
ENVIRONMENTAL IMPACT STATEMENT

for

Crestmont Country Club & Eagle Rock Avenue Improvements Block 174, Lot 1.01 West Orange Township, Essex County, New Jersey

Prepared For:

**Crestmont Country Club, Inc.
750 Eagle Rock Avenue
West Orange, New Jersey, 07052**

Prepared By:

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NJ Certificate of Authorization No: 24GA27996400**

**February 12, 2026
101049801**

LANGAN

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DRAWINGS (BOUND SEPARATELY)

1.0 INTRODUCTION

On behalf of Crestmont Country Club (“applicant”), Langan has prepared this environmental impact analysis (EIA) as part of the applicant’s preliminary and final major site plan application. Crestmont Country Club (“project site”) is on Eagle Rock Avenue in West Orange Township, Essex County, New Jersey (Figure 1 – USGS Location Map). The applicant requests approval for access driveway realignment and on-site parking lot improvements. The project also includes off-site intersection improvements at the intersection of Eagle Rock Avenue and the proposed project site driveway.

Per §25-13 of the Township Land Use Regulations, the site plan checklist requires an EIA as part of the site plan application. The EIA describes the site location, proposed project, existing conditions, potential environmental impacts, and project permits and approvals. Based on the EIA findings as indicated herein, the project would not have an adverse impact on the environmental features noted. If necessary, mitigation measures would address potential impacts.

1.1 Project Site Existing Conditions

Township tax maps identify the project site as Block 174 Lot 1.01 (Figure 2 – Tax Map). The project site is at 750 Eagle Rock Avenue in West Orange, with Laurel Avenue to the west (Figure 3 – Vicinity Map).

The approximately 146-acre golf course includes a clubhouse, accessory buildings, some wooded areas, and parking lots having 256 spaces (Figure 4 – Aerial Photograph Map). Primary site ingress is from a driveway off Laurel Avenue near Eagle Rock Avenue. Primary site egress is via a driveway to Eagle Rock Avenue located between Oval Road to the west and Wakeman Street to the east. Driveway access to the Crestmont Country Club maintenance facility is off Laurel Avenue at Pine Road.

1.2 Project Description

The 3.95-acre limit of disturbance (LOD) includes area along the Eagle Rock Avenue lot frontage between Laurel Avenue and the existing egress driveway. Other parts of the LOD include the egress driveway, parking area on the northeastern side of the parking lot, and unimproved areas between the Eagle Rock Avenue frontage and the parking area to remain as is.

The project involves installing a new traffic signal at the intersection of Eagle Rock Avenue and Oval Road. To provide the necessary turning lanes at the new traffic signal, the widening of Eagle Rock Avenue will occur along the entire site frontage, from the intersection with Laurel Avenue eastward, tapering back to the existing roadway geometry prior to the intersection with Wakeman Street.

To accommodate the widening, the applicant is dedicating property along its Eagle Rock Avenue frontage to Essex County. As part of the new Eagle Rock Ave/Oval Road intersection improvements, the realignment of the Crestmont Country Club exit driveway will connect into the new intersection, creating a 4-way intersection.

The driveway realignment results in the need to reconstruct the club's lower parking lot, which is in the northeast portion of the project site. Parking lot improvements on the west side of the existing parking area will result in more parking spaces for the country club.

The widening of Eagle Rock Avenue, the realignment of the egress driveway and some parking areas, and additional parking area will increase impervious coverage. Due to the increased impervious coverage, the project requires stormwater management infrastructure to provide stormwater detention and stormwater quality treatment.

1.3 Relationship with Planning Documents

The project site is in the R-2 zoning district, which permits the following principal and accessory uses (Figure 5 – Zoning Map):

- Principal permitted uses:
 - One-family detached dwellings
 - Water reservoir, well tower, filter bed
 - Federal, state, county, or township building
 - Golf course and golf club house
 - Farm, nursery, greenhouse, and similar uses
 - Hospital
- Accessory Uses:
 - Required accessory parking
 - Private garage
 - Horticultural or agricultural building
 - Customary accessory building or structure
 - Private swimming pool
 - Private recreation facility
 - Home occupation
 - Home professional office
 - Signs
 - Fences and dividing walls
 - Farmstand for produce grown on premises
 - Private storage shed

Golf courses are a permitted principal use in the R-2 zoning district.

Township Master Plan

In 2019, the West Orange Planning Board adopted its most recent Master Plan Re-examination Report ("2019 Re-exam"). The following 2019 Re-exam planning objectives are relevant to the project:

- Goal 8: Ensure safe and efficient transportation and circulation routes. The improvements at Eagle Rock Avenue and Oval Road include road widening, signalization, and a four-way intersection with the Crestmont egress driveway.
- Goal 15: Coordinate public and private procedures and activities. Public and private parties are coordinating the improvements at Eagle Rock Avenue, a county road, and improving access for Oval Road, and aligning the Crestmont egress driveway with the intersection.

Master Plan of any Adjacent Municipality within 500 feet of the Proposed Project

While the area near the southwest corner of the project site is in Roseland, the LOD is about 1,200 feet from the Borough of Roseland municipal boundary.

The 2020 Roseland Master Plan Re-Examination Report includes the following relevant goals which are consistent with the project:

- *Retain the existing residential character of the Borough.* The project will not intensify the golf course use, remaining consistent with the Roseland residential neighborhoods west of Laurel Avenue.
- *Conservation/Recreation Objective: Preserve existing active recreational areas, both public and private, and encourage additional facilities as part of new development projects.* The project improves the golf course, a private recreational area. The additional parking spaces improve the existing nonconforming condition, while realigning and signalizing the Eagle Rock Avenue and Oval Road intersection.

Essex County Master Plan

Essex County has adopted purpose-specific plans for topics such as housing and transportation. Most relevant to the project is Essex 2045, the Essex County Comprehensive Transportation Plan published in 2023 and developed in partnership with the North Jersey Transportation Planning Authority (NJTPA). The following goals are relevant to the project:

- *Environmental Sustainability and Resilience: preserve, protect, and enhance natural environment through green streets and green infrastructure.* The project adds green infrastructure for stormwater management, including two small-scale bioretention basins and one porous pavement asphalt system.
- *Economic Development and Job Creation: promote transportation projects that support Essex County's industries and local businesses.* The county roadway improvements are beneficial to residents and businesses beyond the project site and surrounding area.

