

**WOODSTOWN-PILESGROVE
JOINT ENVIRONMENTAL COMMISSION
ENVIRONMENTAL IMPACT STATEMENT WORKSHEET
(BOROUGH OF WOODSTOWN)**

The purpose of this worksheet is to assist an applicant in preparing an Environmental Impact Statement (EIS) and to assist the Woodstown-Pilesgrove Joint Environmental Commission (JEC) and the Woodstown Planning Board (WPB) in determining the environmental impact of the proposed project. The JEC and WPB will review the information supplied on this worksheet as part of the requirement for an Environmental Impact Statement (EIS) under Section 67-57 of the Woodstown Land Development Ordinance.

Answer all questions unless the worksheet instructs you to leave an answer blank based on your answer to a prior question or unless the question does not apply to your proposed project or development. If you believe that a question is not applicable to your project or development, state the reason for your position and support it with adequate data and information to permit the regulatory agencies to assess the validity of your claim. If additional space is needed, record your answers on additional sheets.

1. Name of Applicant: _____
Mailing Address: _____
Telephone Number: _____
2. Name of Property Owner: _____
Mailing Address: _____
Telephone Number: _____
3. Lot and Block Numbers: _____
4. Name of Development Or Project: _____
5. Type of Development Or Project: _____
6. Prepared by: _____ Date: _____
(Resume and qualifications of the professional who prepared this document must be included with this document as well as a Certificate of Liability Insurance)
7. Application Number: _____
8. General location of proposed development or project (e.g., street address, nearest intersection, or highway location).

9. What is the area of development or project site in acres: _____
(Attach a copy of the tax map depicting the project site)

10. Generally describe the present use of the site:

11. Describe the reason for the development or project and the intended use of the property (include details such as number of units, type of units, etc.).

12. List any permits for this development or project from federal, state, county, local or other governmental agencies for which you applied for or will apply for or have received, include the type of permit, the name of the issuing agency, the date of the permit application if it has been submitted for approval. Also include, if the application was approved or denied, and number of the application or permit.

Table with 5 columns: Permit Name, Agency, Date Submitted, Date Approved, Permit No. Each column has a header and several rows of dashed lines for data entry.

13. TYPES OF SOILS

List and describe each soil type on the site. Provide percolation data for areas of storm water infiltration Including soil voids, horizontal and vertical permeabilities and mounding analysis. If within the proposed area of land disturbance there exists soils of moderate or severe limitation relative to type of use proposed, a complete mapping of all soils types shall be provided.

Percolation testing data will be provided; _____ yes; _____ no
If NO, provide reason: _____

Are there onsite soils with moderate or severe limitations; _____ yes; _____ no
If NO is marked, explain how you determined and sources used to come to that conclusion.

Agricultural Soils: Indicate the acres of tillable soil on the Site: _____ acres
Indicate the acres of prime agricultural soils: _____ acres
Indicate the acres of soils of statewide importance: _____ acres

14. **TOPOGRAPHIC SLOPE**

Steep slopes

Do slopes >10% occur onsite: _____ yes; _____ no

If YES, give the acreage of: 10-15% slope _____ acres

>15% slope _____ acres

Will slope >10% be developed? _____ yes; _____ no

If yes, give details. (Include comments on slope stability, and mechanisms for maintenance of slopes).

15. **FLOOD HAZARD**

Do sections of the site lie within a floodway or flood hazard area as delineated in the Federal Emergency Management Act (FEMA) maps*? _____ yes; _____ no

* Indicate revision date of FEMA map used to determine. _____ date

If YES, how much _____ acres in flood hazard area

_____ acres in floodway

If YES, how will the flood hazard area and floodway be developed?

16. **AQUIFER RECHARGE**

16a. As determined by the application of Darcy's Law, how many acres of the following categories are on the site? (Define with gallons of recharge/square foot of recharge area)

Area of Prime Aquifer Recharge: _____ acres

Area of High Aquifer Recharge: _____ acres

Area of Moderate Aquifer Recharge: _____ acres

Area of Low or Minimal Aquifer Recharge: _____ acres

16b. What, if any, measures will be used to encourage recharge? Describe any efforts given to NOT covering aquifer recharge areas.

17. **DEPTH TO SEASONAL HIGH WATER TABLE**

What is extent of the following seasonally high depth to water table categories on the site?

Deep or Usually Deep (>10 feet): _____ acres
Shallow to Moderately Shallow (5 to 10 feet): _____ acres
Very Shallow (<5 feet): _____ acres

How will the areas of shallow, moderately shallow, and very shallow depths to water table be developed?

