

ENVIRONMENTAL IMPACT STATEMENT

NJDEP GREEN ACRES PROGRAM
2023 PARK DEVELOPMENT APPLICATION

FIREMAN'S PARK
BLOCK 21.02 LOTS 20, 21, & 22

Keyport Borough, Monmouth County,
New Jersey

Prepared by:



CONSULTING AND MUNICIPAL ENGINEERS

1460 Route 9 South, Howell NJ, 07731

February 2023

File: HKP00003.21



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INTRODUCTION

As required by the NJDEP Green Acres Program application, an environmental assessment has been prepared in accordance with the required outline of topics to review pertinent environmental information necessary to ascertain the suitability of the site for the proposed development.

DESCRIPTION OF THE PROPOSED ACTION

Fireman's Park is an approximately 2.15 acre public recreation area owned by the Borough of Keyport, Monmouth County. It is bounded by the West Front Street to the south, American Legion Drive to the east, and the Keyport Harbor and Raritan Bay to the north and west. Entrances to Fireman's Park are located off of West Front Street, and American Legion Drive. The park mainly consists of a large public parking lot and bulkhead walkway. Onsite parking consists of both regular and ADA accessible parking stalls.

Keyport Borough is proposing the demolition of the existing timber bulkhead and boardwalk at Fireman's Park, to be replaced with a new bulkhead and promenade that will be raised out of the range of tidal flooding. The project will likely be constructed in a single phase; however, implementation can be phased depending on available funding.

DESCRIPTION OF THE ENVIRONMENT

Fireman's Park exists within a suburban/urban neighborhood in the Borough of Keyport. The park environment consists of mainly asphalt parking lot, and wooden boardwalk. No wetlands, wetlands transition areas, streams, or vegetated riparian zones exist within the park.



Vegetation

Onsite vegetation is minimal and consists only a minimal maintained grass lawn area and few trees. The rest of the park consists of paved asphalt parking lot. Replacement of the existing bulkhead and wooden boardwalk, will not cause any impacts to vegetation.

Wildlife

The property hosts a variety of general urban/suburban wildlife species. Potential mammal species found on or near the site include white tail deer, small rodent species, gray squirrels, skunks, raccoons, and opossums. Bird species found in the area include waterfowl such as mallard ducks and Canada geese; raptors such as ospreys, and other hawk species. Additionally various migratory birds can also be seen during different seasons. These species include but are not limited to robins, grackles, tufted titmice, nuthatches, and various sparrow species. The NJGeoWeb GIS database does not identify any area of the park as habitat for any threatened or endangered species, however the Raritan Bay is considered habitat for several threatened species including, osprey, yellow-crowned night-heron, and black-crowned night-heron.

Geology, Topography, and Soils

The topography of the site has a gradient that slopes from west to east across the site from the park's frontage on Henry Street toward the rail road tracks. The site is completely underlain by Magothy Formation bedrock geology. This geological formation is comprised of fine-to-coarse grained quartz sand, interbedded with thin-bedded clay or clay-silt material. Surficial geology on site is salt marsh and estuarine deposits, which consists of silt, sand, peat, minor clay, and minor pebble gravel. Typical colors associated with this soil series are brown, dark brown, grey and black. These soils can be as much as 300 feet thick in the Hudson Valley, but are generally 100 feet thick elsewhere in the State.



The park is completely mapped as Urban Land soils. This mapping series represents highly disturbed soil conditions due to extensive human disturbance eliminating the natural soil conditions of the site. The USDA does not list any hydric conditions, or slope conditions because areas with this mapping classification are so highly varied in appearance and level of disturbance.

Water Resources/Hydrology

The Raritan Bay and Keyport Harbor are the nearest water source to the Park, and are located immediately to the north. As discussed above, the urban soils of the site represent a highly disturbed condition, and almost the entire park is covered by impervious surface. The project improvements will not change the overall hydrology of the site, or affect the ability of the soils to absorb or convey stormwater.