On June 10, 2025, the county submitted a cross-acceptance report related to the State Development and Redevelopment Plan (SDRP). For the cross-acceptance process, the State Office of Planning Advocacy (OPA) requested that municipalities submit a Municipal Cross-Acceptance Response Template and an examination of municipal planning documents to evaluate each municipality's consistency with the Preliminary SDRP Goals and Priorities. The OPA found that the participating municipalities were consistent with the State Plan, including the goals and priorities for their applicable Planning Areas.

The project area is part of the Metropolitan Planning Area (PA1), an area that encourages development where infrastructure is available to support development (Figure 6 – State Plan and Policy Map). The project is consistent with the goals outlined in the SDRP for PA1.

2.0 ENVIRONMENTAL INVENTORY

2.1 Soils

According to the Natural Resources Conservation Service (NRCS), Essex County, New Jersey Soil Survey, the following soil map units are onsite, and described below (Figure 7 – NRCS Soils Map):

- Udorthents, Haledon substratum, 0-8 percent slopes (UdhalB): loam, loamy sand. Parent material is loamy material transported by human activity. Considered well-drained.
- Boonton loam, 0-8 percent slopes, extremely stony (BogCc): slightly to highly decomposed plant material, loam, silt loam, gravelly fine sandy loam, fine sandy loam, loamy sand. Parent material is coarse loamy basal till derived from basalt. Considered well-drained.
- Boonton-Uban land, Boonton substratum complex, 0-8 percent slopes (BouB): slightly to highly decomposed plant material, loam, silt loam, gravelly fine sandy loam, fine sandy loam, loamy sand. Disturbed and natural soil material. Parent material is surface covered by pavement, concrete, buildings, and other structures underlain by disturbed and natural soil material. Considered well-drained.
- Haledon silt loam, 0-8 percent slopes, extremely stony (HanBc): moderately decomposed plant material, silt loam, loam, gravelly fine sandy loam. Parent material is coarse-loamy basal till derived from basalt. Considered somewhat poorly drained.

2.2 Topography

Surface grades vary significantly across the site, which slopes upward from Eagle Rock Avenue. The project site topography slopes from south to north, with existing grades across the AOD ranging from elevation (EL) 570 to EL 532.

2.3 Geology

The project site surficial geology consists of Rahway Till (Qwtr), a reddish-brown sandy silt till derived from sedimentary rocks in northeastern New Jersey (Figure 8 – NJDEP Surficial Geology Map). The project site is underlain by Preakness Basalt (Jp), which consists of thick basalt flows and interbedded volcanoclastic rocks, formed during the early Jurassic Period (Figure 9 – NJDEP Bedrock Geology Map).

2.4 Vegetation

The project area vegetation consists of lawn and areas of deciduous trees and shrubs. NJDEP Natural Resource Mapping does not identify any threatened or endangered plant species onsite (Figure 10 - NJDEP Threatened and Endangered Species Map).

On October 29, 2025, Langan received a Natural Heritage Program (NHP) letter from NJDEP (Appendix A – Threatened and Endangered Species Correspondence). The NHP letter indicates the LOD has no natural heritage priority sites, nor any Rank 3 or higher wildlife or wildlife habitat.

An Information, Planning, and Consulting (IPaC) letter with the U.S. Fish and Wildlife Service (USFWS), dated September 25, 2025, indicates the LOD has no critical habitats (Appendix A – Threatened and Endangered Species Correspondence). The IPaC letter does not identify any threatened or endangered vegetation at the project site.

2.5 Surface Water

The project site is part of the Canoe Brook watershed (Figure 11 – NJDEP HUC-14 Watershed Map). While the area of disturbance does not include surface waters, a Canoe Brook unnamed tributary (UNT) is on the project site approximately 1,000 southwest of the LOD (Figure 12 – NJDEP Surface Waters Map). According to the NJDEP Surface Water Quality Standards, the stream classification is FW2-NT (freshwater non-trout).

The LOD does not include any wetlands, but wetlands are present on the project site, with the closest wetlands approximately 500 feet south of the LOD (Figure 13 - NJDEP Freshwater Wetlands Map). Neither the LOD nor the project site is part of a flood hazard area (Figure 14 – FEMA Preliminary FIRM).

2.6 Subsurface Water

The LOD is part of a Public Community Water Supply Well Head Protection Area centered north of the area of disturbance (Figure 15 – NJDEP Well Head Protection Areas Map).

2.7 Unique Scenic or Historic Features

Neither the project site nor the LOD includes any identified historic districts or historic resources. No panels of the NJDEP Archaeological Site Grid overlap with the project site. No identified unique scenic features are present at the project site.

2.8 Existing Development Features

The project site has frontage along Eagle Rock Avenue, which the project will include as part of the improvements with Oval Road and the driveway realignment. The project site is Crestmont Country Club, which includes a golf course, accessory buildings, parking areas, landscaping, and stormwater management features. The area of disturbance does not include any buildings or golf course area (Figure 4 – Aerial Photograph Map).

3.0 AREA AND REGIONAL DESCRIPTION

The project site is part of a larger neighborhood residential and golf courses on both sides of Eagle Rock Avenue in the area. Essex Fells Country Club is north of the project site, with residential development off Eagle Rock Avenue east of the project site. South of the area of disturbance is the rest of Crestmont Country Club.

4.0 IMPACT ASSESSMENT

4.1 Soil Erosion and Sedimentation Resulting from Surface Runoff

A soil erosion and sediment control plan will mitigate the potential for off-site migration of sediment during construction. The applicant will prepare and submit a soil erosion and sediment control plan to the Hudson Essex Passaic Soil Conservation District (HEPSCD) for review and approval. Protective measures may include erosion control matting, temporary seeding to stabilize exposed soils as necessary, temporary stockpile locations, and stabilized construction entrances on site. Based on the proposed measures, the project would not have an adverse impact due to soil erosion and sedimentation resulting from surface runoff.

