

ENVIRONMENTAL IMPACT STATEMENT

for:

GULLS VIEW APARTMENTS

Block: 80

Lot: 1.02

Borough of Keyport

Monmouth County, New Jersey

Prepared By:

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INTRODUCTION

The following Environmental Impact Statement has been prepared by Menlo Engineering Associates; Inc. pursuant to the Borough of Keyport Land Use Ordinance requiring an applicant to complete an Environmental Impact Assessment for land development. This report addresses the anticipated improvements in conjunction with an investigation of the site features and a review of available published data. The published information consulted for this report may be viewed within the reference section. This report is intended to be reviewed in conjunction with the project Development Plans prepared by Menlo Engineering Associates, Inc., dated April 3, 2018, and revised June 18, 2021.

EXECUTIVE SUMMARY

The applicant proposes the demolition of a portion of an existing office and the construction of a ground parking structure and 54 residential apartments in four stories above the ground level. The parcel is located at the northwest section of the Borough at the intersection of Broad Street and Front Street. The tract is identified on the municipal tax map as Block 80, Lot 1.02 and encompasses a previously developed office parcel within the Borough's General Commercial (GC) Zone. The existing office use is expected to partially remain. The building expansion exceeds the height limitations and the number of stories within the General Commercial District triggering a variance. The plans also depict maintaining the existing number of parking spaces on-site and increasing the total quantity of parking by 31, for a total of 85 total spaces. However, the proposal does not meet the Borough's parking requirements and requires another variance.

The previously developed parcel, which is predominantly flat, includes 46,035 existing square feet of impervious cover. The Raritan Bay/Matawan Creek lies approximately 300 feet to the north. The property is depicted within a floodplain associated with Matawan Creek, as shown on the National Flood Insurance Rate Map (FIRM).

It should be noted that the project's disturbances are within maintained lawn areas or existing pavement and that the proposal increases the site's impervious cover by less than 10%.

The maintained lawn and landscape areas expected to be disturbed do not constitute significant habitat valuable to wildlife. The trees do offer cover and nesting opportunities for generalist species, but typically do not support large diversity. The proposed improvements have little bearing on the surrounding wildlife, since the proposed work falls within previously disturbed areas.

The development modifications over the previously approved project will not create significant adverse environmental impacts to the site or its adjacent areas. The design program and project development planning minimize the adverse impacts to the immediate and adjacent baseline environmental conditions to the greatest extent practicable. These baseline conditions were compiled from local published information, and various federal, state, and county documents and a site inspection. Potential impacts were evaluated for the period during construction activities and upon occupation of the completed facility.

The proposal is of an intensity that is consistent with the majority of the Borough's Master Plan Zoning Standards. While the General Commercial Zone height is restricted to the maximum elevation 70 (NAVD

88) and two stories, the application seeks to construct the building to elevation 75.5 (NAVD88) and five total stories.

The GC District standards allow impervious surfaces to cover up to 90% of the site. The proposal, with the building addition and new impervious surfaces, results in only 80% of the parcel covered by impervious surfaces. Therefore, the application does not exceed the anticipated impacts allowed by the current zoning. Furthermore, the facility provides benefits to the region through the creation of multifamily housing serving to meet the community's needs.

The construction and development of this parcel, as with any form of development, will result in certain unavoidable impacts. These unavoidable impacts have been minimized through mitigation measures employed by the applicant within the development program and all necessary permits shall be obtained as required.

1.0 PROJECT LOCATION AND DESCRIPTION

The parcel is in an area zoned as the General Commercial (GC) District where mixed-use buildings are encouraged. The 1.46-acre parcel is identified on the municipal tax maps as Block 80, Lot 1.02 and access is gained from Front Street to the south and Broad Street to the west. The developed parcel contains frontage on both Front Street and Broad Street and adjoins office and commercial uses to the south and west. The northern boundary of the property adjoins a multifamily townhome development.

The applicant proposes the demolition of a portion of an existing office and the construction of a 4-story apartment building containing 54 residential apartments over the 8,648 sf of first floor commercial space and parking. The building is expected to rise to an elevation of 75.5 (NAVD88), which exceeds the maximum elevation 70.0 (NAVD88) allowed within the GC District, thereby requiring relief from the district requirement. The proposed redevelopment includes modifying the existing parking area while only slightly increasing the total impervious cover. While the project remains compliant with the impervious cover, both the increased building height as well as the increased number of stories, requires a variance. In addition, the project is deficient in the total number of spaces based on The Borough's parking requirements. However, the overall parking demand, based on shared parking between the uses, is not expected to exceed the supply.

The proposed building addition results in changes to the site design, coverage, and setbacks. The proposal does expand the building footprint and impervious coverage (proposed total 80% impervious cover) on the site but remains below the 90% maximum permitted within the GC District. With the new residential units partially constructed over the existing building, the proposed development results in only 4,660 sf of new impervious coverage over the site.

The plans increase the overall parking from 54 spaces serving the existing facility to a total of 85 spaces however, the project seeks a parking variance since Borough's Ordinance requires 99 parking spaces. The proposed addition of the residential units and parking structure necessitates some minor modifications to the existing parking configuration, as well as some minor grading changes. This, coupled with the addition of a subsurface infiltration trench, as well as the building expansion, does require removing some of the young existing trees.

Finally, the development plans depict new plantings providing an aesthetically pleasing landscape design. The plantings will include ornamental trees, shade trees, shrubs, and ornamental herbaceous vegetation. These plantings provide continuity throughout the development and limited cover for generalist wildlife species that may visit or rest on-site. They will also aid in offsetting the required planting removal.

The applicant's design philosophy is to implement the site plan modifications with minimal environmental effects, while constructing a viable, attractive development. To achieve this goal, the project team thoroughly evaluated alternative building configurations in relationship to the overall development potential and the associated impacts. The application presented herein represents a solution that achieves the minimum required program, while producing impacts to a magnitude of similar projects. In addition, the project has been designed utilizing the Keyport Borough Land Use Ordinance as guide for development. The project, with regard to bulk requirements, does require some relief; however, the relief sought will not result in any significant adverse impacts.

While the plan represents a modification from the previously approved plan, it does not change the proposed use and provides an appropriate development for a parcel bounded by street frontage and compatible residential and office facilities. The demolition of a portion of the office and the addition of the residential structure constitutes a use that is permitted under the designation 'mixed use'. The plan furthers the planning goals for the region by providing a mixed-use (residential/commercial) building within an area compatible with this use, while taking the site's constraints into consideration. Therefore, the project meets the goals and objectives of the Keyport Borough Master Plan. The project site is remote from the municipal boundary, so that the expansion has no impact on the surrounding municipalities or Master Plans. The site falls within an area indicted on the NJDEP [NJ-GeoWeb](#) interactive mapping as a Metropolitan Planning Area (PA-1), which includes areas suited for further development. The site is also contained within a Coastal Area Facilities Resource Area and that designation will be discussed under a separate CAFRA Report.

2.0 SITE DESCRIPTION AND INVENTORY

2.1 Geology

Keyport Borough lies at the very northern boundary of the Coastal Plain Province, one of the four physiographic regions of New Jersey. The Piedmont and Coastal Plain Provinces slope southeasterly toward the Atlantic Ocean. The oldest of the Coastal Plain formations were deposited in the Cretaceous period. Based on the surficial geology mapping, the site is underlain mainly by deposits in the late Pleistocene of sand with glauconite, generally less than 30 feet thick. It should also be noted that the [Soil Survey of Monmouth County, New Jersey](#) notes the bedrock at greater than 10 feet for this site.

2.2 Soils

The soil type found on the parcel is shown on the soil inventory map, compiled from the [Soil Survey of Monmouth County](#), prepared by the United States Department of Agriculture, Soil Conservation Service (i.e., SCS) in cooperation with the New Jersey Agricultural Experiment Station, issued 1972 (see Appendix). The entire site falls with an area mapped as "Urban Land," for which the limitations are unknown.

The following table identifies potential limiting factors of the soils mapped for the project site:

Map Symbol & Soil Type	Depth to Bedrock	Depth to Seasonal High Water Table	Limitations for dwellings with basements	Limitations for Parking Lots	Lawns & Landscaping
UR Urban Land	Unknown	Unknown	Unknown	Unknown	Unknown

2.3 Hydrology, Water Quality, Flood Hazard Areas

As depicted on the New Jersey Freshwater Wetlands Maps (see Appendix), there are no areas designated as regulated wetland areas. However, the site is located within an “AE” Flood Hazard Zone. The proposal will retain its developed hydrologic characteristics and requires only a minor change to the grading on site to accommodate the small increase in runoff.

The NJDEP [NJ-GeoWeb-Geology](#) depicts the parcel in a non-recharge zone.

2.4 Topography

The developed parcel does not contain any significant topographical features and the site's slopes are classified as gentle to flat. A small, 3-foot vertical change in elevation is found between the northwest corner and the southeast boundary. The elevations range from a high point elevation of 10 to the lowest elevation of just slightly less than elevation 7 along the southeast property line.

2.5 Vegetation and Wildlife

2.5.1 Vegetation

The overall project area (1.46 acres) is either building and pavement or a maintained, constructed landscape with parking areas trees, shrubs, and lawn areas. Except for some red maples and one honey locust, nearly all of the existing landscape materials are comprised of non-native species (Norway maple cultivar, ornamental plums, junipers, etc.)