Will areas of the site be artificially drained? _____ yes; _____ no

If YES, give details.

18. **SOILS DATA**

18a. Describe the soils permeability with specific reference to criteria contained in the Salem County Soil Conservation District Standards and Specifications and any other pertinent soil standards:

Geology: _____

Soils and properties thereof, including capabilities and limitations:

Terrain: _____

18b. Consult the United States Department of Agriculture Soil Classification Survey to determine how many acres of the following categories are on this site:

Few to slight limitation for septic effluent: _____ acres
Moderate to severe limitation for septic effluent: _____ acres
Severe to very severe limitation for septic effluent: _____ acres

18c. Are there any wells (existing or proposed) within 100 feet of the proposed *site(s)*? _____ yes; _____ no

What is distance between existing/proposed wells and the closest *area of disturbance*? _____ feet

Are there any existing ponds, proposed storm water retention basins or streams in the vicinity of *the proposed building foundations*? _____ yes; _____ no

If YES, what is the distance between the body of water and *the closest building foundation*? _____ feet (Please include map or schematic drawing to aid explanation)

18d. *Soils infiltration Data*: Provide and describe the following:

- (1) Data on underlying geology
- (2) Seasonally high water table
- (3) Results of representative percolation rate tests for the tract
- (4) Cation exchange capability at two (2) feet and six (6) feet below the surface of the ground (bgs).
- (5) Test borings conducted to determine the direction and flow of groundwater, soil stratigraphy, analysis of hydrologic soil group for each of the soil types encountered and relative permeability
- (6) Topography and location and depth of aquifers
- (7) Depth and screened intervals of all existing and proposed wells within one thousand (1000) feet of the site or in the affected area, whichever is greater.

19. **DRAINAGE: STORMWATER RETENTION AND DETENTION**

Provide information showing that storm water runoff from the site is so controlled that on and off site erosion is not developed is not significantly caused nor significantly worsened and that the potential of downstream flooding is not significantly increased, and the following:

- (1) Volume and peak flow rates of storm water runoff expected from both the undeveloped site and developed site and to be generated by new improvements, which shall include volumes and rates for 2-, 10-, 25-, and 100-year storm frequencies having durations producing maximum flow rates before and after the proposed development.
- (2) Data on landscaping, vegetation, trees, and ground cover existing on the site, compare with that proposed.
- (3) Drainage, including both natural drainage of the site and the potential presence of agricultural field tiles or drains, and their effect on the hydrology of the site, both pre and post development, must be addressed.
- (4) Changes of runoff rates and volumes to be caused by retention on the site or by means of channeling so as to protect downstream property.
- (5) Disposition of storm water on site via retention/detention will require submission of the following information:
 - i. At least one pit per each 10,000 square feet will be dug including one located within each area designated as a detention and retention basin.
 - ii. Install test pits to a depth below which groundwater is encountered.
 - iii. Provide a written log of each test pit recording the following:
 1. Depth and description of each soil horizon using standard Munsell soil colors and standard soil texture determined via the field classification process.
 2. Depth and type of soil components.
 3. Depth and type of restrictive layers encountered which may inhibit infiltration of storm water.
 4. Estimated depth of seasonal high water table based on soil matrix color and/or predominance of low chromo mottling.
 5. Record depth at which groundwater is encountered.

- iv. Record approximate location of each test pit on a site map and mark the same location in the field with lath and ribbon.
- v. Include stabilized groundwater depth and date of second test.
- vi. Provide calculations and information regarding shape, depth, side slope, and volume of basin.
- vii. Describe configuration of outfall structure.

20. **SUITABILITY FOR BUILDING WITH BASEMENTS**

Are any buildings with basements to be located within the 100-year flood plain or in areas with basement limitations (i.e., prone to flooding, slope considerations, drainage problems, etc.)? _____ yes; _____ no

If YES, please describe:

21. **VEGETATION AND WILDLIFE HABITAT**

21a. What are the predominant vegetation categories on the site and their acreage before and after development?

| <u>Vegetation Type</u> | <u>Existing Acres</u> | <u>Post Development Acres</u> |
|------------------------|-----------------------|-------------------------------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

21b. List the number and species of trees on the site having a diameter at breast height of 12 inches or greater. Such trees should be identified on the site plan when practicable.

| <u>Number</u> | <u>Species</u> | <u>Number</u> | <u>Species</u> |
|---------------|----------------|---------------|----------------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

21c. Will any of these large diameter trees be removed due to construction? _____ yes; _____ no