4.2 Flooding and Floodplain Disruption

The project site is not part of a floodplain, nor does the LOD include surface waters or wetlands. Any project site wetlands or surface waters are not part of the LOD. The project stormwater management design will comply with local and state stormwater management requirements to avoid flooding and floodplain disruption. Based on the foregoing, the project would not have an adverse impact regarding flooding and floodplain disruption.

4.3 Degradation of Surface Water Quality

The project site is subject to water quality treatment requirements due to the project increasing regulated motor vehicle surface coverage. In accordance with N.J.A.C. 7:8-5.5.(a), major developments are subject to providing water quality treatment when the development results in an increase of one-quarter acre or more of regulated motor vehicle surface. The project adds approximately 0.85 acres of new regulated motor vehicle surface within the LOD.

A combination of small-scale bioretention basins and the porous asphalt pavement system will manage stormwater quality on the project site. The stormwater management design complies with the West Orange and the NJDEP stormwater rules. Based on the foregoing, the project would not have an adverse impact on surface water quality.

4.4 Groundwater Pollution

The Stormwater Management Report notes that a geotechnical investigation completed by Langan indicates that site soils within the LOD can be reclassified as Hydrologic Soil Group D (HSG D) (Appendix B – Stormwater Management Report). HSG D soils result in zero annual groundwater recharge. Therefore, the LOD does not include any of the groundwater recharge occurring on the project site.

However, the proposed water quality measures will protect groundwater, and the project will comply with state and municipal water quality criteria as outlined in Section 4.3 of this EIS. Based on the foregoing, the project would not have an adverse impact regarding groundwater pollution.

4.5 Sewage Disposal

Crestmont Country Club is part of a NJDEP Sewer Service Area (Figure 17 – NJDEP Sewer Service Area Map). Township sewer lines, managed by the West Orange Sewer Division, serve the project site. Project wastewater operation and sewage disposal will remain as is. Based on the foregoing, the project would not have an adverse impact on sewage disposal.

4.6 Solid Waste Disposal

A private carter manages solid waste disposal for the Crestmont Country Club. The project does not change solid waste generation or disposal practices in any way. Based on the foregoing, the project would not have an adverse impact on solid waste disposal.

4.7 Destruction of Vegetation

The project will result in the removal of 313 trees. The Township tree removal regulations require the applicant to provide 586 replacement trees. The project will work with the Township Forester to comply with Chapter 28, Article 1 of the West Orange Municipal Code "Tree Protection, Removal and Replacement."

4.8 Disruption of Wildlife Habitats

NJDEP mapping does not identify any threatened or endangered species onsite. The NJDEP NHP letter, dated October 29, 2025, does not indicate any natural heritage priority areas, or Rank 3 and above wildlife habitats onsite (Appendix A – Threatened and Endangered Species Correspondence).

An IPaC letter from the USFWS, dated September 25, 2025, indicates the project site has no critical habitats (Appendix A – Threatened and Endangered Species Correspondence). The IPaC letter does indicate the project design should consider the following species:

- Federally endangered Indiana Bat (*Myotis sodalis*).
- Federally endangered Northern Long-eared Bat (*Myotis septentrionalis*).
- Federally proposed endangered Tricolored Bat (*Perimyotis subflavus*).
- Federally proposed threatened Monarch Butterfly (*Danaus Plexippus*).

Some disturbance of landscaped areas will occur, but no identified wildlife habitats are present. Based on the foregoing, the project would not have an adverse impact on wildlife habitats.

4.9 Destruction of Scenic and Historic Features

The project site does not include any identified historic or unique scenic features. Based on the foregoing, the project would not have an adverse impact on unique scenic or historic features.

4.10 Air Quality Degradation

Construction activity may result in a short-term equipment emissions increase due to equipment use. Potential air quality and dust impacts may occur due to land clearing, excavation, earth moving, and project construction. The project will employ best management practices (BMPs) to mitigate potential air quality impacts during construction. Based on foregoing, the project would not have an adverse impact on air quality.

4.11 Noise Levels

The applicant will minimize and mitigate potential short-term construction-related impacts to the extent possible. The applicant will maintain equipment, including using rubber tires and mufflers, per the EPA's noise emission standards. The applicant will comply with township requirements regarding construction hours. Based on the foregoing, the project would not have an adverse impact on noise levels.

4.12 Energy Use

A temporary increase in energy use will occur during construction. The new parking area will use new, energy-efficient lighting fixtures. Based on the foregoing, the project would not have an adverse impact regarding energy use.

4.13 Neighborhood Deterioration

The additional 36 parking spaces will increase the parking supply and bring the project site closer to complying with the West Orange parking space regulations. The project improvements include enhanced landscaping, lighting, stormwater management improvements, and adds a new two-way driveway and a signalized intersection. Based on the foregoing, the project would not have an adverse impact on the neighborhood, nor contribute to neighborhood deterioration.

4.14 Effect on Public Services, Such as Schools, Fire, Police.

The intersection improvements will provide more efficient circulation at the intersection of Eagle Rock Avenue and the new driveway at the project site. The project will not increase demand for public services, including schools, police, fire, and other services. Based on the foregoing, the project would not have an adverse impact on public services.

4.15 Traffic Congestion

Langan prepared a Traffic Impact Statement (TIS) indicating that the proposed improvements would not have an adverse effect on traffic congestion (Appendix C – Traffic Impact Statement, bound separately).

4.16 Health, Safety, and Welfare of Existing Residents

The project will increase the onsite parking inventory and bring the project site closer to complying with West Orange parking regulations. The Eagle Rock Avenue improvements will have a positive impact on area circulation. Based on the foregoing, the project would not have an adverse impact on the health, safety, and welfare of existing residents.

4.17 Regional Development Policies

Per Section 1.3 of this EIS, the project aligns with regional development policies. The additional parking spaces bring the parking inventory closer to compliance with the township requirements. The project improvements are consistent with Essex 2045 goals such as green infrastructure within stormwater and prioritizing local businesses. Based on the foregoing, the project would not have an adverse impact on regional development policies.

