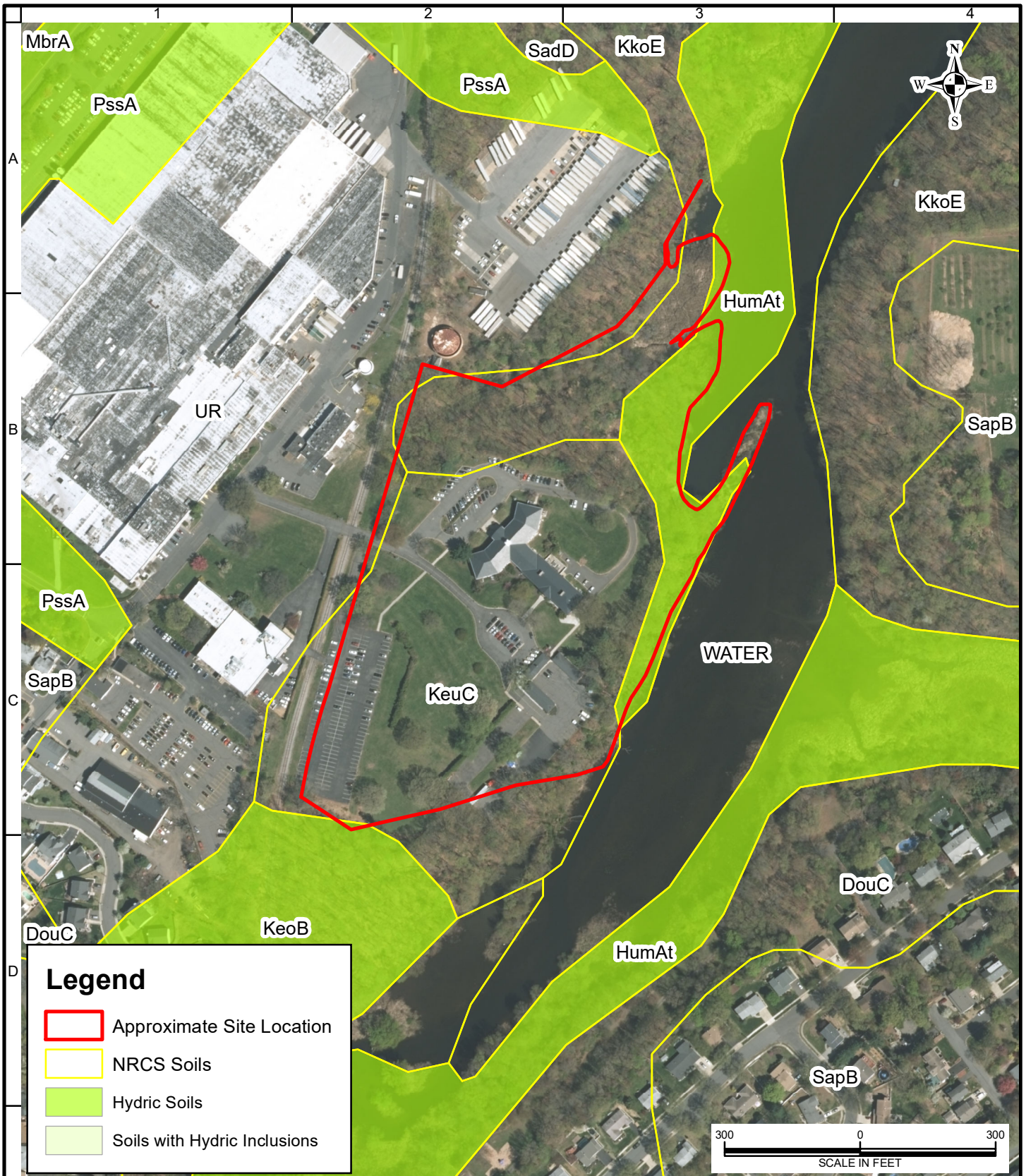
Bedrock Geology

- Passaic Formation
- Passaic Formation Gray bed
- Raritan Formation



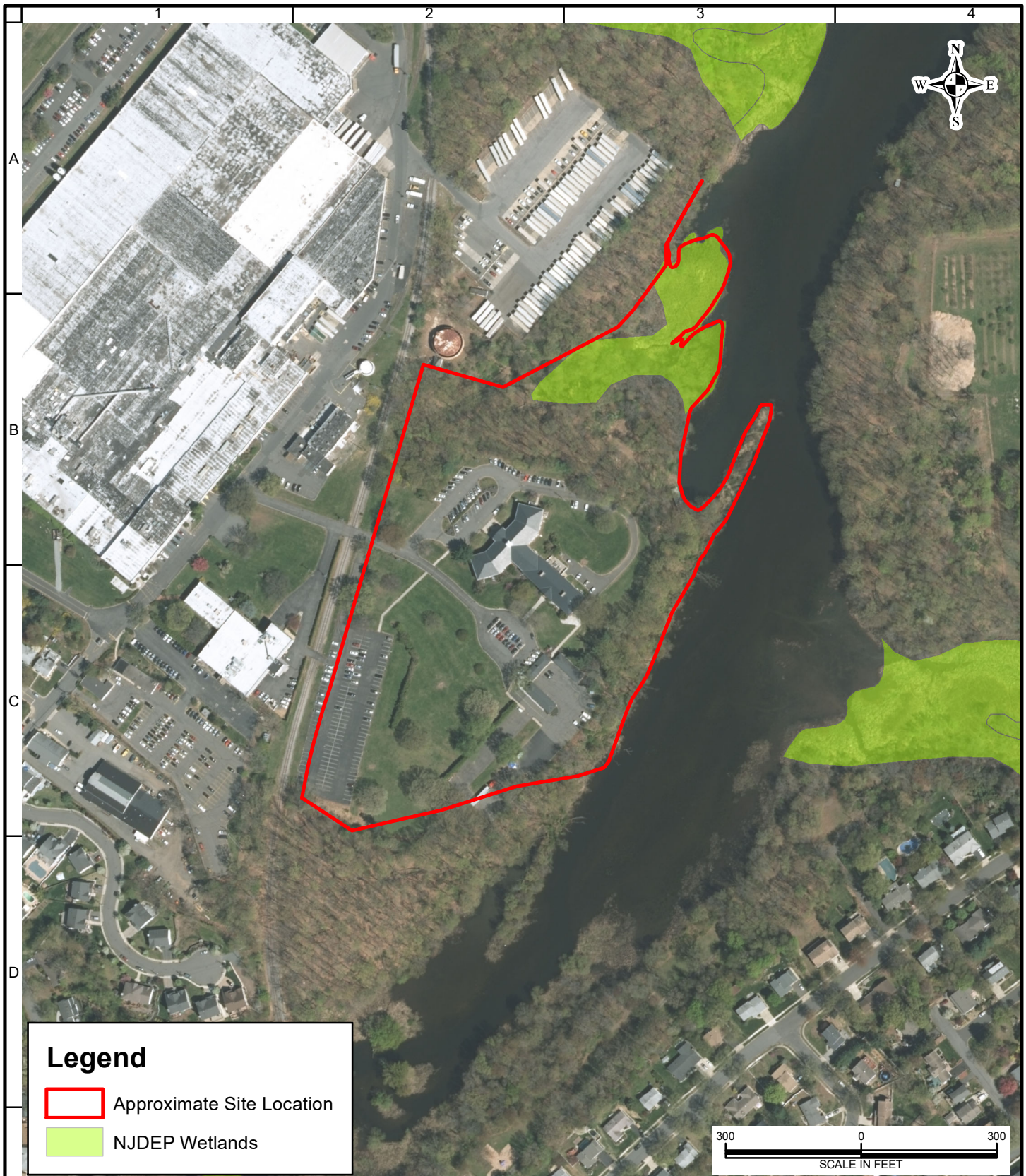
Map References: NJDEP Bedrock Geology of New Jersey 2007; NJDEP Aerial Imagery, 2015

<p>LANGAN 300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com</p> <p>Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International LLC Collectively known as Langan</p> <p>NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400</p>	<p>Project</p> <p style="text-align: center;">KING ARTHUR COURT WAREHOUSE</p> <p style="text-align: center;">BLOCK No. 252, LOT No. 5.03 NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY NEW JERSEY</p>	<p>Drawing Title</p> <p style="text-align: center;">NJDEP BEDROCK GEOLOGY MAP</p>	<p>Project No. 100851001</p> <p>Date 4/5/2021</p> <p>Scale 1" = 300'</p> <p>Drawn By RAF</p>	<p>Figure</p> <p style="font-size: 2em;">6</p>
--	---	--	--	---



Map References: NRCS Web Soil Survey SSURGO GIS Data, Survey Area: 2020, Tabular: 2020, Spatial: 2019; NJDEP Aerial Imagery 2015

<p>300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com</p> <p>Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International LLC Collectively known as Langan</p> <p>NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400</p>	<p>Project</p> <p>KING ARTHUR COURT WAREHOUSE</p> <p>BLOCK No. 252, LOT No. 5.03 NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY NEW JERSEY</p>	<p>Drawing Title</p> <p>NRCS SOILS MAP</p>	<p>Project No. 100851001</p> <p>Date 03/30/2021</p> <p>Scale 1" = 300'</p> <p>Drawn By SEP</p>	<p>Figure</p> <p>7</p>
	<p>© 2020 Langan</p>			