2.5.2 Wildlife

Suburban disturbed sites are not typically habitats suitable for a diversity of wildlife. The following list of wildlife can be expected to be present or visit urban disturbed areas:

Mammals:

Common Name

opossum
raccoon
striped skunk
eastern cottontail
little brown bat
eastern chipmunk
white-footed mouse
red-backed mole
white-tail deer

Botanical Name

Didelphis virginiana
Procyon loter
Mephitis mephitis
Sylvilagus flezridanus
Myotis lucifugus
Tamias striatus
Peromyscus leucopus
Clethrionomys gapperi
Odocoileus virginianus

Birds:

Common Name

catbird

Botanical Name

Dumetella carolinensis

American robin
blackcapped chickadee
brown-headed cowbird
crow
bluejay
tufted titmouse
turkey vulture
northern mockingbird

Turdus migratorius
Parus atricapillus
Molothrus ater
Coccyus erythrophthalmus
Ereunetes cristatus
Parus bicolor
Cathartes aura
Mimus polyglottis

During our site inspections, a few of the above-mentioned bird species were sighted and heard in the vicinity. However, the sightings were limited to members on this list and no sightings of other mammals or amphibians were recorded. The limited diversity of the wildlife on-site arises from the relative uniformity in habitat and the intensity of the surrounding land uses.

2.5.3 Endangered or Threatened Species

No evidence or sightings of any endangered or threatened species was recorded during the site inspections. The project area has a very low probability index due to the relative uniformity in habitat and intensity of human activity. Furthermore, the NJDEP [NJ-GeoWeb](#) interactive mapping indicates that there are no records for rare plants, animals, or natural communities on the site.

2.5.4 Wetlands

There are no regulated freshwater wetlands on this lot. The nearest body of water is the Matawan Creek/Raritan Bay, approximately 400 feet to the north.

2.6 Utilities

The tract falls within a highly developed area; therefore, both electric and gas companies expect to have ample service available for the building expansion. Recent contacts with the various utility companies involved did not identify any capacity or allocation problems. Water is supplied to the site by the Keyport Water Department and new service connections are anticipated to the residential building. The existing lines will service both the building's fire suppression system and the potable water connection.

2.7 Cultural and Historic Resources

According to the current [New Jersey & National Registers of Historic Places](#), last updated 06/23/21, as posted on the NJDEP Historic Preservation Office website, the site does not constitute a historic place or contain historically significant structures. Additionally, because the site constitutes a previously developed parcel, there is a low probability that it contains any significant archeological sites.

3.0 SITE IMPACT ASSESSMENT

3.1 Soil Erosion and Sedimentation

Any activity exposing soil results in an increase in sedimentation and erosion due to surface runoff. With the construction of this project, it is imperative that a soil erosion and sediment control plan be developed to ensure averting transportation of soil off-site during construction. The soil erosion and sediment control plan prepared for this application will be submitted to the Freehold Soil Conservation District for review and approval. The plan incorporates several methods to mitigate soil erosion and off-site sediment

transportation during construction, including silt fence, inlet protection, construction entrance, and temporary and permanent seeding.

In addition, if temporary stockpiles are created on-site, they will have sediment barriers so that, during the regrading of the site, stockpiled soils to be used will be prevented from eroding and transported off-site. The installation of a construction entrance stabilizes, if not totally alleviates, soil tracking by trucks off the subject site. Finally, the site's gentle topography aids in reducing the erosion potential of the site's soils.

It should be noted that some soils within Monmouth County are described as acidic (i.e., a pH factor of less than 4.0, as defined by the Soil Conservation Service), with only moderate to low fertility in their natural state. These soils require rapid re-seeding and considerable amounts of lime and fertilizer to create fertility for quick re-establishment of vegetative cover. Exposing these soils for an extended period may be detrimental to surrounding areas. Therefore, an efficient construction sequence and the provision of a temporary liming program with an expeditious re-seeding program must be implemented to minimize the project impacts.

3.2 Potential for Soil Contamination

Menlo Engineering does not conduct Phased Environmental Audits. Since the parcel is an active professional office building and the proposal is an expansion of the use to include residential apartments, there is a low probability of any environmental issues surrounding the structures on-site and or with the adjoining commercial uses. A Phase I Environmental Audit may not be a necessary action, but generally it is an advisable action for any project to confirm the absence of any potential contamination sources.

3.3 Water Quality and Hydrological Impacts

3.3.1 Stormwater Management

Based on the minimal increase in impervious coverage, which is constituted by the building footprint, the post-development peak flows from the site will be approximately equal to the pre-development conditions. Since the project does not result in more than 0.25 acres of new impervious surface nor disturb more than 1.0 acre of land, the proposed development does not trigger the New Jersey Stormwater Management Rules. Although not required, the project infiltrates the proposed roof runoff through a subsurface infiltration trench and provides "Green Infrastructure" with the proposed green roof over the ground floor parking.

The proposed site modifications result in only a 7% increase in impervious surfaces, which the current subsurface collection system, as well as lawn areas and swales, with minor modifications, will control the surface runoff.

3.3.2 Surface and Groundwater Degradation

The potential for groundwater pollution will be greatly minimized by the development plans for the application. Sanitary (domestic) sewage generated by the proposed building addition will be collected in a sanitary sewer system and discharged to the Borough's system via the existing service lateral connected to an existing main within the street. Wastes will be effectively conveyed from the site, eliminating potential groundwater degradation from the on-site system.

3.3.3 Reduction in Groundwater Capabilities

The proposal does not intend to utilize any on-site source for water supply. However, the construction of new building addition will ultimately increase water demand in the area and, to some extent, reduce local groundwater capabilities. The project anticipates accessing potable water via the main currently servicing the site, found within the right- of-way.

3.4 Topography – Soil Movement and Construction Sequence

3.4.1 Soil Movement

The project's proposed grading requires only the soil movement necessary to properly grade and drain the proposed development. If imported or exported material is required, the soils will be clean, debris-free subsoil. All existing topsoil shall remain on-site and be redistributed within the disturbed areas. The redistribution of the topsoil ensures that the existing dormant seed bank remains on-site, thereby reducing potential impacts from soil removal and grading.

3.4.2 Construction Sequence

The construction sequence for this project is as follows:

Commencement Date	Spring 2022
1. Installation of Silt Fence	2 Days
2. Installation of Stone at Construction Entrance	1 Day
3. Site Demolition/Temporary Stabilization	1 Day
4. Rough Clearing and Grubbing	2 Days
5. Rough Grading & Temporary Seeding	2 Days
6. Installation of Utilities & Foundations	1 Week
7. Curbing	1 Week
8. Pavement Sub-base	1 Day
9. Finished Grading & Lighting	2 Weeks
10. Final Pavement	1 Day
11. Landscaping & Permanent Seeding	1 Week

*Note: When a C.O. for the building is applied for, all site work around the building shall be completed (No. 11 subject to weather conditions and to be completed between 3-6 months).

The above schedule is subject to weather conditions and material availability.

3.5 Destruction of Vegetation and Natural Resources

The implementation of the proposed development plan requires the removal of a few existing trees found in the proposed building footprint and the underground infiltration basin. The minor tree removal does not result in a significant adverse impact. The destruction of the vegetation will decrease the habitat suitable for a minimal amount of wildlife. The extent of tree removal encompasses only the area necessary for the development of this site. The loss in habitat will result in a reduction of native wildlife species residing at the site, due to the removal of food sources and cover. Any generalist wildlife will disperse to other surrounding areas.

During our site inspection, we did not observe any unique wildlife residing on-site and the site's proximity to human activity precludes its use as a major wildlife habitat. Only transient visitation by a few bird

species and gray squirrels were noted in the vicinity of the tree removal. The commencement of the more intense human activity of construction will temporarily remove the site from transient visitations.

However, the proposed planting plan provides some mitigation for the loss of vegetative cover and wildlife habitat. The plan incorporates the use of materials that afford limited habitat for resident species. The planting of new street trees and evergreens provides a nesting and resting area for birds, while providing shelter for several mammal species. The provision of landscape materials serves a two-fold function: first, the plantings contribute a visual continuity assisting in the preservation of the local character; second, the use of trees and evergreens provide food and supply a limited habitat for the return of selective wildlife species. Although these measures will not replace lost habitat, the proposed plans mitigate the impact to the fullest extent practicable. Furthermore, since the parcel does not support unusual or endangered wildlife species, any resident population will likely return upon completion of the construction activities.

3.6 Desirable Growth Pattern

The proposed residential development is a suitable redevelopment for an underutilized commercial property surrounded by similar uses. While the additional building height does exceed the district requirements, the proposed 80% overall impervious coverage resulting after the new improvements remains below the 90% maximum coverage allowed within the General Commercial District. The proposed additional development is an appropriate intensity and is compatible with the surrounding development pattern.

3.7 Community Services, Public Health, and Conservation Measures

No severe demand on community services can be expected from this project, when compared with the Borough's overall demand for such services. The consumption of energy during construction and operation represent the unavoidable, irreversible commitment of resources associated with human activities. The respective utility companies do not expect any problems meeting the energy needs for these buildings.

Water Supply

Water is supplied to the site by the Keyport Water Department and the residential connections are anticipated. The existing lines will service both the building's fire suppression system and the potable water connection. Water conservation measures may include flow restrictors to regulate minimum flow and flush rates on faucets and water closets. These architectural details are typically incorporated into the current building construction codes and their application is to be determined by the architect and owner.