5.0 RECOMMENDATION TO MITIGATE ADVERSE ENVIRONMENTAL IMPACT

5.1 Drainage Plans

The project proposes the following stormwater management system:

- A subsurface conveyance system consisting of inlets, manholes, and pipes to convey stormwater runoff from the 25-year design storm event.
- 2 small-scale bioretention basins.
- 1 porous asphalt pavement system.

The project stormwater management features comply with the Township of West Orange and NJDEP stormwater rules, regulations, and ordinance requirements in effect at the time of the preparation of this report.

5.2 Sewage Disposal Techniques

The project does not change existing sewer demand for the project site.

5.3 Water Supply and Water Conservation Proposals

The project does not change existing water demand. The landscaping plan encourages sustainable water use through the planting of native vegetation and drought-tolerant species.

5.4 Site Design Techniques Sensitive to the Natural Environment

The stormwater management design will include green infrastructure in the form of bioretention basins and pervious pavement (Appendix B – Stormwater Management Report, bound separately).

5.5 Energy Conservation Measures

The project will not create new energy demand. Parking lot lighting will include energy efficient light fixtures.

5.6 Noise Reduction Techniques

The project does not result in increased noise.

5.7 Construction Schedule

The applicant anticipates commencing project construction in summer 2026, with completion expected from late 2026 to early 2027.

5.8 Miscellaneous On-Site and Off-Site Public Improvements

The project includes roadway widening and signal improvements to the intersection of Eagle Rock Avenue, Oval Road, and the realigned driveway to Eagle Rock Avenue.

6.0 ALTERNATIVES

Under the no action alternative, the Eagle Rock Avenue and Oval Road intersection improvements will not occur. The existing driveways would remain as is. The no action alternative would keep the existing parking inventory as is.

No other scenario would allow for the intersection improvements. Other driveway plans would not necessarily align with the proposed intersection improvements at Eagle Rock Avenue and Oval Road. The proposed parking areas mostly replace existing parking areas, with limited impact on the landscaped area. Adding more parking spaces to comply with the West Orange parking regulations would add additional impervious surface without substantial benefit for the project site.

7.0 PERMITS, LICENSES AND OTHER APPROVALS

Table 1 lists the licenses, permits and other approvals applicable to the project.

Table 1: Permits, Licenses and Other Approvals

AGENCY	APPROVALS	STATUS
West Orange Planning Board	• Preliminary and Final Site Plan	Pending
Hudson Essex Passaic Soil Conservation District (HEPSCD)	• Soil Erosion and Sediment Control Certification	Pending
Essex County Planning Board	• Site Plan Approval	Pending

8.0 REFERENCE LIST

Chapter 25 Land Use Regulations, Adopted by the Township of West Orange, and most recently updated May 20, 2025.

Natural Heritage Database and Landscape Project (Version 3.4) Report, NJDEP, Office of Natural Lands Management, dated January 2025.

2007 Soil Survey: Essex County, New Jersey. United States Department of Agriculture, Soil Conservation Service, in cooperation with New Jersey Agricultural Experiment Station.
<https://doi.org/doi:10.7282/T3NV9KV8>

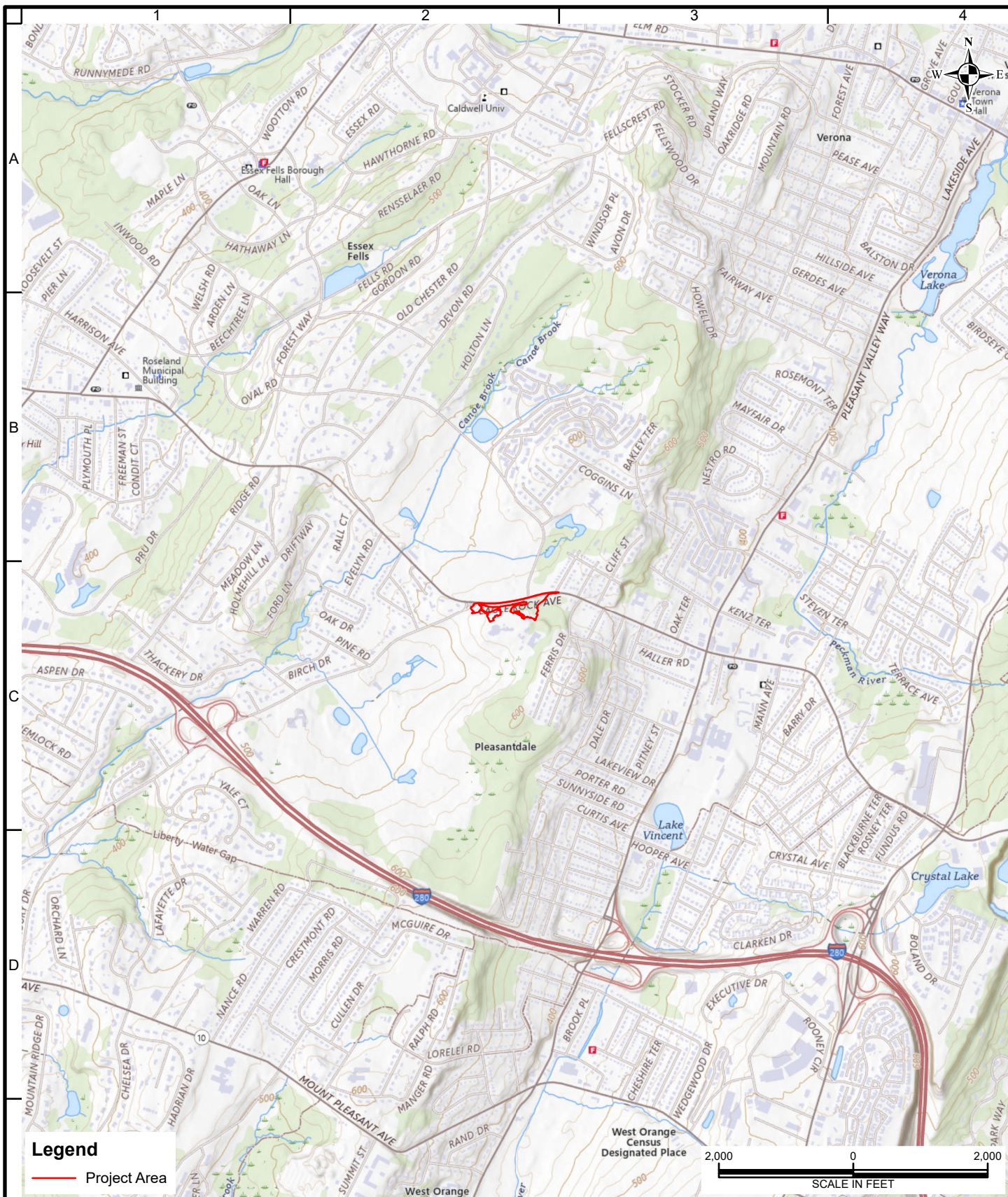
State Development and Redevelopment Plan. New Jersey Office of Planning Advocacy

West Orange Township 2019 Master Plan Re-Examination, adopted by the West Orange Township Planning Board, dated 2019.