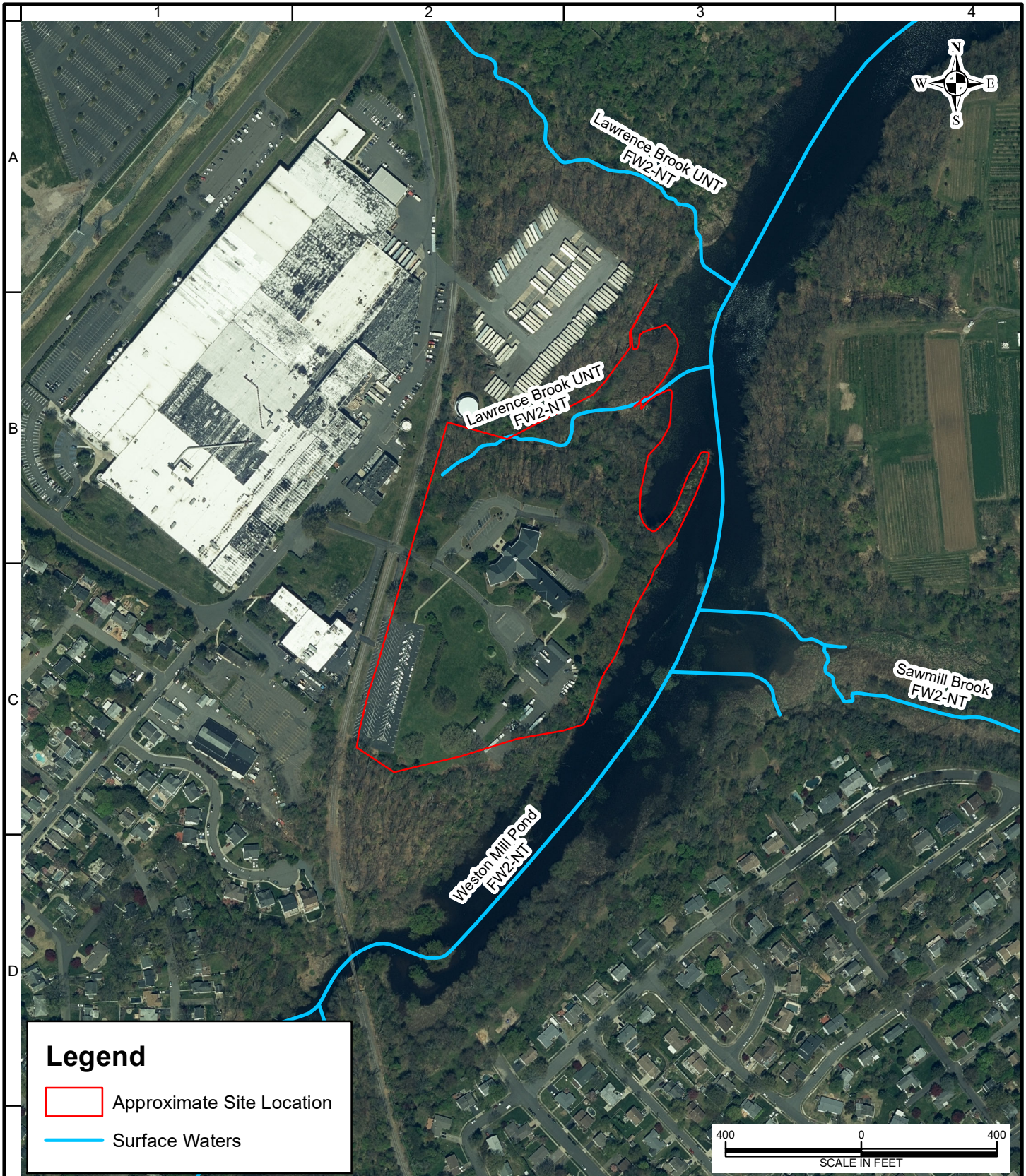


Legend

- Approximate Site Location
- NJDEP Wetlands

Map References: NJDEP Land Use/Land Cover, Raritan Subbasin GIS Data, 2012; NJDEP Aerial Imagery, 2015

<p>LANGAN project</p> <p>300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com</p> <p>Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International LLC Collectively known as Langan</p> <p>NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400</p>	<p>KING ARTHUR COURT WAREHOUSE</p> <p>BLOCK No. 252, LOT No. 5.03 NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY NEW JERSEY</p>	<p>Drawing Title</p> <p>NJDEP WETLANDS MAP</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Project No. 100851001</td> <td style="width: 50%;">Figure</td> </tr> <tr> <td>Date 4/5/2021</td> <td rowspan="2" style="text-align: center; vertical-align: middle;">8</td> </tr> <tr> <td>Scale 1" = 300'</td> </tr> <tr> <td>Drawn By RAF</td> <td></td> </tr> </table>	Project No. 100851001	Figure	Date 4/5/2021	8	Scale 1" = 300'	Drawn By RAF	
Project No. 100851001	Figure									
Date 4/5/2021	8									
Scale 1" = 300'										
Drawn By RAF										

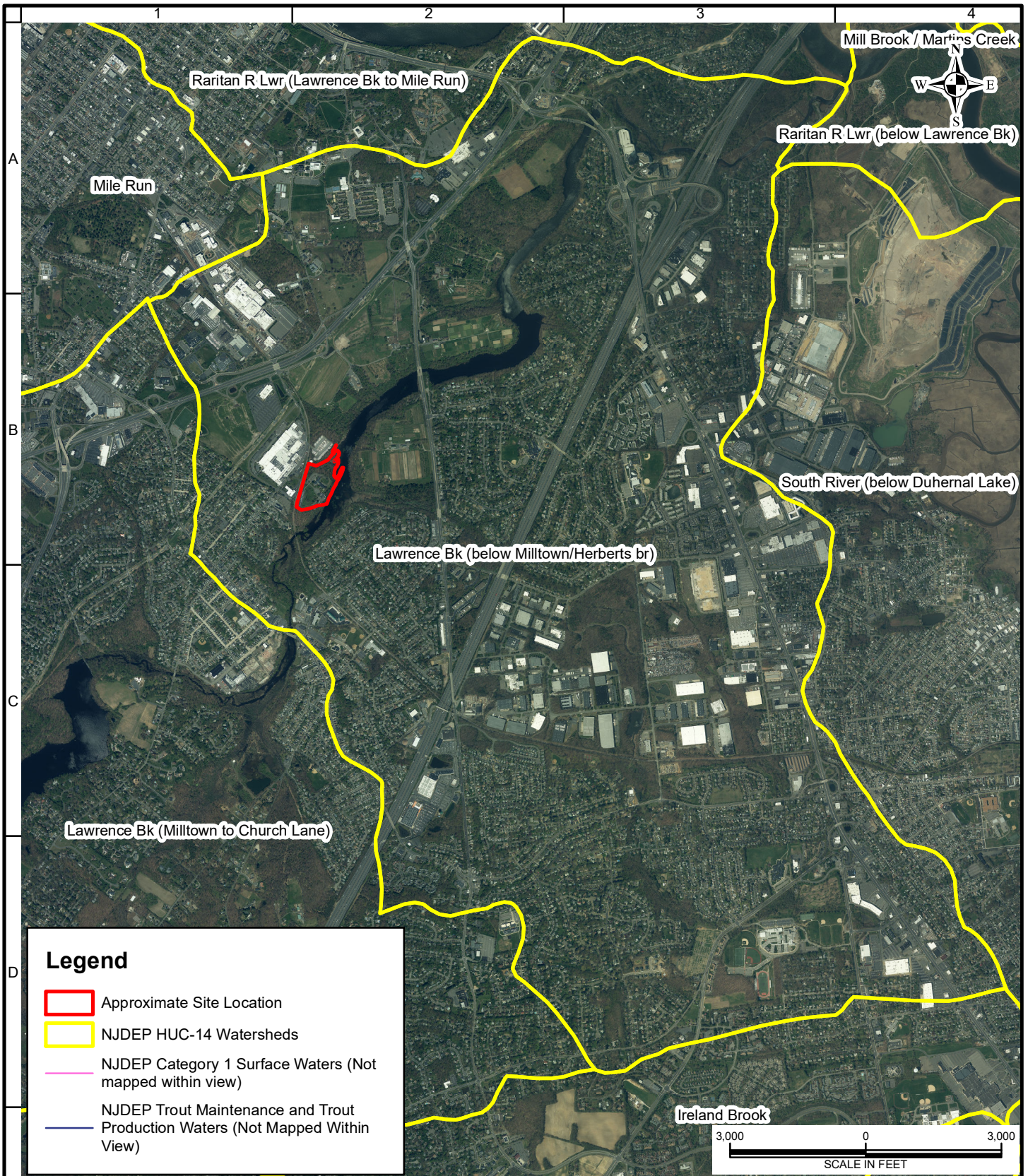


Legend

- Approximate Site Location
- Surface Waters

Map References: NJDEP Surface Water Quality Standards GIS Data, 03/27/2020; NJDEP Aerial Imagery, 2015

<p>LANGAN 300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com</p> <p>Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International LLC Collectively known as Langan</p> <p>NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400</p>	<p>Project</p> <p style="text-align: center;">KING ARTHUR COURT WAREHOUSE</p> <p style="text-align: center;">BLOCK No. 252, LOT No. 5.03 NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY NEW JERSEY</p>	<p>Drawing Title</p> <p style="text-align: center;">NJDEP SURFACE WATERS MAP</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Project No. 100851001</td> <td rowspan="4" style="text-align: center; vertical-align: middle; font-size: 2em;">9</td> </tr> <tr> <td>Date 4/1/2021</td> </tr> <tr> <td>Scale 1" = 400'</td> </tr> <tr> <td>Drawn By RAF</td> </tr> </table>	Project No. 100851001	9	Date 4/1/2021	Scale 1" = 400'	Drawn By RAF
Project No. 100851001	9							
Date 4/1/2021								
Scale 1" = 400'								
Drawn By RAF								



Legend

- Approximate Site Location
- NJDEP HUC-14 Watersheds
- NJDEP Category 1 Surface Waters (Not mapped within view)
- NJDEP Trout Maintenance and Trout Production Waters (Not Mapped Within View)

Map References: NJDEP 14 Digit Hydrologic Unit Code Delineations for New Jersey GIS Data, 2016; NJDEP Surface Water Quality Standards GIS Data, 03/27/2020; NJDEP Aerial Imagery, 2015

<p>LANGAN 300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com</p> <p>Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International LLC Collectively known as Langan</p> <p>NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400</p>	<p>Project</p> <p style="text-align: center;">KING ARTHUR COURT WAREHOUSE</p> <p style="text-align: center;">BLOCK No. 252, LOT No. 5.03 NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY NEW JERSEY</p>	<p>Drawing Title</p> <p style="text-align: center;">NJDEP HUC-14 WATERSHED MAP</p>	<p>Project No. 100851001</p> <p>Date 4/5/2021</p> <p>Scale 1" = 3,000'</p> <p>Drawn By RAF</p> <p>Figure 10</p>
---	---	--	--


LEGEND

 SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

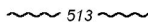
ZONE AE Base Flood Elevations determined.

 FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.