The estimated water consumption based on the NJDEP standards (NJAC 7:10-12.6) is as follows:

Establishment Type	Number of Measurement Units		Gallons per Day per Unit		Projected Flow (G.P.D.)
Residential apartments	54 units	X	225	=	12,150
Office/commercial	8,648 sf	X	0.125/sf	=	1,081
TOTAL				=	13,231

Sanitary Sewer System

The disposal of solid and liquid waste by application to land presents a substantial threat to surface and ground water quality. The proposed development does not include any on-site disposal of wastes. The

project will be connected to the Bayshore Regional Sewerage Authority's sanitary sewer system serving the region. Previous contact with the Sewerage Authority indicated that there are no known capacity problems.

The estimated daily sanitary sewer flow discharged from this site is calculated as follows (based on NJAC 7:14A-23.3):

Establishment Type	Number of Measurement Units		Gallons per Day per Unit		Projected Flow (G.P.D.)
Residential apartments	54 units	X	210	=	11,340
Office	8,648 sf	X	0.100/sf	=	864
TOTAL					12,204

3.8 Consistency with Municipal Plans

The proposed development of this site is consistent with, and does not contradict, the State or Borough Master Plans or any municipal ordinances relating to bulk requirements. Furthermore, the proposed development will be consistent with adjacent uses.

4.0 UNAVOIDABLE ADVERSE IMPACTS

The proposed conversion of a portion of this office development to a residential apartment development has been designed to minimize the impacts of the project on the environment. However, with development, some environmental impacts are unavoidable. The site contains landscape areas that provide a limited habitat for very adaptable species. The proposed modifications result in minor changes. As with any development, habitat loss occurs; however, this site does not contain any valuable habitat, thereby significantly limiting these impacts.

An increase in traffic will ultimately have a minimal impact on the regional air quality along the adjacent roadway network. The countervailing trend of improved air quality and increased traffic volumes results from the more stringent emission control systems required on newer automobiles. Furthermore, the creation of impervious surfaces results in a negligible decrease of water-infiltrating underlying aquifers. The project has been designed with the minimum environmental impact as practical. Any negative effect of this residential development stems from the cumulative effects of many developments within the surrounding region.

5.0 MITIGATION POTENTIAL

Environmental impacts caused by the construction of the building addition have been analyzed as required by the Borough of Keyport Land Development Ordinance. The proposed development plan reduces and/or mitigates the project's impact on several components of the environment:

1. Proposed and existing landscaping will provide visual integration of the project with the surrounding environment, along with providing limited habitat for the return of selective species displaced from project implementation.
2. Sediment and soil erosion controls will mitigate soil loss and runoff pollution.

3. Road access and site circulation have been designed to minimally affect traffic circulation.
4. Energy and water conservation devices may be incorporated into the design of the buildings and other aspects of the project, reducing demand of service.
5. It is the opinion of this office that the proposed development will not have any negative impacts on the drainage characteristics of the site or the immediately surrounding areas. Since the project results in less than ¼ acre of new impervious surface and does not disturb more than one acre of land, the project is exempt from the current NJDEP Stormwater Management Rules. However, to further mitigate stormwater, the project plans incorporate a subsurface infiltration bed for the building's roof runoff, mitigating any reduction in groundwater recharge and the plans incorporate Green Infrastructure techniques with the provision of a green roof over the ground floor parking area between the apartment units.

The impacts have been assessed and, where possible, mitigated to the maximum extent practical for this project. These mitigatory measures have been incorporated into the site development plans.

The proposed development does not represent a substantial detriment to the surrounding environment or the public welfare.

6.0 ALTERNATIVES

During the design process, several alternatives were reviewed and evaluated for their environmental impacts, social impacts, and feasibility. The following schemes were reviewed:

1. Design and engineering alternatives.
2. No development.

The design process for this application included studying and discussing alternative methods of layouts and engineering practices. The site development plans are the summation of incorporating the most effective, efficient, and sensitive methods of this type of project development. Different scenarios were developed and were eliminated due to their greater impact or engineering requirements.

The second alternative evaluates the impacts that the no-build scenario would have on the Borough of Keyport. Although this scenario does not have a greater environmental impact on the site, it would deny the economic benefits of enhanced mixed-use residential apartment development.

Given the mitigation measures taken in the design of the project and the assessment of the impacts of the proposed construction, the proposed mixed-use development represents an appropriate development along Front Street at the intersection with Broad Street in this section of Keyport Borough.

7.0 PERMITS AND APPROVALS

1. Borough of Keyport Board of Adjustment – Amended Site Plan Approval
2. Monmouth County Planning Board –Amended Site Plan Approval
3. Freehold Soil Conservation District – Amended Soil Erosion and Sediment Control Certification and RFA for Stormwater Discharge from Construction Activities
4. NJDEP Land Use Regulation Program – Amended CAFRA and Flood Hazard Area Permits

8.0 REFERENCES

1. Farrand, John Jr. Eastern Birds. New York: McGraw-Hill Book Company: Chanticleer Press, Inc.
2. Federal Government. Federal Manual for Identifying and Delineating Jurisdictional Wetlands. Government Printing Office, January 10, 1989.
3. New Jersey Department of Community Affairs. Residential Site Improvement Standards (NJAC 5:21). Last revised November 2, 2020.
4. NJDEP Division of Parks and Forestry. New Jersey and National Registers of Historic Places. Last updated June 23, 2021. https://www.nj.gov/dep/hpo/1identify/nrsr_lists/Monmouth.pdf
5. NJDEP Geological Survey. Aquifers of New Jersey. 1998.
6. NJDEP. Flood Hazard Area Control Act Rules (N.J.A.C. 7:13). November 2007, last revised July 15, 2019.
7. NJDEP. Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A). last amended October 5, 2020.
8. NJDEP. New Jersey Stormwater Best Management Practices Manual. 2004, last amended March 2021.
9. NJDEP. NJ-GeoWeb. <http://www.nj.gov/dep/gis/geoweb splash.htm>
10. NJDEP. NJ-GeoWeb-Geology. <http://www.nj.gov/dep/gis/geoweb splash.htm>
11. NJDEP. Stormwater Management (N.J.A.C. 7:8) 2004, last amended March 2, 2020.
12. United States Department of Agriculture. Soil Conservation Service, Soil Survey, Monmouth County, New Jersey. Washington, D.C.: Government Printing Office. 1972

9.0 AUTHOR'S CREDENTIALS

The following credentials are presented to document the professional skills of Mr. Kenneth R. Grisewood, ASLA. This information is presented as an overview of his education, field and professional experience.

BACHELOR'S DEGREE EDUCATION

Bachelor of Science in Landscape Architecture, College of Agriculture, University of Kentucky, 1980.

POST GRADUATE EDUCATION

Rutgers University, Graduate School of Management

CIVIC & PROFESSIONAL AFFILIATIONS:

Member, Holland Township Planning Board	2013-
Borough Councilman, Bloomsbury NJ	1999-2001
Chairman, Tewksbury Township Environmental Commission	1988-1992
Member, Tewksbury Township Parks Committee	1989-1992
Director, Chatham Jaycees	1988-1989
Tewksbury Township Landscape Architect	1995-1996
American Society of Landscape Architect, Member	1985-

PROFESSIONAL REGISTRATION

Licensed Landscape Architect, New Jersey, 1985
Registered Landscape Architect, Delaware, 2012
Registered Landscape Architect, Pennsylvania, 1993
Registered Landscape Architect, New York, 1991
Registered Landscape Architect, Kentucky, 1983
Professional Planner, New Jersey, 2010

PROFESSIONAL EXPERIENCE

Menlo Engineering Associates, Inc., Senior Landscape Architect, Environmental Specialist, 1993-present

Simoff & Staigar Associates, Landscape Architect, Environmental Specialist and Regulatory Permit Specialist, 1985-1993

John Charles Smith Associates, Landscape Architect, Construction and Project Manager, 1980-1985

The experience acquired over 40 years includes responsibilities within the following:

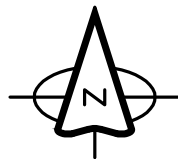
- Natural Resources Inventories
- Site Development Plans
- Environmental Impact and Analysis
- Development Permitting Process
- Endangered Species Reports
- Wetland Evaluation and Determination
- Expert Testimony
- On-Site Construction Review