Borough of Roseland 2020 Master Plan Re-Examination, adopted by the Borough of Roseland Planning Board, dated 2020.

Essex 2045, Essex County Transportation Plan, issued 2023.

FIGURES



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Project

CRESTMONT COUNTRY CLUB
& EAGLE ROCK AVENUE
IMPROVEMENTS

BLOCK No. 174, LOT No. 1.01
WEST ORANGE TOWNSHIP

ESSEX COUNTY

NEW JERSEY

Figure Title

USGS SITE
LOCATION MAP

Project No.

101049802

Date

9/16/2025

Scale

1" = 2,000'

Drawn By

MMA

Figure No.

1



Legend
 — Project Area

References: ESRI World Street Basemap 2025

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**CRESTMONT COUNTRY CLUB
 & EAGLE ROCK AVENUE
 IMPROVEMENTS**
 BLOCK No. 174, LOT No. 1.01
 WEST ORANGE TOWNSHIP
 ESSEX COUNTY NEW JERSEY

Figure Title

VICINITY MAP

Project No.
101049802

Date
9/16/2025

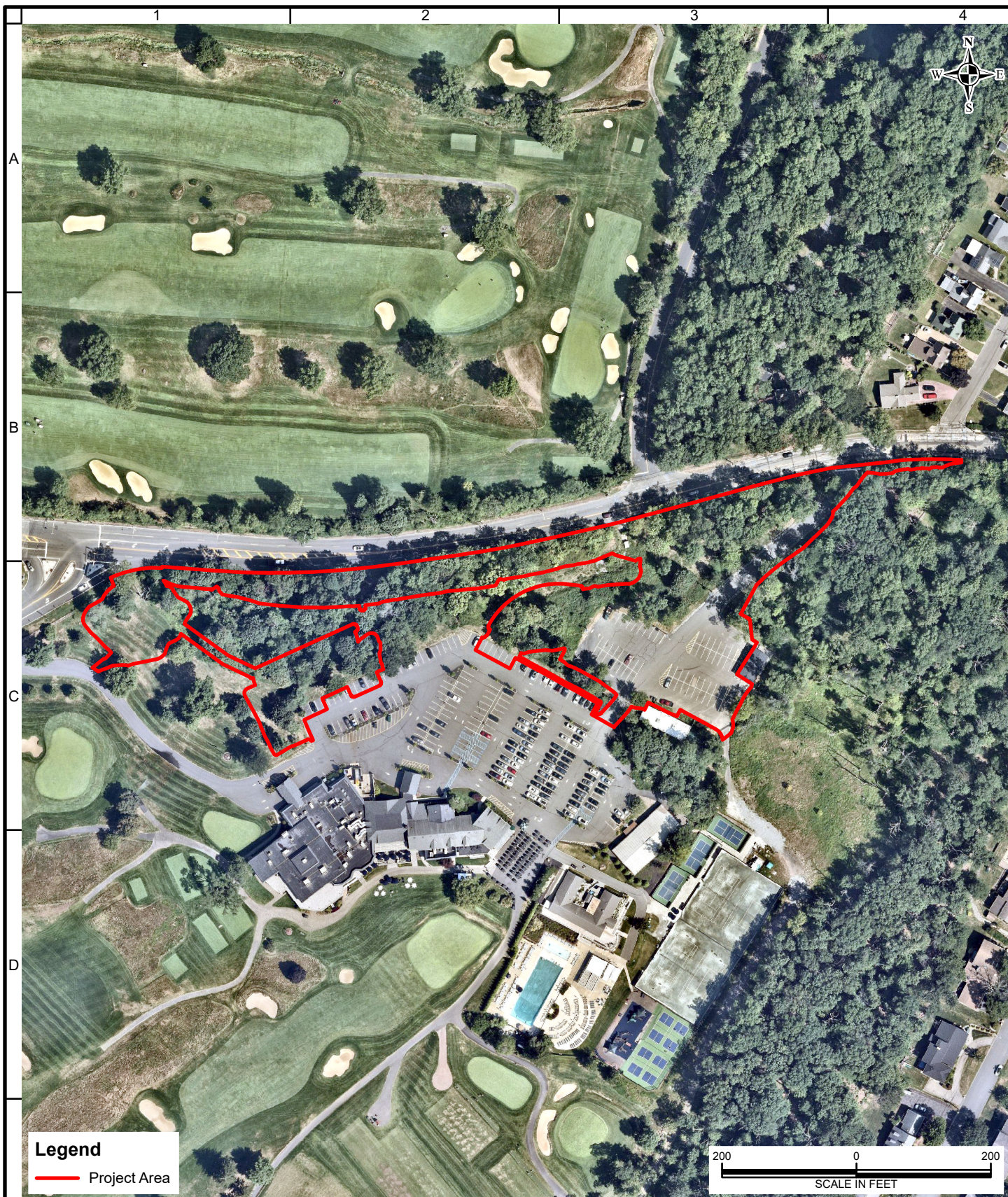
Scale
1" = 500'

Drawn By
MMA

Figure No.

2

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IMPROVEMENTS

BLOCK No. 174, LOT No. 1.01
WEST ORANGE TOWNSHIP

ESSEX COUNTY NEW JERSEY

Figure Title

SITE AERIAL
PHOTOGRAPH MAP

Project No.

