

**WEST WINDSOR TOWNSHIP
ENVIRONMENTAL IMPACT STATEMENT WORKSHEET**

Application Status: Preliminary Final Concept

The purpose of this worksheet is to assist the West Windsor Township Environmental Commission in determining the environmental impact of a proposed project. The Commission will review the information as part of the Environmental Impact Statement (EIS) requirements. If the information supplied is insufficient or a high potential for an adverse environmental impact exists, then additional details on specific environmental parameters may be requested.

This worksheet has been formatted so that each question must be answered for both the preliminary and the final stages of plan submission. Consequently, this worksheet must be submitted to the Township prior to preliminary approval and again after final approval is granted by the planning board/ZBA. This procedure is used to monitor the changes that may occur during or as a result of the Township's review process.

It is recommended that the Natural Resource Inventory (NRI) Booklet (1985) and maps be used in conjunction with field acquired data and other secondary sources to accurately answer these questions. The NRI is available for purchase from the Township Community Development Department to assist the applicant in completing the worksheet. Large scale (1" = 800') natural resource maps are available for purchase from the Township Engineer.

1. Name of Applicant: Princeton Junction Storage, LLC
2. Mailing Address: 1107 Upper Pond Ct.
Hamilton, NJ 08690
3. Telephone Number: 609-921-0600 Fax Number: 609-921-0865
E-mail: rm@rmassociatesinc.com
4. Name of Property Owners: Princeton Junction Storage, LLC
5. Mailing Address: Same as Applicant
6. Telephone Number: Same as Applicant Fax Number: Same as Applicant
E-mail: Same as Applicant
7. Name of Agent: Dino Spadaccini, Esq.
8. Mailing Address: 98 Franklin Corner Road
Lawrenceville, NJ 08648
9. Telephone Number: 609-912-0100 Fax Number: 609-912-0400
E-mail: dino@spadlaw.com, mary@spadlaw.com

10. Name of Development: West Windsor Self Storage
11. Type of Development: Self-storage facility
12. Application Number: ZB 19-10SP
13. General Location of proposed project (street address or nearest intersection):
201 Clarksville Road
14. Area of project: ±10.53 acres; dimensions: Refer to site plans (Enclose SiteLocation
Map with project area delineated.)
15. Intended use of property (include details such as number of units, volume, etc.):
- Preliminary: Self Storage Facility
- Final: Self Storage Facility
- Concept _____
16. Generally describe the present and past use of the site.
Previously cleared and partial construction started on approved Office Complex.
Drive/parking lot subbase with limited curb and storm structures installed.
Current site has been unchanged since start of partial construction activities
17. Construction dates (month/year) for which permit is requested: (If more than one
phase is anticipated, give dates for each phase.)
- Preliminary:
- Begin _____ End _____
- Final:
- Begin March 2022 End November 2022
- Concept:
- Begin _____ End _____
18. List any other permits for this project from federal, state, local, or other governmental agencies for which you have applied or will apply, including the name of the issuing agency, whether the permit has been applied for, and if so, the date of the application (leave blank if not submitted), whether the application was approved or denied (including date) or pending, and the number of the application or permit.

21b. How will the flood hazard area and floodway be disturbed or developed?

Preliminary: N/A

Final: N/A

Concept: _____

Additional details may be provided in mitigative measures section.

21c. Did the applicant use the flood insurance maps produced by the Federal Emergency Management Agency (FEMA) dated May 1, 1984 to identify the flood hazard areas noted on the plan? yes no

If not, what other source was used? N/A

22. Aquifer Recharge N/A

22a. Describe the geologic formation(s) at the site.

22b. How many acres of the following categories are present on the site? (Identify on map.)

Area of Prime Aquifer Recharge: _____ acres

Area of Moderate Aquifer Recharge: _____ acres

Area of High Aquifer Recharge: _____ acres

Area of Low or Minimal Aquifer Recharge: _____ acres

22c. How many acres of prime and high aquifer recharge areas will be covered at full development?

Preliminary: _____ acres-prime recharge Final: _____ acres-prime recharge

_____ acres-high recharge _____ acres-high recharge

Concept _____ acres-prime recharge Final: _____ acres-prime recharge

_____ acres-high recharge _____ acres-high recharge

Measures used to encourage recharge should be discussed in the mitigative measures section.