 OTHER FLOOD AREAS

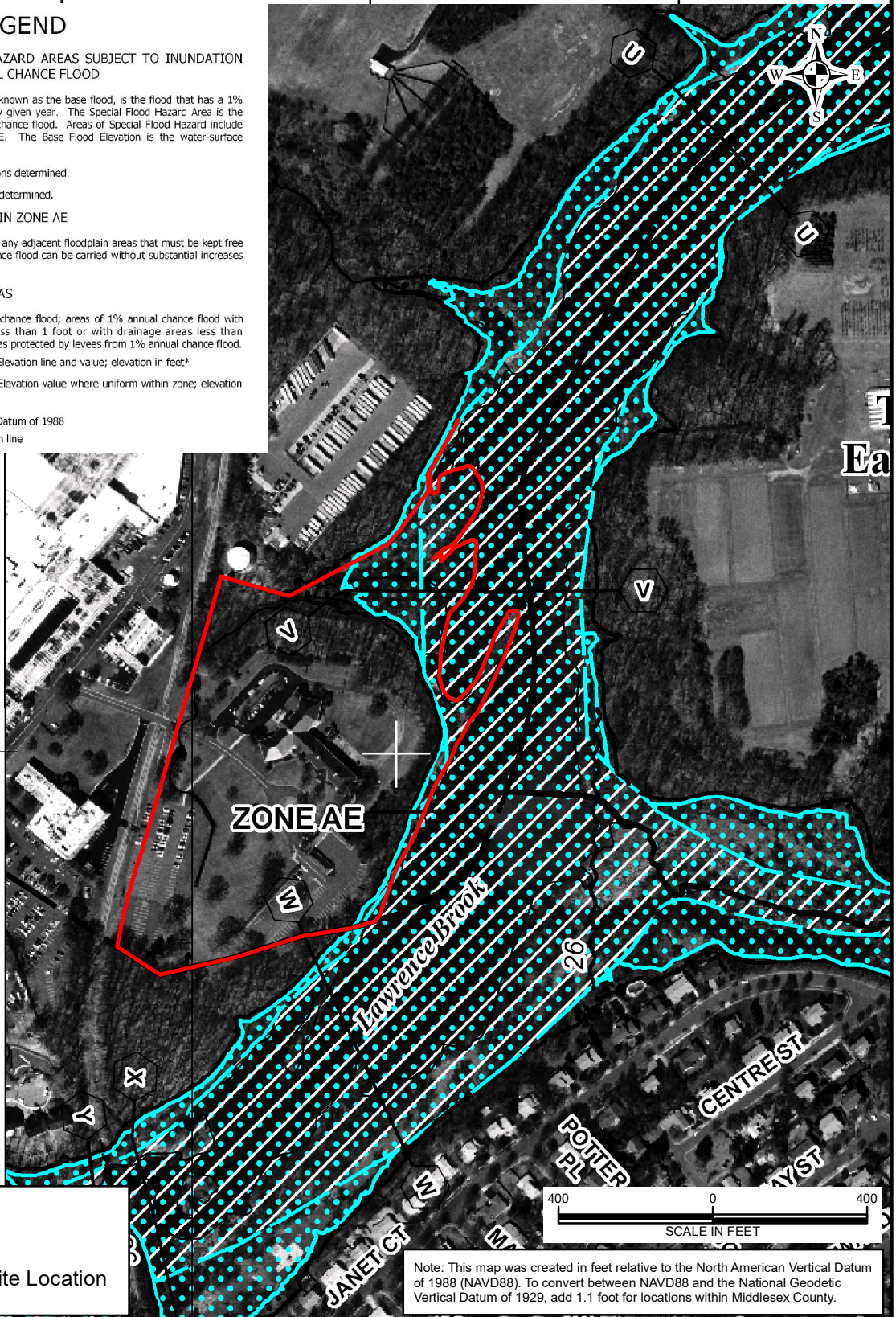
ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

 513 Base Flood Elevation line and value; elevation in feet*


(EL 987) Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

 Cross section line




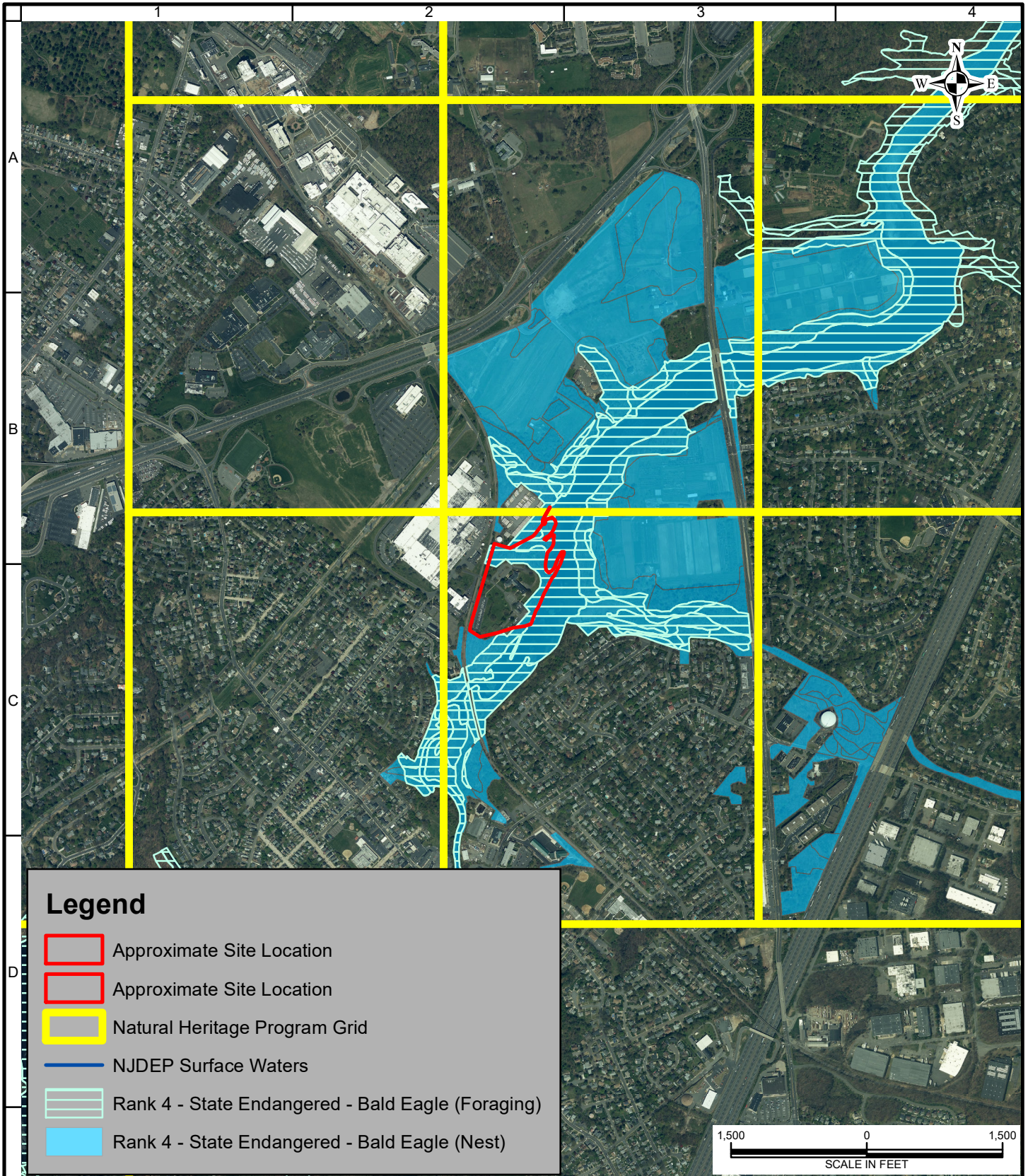
Legend

 Approximate Site Location

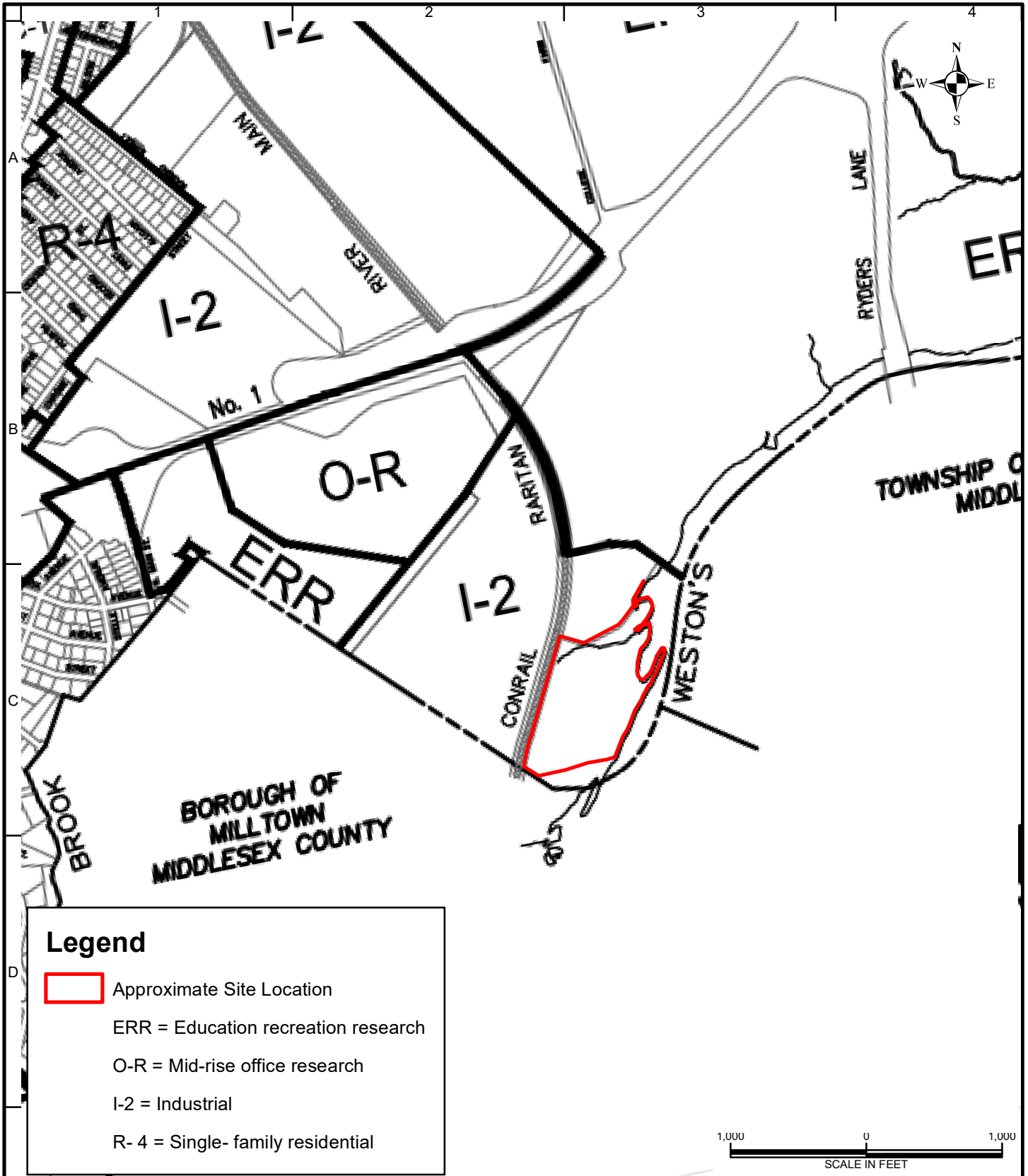
Note: This map was created in feet relative to the North American Vertical Datum of 1988 (NAVD88). To convert between NAVD88 and the National Geodetic Vertical Datum of 1929, add 1.1 foot for locations within Middlesex County.