Historic Archeological Resources

A review of the NJ GeoWeb GIS Database did not identify any known areas of historic preservation within the proposed project site. The project site is not located within any archaeological grid, historic property, or historic district.

Transportation and site access

Fireman's Park can be accessed by way of West Front Street and American Legion Drive. The project improvements do not propose to expand or reduce the amount of parking, or impervious surface at Fireman's Park. Additionally, the quality of public access of the park will be enhance because of this project. In its current condition, the park floods with the fluctuation of the tides, impeding access by the public during high tide conditions. The new elevated bulkhead and promenade will allow for public access during higher tides.



Adjacent Land Uses and Surrounding Neighborhood

The project site is located in the suburban neighborhood of Keyport Borough. To assess the land types for this section, the land use/land cover 2015 layer of the NJ GeoWeb database was consulted. According to NJ GeoWeb, the park and the lots that border to the park to south and east are classified as commercial services. The Raritan Bay and Keyport Harbor to the North are classified as tidal river, inland bays, and other tidal waterways.

ENVIRONMENTAL IMPACT ANALYSIS

Proposed Actions:

1. Demolish the existing timber bulkhead and boardwalk
2. Beginning at the western end of the Waterfront Park concrete promenade, extend new bulkhead, concrete promenade, railing, and lighting to the west along the waterside frontages of lots 20, 21, and 22 on Block 21.02. The new bulkhead and promenade would be raised to elevation 8.0 and 7.5, respectively to match the existing and bring the promenade out of the range of tidal flooding.
3. Raise the existing parking lot by up to 3'+/- to elevation 6.5+/- and to raise it out of the range of tidal flooding, including landscaping, lighting, and stormwater improvements
4. Install backflow preventers at outfalls to prevent surcharging of the stormwater system during storm and high tide events
5. Construct a concrete walkway connecting West Front Street to the promenade along the western edge of Lot 20 to provide pedestrian access

a) Project Impacts: All impacts that are proposed under this project will take place within previously disturbed areas. Due to the highly developed condition of the project site, no new impacts will occur to the regulated areas such as riparian zone, wetlands or wetlands transition area. The nature of the proposed activities



is such that it will not cause adverse secondary impacts to the area in and around the project site. No trees will need to be cleared from the site to construct the new bulkhead and promenade. The natural overland flow of stormwater onsite will not be disturbed by the construction of the new bulkhead and promenade.

b) Site Use: Currently the project site exists as an urban public park and parking lot. The park consists of a large public parking lot and bulkhead boardwalk area.

c) Significant Environmental Features: The closest significant environmental feature to the project site is the Raritan Bay and Keyport Harbor. No wetlands, wetlands transition areas, or vegetated riparian zones are located on the project site. The park is within the tidal flood hazard area of the Raritan Bay, however because of the tidal nature of the waterbody, the project will not be subject to any flood displacement regulations. Fireman's Park is also located within the NJDEP CAFRA regulatory zone.

d) Permits required for this project include:

1. Freehold Soil Conservation District Certification;
2. Local construction permits;
3. NJDEP In water-waterfront Development Individual Permit;
4. NJDEP CAFRA Individual Permit;

ALTERNATIVES TO THE PROPOSED ACTION

Under other circumstances the Borough would review several alternative options and locations for the construction of a project. However, due to the project improvements being limited to only previously disturbed areas and the absence of sensitive NJDEP regulated areas within or near the project site, no real alternatives that would result in less environmental impacts exist for consideration. The urban area surrounding the site, and highly disturbed condition of the park allow for the proposed park improvements to be constructed



without any impacts outside of previously disturbed areas. The project will not create any increase in the amount of impervious surface onsite. Replacement of the bulkhead and wooded boardwalk will have no adverse effects on the human environment, nor will it adversely affect any wildlife species. With these considerations it was assessed that there are no alternative means and methods to construct the proposed improvements that would create less environmental impacts, because this project will not cause any measurable environmental impact.