101049802

Date

9/16/2025

Scale

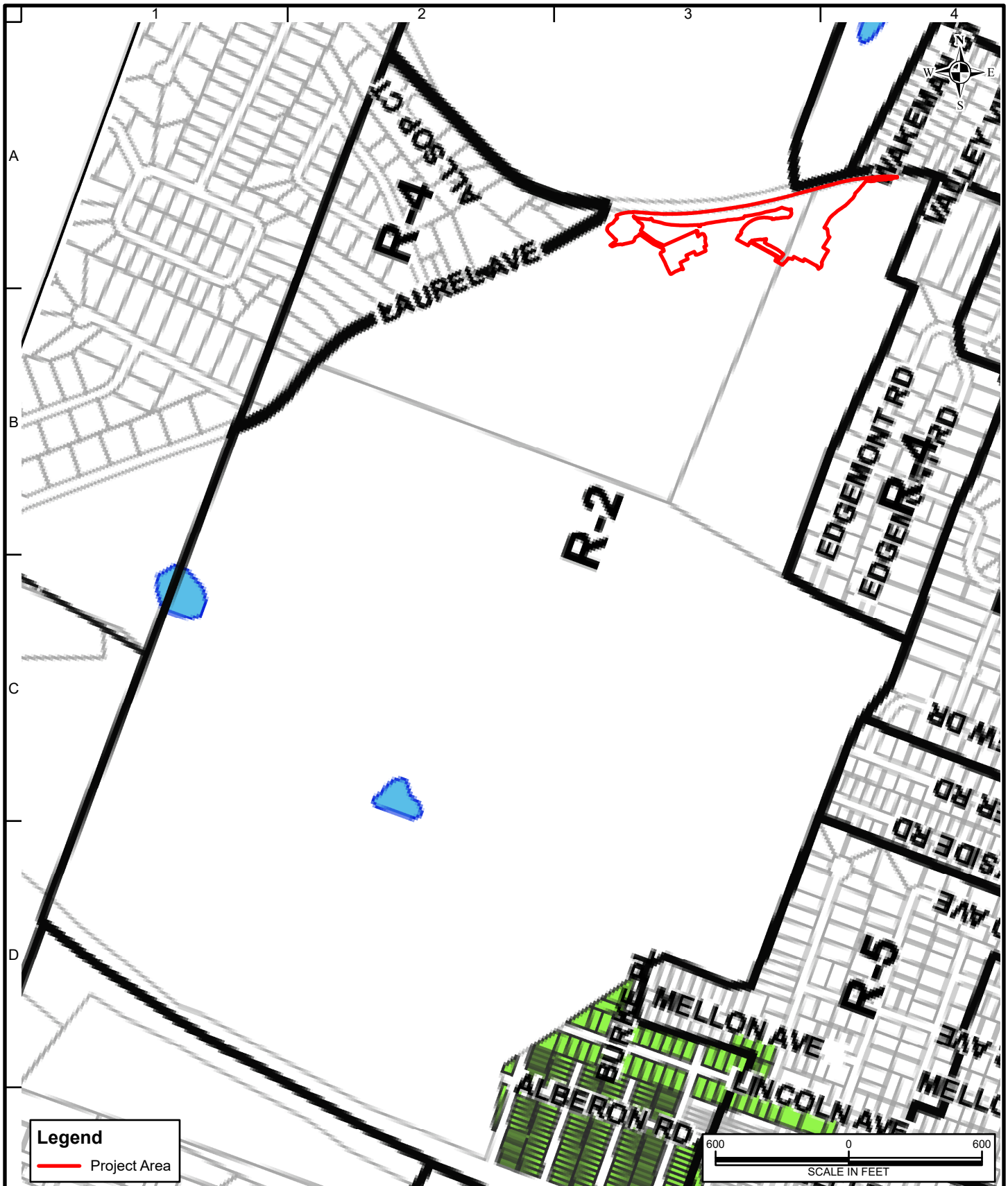
1" = 200'

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Figure No.

4



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BLOCK No. 174, LOT No. 1.01
WEST ORANGE TOWNSHIP

ESSEX COUNTY NEW JERSEY

Figure Title

ZONING MAP

Project No.

101049802

Date

9/16/2025

Scale

1" = 600'

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Figure No.

5



References: Planning Area Boundaries of the NJ State Development and Redevelopment Plan New Jersey, NJDEP GIS Data, 2025; ESRI World Imagery 2025

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IMPROVEMENTS

BLOCK No. 174, LOT No. 1.01
WEST ORANGE TOWNSHIP

ESSEX COUNTY NEW JERSEY

Figure Title

STATE PLAN
POLICY MAP

Project No.