23. Depth of Seasonally High Water Table

23a. What is the extent of the following depth to water table categories on the site? (Identify on map.) At approximately elevation 77-feet to 80-feet over the site

Deep or Usually Deep: _____ acres (_____ ft.)

Shallow to Moderately Shallow: _____ acres (_____ ft.)

Very Shallow _____ acres (_____ ft.)

23b. How will the areas of shallow, moderately shallow and very shallow depths to water table be developed? (Identify on map.)

Preliminary: _____

Final: _____

Concept: _____

23c. Will areas of the site be artificially drained? yes no

Preliminary yes no

If yes, give details: _____

Final yes no

If yes, give details: _____

Concept yes no

If yes, give details: _____

Additional comments may be presented in the mitigative measures section.

24. Suitability for Septic System Effluent Disposal (Answer only if on-site sewerage treatment will be used for the project.)

N/A

24a. How many acres of the following categories are on the site?

Few to slight limitations for septic effluent: _____ acres

Moderate to severe limitations for septic effluent: _____ acres

Severe to very severe limitations for septic effluent: _____ acres

Describe limitations: _____

24b. Will the areas having severe or very severe limitations be used for septic system effluent disposal?

Preliminary: yes no

If yes, describe measures which will be used to protect water quality in the mitigative measures section. If any percolation tests have been conducted, please attach details.

Final: yes no

If yes, describe measures which will be used to protect water quality in the mitigative measures section. If any percolation tests have been conducted, please attach details.

Concept: yes no

If yes, describe measures which will be used to protect water quality in the mitigative measures section. If any percolation tests have been conducted, please attach details.

24c. Are there any potable water wells (existing or proposed) in the vicinity of the proposed septic system effluent fields?

Preliminary yes no Final yes no
Concept: yes no

If yes, are they down gradient from the septic system fields?

Preliminary yes no Final yes no
Concept: yes no

What is the distance between the wells and the closest disposal field? ___ feet

Preliminary _____ feet Final: _____ feet

Concept: yes no

What is the depth of each existing or proposed well? _____ feet

Additional Comments: _____

24d. Are there any existing ponds, proposed stormwater detention/retention basins or streams in the vicinity of the proposed septic fields?

Preliminary yes no Final yes no
Concept: yes no

If yes, what is the distance between the water body and the closest disposal field?

Preliminary _____ feet Final: _____ feet

Concept: _____ feet

Please include map or schematic drawing to aid explanation if necessary.

Additional Comments: _____

24e. Do any of the proposed septic fields overlie prime aquifer recharge areas?

Preliminary: yes no Final: yes no
Concept: yes no

25. Suitability for Buildings with Basements (Answer only if basements are proposed on the site.)

25a. What is the extent of the following categories on the site?

Slight limitations for basements: _____ acres

Moderate limitations for basements: _____ acres

Severe limitations for basements: _____ acres

N/A

25b. What are the reasons for the limitations (i.e., flooding, slope, drainage, etc.)? _____

25c. Are buildings with basements planned for areas of severe limitations?

Preliminary: yes no Final: yes no

Concept: yes no

If yes, what corrective measures will be taken?

Preliminary: _____

Final: _____

Concept: _____

Additional details may be provided in the mitigative measures section.

26. Vegetation and Wildlife Habitat (Provide location map for all vegetation and trees.)

26a. What are the predominant vegetation categories on the site and their acreage before and after development? (Identify on map.)

Vegetation Type	Acres Existing	Acres Post Development
Preliminary:		
Woods	6.2	6.2

Vegetation Type	Acres Existing	Acres Post Development
Final:		
Same as above		

Vegetation Type	Acres Existing	Acres Post Development
Concept:		

26b. List the number and species of trees on the site having a diameter at breast height (dbh) of 12 inches or greater. (Identify on map.)

Number	Species	
Refer to Landscape		

Will any of these large diameter trees be removed due to construction? (Identify on map.)

Preliminary: yes no Final yes no
 Concept: yes no

27. Green Belt

27a. Is the Township Green Belt, as it appears on the approved land use plan, present on the proposed development site? (Identify on map.)

27b. If yes, how many acres does it cover? No ___ acres

27c. If yes, do you plan to disturb the Green Belt area? yes no

Preliminary: yes no Final yes no

Concept: yes no

27d. How many acres of the Green Belt are proposed to be lost to development?

Preliminary: 0 ___ acres Final: 0 ___ acres

Concept: 0 ___ acres

27e. How many acres of the Green Belt are proposed to be covered by a conservation easement or dedicated to the Township?