MITIGATING MEASURES

- a) The proposed improvements will not trigger the need for wetlands or riparian zone mitigation as all work is proposed within previously disturbed areas of the park and is outside of any regulated areas.
- b) No trees will be cleared for the removal of the existing structure or the installation of the new structure.
- c) Any additional lighting to be installed will be equipped with shielding to prevent light spillage outside the area of the park to limit adverse impacts to neighboring residents and businesses.
- d) Park rules and hours would be clearly posted and enforced to maintain a good quality of life for adjacent residents.

CONCLUSION

This Environmental Assessment has been prepared as part of the Borough's 2021 application to the Green Acres Program for park improvements at Fireman's Park. A review and assessment of the potential environmental impacts of the proposed development has led the Borough to select the proposed improvement actions to offer an enhanced recreational facility to its Borough's residents. Environmental impacts to local wildlife, environmentally sensitive areas, and the community are virtually non-existent due to the highly developed condition the site and location of the promenade within and area of existing impervious surface.



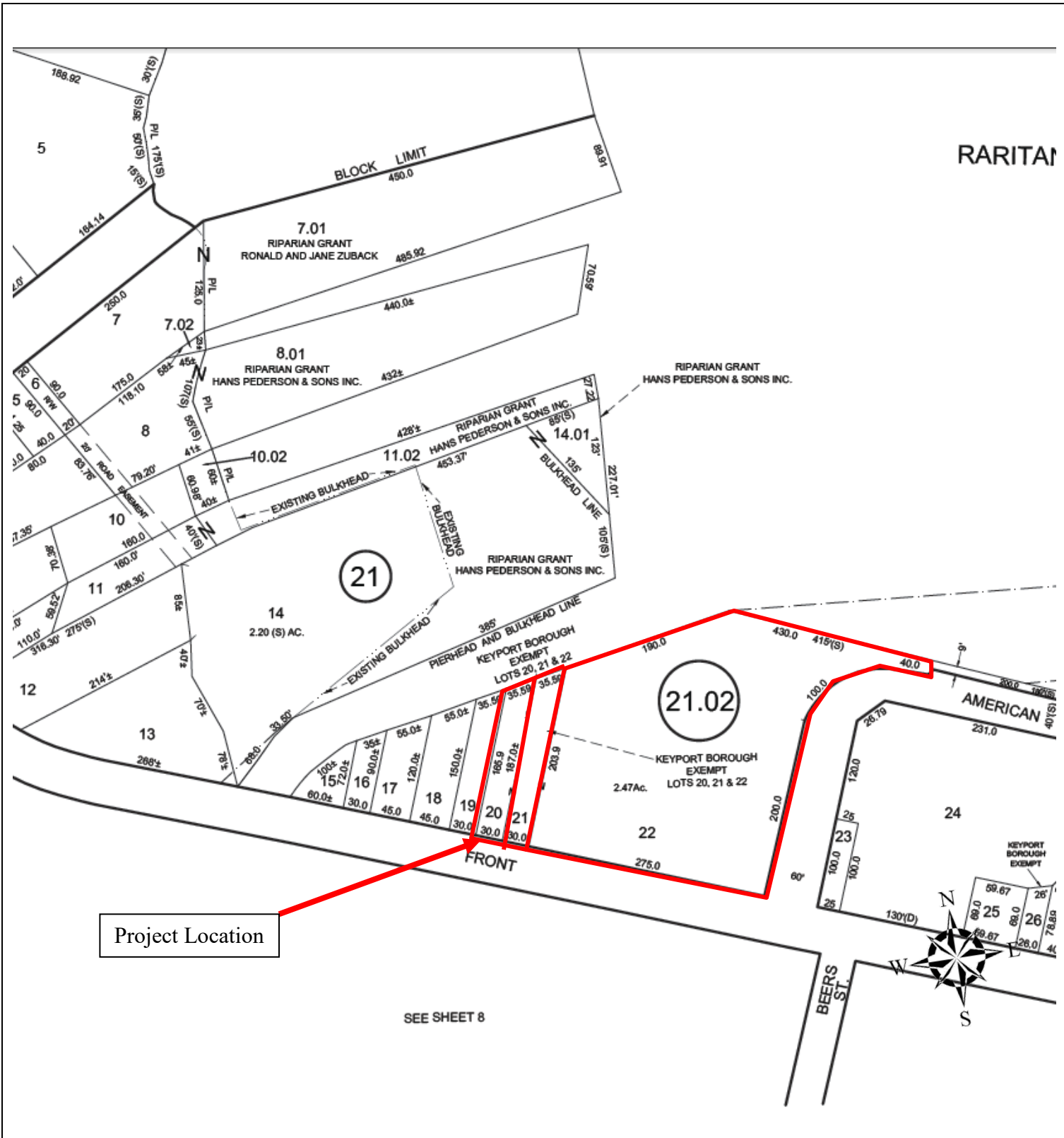
FEMA MAP
Fireman's Park

PANEL: 0037F (effective September 25 2009)
LOCATION: West Front St. and American Legion Dr.
MUNICIPALITY: Keyport Borough
COUNTY: Monmouth County
BLOCK: 21 **LOTS:** 20, 21 & 22
FILE NO: HKP00003.21



CONSULTING AND MUNICIPAL ENGINEERS

3141 BORDENTOWN AVENUE, PARLIN, NEW JERSEY 08859 — 1460 ROUTE 9 SOUTH, HOWELL, NEW JERSEY 07731



Project Location

SEE SHEET 8

LOCATION TAX MAP
Fireman's Park

LOCATION: West Front St. and American Legion Dr.
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CME
ASSOCIATES
CONSULTING AND MUNICIPAL ENGINEERS
 3141 BORDENTOWN AVENUE, PARLIN, NEW JERSEY 08859 — 1460 ROUTE 9 SOUTH, HOWELL, NEW JERSEY 07731