101049802

Date

9/16/2025

Scale

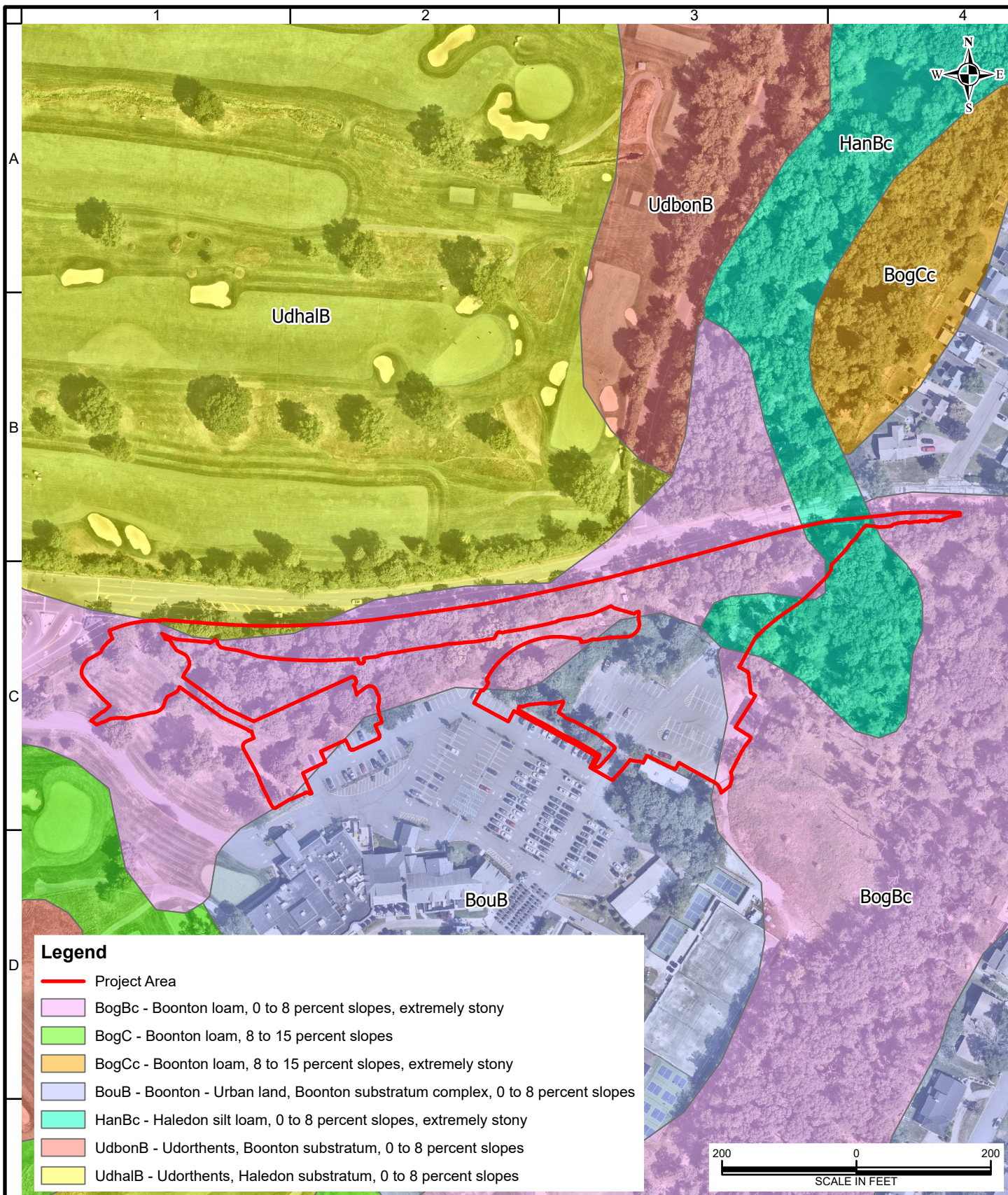
1" = 1,000'

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Figure No.

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IMPROVEMENTS
BLOCK No. 174, LOT No. 1.01
WEST ORANGE TOWNSHIP
ESSEX COUNTY NEW JERSEY

Figure Title

NRCS SOILS
MAP

Project No.

101049802

Date

9/17/2025

Scale

1" = 200'

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Figure No.

7



References: NJDEP Surficial Geology GIS Data, 2025, accessed through ArcGIS Online; Nearmap Imagery, taken 07/04/2025

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ESSEX COUNTY NEW JERSEY

Figure Title

NJDEP SURFICIAL
GEOLOGY MAP

Project No.

101049802

Date

9/17/2025

Scale

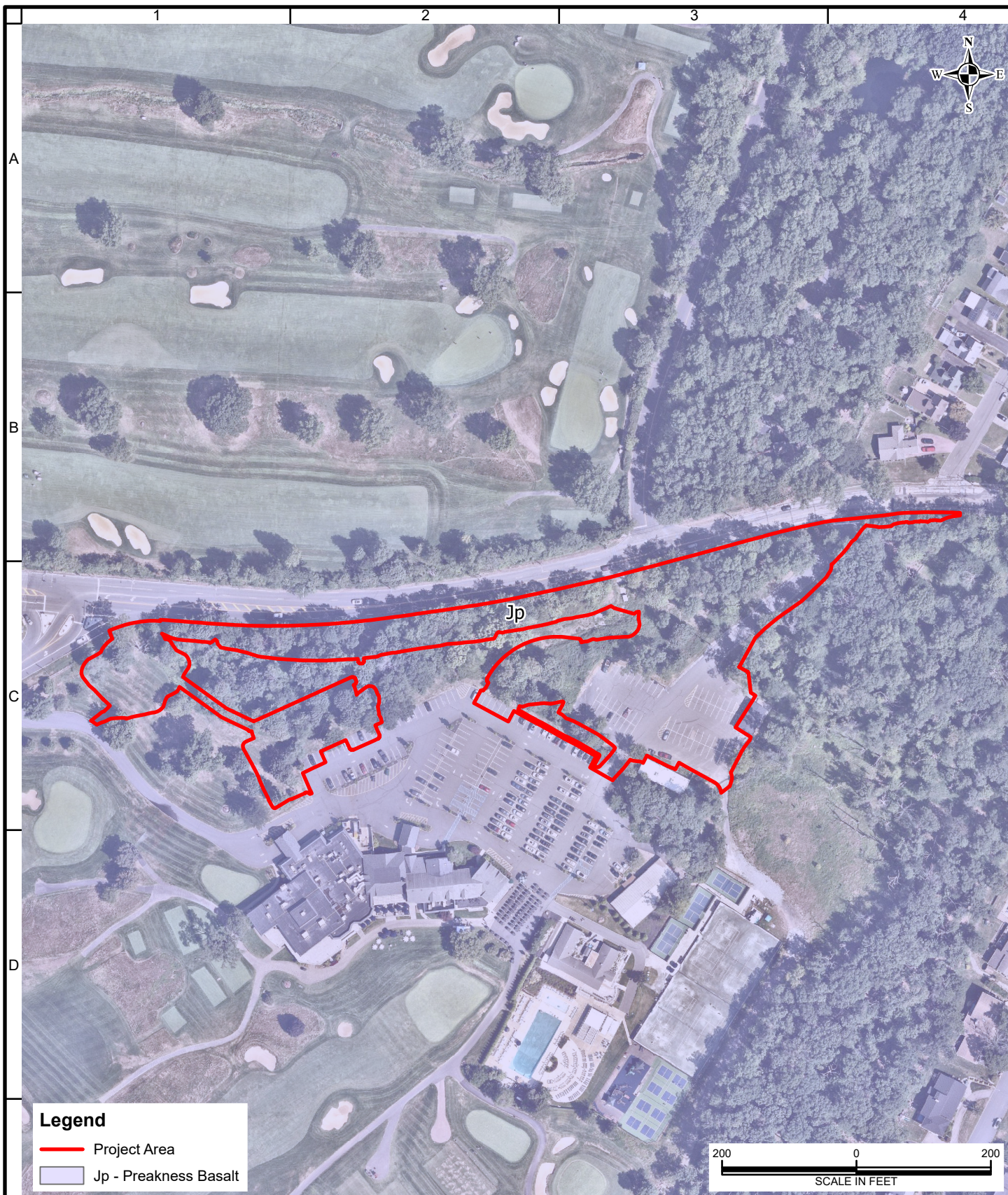
1" = 200'

Drawn By

MMA

Figure No.