Preliminary: _____ acres Final: _____ acres

Concept: _____ acres

Additional Comments: _____

28. Land Suitability for Development Same footprint as Office project

28a. What is the extent of the following suitability categories on the site as defined in the most recently approved Natural Resource Inventory?

Most suitable for development: 3.2 _____ acres

Moderately suitable for development: - _____ acres

Unsuitable for development: - _____ acres

28b. Using the matrix of soil suitability in the most recently approved Natural Resource Inventory: check the factors causing the soils on site to be unsuitable for development.

_____ slope

_____ erosion hazard

_____ drainage

_____ depth to bedrock

_____ depth to seasonally high water table

_____ runoff potential

_____ suitability for septic drainage field

28c. If development is proposed on areas considered unsuitable for development, what corrective measures will be taken?

Preliminary: N/A _____

Final: N/A _____

Concept: _____

29. Environmentally Sensitive Areas

29a. Does the proposed development site include any environmentally sensitive areas as defined on the Environmentally Sensitive Area map in the most recent, approved Natural Resource Inventory? yes no

29b. If yes, check the environmentally sensitive area category which occurs on the site and give acreage:

	<u>Sensitive Areas</u>	<u>Preliminary Acreage</u>	<u>Final Acreage</u>
<input checked="" type="checkbox"/>	Wetlands	7.3	7.3
	Freshwater Marshes		
<input type="checkbox"/>	Flood prone Acres		
	Prime Aquifer Recharge Areas		
<input type="checkbox"/>	Woodland and Wildlife (Green Belt Plan)		
<input type="checkbox"/>	Prime Agricultural Land		
	Archaeological Sites (number)		
	Historical Sites and Routes (number)		
	Streams with Extremely Low Flow		

29c. Will these environmentally sensitive areas be impacted by development?

Preliminary: yes no Final yes no

Concept: yes no

Explain: (More details may be given in the mitigative measures section.) _____

30. Historic/Archaeological Sites

Is the proposed project located within 500 feet of an area or structure having recognized historic, cultural or archaeological value? yes no

31. Surface Water

31a. Do any streams run through the property? yes no

31b. What is the distance to the nearest stream off the property? ±1140 feet

31c. Are these point (i.e., wastewater treatment plant discharges) or nonpoint (i.e., stormwater) pollution sources on or near the site? yes no

If yes, give details: _____

31d. If a stream exists on the property, give a brief description of its condition including details on, but not limited to, flow, nutrient levels, aquatic community, substrate, bank stability: _____

31e. If any surface water impoundments exist on the site, indicate below their present surface area and average depth. Will these dimensions be changed after site development?

	<u>Surface Area</u>	<u>Average Depth</u>
Impoundment 1	Existing wetland mitigation area	(in deed restr. area, not to be disturbed)
existing condition	0.46 ac.	1.5 ft.
post development	0.46 ac.	1.5 ft.
Impoundment 2		
existing condition		
post development		

31f. What types of fish are found in the impoundments?
 N/A

31g. Are the impoundments _____ natural, or _____ man-made?

31h. Are the impoundments used for _____ fishing, _____ irrigation, or _____ other?

31i. Additional comments on impoundment quality: _____

32. Water Supply

32a. What is the anticipated daily demand for water?

Preliminary: 50 gpd average; 150 gpd peak

Final: 50 gpd average; 150 gpd peak

Concept: _____ average; _____ peak

32b. What is the proposed source of water for the project?

Public Water System

32c. Are there known groundwater pollution problems on or near the site?

yes no

Is there a groundwater supply problem yes no If yes, give details: _____

32d. If the water is to be supplied from the site, attach a statement substantiating the adequacy of the water source and assessing the potential impact on existing and proposed wells and streams within the predicted zone of influence.

32e. If a development of fifty (50) or more dwelling units is proposed, certification of adequacy (of proposed water supply) must be obtained from the New Jersey Department of Environmental Protection (NJDEP). (List permit number under Question No. 18.)

32f. If the water is to be supplied from the site or other new source and the total project demand for water supply is in excess of 100,000 gallons per day, the applicant must obtain a diversion permit from the NJDEP and, where applicable, the Delaware River Basin Commission. (List permit number under Question No. 18.)

32g. If water is to be supplied by an existing public or private facility, attach documentary proof that the facility has the available excess capacity to supply the proposed project and is willing to do so. State location of the existing distribution point to which the proposed project would be connected.