APPENDIX



ROAD MAP

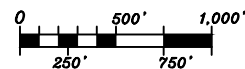
*Borough of Keyport
Monmouth County*



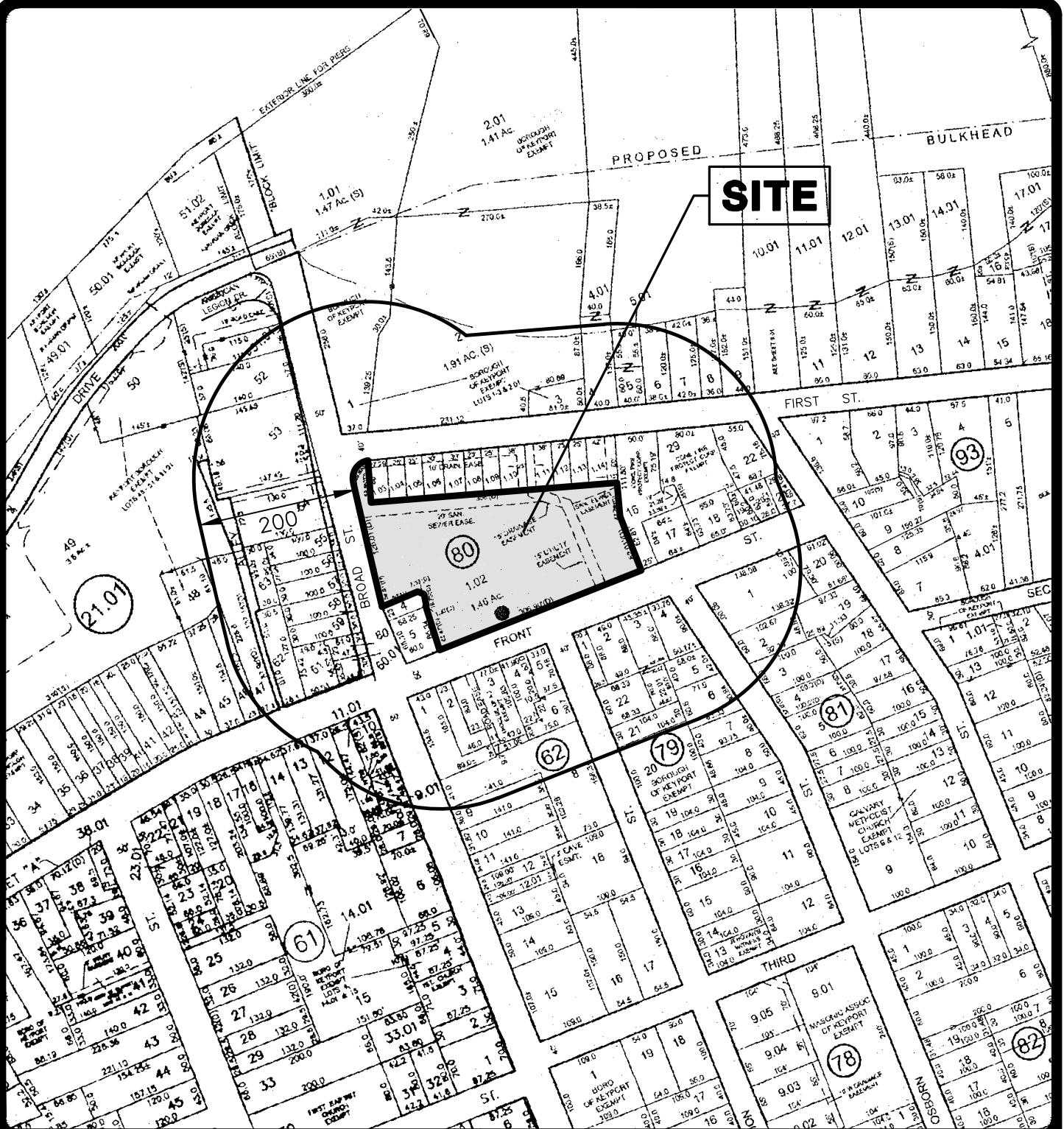
BLOCK
80

LOT
1.02

MENLO ENGINEERING ASSOCIATES, INC.
261 CLEVELAND AVENUE
HIGHLAND PARK, NJ 08904
(732) 846-8585



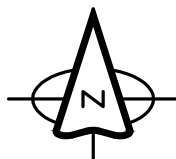
Scale: 1"=1,000±ft Job # 2017.080



TAX MAP

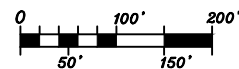
Sheet Number: 9
Borough of Keyport
Monmouth County

MENLO ENGINEERING ASSOCIATES, INC.
261 CLEVELAND AVENUE
HIGHLAND PARK, NJ 08904
(732) 846-8585



BLOCK
80

LOT
1.02



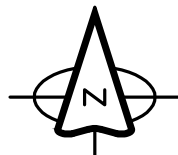
Scale: 1"=200±ft

Job # 2017.080



U.S.G.S. MAP

Quad Name: Keyport
Borough of Keyport
Monmouth County



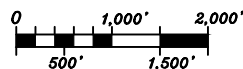
BLOCK
80

LOT
1.02

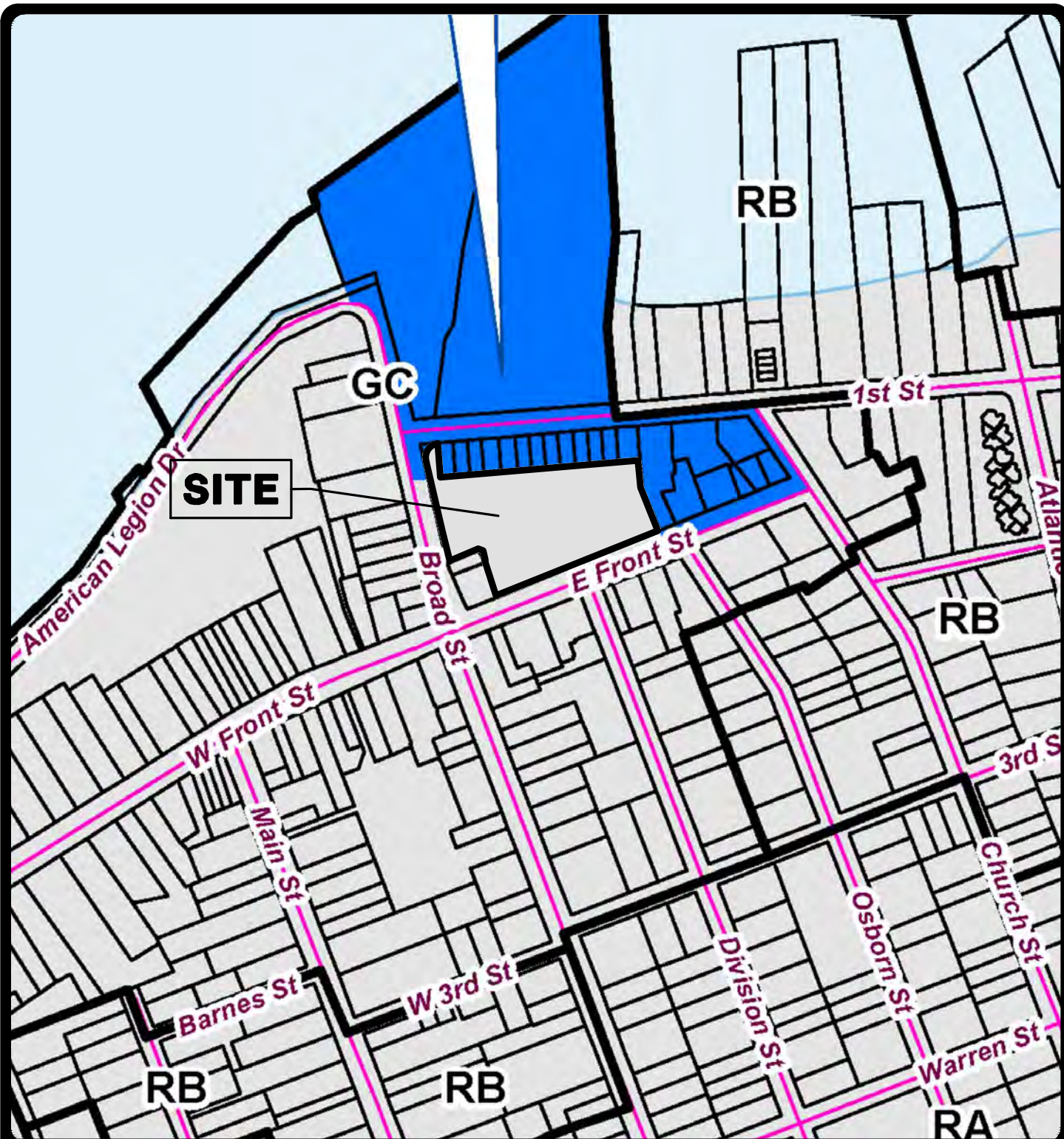
MENLO ENGINEERING ASSOCIATES, INC.
261 CLEVELAND AVENUE
HIGHLAND PARK, NJ 08904
(732) 846-8585

State Plane Coordinates:

N: 584,175.25 ft.
E: 580,071.52 ft.