Map References: FEMA Effective Flood Insurance Rate Map (FIRM) - Middlesex County, NJ - Panel No. 34023C0127F (Dated 07/06/2010)

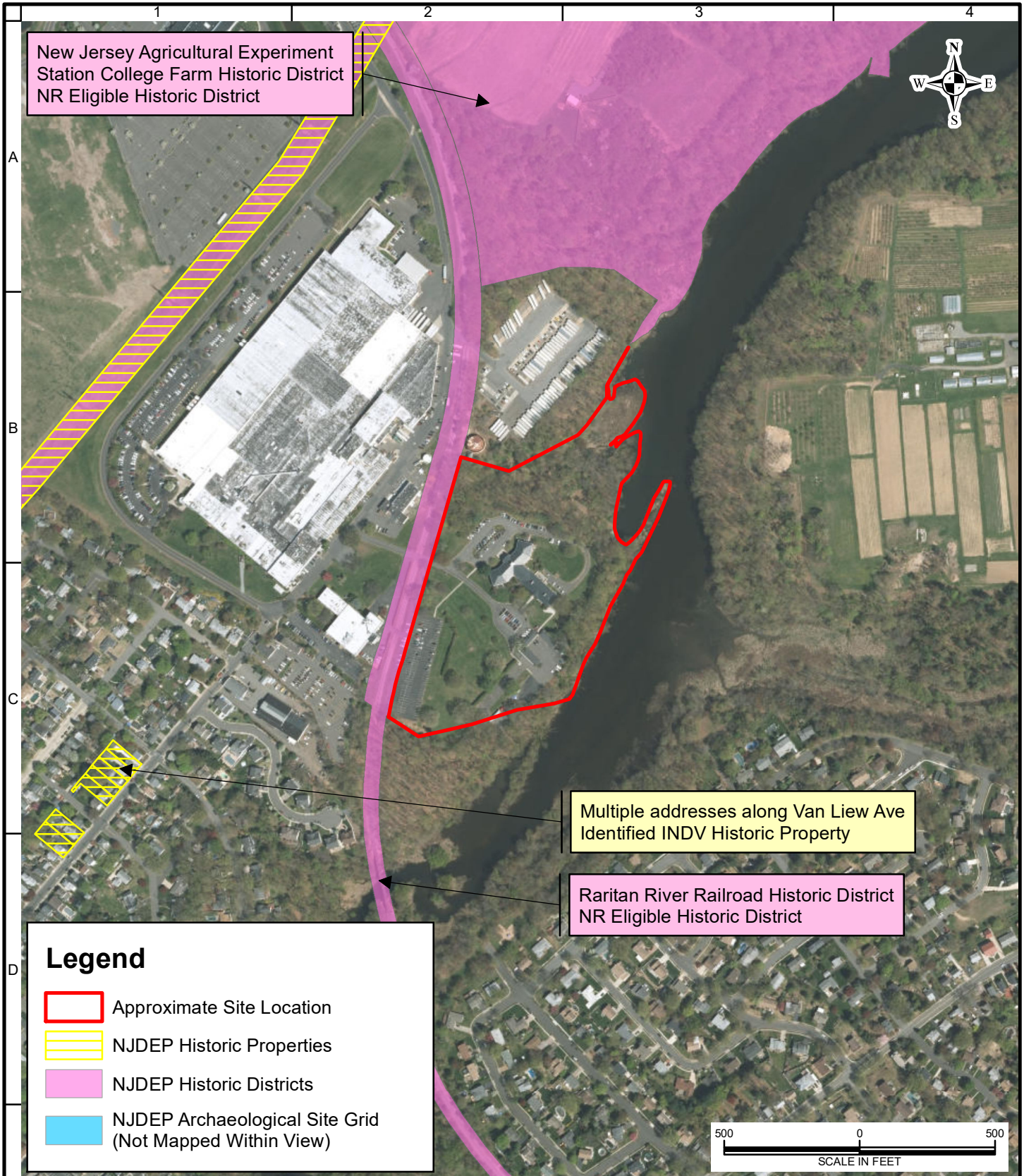
 300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International LLC Collectively known as Langan NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400	Project KING ARTHUR COURT WAREHOUSE BLOCK No. 252, LOT No. 5.03 NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY NEW JERSEY	Drawing Title FEMA EFFECTIVE FIRM MAP	Project No. 100851001 Date 01/30/2020 Scale 1" = 400' Drawn By SEP	Figure 11
	© 2020 Langan			



<p>300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com</p> <p>Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International LLC Collectively known as Langan</p> <p>NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400</p>	<p>Project</p> <p>KING ARTHUR COURT WAREHOUSE</p> <p>BLOCK No. 252, LOT No. 5.03 NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY NEW JERSEY</p>	<p>Drawing Title</p> <p>NJDEP THREATENED AND ENDANGERED SPECIES HABITAT MAP</p>	<p>Project No. 100851001</p> <p>Date 03/30/2021</p> <p>Scale 1" = 1,500'</p> <p>Drawn By SEP</p>	<p>Figure</p> <p>12</p>
	<p>Path: \\langan.com\data\PAR\data0\100851001\Project Data\ArcGIS\MXD\Natural_Resource_Figures\EIS\Figure 12 - T&E.mxd</p>			



<p>300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com</p> <p>Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International LLC Collectively known as Langan</p> <p>NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400</p>	<p>Project</p> <p>KING ARTHUR COURT WAREHOUSE</p> <p>BLOCK No. 252, LOT No. 5.03</p> <p>NORTH BRUNSWICK TOWNSHIP</p> <p>MIDDLESEX COUNTY NEW JERSEY</p>	<p>Drawing Title</p> <p>ZONING MAP</p>	<p>Project No. 100851001</p> <p>Date 4/5/2021</p> <p>Scale 1" = 1000'</p> <p>Drawn By RAF</p>	<p>Figure</p> <p>13</p>
	<p>© 2020 Langan</p>			



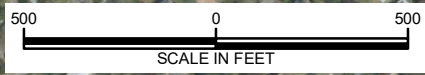
New Jersey Agricultural Experiment Station College Farm Historic District
NR Eligible Historic District

Multiple addresses along Van Liew Ave Identified INDV Historic Property

Raritan River Railroad Historic District
NR Eligible Historic District

Legend

- Approximate Site Location
- NJDEP Historic Properties
- NJDEP Historic Districts
- NJDEP Archaeological Site Grid (Not Mapped Within View)



Map References: NJDEP Historic Properties, Historic Districts, and Archaeological Site Grid GIS Data, 4/1/2020; NJDEP Aerial Imagery, 2015

<p>LANGAN 300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com</p> <p>Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International LLC Collectively known as Langan</p> <p><small>NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400</small></p>	<p>Project</p> <p style="text-align: center;">KING ARTHUR COURT WAREHOUSE</p> <p style="text-align: center;">BLOCK No. 252, LOT No. 5.03 NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY NEW JERSEY</p>	<p>Drawing Title</p> <p style="text-align: center;">NJDEP HISTORIC RESOURCES MAP</p>	<p>Project No. 100851001</p> <p>Date 03/31/2021</p> <p>Scale 1" = 500'</p> <p>Drawn By RAF</p>	<p>Figure</p> <p style="text-align: center; font-size: 2em;">14</p>
---	--	---	--	--

APPENDIX A
PREVIOUSLY ISSUED PERMITS



State of New Jersey

PHILIP D. MURPHY
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Land Resource Protection
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
www.nj.gov/dep/landuse

SHAWN M. LATOURETTE
Commissioner

SHEILA Y. OLIVER
Lt. Governor

The Silverman Group
c/o Holden Sabato, Development Coordinator
195 Morristown Rd.
Basking Ridge, NJ 07920

March 8, 2023

RE: Freshwater Wetlands Letter of Interpretation: Line Verification
File No.: 1215-22-0001.1
Activity Number: FWW220001
Applicant: THE SILVERMAN GROUP / HOLDEN SABATO
Block and Lot: [252, 5.03]
North Brunswick Twp., Middlesex County

Dear Mr. Sabato:

This letter is in response to your request for a Letter of Interpretation to have Division of Land Resource Protection (Division) staff verify the boundary of the freshwater wetlands and/or State open waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection (NJDEP), the U.S. Army Corps of Engineers (USACOE) Philadelphia and New York Districts, and the U.S. Environmental Protection Agency (USEPA), the NJDEP is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon a site inspection conducted by Division staff on November 3, 2022, the Division has determined that the wetlands and waters boundary line(s) as shown on the plan map entitled: "WETLAND DELINEATION PLAN, SILVER LINE DRIVE, BLOCK No. 252, LOT No. 5.03, TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX, NEW JERSEY", consisting of one sheet, dated July 17, 2021, last revised March 1, 2023, and prepared by Langan Engineering and Environmental Services, Inc., is accurate as shown.

The freshwater wetlands and waters boundary line(s), as determined in this letter, must be shown on any future site development plans. The line(s) should be labeled with the above file number and the following note:

"Freshwater Wetlands/Waters Boundary Line as verified by NJDEP"

Wetlands Resource Value Classification (“RVC”)

In addition, the Division has determined that the resource value and the standard transition area or buffer required adjacent to the delineated wetlands are as follows:

Exceptional: All wetland points not identified below. [150 foot wetland buffer]

Ordinary: Wetland flag points B1 through B9. [No wetland buffer]

State Open Water: Wetland flag points A19 through A37 and within on site wetlands. [No wetland buffer]

RVC may affect requirements for wetland and/or transition area permitting. This classification may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-9 and 10), the types of Statewide General Permits available for the property (see N.J.A.C. 7:7A-5 and 7) and any modification available through a transition area waiver (see N.J.A.C. 7:7A-8). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information. Wetlands resource value classification is based on the best information available to the Division. The classification is subject to reevaluation at any time if additional or updated information is made available, including, but not limited to, information supplied by the applicant.

Under N.J.S.A. 13:9B-7a(2), if the Division has classified a wetland as exceptional resource value, based on a finding that the wetland is documented habitat for threatened and endangered species that remains suitable for use for breeding, resting or feeding by such species, an applicant may request a change in this classification. Such requests for a classification change must demonstrate that the habitat is no longer suitable for the documented species because there has been a change in the suitability of this habitat. Requests for resource value classification changes and associated documentation should be submitted to the Division at the address at the top of this letter.