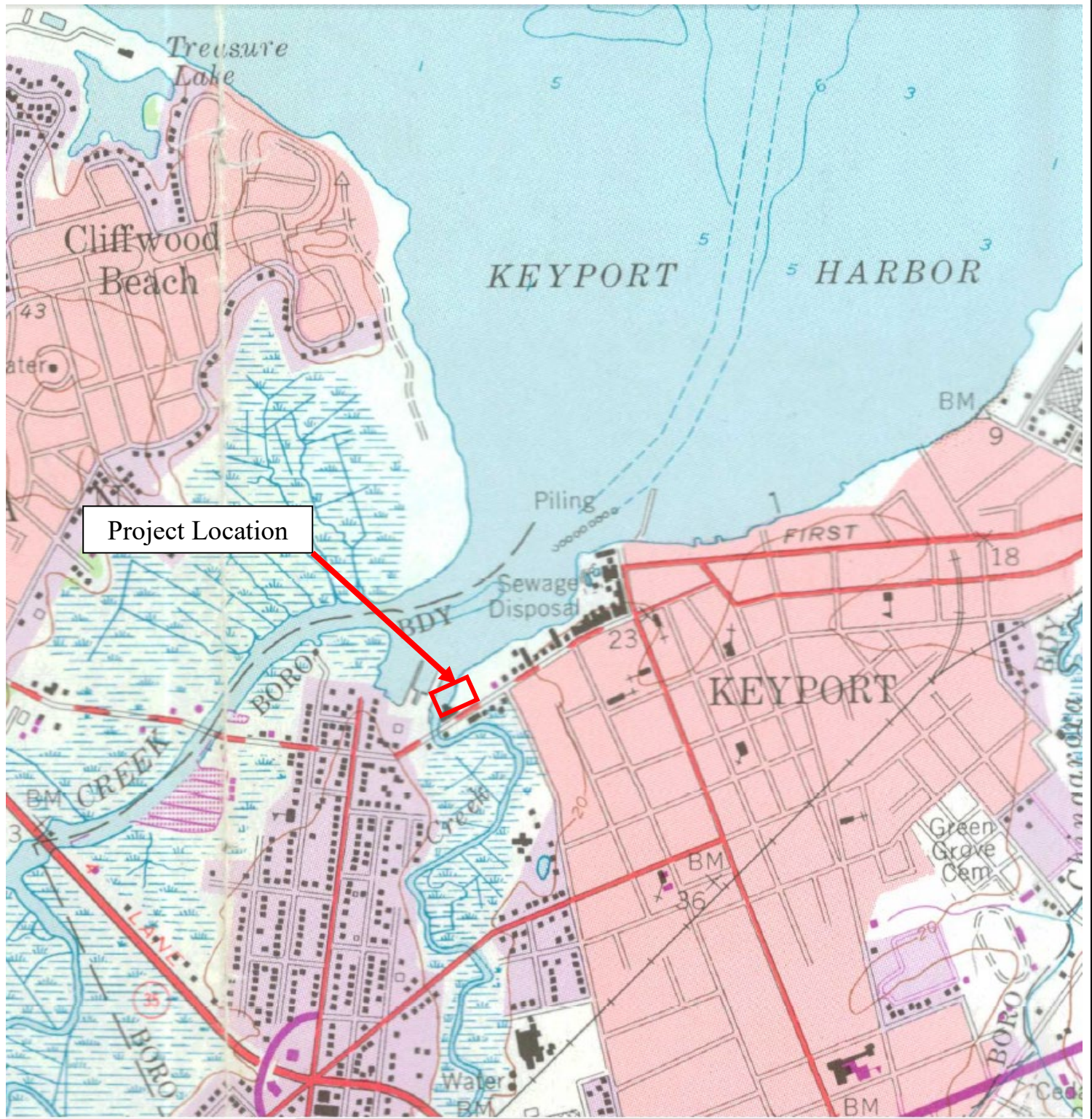


Project Location

Google
LOCATION MAP
 Fireman's Park

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U.S.G.S. QUAD MAP

Fireman's Park

SHEET: Keyport Quadrangle

LOCATION: West Front St. and American Legion Dr.

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Project Location

Legend:

 Urban Land (UR)

Notes:

 No Slope Date, highly disturbed.

SOIL SURVEY MAP
Fireman's Park

LOCATION: West Front St. and American Legion Dr.
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VIEW # 1

Fireman's Park parking lot looking northeast. Note the severe flooding in the parking lot during spring high tide to elevation ± 4 .



VIEW # 2

Fireman's Park parking lot looking west. Note the severe flooding in the parking lot during spring high tide to elevation ± 4 .



PHOTOGRAPHS & DESCRIPTIONS

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VIEW #3

Fireman's Park parking lot looking southwest. Note the severe flooding in the parking lot during spring high tide to elevation ± 4 .



VIEW #4

Fireman's Park boardwalk looking northeast. Note the severe flooding along the boardwalk during spring high tide to elevation ± 4 .



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VIEW # 5

Fireman's Park parking lot looking northeast. Note the severe flooding in the parking lot during a flood event to elevation ± 5 .



VIEW # 6

Fireman's Park boardwalk looking southwest following reconstruction after being destroyed by superstorm Sandy in 2012. Note the low elevation of the boardwalk compared to the parking lot and water.



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VIEW # 7

Fireman's Park looking west following reconstruction after being destroyed by superstorm Sandy in 2012. Note the low elevation of the boardwalk compared to the parking lot and water.



VIEW # 8

Fireman's Park looking northeast following reconstruction after being destroyed by superstorm Sandy in 2012. Note the low elevation of the boardwalk compared to the parking lot and water.



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VIEW # 9

Fireman's Park looking north.
Note the severe flooding in
the parking lot and boardwalk
during a flood event to
elevation ± 5 .



VIEW # 10

Fireman's Park looking
northeast. Note the severe
flooding in the parking lot
and boardwalk during a flood
event to elevation ± 5 .



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VIEW # 11
Fireman's Park looking
northeast after being
destroyed by superstorm
Sandy in 2012.



VIEW # 12
Fireman's Park looking
northeast after being
destroyed by superstorm
Sandy in 2012.



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VIEW # 13
Fireman's Park looking
northeast after being
destroyed by superstorm
Sandy in 2012.



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