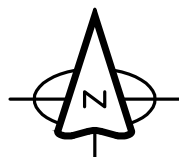


Scale: 1"=2,000±ft Job # 2017.080



ZONING MAP

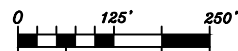
Zone: General Commercial District (GC)
Borough of Keyport
Monmouth County



BLOCK
80

LOT
1.02

MENLO ENGINEERING ASSOCIATES, INC.
261 CLEVELAND AVENUE
HIGHLAND PARK, NJ 08904
(732) 846-8585



Scale: 1"=250±ft

Job # 2017.080

http://njwebmap.state.nj.us/NJGeoWeb/WebPages/Map/FundyViewer.aspx?THEME=Sapphire&UHS=True&RIDZ=636343342916071524/NJGeoWeb/WebF NJ-GeoWeb NJ-GeoWeb Map Viewer

File Edit View Favorites Tools Help

Convert Select

Google Search Share More

Sign In

NJ-GeoWeb new jersey department of environmental protection

Maps Searches

Parcels By Block/Lot

More Information

Attribute Details For: Areas In Need of Redevelopment

Select Reports: Simple Report (CSV) View

1 features found. Displaying 1 to 1

Attribute	Value
Record Number	691
Notes	Keyport Boro, Resolution 198-07

Reports

Print

Parcels Dat... 1 x

	PAMS Pin	Municipality Code	Block	Lot	Qualifier Code	Property Class	County	Municipality	Property Location	Owner Name	Owner Street	City State	Owner ZIP Code	Land Val	Improvement Value	Net Value	Last Yr Tx	Building Description	Land Descripti
1		1324_80_1.02	1324	80	1.02	4A	MONMOUTH	KEYPORT BORO	25 E FRONT STREET	KEYPORT PROFESSIONAL PLAZA, LLC	525 MILLTOWN RD. STE 402	NORTH BRUNSWICK, NJ	08902	804200	1189200	1993400	82762.37		1.46AC

Scale 1: 1664.46

http://njwebmap.state.nj.us/NJGeoWeb/WebPages/Map/FundyViewer.aspx?THEME=Sapphire&UHS=True&RIDZ=636343342916071524/NJGeoWeb/WebF NJ-GeoWeb NJ-GeoWeb Map Viewer

File Edit View Favorites Tools Help

Convert Select

Google Search Share More

Sign In

NJ-GeoWeb

new jersey department of environmental protection

Maps Searches

Parcels By Block/Lot

More Information

Attribute Details For State Planning Areas

Select Reports Simple Report (CSV) View

1 features found. Displaying 1 to 1

Attribute	Value
Planning Area Number	1
Planning Area Description	METROPOLITAN
Alternate Planning Area Description	METRO
Alternate Planning Area Number	1
Acres	27.483 09960938

Reports

Print

Block = 21.01 Lot = 49

Block = 94 Lot = 1

Block = 94 Lot = 2

Block = 94 Lot = 17

Block = 94 Lot = 19

Block = 21.01 Lot = 33

Block = 21.01 Lot = 54

Block = 80 Lot = 1.02

Block = 93 Lot = 1

Block = 93 Lot = 7

Block = 81 Lot = 1

Block = 92 Lot = 3

Block = 92 Lot = 4

Block = 96 Lot = 4

Block = 96 Lot = 2

Block = 96 Lot = 1

Block = 62 Lot = 8

Block = 79 Lot = 20

Block = 82 Lot = 9

Block = 74 Lot = 11

Block = 79 Lot = 14

Block = 81 Lot = 9

Block = 91 Lot = 15

Block = 91 Lot = 3

1st St

E Front St

Church St

2nd St

Atlantic St

Parcels Dat... 1 x

Reports Export

	PAMS Pin	Municipality Code	Block	Lot	Qualifier Code	Property Class	County	Municipality	Property Location	Owner Name	Owner Street	City State	Owner ZIP Code	Land Val	Improvement Value	Net Value	Last Yr Tx	Building Description	Land Descripti
☒	1	1324_80_1.02	1324	80	1.02	4A	MONMOUTH	KEYPORT BORO	25 E FRONT STREET	KEYPORT PROFESSIONAL PLAZA, LLC	525 MILLTOWN RD. STE 402	NORTH BRUNSWICK, NJ	08902	804200	1189200	1993400	52762.371		1.46AC

Scale 1: 1664.46

Active Map: GeoWeb

http://njwebmap.state.nj.us/NJGeoWeb/WebPages/Map/FundyViewer.aspx?THEME=Sapphire&UH=True&RIDZ=636343342916071524/NJGeoWeb/WebF

NJ-GeoWeb

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NJ-GeoWeb

new jersey department of environmental protection

Maps Searches

Parcels By Block/Lot

More Information

Attribute Details For CAFRA

Select Reports Simple Report (CSV) View

1 features found. Displaying 1 to 1

Attribute	Value
Zone	CAFRA zone

Reports

Print

Parcels Dat... 1 x

Reports Export

	PAMS Pin	Municipality Code	Block	Lot	Qualifier Code	Property Class	County	Municipality	Property Location	Owner Name	Owner Street	City State	Owner ZIP Code	Land Val	Improvement Value	Net Value	Last Yr Tx	Building Description	Land Description
1		1324_80_1.02	1324	80	1.02	4A	MONMOUTH	KEYPORT BORO	25 E FRONT STREET	KEYPORT PROFESSIONAL PLAZA, LLC	525 MILLTOWN RD STE 402	NORTH BRUNSWICK NJ	08902	804200	1189200	1993400	82762.37		1.46AC

Scale 1: 1,000.00 Go

njdep

Active Map: GeoWeb

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was New Jersey State Plane FIPS 2900. The **horizontal datum** was NAD83, GRS 80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA/NINGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was provided in digital format by the New Jersey Office of Information Technology (NJ/OIT), Office of Geographic Information Systems (OGIS). This information was derived from digital orthophotos produced at a scale of 1:2400 (1"=200') with a 1 foot pixel resolution from photography dated 2012.

This map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

The AE Zone category has been divided by a **Limit of Moderate Wave Action** (LIMWA). The LIMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave hazards between the VE Zone and the LIMWA (or between the shoreline and the LIMWA for areas where VE Zones are not identified) will be similar to, but less severe than those in the VE Zone.

Contact the **FEMA Map Information eXchange** at 1-877-336-2627 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Information eXchange may also be reached by Fax at 1-800-358-9620 and their website at <http://www.msc.fema.gov/>.

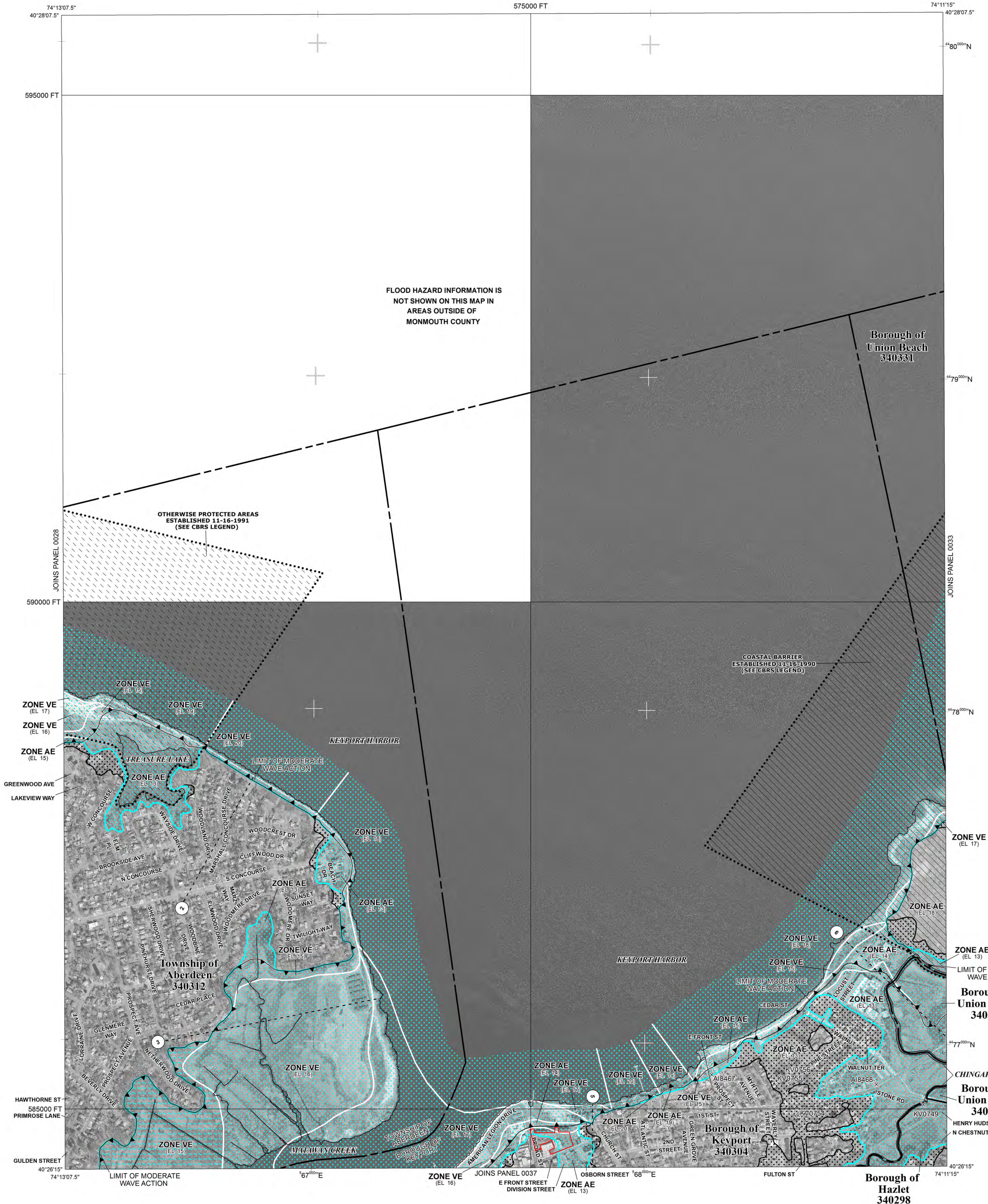
If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/nfp>.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) LEGEND

11-16-1990 CBRS Area
FLOOD INSURANCE NOT AVAILABLE FOR STRUCTURES NEWLY BUILT OR SUBSTANTIALLY IMPROVED ON OR AFTER NOVEMBER 16, 1990, IN DESIGNATED CBRS AREAS.