General Information

Pursuant to the Freshwater Wetlands Protection Act Rules, you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless it is determined that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original letter of interpretation and issue a revised letter of interpretation.

Regulated activities proposed within a wetland, wetland transition area or water area, as defined by N.J.A.C. 7:7A-2.2 and 2.3 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.4. The approved plan and supporting jurisdictional limit information are now part of the Division's public records.

Please be advised that any surface water features on the site or adjacent to the site may possess flood hazard areas and/or riparian zones and development within these areas may be subject to the Flood Hazard Area Control Act rules at N.J.A.C. 7:13. The Division can verify the extent of flood hazard areas and/or riparian zones through a flood hazard area verification under the application procedures set forth at N.J.A.C. 7:13-5.1.

This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are “isolated” or part of a surface water tributary system unless specifically called out in this letter as such. Furthermore, obtaining this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

Recording

Within 90 calendar days of the date of this letter, the applicant shall submit the following information to the clerk of each county in which the site is located, and shall send proof to the Division that this information is recorded on the deed of each lot referenced in the letter of interpretation:

1. The Department file number for the letter of interpretation;
2. The approval and expiration date of the letter of interpretation;
3. A metes and bounds description of the wetland boundary approved under the letter of interpretation;
4. The width and location of any transition area approved under the letter of interpretation; and
5. The following statement: "The State of New Jersey has determined that all or a portion of this lot lies in a freshwater wetland and/or transition area. Certain activities in wetlands and transition areas are regulated by the New Jersey Department of Environmental Protection and some activities may be prohibited on this site or may first require a freshwater wetland permit. Contact the Division of Land Resource Protection at (609) 777-0454 or <http://www.nj.gov/dep/landuse> for more information prior to any construction onsite."

Failure to have this information recorded in the deed of each lot and/or to submit proof of recording to the Division constitutes a violation of the Freshwater Wetlands Protection Act rules and may result in suspension or termination of the letter of interpretation and/or subject the applicant to enforcement action pursuant to N.J.A.C. 7:7A-22.

Appeal Process

In accordance with N.J.A.C. 7:7A-21, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, Mail Code 401-04L, P.O. Box 402, 401 East State Street, 7th Floor, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at www.state.nj.us/dep/landuse/forms. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at www.state.nj.us/dep/bulletin. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website www.nj.gov/dep/odr for more information on this process.

Please contact Ryan Anderson of our staff by e-mail at Ryan.Anderson@dep.nj.gov or by phone at (609) 777-0454 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,



Tina Wolff, Supervisor
Division of Land Resource Protection

c: Municipal Clerk
Municipal Construction Official
Agent (original)

APPENDIX B

**THREATENED AND ENDANGERED SPECIES
CORRESPONDENCE**



State of New Jersey

MAIL CODE 501-04

DEPARTMENT OF ENVIRONMENTAL PROTECTION

STATE PARKS, FORESTS & HISTORIC SITES

OFFICE OF NATURAL LANDS MANAGEMENT

501 East State Street

P.O. Box 420, Mail Code 501-04

Trenton, NJ 08625-0420

Tel. (609) 984-1339 • Fax (609) 984-0427

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

SHAWN M. LATOURETTE
Commissioner

June 13, 2022

Dylan Smith
Langan Engineering and Environmental Services, Inc.
300 Kimball Drive, 4th Floor
Parsippany, NJ 07054

Re: Silver Line Drive New Brunswick
Block(s) - 252, Lot(s) - 5.03
North Brunswick Township, Middlesex County

Dear Dylan Smith:

Thank you for your data request regarding rare species information for the above referenced project site.

Searches of the Natural Heritage Database and the Landscape Project (Version 3.3) are based on a representation of the boundaries of your project site in our Geographic Information System (GIS). We make every effort to accurately transfer your project bounds from the map(s) submitted with the Natural Heritage Data Request Form into our GIS. We do not typically verify that your project bounds are accurate, or check them against other sources.

We have checked the Landscape Project habitat mapping and the Biotics Database for occurrences of any rare wildlife species or wildlife habitat on the referenced site. The Natural Heritage Database was searched for occurrences of rare plant species or ecological communities that may be on the project site. Please refer to Table 1 (attached) to determine if any rare plant species, ecological communities, or rare wildlife species or wildlife habitat are documented on site. A detailed report is provided for each category coded as 'Yes' in Table 1.

We have also checked the Landscape Project habitat mapping and Biotics Database for occurrences of rare wildlife species or wildlife habitat in the immediate vicinity (within ¼ mile) of the referenced site. Additionally, the Natural Heritage Database was checked for occurrences of rare plant species or ecological communities within ¼ mile of the site. Please refer to Table 2 (attached) to determine if any rare plant species, ecological communities, or rare wildlife species or wildlife habitat are documented within the immediate vicinity of the site. Detailed reports are provided for all categories coded as 'Yes' in Table 2. These reports may include species that have also been documented on the project site.

We have also checked the Landscape Project habitat mapping and Biotics Database for all occurrences of rare wildlife species or wildlife habitat within one mile of the referenced site. Please refer to Table 3 (attached) to determine if any rare wildlife species or wildlife habitat is documented within one mile of the project site. Detailed reports are provided for each category coded as 'Yes' in Table 3. These reports may include species that have also been documented on the project site.

For requests submitted in order to make a riparian zone width determination as part of a Flood Hazard Area Control Act (FHACA) rule application, we report records for all rare plant species and ecological communities tracked by the Natural Heritage Program that may be on, or in the immediate vicinity of, your project site. A subset of these plant species is also covered by the FHACA rules when the records are located within one mile of the project site. One-mile searches for FHACA plant species will only report precisely located occurrences for those wetland plant species identified under the FHACA regulations as being critically dependent on the watercourse. Please refer to Table 3 (attached) to determine if any precisely located rare wetland plant species covered by the FHACA rules have been documented. Detailed reports are

NHP File No. 22-4007444-25072

provided for each category coded as 'Yes' in Table 3. These reports may include species that have also been documented on, or in the immediate vicinity of, the project site.

The Natural Heritage Program reviews its data periodically to identify priority sites for natural diversity in the State. Included as priority sites are some of the State's best habitats for rare and endangered species and ecological communities. Please refer to Tables 1, 2 and 3 (attached) to determine if any priority sites are located on, in the immediate vicinity, or within one mile of the project site.

A list of rare plant species and ecological communities that have been documented from the county (or counties), referenced above, can be downloaded from <https://nj.gov/dep/parksandforests/natural/heritage/database.html>. If suitable habitat is present at the project site, the species in that list have potential to be present.

Status and rank codes used in the tables and lists are defined in EXPLANATION OF CODES USED IN NATURAL HERITAGE REPORTS, which can be downloaded from https://nj.gov/dep/parksandforests/natural/docs/nhpcodes_2010.pdf.

Beginning May 9, 2017, the Natural Heritage Program reports for wildlife species will utilize data from Landscape Project Version 3.3. If you have questions concerning the wildlife records or wildlife species mentioned in this response, we recommend that you visit the interactive web application at the following URL, <https://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=0e6a44098c524ed99bf739953cb4d4c7>, or contact the Division of Fish and Wildlife, Endangered and Nongame Species Program at (609) 292-9400.

For additional information regarding any Federally listed plant or animal species, please contact the U.S. Fish & Wildlife Service, New Jersey Field Office at <http://www.fws.gov/northeast/njfieldoffice/endangered/consultation.html>.

Information supplied by the Natural Heritage Program summarizes existing data known to the program at the time of the request regarding the biological elements (species and/or ecological communities) or their locations. They should never be regarded as final statements on the elements or areas being considered, nor should they be substituted for on-site surveys required for environmental assessments.

Thank you for consulting the Natural Heritage Program. The attached invoice details the payment due for processing this data request. Feel free to contact us again regarding any future data requests.

Sincerely,



Robert J. Cartica
Administrator

c: NHP File No. 22-4007444-25072

Table 1: On Site Data Request Search Results (6 Possible Reports)

<u>Report Name</u>	<u>Included</u>	<u>Number of Pages</u>
1. Possibly on Project Site Based on Search of Natural Heritage Database: Rare Plant Species and Ecological Communities Currently Recorded in the New Jersey Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites On Site	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.3 Species Based Patches	Yes	1 page(s) included
4. Vernal Pool Habitat on the Project Site Based on Search of Landscape Project 3.3	No	0 pages included
5. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	No	0 pages included
6. Other Animal Species On the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	No	0 pages included

**Rare Wildlife Species or Wildlife Habitat on the
Project Site Based on Search of
Landscape Project 3.3 Species Based Patches**

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
<i>Aves</i>								
	Bald Eagle	Haliaeetus leucocephalus	Foraging	4	NA	State Endangered	G5	S1B,S2N
	Bald Eagle	Haliaeetus leucocephalus	Nest	4	NA	State Endangered	G5	S1B,S2N
	Great Blue Heron	Ardea herodias	Foraging	2	NA	Special Concern	G5	S3B,S4N

Table 2: Vicinity Data Request Search Results (6 possible reports)

<u>Report Name</u>	<u>Included</u>	<u>Number of Pages</u>
1. Immediate Vicinity of the Project Site Based on Search of Natural Heritage Database: Rare Plant Species and Ecological Communities Currently Recorded in the New Jersey Natural Heritage Database	Yes	1 page(s) included
2. Natural Heritage Priority Sites within the Immediate Vicinity	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat Within the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.3 Species Based Patches	Yes	1 page(s) included
4. Vernal Pool Habitat In the Immediate Vicinity of Project Site Based on Search of Landscape Project 3.3	No	0 pages included
5. Rare Wildlife Species or Wildlife Habitat In the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	No	0 pages included
6. Other Animal Species In the Immediate Vicinity of the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	No	0 pages included

**Immediate Vicinity of the Project Site
Based on Search of Natural Heritage Database
Rare Plant Species and Ecological Communities Currently Recorded in
the New Jersey Natural Heritage Database**

Scientific Name	Common Name	Federal Protection Status	State Protection Status	Regional Status	Grank	Srank	Identified	Last Observed	Location
-----------------	-------------	---------------------------	-------------------------	-----------------	-------	-------	------------	---------------	----------

Vascular Plants

Myriophyllum verticillatum	Whorled Water-milfoil		E	LP, HL	G5	SH	Y	1935-03-28	LAWRENCE BROOK AT RYDERS LANE BRIDGE.
----------------------------	-----------------------	--	---	--------	----	----	---	------------	---------------------------------------

Total number of records: 1

**Rare Wildlife Species or Wildlife Habitat Within the
Immediate Vicinity of the Project Site Based on Search of
Landscape Project 3.3 Species Based Patches**