33. Wastewater Management (Answer only if off-site treatment system is proposed.)

33a. What is the projected daily wastewater flow?

Preliminary: NA average; _____ peak Final _____ average; _____ peak

Concept: _____ average _____ peak

33b. Will any non-domestic wastewater be produced by the project?

Preliminary: yes no Final _____ yes no

Concept: yes no

If yes, give details:

Preliminary _____

Final: _____

Concept: _____

33c. Attach documentation on the facility to be used for wastewater treatment, correspondence with NJDEP Division of Water Resources and, if required, the Delaware River Basin Commission.

NA

34. Solid Waste Management (List permit number under Question No. 18.)

34a. What is the proposed method of solid waste disposal?

Trash to be stored inside the office space in standard containers.

34b. Estimate the volume of solid wastes, by type, expected from the proposed project during construction and during operation.

During Construction: Site previously cleared. Construction solid waste assumed limited to existing curb and storm structure/piping and excess soil for basin expansion

During Operation: Limited to office material wastes.

35. Air Quality (Answer only if commercial or industrial development is proposed.) (List permit number under Question No. 18.)

List sources, identify, and quantify air pollutants which will be generated by the project:

None

(See Section 5.11 of the Site Plan Ordinance for West Windsor's Technical Performance Standards.) Provide detail in mitigative measures section, if necessary.

36. Noise Levels (Answer if nonresidential use is proposed or if proposed residential development has more than five (5) dwelling units.) Describe sources, location and decibel rating for noise generation on-site after construction. (See Section 5.11 of the Site Plan Ordinance for West Windsor's Technical Performance Standards.)

NA

37. Land Use

37a. Check types of land use occurring on parcels adjacent to project site. (Identify on map.)

residential commercial industrial recreational
 agricultural institutional vacant

37b. What are the effects (detrimental and beneficial) of proposed development on adjacent land uses?

Benefit: No self storage facilities exist in the Township. Would provide Twp residents with local facility. Less traffic generated than the previously approved office complex. Maintaining 68% of land as deed restricted wooded wetlands.

38. Mitigation Measures

Describe the methods that will be used during and after construction to avoid or minimize adverse environmental impacts associated with the project. Use additional sheets as required.

Self Storage building improvements are limited to area already cleared for previously approved office site while maintaining the 7.3 acres of deed restricted forested wetlands. No new site clearing will be required for the project

39. Adverse Impacts Which Cannot be Avoided

List all adverse environmental impacts that will be caused by the proposed development, including the construction phase and post-development. Short-term impacts should be distinguished from long-term impacts. Reversible impacts should be distinguished from irreversible impacts. Specify the types of impacts on critical areas which include, but are not limited to, the Green Belt, streams, floodways, wetlands, steep slopes, areas of high water table, prime aquifer recharge areas and mature strands of native vegetation (specify the type of critical area involved). Define the extent of the area to be affected and the extent of similar areas of the site which will not be affected.

Minimal tree removal will be required to expand the existing basin. This tree removal was previously approved for the office building project. No new tree clearing required beyond what was previously approved.

40. Proximity to Electrical Transmission Lines, Distribution Lines or Substations

Is proposed development site located near an electric utility Right of Way (ROW) or electrical substation? (Identify on map.) yes no

If yes:

40a. What is the distance from the utility ROW in relation to boundaries of the proposed building site? Please include map or schematic drawing to aid explanation.

40b. What is the kV*** voltage in the transmission* and/or distribution** lines?

40c. How many dwelling units will actually back up to the utility ROW?

40d. What is the proposed distance of dwelling units from the edge of the utility ROW?

40e. What are the projected magnetic field measurements for those dwellings backing up to the ROW?

41. Is radon present on the site? yes no

If so, what measures will be taken to mitigate radon accumulation? _____

*Transmission Lines - high voltage power lines that efficiently carry electric power over long distances from generating facilities to substations. Lines are mounted on high towers and voltages are usually 115kV, 230kV and 500kV.

**Distribution Lines - secondary conductor power lines that radiate from a substation and carry electrical power to local neighborhoods. Voltages are usually 11-15kV but 26kV and 69kV are also classified as distribution lines.

***kV - refers to voltage or the electrical force that causes electrical current to flow in a conductor (wire). The electrical force or "strength" is measured in volts.

Revised: 10-7-2013

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