11-16-1991 Otherwise Protected Area (OPA)
FLOOD INSURANCE NOT AVAILABLE FOR STRUCTURES NEWLY BUILT OR SUBSTANTIALLY IMPROVED ON OR AFTER NOVEMBER 16, 1991, IN DESIGNATED OPAs WITHIN THE CBRS.

Boundaries of the John H. Chafee Coastal Barrier Resources System (CBRS) shown on this FIRM were transferred from the official CBRS source map(s) for this area and are depicted on this FIRM for informational purposes only. The official CBRS maps are enacted by Congress via the Coastal Barrier Resources Act, as amended, and maintained by the U.S. Fish and Wildlife Service (FWS). The official CBRS maps used to determine whether or not an area is located within the CBRS are available for download at <http://www.fws.gov>. For an official determination of whether or not an area is located within the CBRS, or for any questions regarding the CBRS, please contact the FWS field office for this area at (609) 646-9310.



LEGEND

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

The 1% annual chance 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.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); 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.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

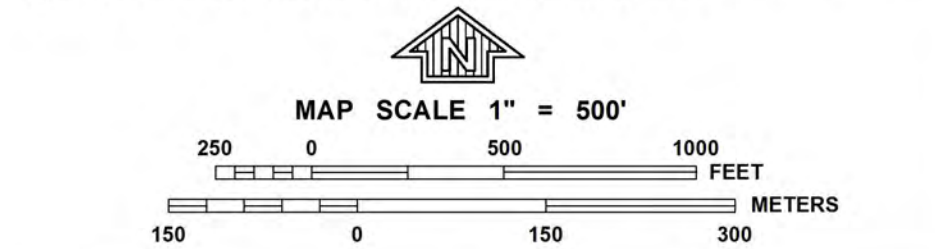
OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- New Jersey Flood Hazard Area Design Flood (NJFHADF)
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Limit of Moderate Wave Action
- 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
- Limited detail cross section line
- Transect line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 1000-meter Universal Transverse Mercator grid values, zone 18N
- 5000-foot grid values: New Jersey State Plane coordinate system (FIPSZONE 2900), Transverse Mercator projection
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- River Mile
- MAP REPOSITORY
- Refer to listing of Map Repositories on Map Index
- EFFECTIVE DATE OF COUNTY-WIDE FLOOD INSURANCE RATE MAP
- September 25, 2009
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



NATIONAL FLOOD INSURANCE PROGRAM

FEDERAL EMERGENCY MANAGEMENT AGENCY

PANEL 0029G

FIRM

FLOOD INSURANCE RATE MAP

MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)

PANEL 29 OF 457

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ABERDEEN, TOWNSHIP OF	340312	0029	G
HAZLET, TOWNSHIP OF	340298	0029	G
KEYPORT, BOROUGH OF	340304	0029	G
UNION BEACH, BOROUGH OF	340331	0029	G

REVISED PRELIMINARY

JANUARY 30, 2015

THIS MAP INCLUDES BOUNDARIES OF THE COASTAL BARRIER RESOURCES SYSTEM ESTABLISHED UNDER THE COASTAL BARRIER RESOURCES ACT OF 1982 AND/OR SUBSEQUENT ENABLING LEGISLATION.

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER

34025C0029G

MAP REVISED

http://njwebmap.state.nj.us/NJGeoWeb/WebPages/Map/FundyViewer.aspx?THEME=Sapphire&UH=True&RIDZ=636243342916071524/NJGeoWeb/WebF...

NJ-GeoWeb new jersey department of environmental protection

Parcels By Block/Lot

More Information

Attribute Details For: Sub-Watersheds (HUC14)

Select Reports: Simple Report (CSV) View

1 features found. Displaying 1 to 1

Attribute	Value
HYDROLOGIC UNIT CODE (14 DIGIT)	02030104060040
WATERSHED MANAGEMENT AREA NO.	12
WATERSHED MANAGEMENT AREA NAME	Monmouth
WATER REGION NO.	3
WATER REGION NAME	Atlantic Coast
SUB-WATERSHED ID	12AA04
SUB-WATERSHED NAME	Chingarora Creek to Thorns Creek
WATERSHED ID	12AA
WATERSHED NAME	Raritan / Sandy Hook Bay tributaries
Acres	5,124.52983097847
Huc12	020301040403

Reports Print

	PAMS Pin	Municipality Code	Block	Lot	Qualifier Code	Property Class	County	Municipality	Property Location	Owner Name	Owner Street	City State	Owner ZIP Code	Land Val	Improvement Value	Net Value	Last Yr Tx	Building Description
1	1324_80_1.02	1324	80	1.02		4A	MONMOUTH	KEYPORT BORO	25 E FRONT STREET	KEYPORT PROFESSIONAL PLAZA, LLC	525 MILLTOWN RD,STE 402	NORTH BRUNSWICK, NJ	08902	804200	1189200	1993400	52762.37	

Scale 1: 55,958.43 Go njdep Active Map: GeoWeb

http://njwebmap.state.nj.us/NJGeoWeb/WebPages/Map/FundyViewer.aspx?THEME=Sapphire&UH=True&RIDZ=636343342916071524/NJGeoWeb/WebF...NJ-GeoWebNJ-GeoWeb Map Viewer

File Edit View Favorites Tools Help
Convert Select
Google Search Share More
Page Safety Tools

NJ-GeoWebnew jerseydepartment of environmental protection

MapsSearches

Parcels By Block/Lot

More Information

Attribute Details ForSurface Water Quality Classification

Select ReportsSimple Report (CSV)View

1 features found. Displaying 1 to 1

Attribute	Value
Category	FW2-NT/SE1
Name	Matawan Creek

Reports

Print

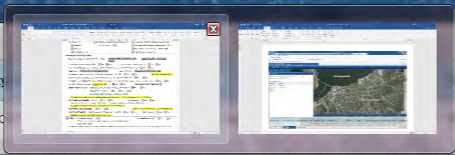
Raritan Bay (west of Thorns Ck)

Chingarora Creek to Thorns Creek

ReportsExport

	PAMS Pin	Municipality Code	Block	Lot	Qualifier Code	Property Class	County	Municipality	Property	ity State	Owner ZIP Code	Land Val	Improvement Value	Net Value	Last Yr Tx	Building Description	Li
1		1324_80_1.02	1324	80	1.02	4A	MONMOUTH	KEYPORT BORO	25 E FRC	ORTH BRUNSWICK, NJ	08902	804200	1189200	1993400	52762.37		1.

REGULATORY ISSUES...



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File Edit View Favorites Tools Help
x Convert Select
x Google Search Share More Sign In

NJ-GeoWeb new jersey department of environmental protection

Maps Searches
Parcels By Block/Lot

More Information
Attribute Details For: Wetlands (2012)
Select Reports: Simple Report (CSV) View
No features found.

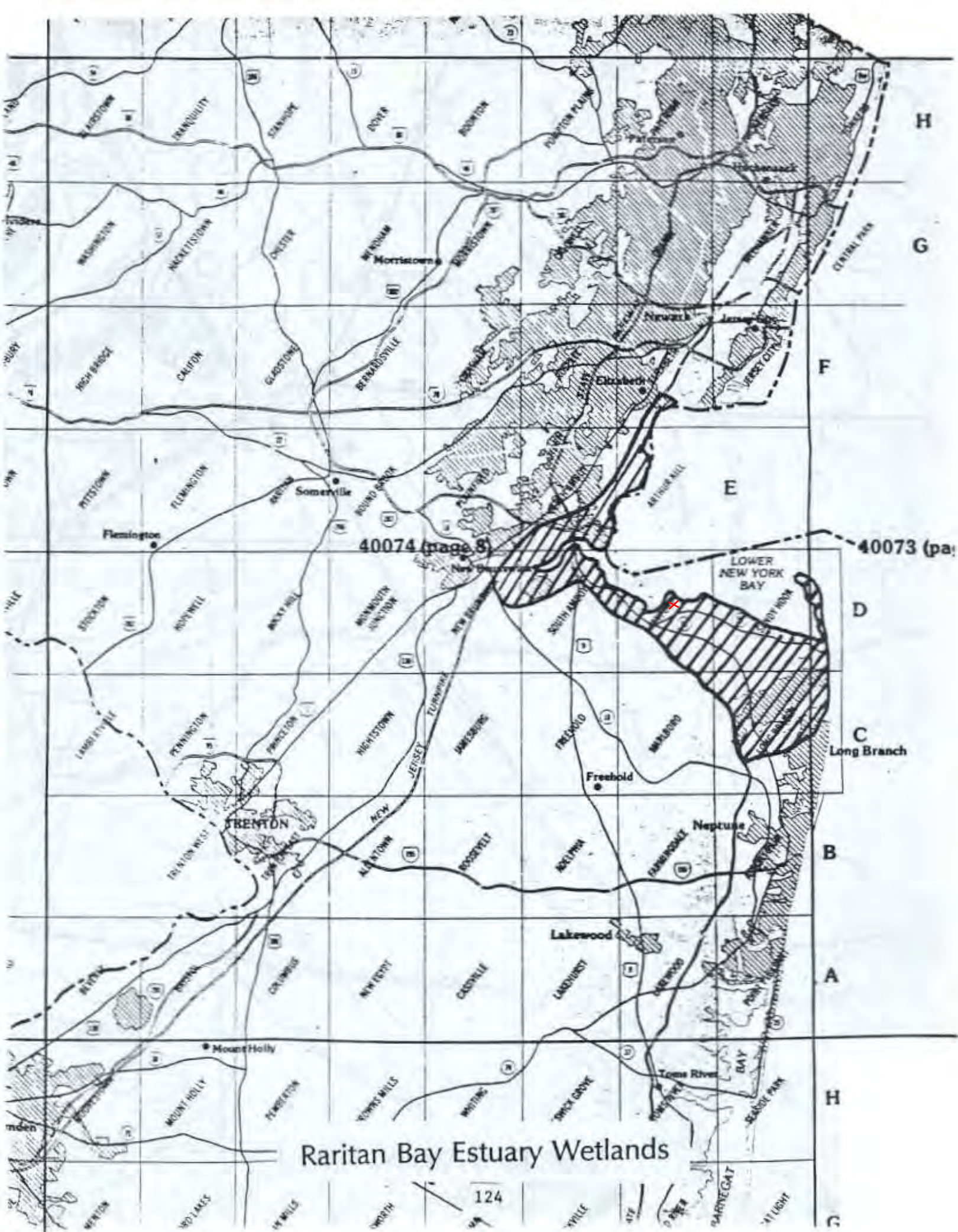
Block = 21.01 Lot = 49
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Parcels Dat... 1 x