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
<i>Aves</i>								
	Bald Eagle	Haliaeetus leucocephalus	Foraging	4	NA	State Endangered	G5	S1B,S2N
	Bald Eagle	Haliaeetus leucocephalus	Nest	4	NA	State Endangered	G5	S1B,S2N
	Great Blue Heron	Ardea herodias	Foraging	2	NA	Special Concern	G5	S3B,S4N

**Table 3: Within 1 Mile for Riparian Zone Width Determination
(6 possible reports)**

<u>Report Name</u>	<u>Included</u>	<u>Number of Pages</u>
1. Rare Plant Species Occurrences for Riparian Zone Width Determination (Flood Hazard Area Control Act Rule Application) - Within One Mile of the Project Site Based on Search of Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites for Riparian Zone Width Determination - Within One Mile of the Project Site	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat for Riparian Zone Width Determination - Within One Mile of the Project Site Based on Search of Landscape Project 3.3 Species Based Patches	Yes	1 page(s) included
4. Vernal Pool Habitat for Riparian Zone Width Determination - Within One Mile of the Project Site Based on Search of Landscape Project 3.3	Yes	1 page(s) included
5. Rare Wildlife Species or Wildlife Habitat for Riparian Zone Width Determination - Within One Mile of the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	No	0 pages included
6. Other Animal Species for Riparian Zone Width Determination - Within One Mile of the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	No	0 pages included

<p>Rare Wildlife Species or Wildlife Habitat for Riparian Zone Width Determination Within One Mile of the Project Site Based on Search of Landscape Project 3.3 Species Based Patches</p>
--

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
<i>Aves</i>								
	Bald Eagle	Haliaeetus leucocephalus	Foraging	4	NA	State Endangered	G5	S1B,S2N
	Bald Eagle	Haliaeetus leucocephalus	Nest	4	NA	State Endangered	G5	S1B,S2N
	Brown Thrasher	Toxostoma rufum	Breeding Sighting	2	NA	Special Concern	G5	S3B,S4N
	Great Blue Heron	Ardea herodias	Foraging	2	NA	Special Concern	G5	S3B,S4N

**Vernal Pool Habitat for Riparian Zone Width Determination
Within One Mile of the Project Site
Based on Search of Landscape Project 3.3**

Vernal Pool Habitat Type	Vernal Pool Habitat ID
Potential vernal habitat area	1780
Total number of records:	1



United States Department of the Interior



FISH AND WILDLIFE SERVICE
New Jersey Ecological Services Field Office
4 E. Jimmie Leeds Road, Suite 4
Galloway, NJ 08205
Phone: (609) 646-9310

In Reply Refer To:
Project Code: 2023-0052663
Project Name: 2 King Arthur Court

March 07, 2023

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

If the enclosed list indicates that any listed species may be present in your action area, please visit the New Jersey Field Office consultation web page as the next step in evaluating potential project impacts: <http://www.fws.gov/northeast/njfieldoffice/Endangered/consultation.html>

On the New Jersey Field Office consultation web page you will find:

- habitat descriptions, survey protocols, and recommended best management practices for listed species;
- recommended procedures for submitting information to this office; and
- links to other Federal and State agencies, the Section 7 Consultation Handbook, the Service's wind energy guidelines, communication tower recommendations, the National Bald Eagle Management Guidelines, and other resources and recommendations for protecting wildlife resources.

The enclosed list may change as new information about listed species becomes available. As per Federal regulations at 50 CFR 402.12(e), the enclosed list is only valid for 90 days. Please return to the ECOS-IPaC website at regular intervals during project planning and implementation to obtain an updated species list. When using ECOS-IPaC, be careful about drawing the boundary of your Project Location. Remember that your action area under the ESA is not limited to just the footprint of the project. The action area also includes all areas that may be indirectly affected through impacts such as noise, visual disturbance, erosion, sedimentation, hydrologic

change, chemical exposure, reduced availability or access to food resources, barriers to movement, increased human intrusions or access, and all areas affected by reasonably foreseeable future that would not occur without ("but for") the project that is currently being proposed.

Additionally, please note that on March 23, 2022, the Service published a proposal to reclassify the northern long-eared bat (NLEB) as endangered under the Endangered Species Act. The U.S. District Court for the District of Columbia has ordered the Service to complete a new final listing determination for the NLEB by November 2022 (Case 1:15-cv-00477, March 1, 2021). The bat, currently listed as threatened, faces extinction due to the range-wide impacts of white-nose syndrome (WNS), a deadly fungal disease affecting cave-dwelling bats across the continent. The proposed reclassification, if finalized, would remove the current 4(d) rule for the NLEB, as these rules may be applied only to threatened species. Depending on the type of effects a project has on NLEB, the change in the species' status may trigger the need to re-initiate consultation for any actions that are not completed and for which the Federal action agency retains discretion once the new listing determination becomes effective (anticipated to occur by December 30, 2022). If your project may result in incidental take of NLEB after the new listing goes into effect this will first need to be addressed in an updated consultation that includes an Incidental Take Statement. If your project may require re-initiation of consultation, please contact our office for additional guidance.

We appreciate your concern for threatened and endangered species. The Service encourages Federal and non-Federal project proponents to consider listed, proposed, and candidate species early in the planning process. Feel free to contact this office if you would like more information or assistance evaluating potential project impacts to federally listed species or other wildlife resources. Please include the Consultation Tracking Number in the header of this letter with any correspondence about your project.

Attachment(s):

- Official Species List
 - USFWS National Wildlife Refuges and Fish Hatcheries
 - Migratory Birds
 - Wetlands
-

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New Jersey Ecological Services Field Office

4 E. Jimmie Leeds Road, Suite 4

Galloway, NJ 08205

(609) 646-9310

PROJECT SUMMARY

Project Code: 2023-0052663
Project Name: 2 King Arthur Court
Project Type: New Constr - Above Ground
Project Description: Remove office, built warehouse.
Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@40.4610052,-74.4345538797345,14z>



Counties: Middlesex County, New Jersey

ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 1 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Threatened
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> ▪ The monarch is a candidate species and not yet listed or proposed for listing. There are generally no section 7 requirements for candidate species (FAQ found here: https://www.fws.gov/savethemonarch/FAQ-Section7.html). Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

-
1. The [Migratory Birds Treaty Act](#) of 1918.
 2. The [Bald and Golden Eagle Protection Act](#) of 1940.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern \(BCC\) list](#) or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Sep 1 to Jul 31
Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10

NAME	BREEDING SEASON
Cerulean Warbler <i>Dendroica cerulea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/2974	Breeds Apr 28 to Jul 20
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Eastern Whip-poor-will <i>Antrostomus vociferus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Aug 20
Prairie Warbler <i>Dendroica discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Prothonotary Warbler <i>Protonotaria citrea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 1 to Jul 31
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

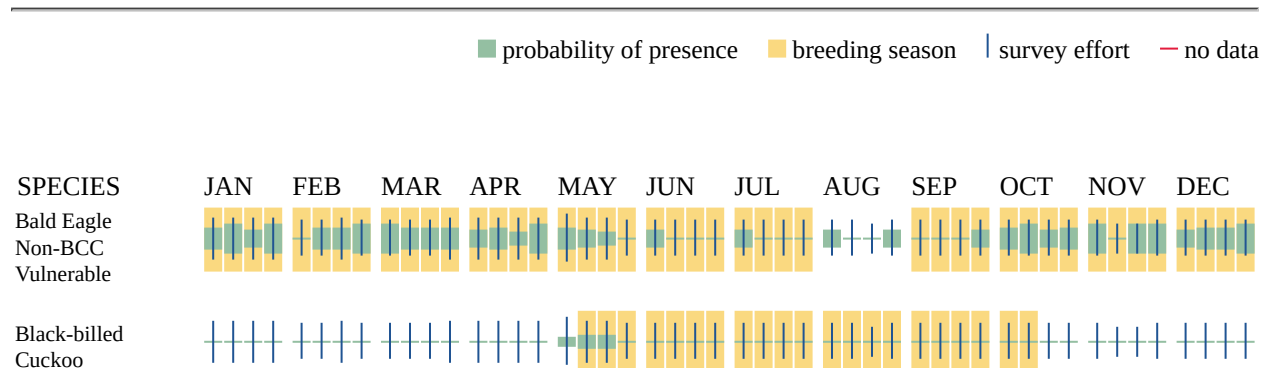
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

No Data (—)

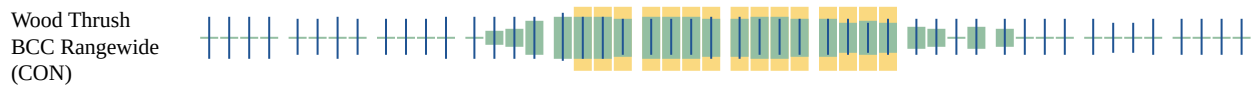
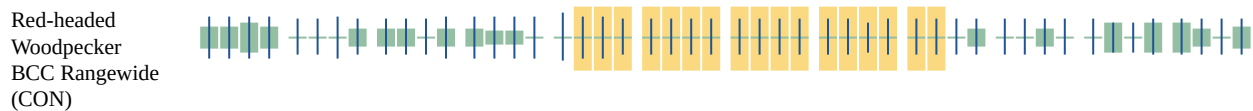
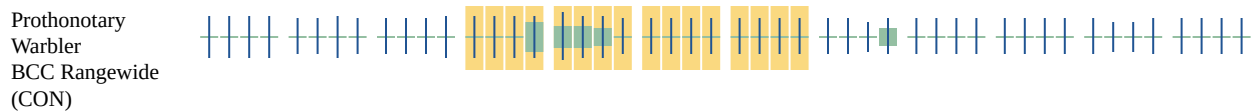
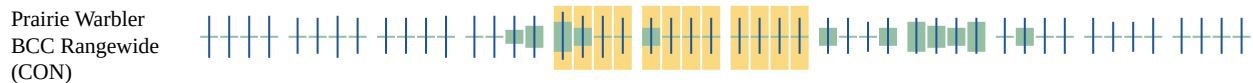
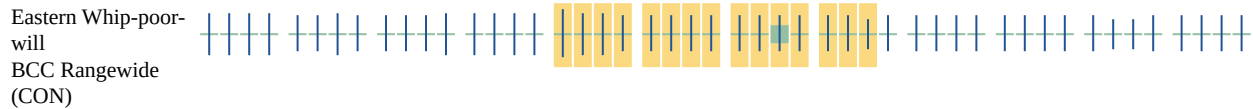
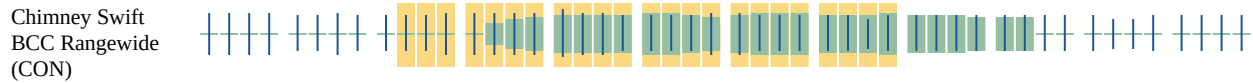
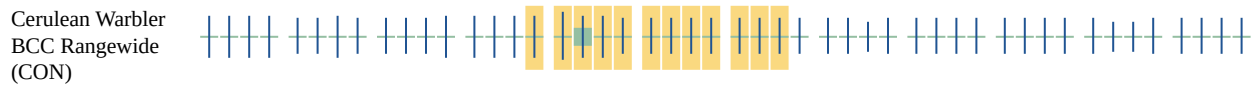
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



BCC Rangewide
(CON)



Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

MIGRATORY BIRDS FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#)

may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
-

2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities,

should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: Langan Engineering and Environmental Services, Inc.