21d. Do any woodland areas cross the proposed development site? _____ yes; _____ no
 If YES, how many acres does it cover? _____ acres,
 Will the woodland areas be disturbed by the development plan? _____ yes; _____ no

21e. How many acres of woodland areas will be lost to development? _____ acres

21f. Do you plan to propose that any of these woodlands areas be preserved and protected? ____yes; ____no.
If so, by what means will it be maintained?

| | |
|---|-------------|
| ____ Conservation easements | _____ acres |
| ____ Dedication to the Municipality | _____ acres |
| ____ Deed restrictions to lots | _____ acres |
| ____ Creation of Homeowners Association | _____ acres |
| ____ Other proposal: | _____ |

21g. Provide a description of natural communities that occur on and in the vicinity of the site. This description should include, but should not be limited to: vegetation structure and composition, including dominant tree, shrub and plant species; hydrologic characteristics; topography; substrate; associated landforms; anthropogenic alterations; etc. Invasive plant and tree species on the site should be identified, and an estimate of the relative extent of these species should be provided. Attach sheets if necessary. Map or aerial photograph must be provided delineating natural communities.

21h. List the wildlife species that utilize the site and surrounding vicinity as habitat. Attach additional sheets if necessary.

21i. Identify any rare, threatened endangered plant or animal species that occur on or in the vicinity of the site. This information should be obtained from the New Jersey Department of Environmental Protection's Natural Heritage Program.

21j. Describe how the development may affect the connectivity of habitats on or adjacent to the site. Will the project result in habitat fragmentation or the isolation of any grassland, woodland, or wetland habitats?

21k. The applicant must provide a tree protection management plan approved by a New Jersey State certified Forester, including trees 4 inches or greater in diameter at 4.5 feet above existing ground level on the site. Clearly label trees for removal. Clearly label compensatory plantings on the landscape plan. Should the applicant determine compensation on site is not an option; the applicant may pay a fee of \$500/tree to the Woodstown Tree Fund, plant on a site agreeable to Woodstown and the Environmental Commission. The tree plan must be submitted to the EC for approval and recommendation to the Planning/Zoning Board at the time of application.

22. **LAND SUITABILITY FOR DEVELOPMENT**

Check all factors which may cause soils on site to be unsuitable for development:

____ slope
____ drainage
____ depth to seasonal high water table
____ suitability for septic drainage fields
____ erosion hazard
____ runoff potential

23. **ENVIRONMENTALLY SENSITIVE AREAS**

23a. Does the proposed development site include any environmentally sensitive areas?
____ yes; _____ no

23b. If YES, check the environmentally sensitive area category which occur on the site and give acreage:

| <u>Sensitive Areas</u> | <u>Acreage</u> |
|-----------------------------------|----------------|
| _____ Freshwater Wetland/Marshes | _____ |
| _____ Flood prone Acres | _____ |
| _____ Prime Aquifer Recharge Area | _____ |
| _____ Woodland and Wildlife | _____ |
| _____ Prime Agricultural Land | _____ |
| _____ Historical Sites | _____ |
| _____ Streams | _____ |

Will these environmentally sensitive areas be impacted by development? _____ yes; _____ no
Any impacts may be discussed in more detail the mitigative measures section.

23c. Consulting the NJDEP Landscape Project habitat GIS database and NJ Natural Heritage Program database, are there any threatened or endangered wildlife or plants listed as potentially present on site or have the appropriate habitat for their existence on site? _____ yes; _____ no

If YES, list fauna, flora and/or habitat (discuss and address in Sections 32, 33, and 34):

24. **WETLANDS**

24a. Does the site include any wetland areas (as defined by the New Jersey Department of Environmental Protection Act (NJSA 13:B-1 et-seq.)? _____ yes; _____ no
If YES, _____ acres

24b. If yes, have you applied to New Jersey Department of Environmental Protection (NJDEP) Bureau of Freshwater Wetlands for a Letter of Interpretation to determine whether or not any freshwater wetlands are present on the site? _____ yes, _____ no

24c. Have you applied to the NJDEP Bureau of Freshwater Wetlands for delineation or verification of wetland lines? _____ yes; _____ no

If you answered yes to 24 b or 24c, will these environmentally sensitive areas be impacted by the proposed development? _____ yes; _____ no

If yes, what mitigative measures will be taken?