Reports Export

	PAMS Pin	Municipality Code	Block	Lot	Qualifier Code	Property Class	County	Municipality	Property Location	Owner Name	Owner Street	City State	Owner ZIP Code	Land Val	Improvement Value	Net Value	Last Yr Tx	Building Description	Land Descripti
1	1324_80_1.02	1324	80	1.02		4A	MONMOUTH	KEYPORT BORO	25 E FRONT STREET	KEYPORT PROFESSIONAL PLAZA, LLC	525 MILLTOWN RD STE 402	NORTH BRUNSWICK, NJ	08902	804200	1186200	1993400	52762.37		1.45AC

Scale 1" = 1664.16' Go



[http://njwebmap.state.nj.us/NJGeoWeb/WebPages/Map/FundyViewer.aspx?THEME=Sapphire&UH=True&RIDZ=636343342916071524/NJGeoWeb/WebF](#)
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Parcels By Block/Lot

Active Layer: Counties

Landscape
☒ Freshwater Mussel Habitat - Landscape P...
☐ SBH - Atlantic Coastal - Landscape Project
☐ SBH - Delaware Bay - Landscape Project
☐ SBH - Marine - Landscape Project
☒ SBH - Piedmont Plains - Landscape Project
☐ SBH - Pinelands - Landscape Project
☐ SBH - Skylands - Landscape Project
☒ Vernal Habitat - Landscape Project
☒ Vernal Pools - Landscape Project
☐ Landscape Regions
☐ Natural Heritage Priority Sites
☒ Natural Heritage Grid Map

Historic Preservation...

Parcels Dat... 1

Reports Export

	PAMS Pin	Municipality Code	Block	Lot	Qualifier Code	Property Class	County	Municipality	Property Location	Owner Name	Owner Street	City State	Owner ZIP Code	Land Val	Improvement Value	Net Value	Last Yr Tx	Building Description	Li
☒	1	1324_80_1.02	1324	80	1.02	4A	MONMOUTH	KEYPORT BORO	25 E FRONT STREET	KEYPORT PROFESSIONAL PLAZA, LLC	525 MILLTOWN RD STE 402	NORTH BRUNSWICK, NJ	08902	804200	1185200	1993400	52762.37		1

Scale 1: 1,664.46 Go
njdep
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[http://njwebmap.state.nj.us/NJGeoWeb/WebPages/Map/FundyViewer.aspx?THEME=Sapphire&UH=True&RIDZ=636343342916071524/NJGeoWeb/WebF](#)
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new jersey department of environmental protection

Home Maps Searches

Parcels By Block/Lot

Active Layer: Counties

☐ Purveyor
☐ Water Bodies
☐ Water Source Areas
☒ Well Head Protection Areas (Community)
☐ Well Head Protection Areas (Non-Commu...
Grids
Transportation
Geology
2015 Imagery (Natural)
☐ Natural 2015
2015 Imagery (Infrared)
2013 Imagery (Natural)
2012 Imagery (Natural)
2012 Imagery (Infrared)
2010 Imagery (DVRPC)

Parcels Dat... 1

Reports Export

☒			PAMS Pin	Municipality Code	Block	Lot	Qualifier Code	Property Class	County	Municipality	Property Location	Owner Name	Owner Street	City State	Owner ZIP Code	Land Val	Improvement Value	Net Value	Last Yr Tx	Building Description	Li
☒	1		1324_80_1.02	1324	80	1.02		4A	MONMOUTH	KEYPORT BORO	25 E FRONT STREET	KEYPORT PROFESSIONAL PLAZA, LLO	525 MILLTOWN RD, STE 402	NORTH BRUNSWICK, NJ	08902	804200	1188200	1993400	52762.37		1.

Scale 1: 3,361.96 Go
njdep
Active Map: GeoWeb

http://njwebmap.state.nj.us/NJGeoWeb/WebPages/Map/FundyViewer.aspx?THEME=Sapphire&UHS=True&RIDZ=636343342916071524/NJGeoWeb/WebF NJ-GeoWeb NJ-GeoWeb Map Viewer

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NJ-GeoWeb new jersey department of environmental protection

Maps Searches
Parcels By Block/Lot

More Information

Attribute Details For Sewer Service Areas
Select Reports Simple Report (CSV) View

1 features found. Displaying 1 to 1

Attribute	Value
Water Quality Management Plan	Monmouth County
Wastewater Management Plan	Bayshore Regional SA WMP
Type	SW
Facility Name	Union Beach STP
Facility Agency	Monmouth County BOCF
NJPDES Permit Number	NJ0024708
NJPDES Permit Flow (MGD)	16.00
Planning Flow	0.00
Date Adopted	
Area Acres	17,758.53203544
Comments	
Population Served	0

Reports
Print

Parcels Dat... 1 x

	PAMS Pin	Municipality Code	Block	Lot	Qualifier Code	Property Class	County	Municipality	Property Location	Owner Name	Owner Street	City State	Owner ZIP Code	Land Val	Improvement Value	Net Value	Last Yr Tx	Building Description	Land Descripti
1		1324_80_1.02	1324	80	1.02	4A	MONMOUTH	KEYPORT BORO	25 E FRONT STREET	KEYPORT PROFESSIONAL PLAZA, LLC	525 MILLTOWN RD STE 402	NORTH BRUNSWICK, NJ	08902	804200	1189200	1993400	52762.371		1.46AC

Scale 1: 1664.46

The screenshot displays the NJ-GeoWeb application interface. The main map shows a residential area with various blocks and lots. A specific parcel, Block 21.01 Lot 1.02, is highlighted in pink. The 'More Information' window is open, showing details for this parcel. The table below lists the results of the search.

Attribute	Value
PWSID	1322001
Old Name (1970-1997)	Keyport Water Department
Purveyor Name	KEYPORT WATER DEPARTMENT
Grouping	2.00

At the bottom of the application, there is a table with the following columns: PAMS Pin, Municipality Code, Block, Lot, Qualifier Code, Property Class, County, Municipality, Property Location, Owner Name, Owner Street, City State, Owner ZIP Code, Land Val, Improvement Value, Net Value, Last Yr Tx, Building Description. The first row of data is highlighted in blue.

PAMS Pin	Municipality Code	Block	Lot	Qualifier Code	Property Class	County	Municipality	Property Location	Owner Name	Owner Street	City State	Owner ZIP Code	Land Val	Improvement Value	Net Value	Last Yr Tx	Building Description
1324_80_1.02	1324	80	1.02		4A	MONMOUTH	KEYPORT BORO	25 E FRONT STREET	KEYPORT PROFESSIONAL PLAZA, LLC	525 MILLTOWN RD, STE 402	NORTH BRUNSWICK, NJ	08902	804200	1189200	1993400	52762.37	

Public Water System Deficit/Surplus

KEYPORT WATER DEPARTMENT

PWSID: 1322001
County: Monmouth

Last Updated: 01/15/16

► [Glossary of Terms Listed Below](#)

Water Supply Firm Capacity: 1.356 MGD

Available Water Supply Limits

	Allocation	Contract	Total
Monthly Limit	27.000 MGM	11.036 MGM	38.036 MGM
Yearly Limit	175.717 MGY	126.736 MGY	302.453 MGY

Water Demand

	Current Peak	Date	Committed Peak	Total Peak
Daily Demand	0.887 MGD	08/2015	0.000 MGD	0.887 MGD
Monthly Demand	27.500 MGM	08/2015	0.000 MGM	27.500 MGM
Yearly Demand	237.657 MGY	2010	0.000 MGY	237.657 MGY

Water Supply Deficit or Surplus

Firm Capacity	Water Allocation Permit
0.469 MGD	10.536 MGM
	64.796 MGY

Note: Negative values (a deficit) indicate a shortfall in firm capacity and/or diversion privileges or available supplies through bulk purchase agreements.