Name: Sean Moronski

Address: 300 Kimball Drive

City: Parsippany

State: NJ

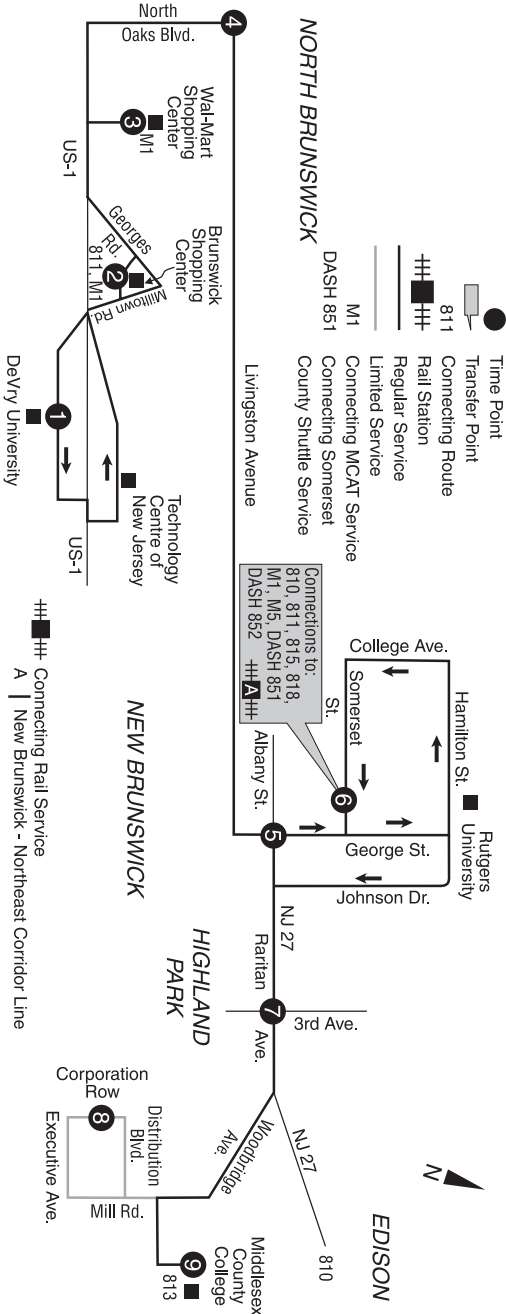
Zip: 07054

Email: smoronski@langan.com

Phone: 9735604557

APPENDIX C

PUBLIC TRANSPORTATION INFORMATION



To New Brunswick - Middlesex County College

Weekdays

NORTH BRUNSWICK DeVry University	NORTH BRUNSWICK Brunswick Shopping Center	NORTH BRUNSWICK Wal-Mart/Burlington Coat Factory	NORTH BRUNSWICK North Oaks Blvd. at Livingston Ave.	NEW BRUNSWICK George St. at Albany St.	HIGHLAND PARK Raritan Ave. at 3rd Ave.	EDISON Heller Industrial Park	EDISON Middlesex County College
MAP REFERENCE							
1	2	3	4	5	7	8	9
-	-	600	605	620	630	644	649
-	-	630	635	650	-	-	-
-	-	655	700	715	725	739	744
-	-	702	707	722	732	-	745
-	-	742	747	802	812	-	825
800	805	810	815	830	840	-	853
900	905	910	915	930	940	-	953
-	-	931	936	951	-	-	-
1000	1005	1010	1015	1030	1040	-	1053
-	-	1031	1036	1051	-	-	-
1100	1105	1110	1115	1130	1140	-	1153
-	-	1131	1136	1153	-	-	-
1200	1205	1210	1215	1232	1242	-	1255
-	-	1231	1236	1253	-	-	-
101	106	111	116	133	143	-	156
-	-	131	136	153	-	-	-
201	206	211	216	233	243	-	256
-	-	231	236	253	-	-	-
301	306	311	316	333	343	-	356
-	-	331	336	353	-	-	-
400	405	410	415	432	442	-	455
-	-	431	436	453	-	-	-
-	-	510	515	532	542	-	555
534	539	544	549	604	-	-	-
-	-	610	615	630	640	-	653
700	705	710	715	730	740	-	753
800	805	810	815	830	840	-	853
-	-	900	905	920	930	-	943
-	-	1000	1005	1020	-	-	-

A.M. - Light face type
P.M. - Bold face type

Saturdays

NORTH BRUNSWICK Brunswick Shopping Center	NORTH BRUNSWICK Wal-Mart/Burlington Coat Factory	NORTH BRUNSWICK North Oaks Blvd. at Livingston Ave.	NEW BRUNSWICK George St. at Albany St.	HIGHLAND PARK Raritan Ave. at 3rd Ave.	EDISON Middlesex County College
MAP REFERENCE					
2	3	4	5	7	9
728	733	738	753	801	811
828	833	838	853	901	911
-	933	938	953	1001	1011
1028	1033	1038	1053	1101	1111
-	1133	1138	1153	1201	1211
1228	1233	1238	1253	-	-
-	133	138	153	-	-
228	233	238	253	-	-
-	333	338	353	-	-
428	433	438	453	-	-
-	533	538	553	-	-
628	633	638	653	-	-

Sundays

NORTH BRUNSWICK Brunswick Shopping Center	NORTH BRUNSWICK Wal-Mart/Burlington Coat Factory	NORTH BRUNSWICK North Oaks Blvd. at Livingston Ave.	NEW BRUNSWICK George St. at Albany St.
MAP REFERENCE			
2	3	4	5
828	833	838	853
-	933	938	953
1028	1033	1038	1053
-	1133	1138	1153
1228	1233	1238	1253
-	133	138	153
228	233	238	253
-	333	338	353
428	433	438	453
-	533	538	553
628	633	638	653



All trips are operated with lift-equipped buses. NOTE: when traveling into or out of the Port Authority Bus Terminal, please call 1 (973) 275-5555 in advance for the location of an accessible boarding gate.



When will your bus arrive?

Call 973-275-5555 or text the 5-digit bus stop ID number to mybus (69287) for real-time and scheduled arrivals at your bus stop.



- with service to
- NORTH BRUNSWICK
DeVry University
Technology Centre of NJ
Brunswick Shopping Center
Walmart Shopping Center
 - NEW BRUNSWICK
Rutgers University
 - HIGHLAND PARK
 - EDISON
Heller Industrial Park
Middlesex County College



**take
note**

Important Changes what's new for riders

This service is now operated by Coach USA under contract with NJ TRANSIT.

MyTix, a feature of the NJ TRANSIT Mobile App, offers tickets and monthly bus passes for this route. Download or update the free app for the latest features.

Contact Us we're here to help



Customer Service

Commendations/Complaints
Schedules, Fares and Lost & Found
NJ TRANSIT Information

1 (732) 249-1100
Ext. 224

Text Telephone (TT) (800) 772-2287
Lost & Found (732) 442-6969

Language Assistance

Translation services are available using Google Translate on njtransit.com, by calling 973-275-5555, or stopping at a Customer Service Office.

njtransit.com

GOOGLE TRANSLATE



**Service on this line is operated by
Coach USA under contract with
NJ TRANSIT.**

To New Brunswick - North Brunswick

Weekdays

EDISON Middlesex County College	EDISON Heller Industrial Park	HIGHLAND PARK Raritan Ave. at 3rd Ave.	NEW BRUNSWICK Somerset St. at George St.	NORTH BRUNSWICK North Oaks Blvd. at Livingston Ave.	NORTH BRUNSWICK Wal-Mart/Burlington Coat Factory	NORTH BRUNSWICK Brunswick Shopping Center	NORTH BRUNSWICK DeVry University
MAP REFERENCE							
9	8	7	6	4	3	2	1
-	-	-	623	638	643	649	652
-	-	-	717	732	737	-	-
701	-	715	723	738	743	749	752
801	-	815	823	838	843	849	852
831	-	845	853	908	913	-	-
901	-	915	923	938	943	949	952
-	-	-	957	1012	1017	-	-
1001	-	1015	1023	1038	1043	1049	1052
-	-	-	1057	1112	1117	-	-
1101	-	1115	1123	1138	1143	1149	1152
-	-	-	1157	1214	1220	-	-
1201	-	1215	1223	1240	1246	1252	1255
-	-	-	1257	114	120	-	-
101	-	115	123	140	146	152	155
-	-	-	157	214	220	-	-
201	-	215	223	240	246	252	255
-	-	-	257	314	320	-	-
301	-	315	323	340	346	352	355
-	-	-	357	414	420	-	-
402	406	426	434	451	457	-	-
-	-	-	457	514	520	526	529
501	505	525	533	550	556	-	-
-	-	-	608	625	631	637	640
601	605	625	633	648	653	-	-
701	-	714	722	737	742	748	751
801	-	814	822	837	842	-	-
901	-	914	922	937	942	-	-
1001	-	1014	1022	1037	1042	-	-

Saturdays

EDISON Middlesex County College	HIGHLAND PARK Raritan Ave. at 3rd Ave.	NEW BRUNSWICK Somerset St. at George St.	NORTH BRUNSWICK North Oaks Blvd. at Livingston Ave.	NORTH BRUNSWICK Wal-Mart/Burlington Coat Factory	NORTH BRUNSWICK Brunswick Shopping Center
MAP REFERENCE					
9	7	6	4	3	2
-	-	700	715	721	727
839	852	900	915	921	-
939	952	1000	1015	1021	1027
1039	1052	1100	1115	1121	-
1139	1152	1200	1215	1221	1227
1239	1252	100	115	121	-
-	-	200	215	221	227
-	-	300	315	321	-
-	-	400	415	421	427
-	-	500	515	521	-
-	-	600	615	621	627
-	-	700	715	721	-

Sundays

NEW BRUNSWICK Somerset St. at George St.	NORTH BRUNSWICK North Oaks Blvd. at Livingston Ave.	NORTH BRUNSWICK Wal-Mart/Burlington Coat Factory	NORTH BRUNSWICK Brunswick Shopping Center
MAP REFERENCE			
6	4	3	2
900	915	921	-
1000	1015	1021	1027
1100	1115	1121	-
1200	1215	1221	1227
100	115	121	-
200	215	221	227
300	315	321	-
400	415	421	427
500	515	521	-

A.M. - Light face type
P.M. - Bold face type

Holiday Service Guide

Holiday	Schedule in Effect
New Year's Day - Jan. 1**	No Service
Martin Luther King Jr. Day	Weekday
Presidents' Day	Weekday
Good Friday	Weekday
Easter	Sunday
Memorial Day	Sunday
Independence Day - July 4**	Sunday
Labor Day	Sunday
Columbus Day	Weekday
Veterans Day	Regular service
Wednesday Before Thanksgiving	See website for details
Thanksgiving Day	No Service
Friday After Thanksgiving	Weekday
Christmas Eve	See website for details
Christmas Day - Dec. 25**	No Service
New Year's Eve	See website for details

**Observed Holidays - When this holiday falls on a weekend, a special schedule will be operated on the observed holiday. Please check our website at www.njtransit.com to confirm the schedule in effect on holidays.