24d. Will the proposed project remove, excavate, or disturb soils, dump or fill soil, erect any structure, place pavement, or alter the existing pattern of vegetation within 50 feet of any freshwater wetland of exceptional resource value (as classified in N.J.A.C. 7:7A-2.5) or within 150 feet of any wetland of intermediate resource value? _____ yes; _____ no

25. **HISTORIC/ARCHAEOLOGICAL SITES**

25a. Is the proposed project located within 500 feet of an area or structure having recognized historic, cultural or archaeological value as indicated on the Master Plan? _____yes; _____no
What information determined the classification? _____

25b. Is the proposed project located within 500 feet of any site(s) listed on or eligible for listing on the National or State Registers of Historic Places? _____yes; _____no
What information determined this classification? _____

26. **WATER QUALITY**

26a. Do any stream run through the property? _____yes; _____no

26b. What is the distance to the nearest stream off the property? _____feet

26c. Are there point or nonpoint water pollution sources on or near the site? _____yes; _____no
If YES give details including distances: _____

26d. If a stream exists on the property, give a brief description of its condition including details on, but not limited to, flow, nutrient levels, aquatic community, substrate, bank stability: _____

26e. If any surface water impoundment exists on the site, indicate below their present surface area and average depth. Will these dimensions be changed after site development?

| | Surface Area | Average Depth |
|--------------------|--------------|---------------|
| Impoundment 1 | | |
| Existing Condition | _____ | _____ |
| Post Development | _____ | _____ |
| Impoundment 2 | | |
| Existing Condition | _____ | _____ |
| Post Development | _____ | _____ |

26f. What types of fish are found in the impoundments? _____

26g. Is the impoundment(s) _____ natural or _____ man-made?

If impoundment(s) is man-made, is there drainage failure potential based on undersized spill way or other overflow devices? _____ yes; _____ no.

Please indicate dam classification: _____ class I; or class _____ II; or _____ class III. Classification is in accordance with United States Army Corps of Engineers (USACOE) guidelines.

26h. Is the impoundment used for: _____ fishing
_____ irrigation
_____ fish aquiculture
_____ other; specify: _____

26i. Any applicant whose property lies in a watershed affected by any upstream *farming*, manufacturing or commercial operations (past or present) or whose property itself is such a site shall include an analysis to determine presence or potential presence, but not limited to the following pollutants:

- (1) Arsenic
- (2) Cadmium
- (3) Chromium
- (4) Copper
- (5) Iron
- (6) Lead
- (7) Zinc
- (8) Mercury
- (9) *Pesticides*

26j. List any sites with known soil and/or groundwater contamination within 1,000 feet of the site.

26k. What environmental sampling has been performed for this site? The applicant shall provide all testing analysis and resulting NJDEP correspondence.

26l. List any and all environmental incidents, violations and/or fines involving the property or assessed against the property owner or applicant under any corporate name, and provide an explanation for each.

26m. What is the estimated volume and proposed method of solid waste disposal?

26n. Has an asbestos survey been conducted on existing buildings on site? How will the removal of potential or identified asbestos be handled?

27. **WATER SUPPLY**

27a. What is the anticipated daily/peak demand for water: _____ average; _____ peak
Please describe: _____

27b. What is the proposed source of water for the project? _____

27c. If wells are used to supply water, are there known groundwater pollution on or near the site? _____ yes; _____ no.
Is there a groundwater supply problem? _____ yes; _____ no
If YES, give details: _____

- 27d. If a development of fifty (50) or more dwelling units is proposed; certification of adequacy (of proposed water supply) must be obtained from the NJDEP. (List permits number on Question 12).
- 27e. Provide information showing that an adequate potable water supply is available and not threatened by nearby use of other land, and the following:
- (1) If the supply is from off-site facilities, including private water companies, a certification of availability prior to final approval, from the public or private facility; or
 - (2) If supply is from on-site sources, provide the location and depth, insofar as such information is practically available, of all private and public supplies within five hundred (500) feet of the site or the affected area, whichever is greater.; the location, depth and adequacy of proposed private or public water supplies to serve the proposed project; and a geologic description of subsurface conditions, including expected groundwater yields, using published geologic reports or a report by a qualified geologist.
 - (3) Compliance with all State and local regulations.

28. **AIR QUALITY** (answer only if commercial or industrial development is proposed)

List sources and air pollutants which will be generated by the project (including heating units, power generators, but not limited to):

29. **NOISE LEVEL** (answer if nonresidential use is proposed or if proposed residential development has more than five (5) dwelling units.)

Describe sources, location and decibel rating for noise generation on-site during and post-construction, with reference to the following standards promulgated by NJDEP, as the same may be amended from time to time, and NJAC 7:9, 7:27 and 7:29.