Bureau of Water System and Engineering Comments:

no comments provided

Bureau of Water Allocation and Well Permitting Comments:

no comments provided

For more information concerning water supply deficit and surplus, please refer to:

- [Firm Capacity and Water Allocation Analysis \(Pdf Format\)](#)
- [Currently Effective Water Allocation Permits by County](#)
This report displays all effective water allocation permits issued by the department.
- [Pending Water Allocation and Dewatering Applications](#)
All pending water allocation permits.
- [Water Allocation Permits Made Effective within a Selected Timeframe](#)
This report displays water allocation permits based on a specified date range.

Questions regarding demands and firm capacity please contact the Bureau of Water System and Engineering at 609-292-2957 or for questions concerning water allocation and status please contact the Bureau of Water Allocation and Well Permitting at 609-984-6831.

Questions may also be sent to the [Division of Water Supply and Geoscience](#)

[back to search results](#)

Glossary of Terms

Allocation Limit: The maximum allowed by a valid Water Allocation Permit or Water Use Registration issued by the Bureau of Water Allocation and Well Permitting. This may be surface or ground water, and may be expressed in MGD, MGM, MGY or some combination thereof. Withdrawals may also be limited by other factors and have seasonal or other restrictions such as passing flow requirements.

Committed Peak Demand: The demand associated with projects that have been approved for ultimate connection to the system, but are not yet constructed as indicated through the submission of construction certifications or certificates of occupancy. This is calculated by totaling the demand as included in Water Main Extension (WME) permits and the demand associated with projects not requiring a WME permit. This field may also include bulk sale contractual obligations. For various review purposes this quantity may be represented as MGD, MGM and/or MGY.

Contract Limit: Purchased water, where regulated by an approved service contract, will be included in the overall allocation quantity where appropriate. Contracts may exist with minimum, maximum, seasonal or other restrictions. In some instances, the value is an estimate, not an exact limit.

Current Peak Demand: This is the average day of the highest recorded demand month occurring within the last five (5) years. (For the purpose of this table, the calculation for current peak demand was based on 31 days. Systems will be reviewed on an individual basis.) This includes water from a system's own sources and all other sources of water (i.e. purchased water). This field may also include bulk sale contractual obligations.

Firm Capacity: Adequate pumping equipment and/or treatment capacity (excluding coagulation, flocculation and sedimentation) to meet peak daily demand, when the largest pumping unit or treatment unit is out of service. The value is represented in MGD.

Firm Capacity Deficit or Surplus = (Firm Capacity - Total Peak Daily Demand): The difference between the Firm Capacity and the sum of the peak daily demand and committed daily demand. This is a measure of the physical ability to provide treated water at adequate pressure when the largest pumping unit or treatment unit is out of service. Negative values indicate a shortfall in Firm Capacity.

Total Peak Water Demand: The sum of the public water system's current peak demand and committed peak demand. The value is represented in MGD, MGM, and MGY.

Total Available Water Supply: The sum of the Allocation Limit and Contract Limit. This value is represented in MGM and MGY.

Water Supply Deficit or Surplus = (Total Water Allocation Permit Limit- Total Peak Demand): The monthly and/or annual limitations of an Allocation Permit or Water Use Registration minus the sum of the monthly and/or annual demands recorded based on the water use records plus the monthly and/or annual demand projected for approved but not yet constructed projects. Negative values indicate a shortfall in diversion privileges or available supplies through bulk purchase agreements.

[back to top](#)

http://njwebmap.state.nj.us/NJGeoWeb/WebPages/Map/FundyViewer.aspx?THEME=Sapphire&UH=True&RIDZ=636343342916071524/NJGeoWeb/WebF... NJ-GeoWeb NJ-GeoWeb Map Viewer

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new jersey department of environmental protection

Maps Searches

Parcels By Block/Lot

More Information

Attribute Details For Soils (SSURGO)

Select Reports Simple Report (CSV) View

2 features found. Displaying 1 to 2

Attribute	Value
Soil Survey Area	NJ025
Spatialver	2
Map Unit Symbol	UR
Map Unit Name	Urban land
Map Unit Key	134821
Map Unit Kind	Consociation
Legend Key	10833
Compname	Udorhents
Cokey	134821:1218167
Majcompfla	No
Hydcrati	No
Hydgrp	0
Drainagecl	
Runoff	
Comppt L	0
Comppt R	5
Comppt H	10

Parcels Dat... 1 x

Reports Export

	PAMS Pin	Municipality Code	Block	Lot	Qualifier Code	Property Class	County	Municipality	Property Location	Owner Name	Owner Street	City State	Owner ZIP Code	Land Val	Improvement Value	Net Value	Last Yr Tx	Building Description	Land Descripti
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Scale 1: 1 000 000



Soil Map—Monmouth County, New Jersey



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/29/2017
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Monmouth County, New Jersey

Survey Area Data: Version 10, Sep 28, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 25, 2014—Sep 23, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Monmouth County, New Jersey (NJ025)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
UR	Urban land	1.2	100.0%
Totals for Area of Interest		1.2	100.0%



State of New Jersey

MAIL CODE 501-04

DEPARTMENT OF ENVIRONMENTAL PROTECTION

DIVISION OF PARKS & FORESTRY

NEW JERSEY FOREST SERVICE

OFFICE OF NATURAL LANDS MANAGEMENT

P.O. BOX 420

TRENTON, NJ 08625-0420

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

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

CATHERINE R. McCABE
Acting Commissioner

March 9, 2018

Krista Ruh
Menlo Engineering Associates, Inc.
261 Cleveland Avenue
Highland Park, NJ 08904

Re: Behar Apartments
Block(s) - 80, Lot(s) - 1.02
Keyport Borough, Monmouth County

Dear Ms. Ruh:

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 topographic map(s) submitted with the Natural Heritage Data Request Form into our Geographic Information System. 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 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 are 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 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 <http://www.state.nj.us/dep/parksandforests/natural/heritage/countylist.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 http://www.state.nj.us/dep/parksandforests/natural/heritage/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>.

PLEASE SEE 'CAUTIONS AND RESTRICTIONS ON NHP DATA', which can be downloaded from <http://www.state.nj.us/dep/parksandforests/natural/heritage/newcaution2008.pdf>.

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,

A handwritten signature in blue ink, appearing to read 'Robert J. Cartica', is positioned above the printed name.

Robert J. Cartica
Administrator

c: NHP File No. 18-4007442-13706

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	No	0 pages 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

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	No	0 pages 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

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
Aves								
	Black-crowned Night-heron	Nycticorax nycticorax	Foraging	3	NA	State Threatened	G5	S2B,S3N
	Glossy Ibis	Plegadis falcinellus	Foraging	2	NA	Special Concern	G5	S3B,S4N
	Least Tern	Sternula antillarum	Foraging	4	NA	State Endangered	G4	S1B,S1N
	Osprey	Pandion haliaetus	Foraging	3	NA	State Threatened	G5	S2B,S4N
	Osprey	Pandion haliaetus	Nest	3	NA	State Threatened	G5	S2B,S4N
	Snowy Egret	Egretta thula	Foraging	2	NA	Special Concern	G5	S3B,S4N
	Yellow-crowned Night-heron	Nyctanassa violacea	Foraging	3	NA	State Threatened	G5	S2B,S2N
Reptilia								
	Atlantic Loggerhead	Caretta caretta	Occupied Habitat	5	Federally Listed Threatened	State Endangered	G3	S1

Table 3: Within 1 Mile for FHACA Searches (6 possible reports)

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

**Rare Wildlife Species or Wildlife Habitat Within
One Mile 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	Strank
Aves								
	American Kestrel	Falco sparverius	Non-breeding Sighting	3	NA	State Threatened	G5	S2B,S2N
	American Oystercatcher	Haematopus palliatus	Nesting Area	2	NA	Special Concern	G5	S3B,S3N
	Bald Eagle	Haliaeetus leucocephalus	Foraging	4	NA	State Endangered	G5	S1B,S2N
	Black-crowned Night-heron	Nycticorax nycticorax	Foraging	3	NA	State Threatened	G5	S2B,S3N
	Glossy Ibis	Plegadis falcinellus	Foraging	2	NA	Special Concern	G5	S3B,S4N
	Least Tern	Sternula antillarum	Foraging	4	NA	State Endangered	G4	S1B,S1N
	Little Blue Heron	Egretta caerulea	Foraging	2	NA	Special Concern	G5	S3B,S3N
	Migratory Shorebird Concentration Site	Shorebird Migratory Concentration Area	Non-breeding Concentration	4	NA	State Endangered	GNR	SNR
	Osprey	Pandion haliaetus	Foraging	3	NA	State Threatened	G5	S2B,S4N
	Osprey	Pandion haliaetus	Nest	3	NA	State Threatened	G5	S2B,S4N
	Snowy Egret	Egretta thula	Foraging	2	NA	Special Concern	G5	S3B,S4N
	Yellow-crowned Night-heron	Nyctanassa violacea	Foraging	3	NA	State Threatened	G5	S2B,S2N

Reptilia

**Rare Wildlife Species or Wildlife Habitat Within
One Mile 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
	Atlantic Loggerhead	Caretta caretta	Occupied Habitat	5	Federally Listed Threatened	State Endangered	G3	S1