Fare Information

This is an exact fare line. Passengers are required to have exact fare when boarding buses on this line. One dollar bills and most U.S. coins are accepted. Drivers do not carry money and cannot make change.

Customers departing from the Port Authority Bus Terminal or George Washington Bridge Bus Station in New York MUST have a ticket or pass to board a bus.

How to determine your fare

Your fare is based on the number of zones you travel through. Check the map on this schedule to see how many zones you travel. Each time you cross a zone boundary, you must pay for another zone.

Cash Fares

Zone	1	Transfer
Adult	\$1.60	\$0.75
Children (5-11) & Sr. Citizens (62 & Older)	\$0.75	\$0.35

Transfers must be purchased when boarding bus.

For additional information about the NJ TRANSIT bus fares and ticket options, please consult the NJ TRANSIT Bus Rider Guide or our website, www.njtransit.com



NJ TRANSIT
Mobile App
Schedules
Tickets
Alerts

njtransit.com/app



LOOKING FOR A CAREER?

We're looking for:



- Bus Operators
- Bus Servicepersons
- Other Positions

njtransit.com/careers



Do you know someone who needs help obtaining NJ TRANSIT INFO in another language?

Translation Services Available:

- Website Using Google Translate
- Transit Information (973-275-5555) Using Language Line 8:30am — 5pm Daily
- Customer Service Offices Using Language Line

APPENDIX D

STORMWATER MANAGEMENT REPORT
(BOUND SEPARATELY)

APPENDIX E

TRAFFIC IMPACT STATEMENT
(BOUND SEPARATELY)

APPENDIX F

QUALIFICATION OF PREPARERS

SEAN F. MORONSKI, PP, AICP

SENIOR PROJECT MANAGER

PLANNING, ENVIRONMENTAL ASSESSMENTS AND IMPACT STATEMENTS

Mr. Moronski has over 24 years of experience on behalf of private and public clients in project management of planning consulting services. Specific consulting services completed include the preparation of master plans, environmental impact statements, redevelopment investigation and plans, housing plans, fiscal and socio-economic impact reports, open space plans, wireless telecommunications site services, and public testimony for variance and site plan development applications. He has been qualified as a professional planning expert before planning and zoning boards in over 100 municipalities in Delaware, New Jersey, New York, and Pennsylvania. Previously, Mr. Moronski has served as the consultant planner for several New Jersey municipalities.



SELECTED PROJECTS

- Alameda Housing Authority, North Housing Development, NEPA HUD EA, Alameda, CA
- American Dream Meadowlands, East Rutherford, NJ
- Amazon Last Mile Facility, Planning Testimony, Mahwah, NJ
- Arbok Partners, Planning Testimony, Carneys Point, NJ
- Ashley Furniture Loading Expansion, Edison, NJ
- Baker Residential, L.P., Bayonne, NJ
- BCB Commercial Bank, Jersey City, NJ
- Bensalem Township, PA, Comprehensive Plan
- Bluewater Industrial Partners LLC, EIS, Montgomery Town, NY
- Brixmor Property Group, Planning Testimony, Glassboro, NJ
- Buckeye Terminals, Planning Testimony, Newark, NJ
- Central Avenue Redevelopment Study and Plan, West Orange, NJ
- Clifton Plaza, Planning Testimony, Clifton, NJ
- Deltech Properties, LLC, Planning Testimony, Newark, NJ
- Edgewater Borough, NJ, Unilever Redevelopment Study and Plan
- Engel Berman Group, Planning Testimony, Englewood, NJ and Wayne, NJ
- Essex Green Shopping Center Redevelopment, Planning Testimony, West Orange, NJ
- FedEx Freight, Planning Testimony, Elizabeth, NJ
- Fort Lee Redevelopment Associates, LLC, Planning and Socio-Economic Report, Fort Lee, NJ
- Hirschmann Consulting, NEPA HUD EA, Brooklyn and Bronx, NY
- Kingsland Meadowlands, Project Impact and Planning Reports, Lyndhurst, NJ
- Lackawanna Plaza Associates Redevelopment, Planning Testimony, Montclair, NJ
- Land Use Plan Update and Master Plan Reexamination Report, Parsippany-Troy Hills, NJ
- Liberty Property Trust, Planning Testimony, Newark, NJ

EDUCATION

M.S., Urban Planning
Tulane University

B.S., Management
Tulane University

PROFESSIONAL REGISTRATION

Professional Planner (PP)
in NJ

American Institute of
Certified Planners (AICP)

40 Hour HAZWOPER

8 Hour HAZWOPPER

AFFILIATIONS

American Planning
Association – NJ Chapter

New Jersey Planning
Officials

- Logisticenter at I-95, Planning Report and Testimony, New Castle County, DE
- Manufacturers Reserve Supply, Planning Testimony Irvington, NJ
- Morris Kearny Associates, LLC, Project and Fiscal Impact Analysis, USACE application and NJDEP multi-permit application, Kearny, NJ
- Montclair Kimberley Academy, Planning Testimony, Montclair, NJ
- Mountain Creek, Planning Testimony Vernon, NJ
- My 1st Time Child Care Center, Planning Testimony, East Orange, NJ
- Nassau Park Shopping Center, Planning Testimony, West Windsor, NJ
- National Institute of Health (NIH), Temporary Research Facility, Alzheimer Disease and Dementia, NEPA HHS EA, Bethesda, MD
- New Jersey City University, EIS, Oceanport, NJ
- New Jersey Community Development Corporation, Planning Testimony, Paterson, NJ
- New York Life Insurance Company, Planning Testimony, Elizabeth, NJ
- Parsippany-Troy Hills Township, NJ, Land Use Plan Update and Master Plan Reexamination Report
- Preakness Shopping Center, Planning Testimony, Wayne, NJ
- Red Bank Veterinary Hospital, Planning Testimony, Hillsborough, NJ
- RG Edison Warehouse Development, EIS, Edison, NJ
- Riverfront Square Redevelopment, Newark, NJ
- SAC Realty – Bristol Manor, Planning Testimony, Rochelle Park, NJ
- Scannell Properties, EIS, Mount Olive, NJ
- SciTech Scity, Jersey City, NJ
- Scotch Plains Township, NJ, Parking Capacity Study
- Shops at Riverside, Planning Testimony, Hackensack, NJ
- Sisters of Christian Charity, Rezoning Report and Planning Testimony, Mendham Borough, NJ
- Springpoint Senior Living, Planning Testimony, Hightstown, NJ
- Stone Harbor Borough, NJ, Master Plan
- Torah Academy, Planning Testimony, Teaneck, NJ
- Trammell Crow Company, Full EAF, Clay, NY and Grand Island, NY
- United Paterson Enterprises, Planning Testimony, Passaic, NJ
- Value Industry Corp., Planning Testimony, Newark, NJ
- Wal-Mart, Planning Testimony, Riverdale, NJ
- West Falls Plaza Starbucks, Planning Testimony, Woodland Park, NJ

RACHEL FIFIELD

ENVIRONMENTAL PLANNER

NATURAL RESOURCES

Ms. Fifield has over 3 years of experience in environmental planning in the public and private sector across multiple states. Her skills include in assisting in planning testimonies and environmental assessment reports.

SELECTED PROJECTS

- 1 Malcolm Avenue, Teterboro, NJ
- 71-73 Isabella Avenue, Newark, NJ
- 710 Marne Highway Warehouse Development, Hainesport, NJ
- 989 Coopertown Road, Delanco, NJ
- 1900 River Road, Burlington, NJ
- 3501 Route 66, Neptune, NJ
- Absolute Auto, Middlesex, NJ
- Admiral Wilson Boulevard Plaza, Merchantville, NJ
- American Legion Redevelopment, Hoboken, NJ
- ARBOK, Kelly Farm, Carneys Point, NJ
- Bayonne Logistics Center, Bayonne, NJ
- Burlington Mall, Burlington, NJ
- Corporate Boulevard, Robbinsville, NJ
- Denville Square, Denville, NJ
- Equinix Data Center, Secaucus, NJ
- Fisher Scientific, Fair Lawn, NJ
- Fulfillment Center (DEW5), Lawrence Township, NJ
- Hercules Roxbury Development, Roxbury, NJ
- Highland Cross, Rutherford, NJ
- Jumping Brook Road, Tinton Falls, NJ
- Kingsland Development, Rutherford, NJ
- Lanidex Plaza, Parsippany, NJ
- Mercer Corporate Park, Trenton, NJ
- New Brunswick K-8 School, New Brunswick, NJ
- New Center for Downtown Newark, Newark, NJ
- NIH Temporary Research Facility, Bethesda, MD
- NJCDC, 105 Mill Street, Multi Family Residence, Paterson, NJ
- North Housing Project, Alameda, CA
- Old York Road, Bordentown, NJ
- Pew Farm Design, Mt. Holly, NJ
- PRC Development, Sayreville, NJ
- RWJBarnabas, Fort Monmouth, NJ
- Signature Flight Support 8 Acre Expansion, Teterboro, NJ
- Silver Line Drive, North Brunswick, NJ
- Summit Medical Group, Clifton, NJ
- The District at 15Fifteen, Parsippany, NJ
- The Solebury School, New Hope, PA
- Wasatch Peaks Ranch, Peterson, UT



EDUCATION

M.C.R.P, Rutgers University

B.S., Environmental Science
Willamette University

PROFESSIONAL REGISTRATION

American Institute of Certified Planners (AICP)

AFFILIATIONS

American Planning Association – NJ Chapter

**DRAWINGS
(BOUND SEPARATELY)**