30. **LAND USE**

30a. What is project's relations to surrounding property lines, gas pipelines, and high voltage power transmission lines?

30b. Check types of land use occurring on parcels adjacent to project site.

| | | |
|-------------------|-----------------------|---------------------|
| _____ Residential | _____ Industrial | _____ Agricultural |
| _____ Commercial | _____ Recreational | _____ Institutional |
| _____ Vacant | _____ Other, specify; | _____ |

30c. What are the effects (detrimental and/or beneficial) of proposed development on adjacent land uses? What remedies will be proposed to buffer or protect potentially incompatible adjacent land uses?

30d. Farmland Preservation. (Refer to municipal and county farmland preservation plans)
How many acres of farmland will be permanently preserved by this development? _____ acres
Is the project within a municipal Agricultural Development Area? _____yes _____ no
Is the project within a County Agricultural Development Area? _____yes _____ no
Describe the impact of the project on County and municipal farmland preservation plans:

31. **ARCHITECTURAL DESIGN**

Describe architectural attributes of proposed buildings. (provide artist rendition to show details and *elevations*).

32. **TRAFFIC**

Detail the traffic levels before and after development and the project's effect on traffic patterns. Include the DOT Level of Service of affected roadways for both before and after development.

33. **ASSESSMENT OF ENVIRONMENTAL IMPACT OF PROJECT**

33a. An assessment supported by environmental data of the environmental impact of the project upon the factors described hereinabove shall be submitted and shall include an evaluation of water use, liquid and solid waste disposal and the effects of liquid and solid waste on the quality and quantity of surface and groundwater. The assessment shall include an evaluation of the compatibility in use and scale of the project with employment, shopping, schools, roads, open space and police and fire protection. All potential impacts are to be considered to be defined to include but not limited to:

- (1) Impact on geological and soil stability
- (2) Impact on soil erodibility
- (3) Impact on groundwater, the aquifer and the aquifer recharge rate area
- (4) Impact on streams, ponds and lakes within or without the site, whether man-made or natural
- (5) Impact on vegetation and wildlife
- (6) Displacement of families and individuals
- (7) Impact on land use and farmland preservation plans

33b. Any data submitted by the applicant with the application or to other agencies, including but not limited to the NJDEP, the Salem County Board of Health, the Salem County Soil Conservation Service, or any Federal agencies having jurisdiction over one (1) or more of the environmental elements specified in this section shall be accepted by the Board as fulfilling the data requirements of this Article, to the extent applicable.

34. **MITIGATION**

34a. Describe the methods that will be used during and after construction to avoid or minimize adverse environmental impacts associated with the project. Include the following factors in your evaluation:

- (1). Unusual environmental impacts and damages to natural resources both on the project tract and in the areas affected.
- (2) A description of steps to be taken to minimize such impacts during construction and operation, with particular emphasis upon air or water pollution. The description of steps to be taken shall be accompanied by appropriate maps, schedules and other explanatory data as may be needed to clarify the action to be taken.
- (3) Discuss any increases in noise level.
- (4) Discuss any damage to plant, trees and wildlife systems and communities.
- (5) Discuss any displacement of people and businesses.
- (6) Discuss the displacement or impacts to any existing farms.
- (7) Discuss any increase in sedimentation and siltation issues.
- (8) Discuss any increases in municipal services.

34b. Alternatives. The applicant may be required to provide a statement of alternatives to the proposed project, consistent with the zoning on the site, which might void some or all of the unusual environmental effects of the proposed project. The statement shall include the reasons for the acceptability or nonacceptability of each alternative.

35. **ADVERSE IMPACTS WHICH CANNOT BE AVOIDED**

List all adverse environmental impacts that will be caused by the proposed development/project. Including the construction phase and post-development. Short-term impacts should be distinguished from long-term impacts. Reversible impacts should be distinguished from irreversible impacts. Any impacts on critical area which include, but not limited to, the woodlands, streams, floodways, wetlands, steep slopes, areas of high water table, prime aquifer recharge areas and mature stands of native vegetation, should specify the type of critical area involved, the extent of the area to be affected and the extent of similar area of the site which will not be affected.

Quantitative Summary of Environmental Impacts:

| | Pre Development | Post Development |
|--|-----------------|------------------|
| Freshwater Wetlands (acres) | | |
| Woodlands (acres) | | |
| Grassland Habitat (acres) | | |
| Prime Agricultural Soils (acres) | | |
| Trees 4" in diameter or greater (number) | | |
| Slopes 6 % -15% (acres) | | |
| Slopes >15% (acres) | | |
| Impervious Surfaces (acres) | | |