8



References: NJDEP Bedrock Geology GIS Data, 2025, accessed through ArcGIS Online; Nearmap Imagery, taken 07/04/2025

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Langan Engineering and
Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054

T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ Certification of Authorization No. 24GA27996400

Project

CRESTMONT COUNTRY CLUB
& EAGLE ROCK AVENUE
IMPROVEMENTS

BLOCK No. 174, LOT No. 1.01
WEST ORANGE TOWNSHIP

ESSEX COUNTY NEW JERSEY

Figure Title

**NJDEP BEDROCK
GEOLOGY MAP**

Project No.

101049802

Date

9/17/2025

Scale

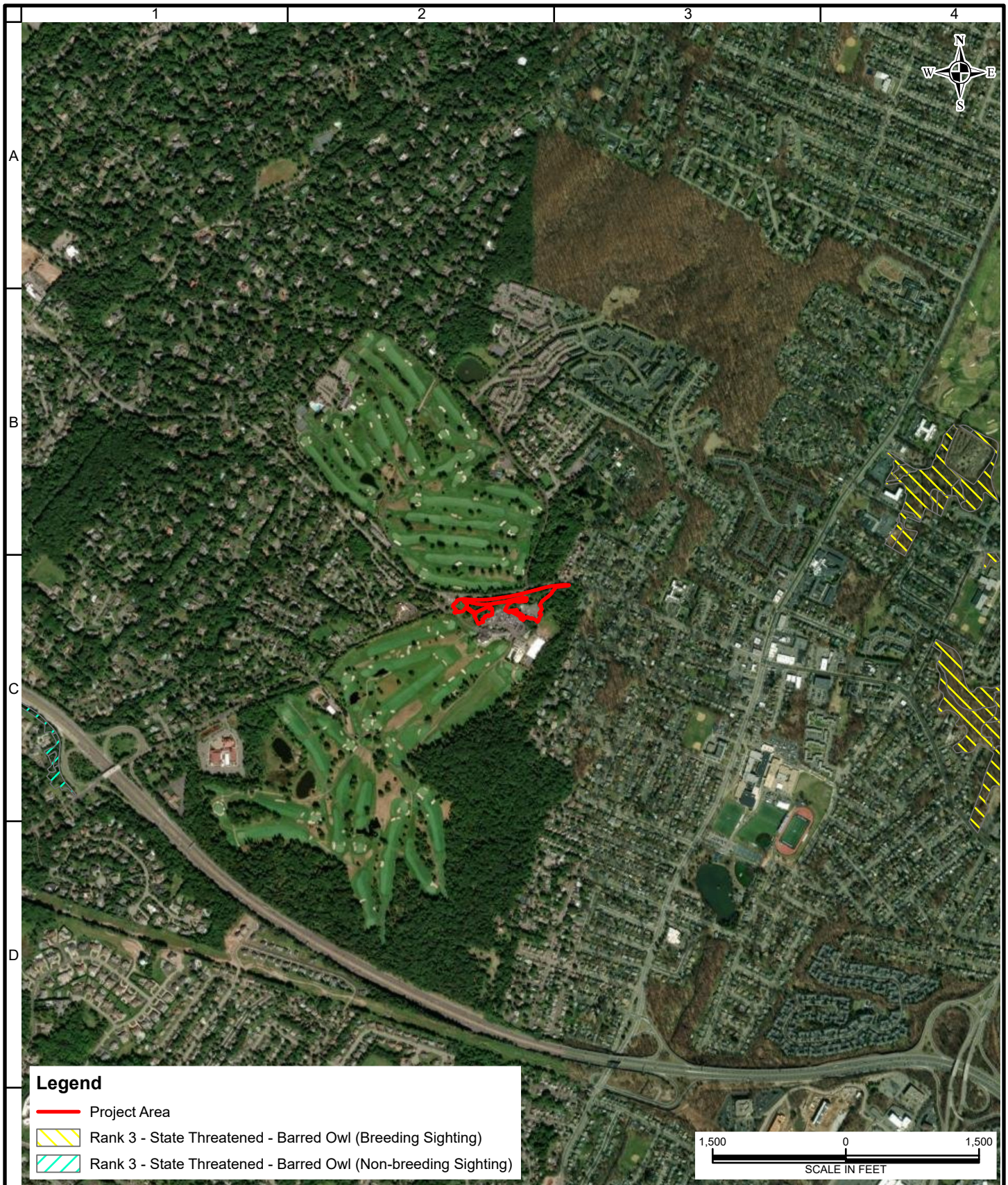
1" = 200'

Drawn By

MMA

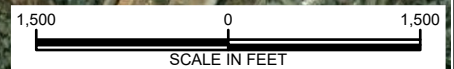
Figure No.

9



Legend

- Project Area
- Rank 3 - State Threatened - Barred Owl (Breeding Sighting)
- Rank 3 - State Threatened - Barred Owl (Non-breeding Sighting)



References: NJDEP landscape Project Habitat - Piedmont Plains Region, Version 3.4 GIS Data, 2024; Nearmap Imagery, taken 07/04/2025

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Project

CRESTMONT COUNTRY CLUB
& EAGLE ROCK AVENUE
IMPROVEMENTS
BLOCK No. 174, LOT No. 1.01
WEST ORANGE TOWNSHIP
ESSEX COUNTY NEW JERSEY

Figure Title

NJDEP THREATENED
& ENDANGERED
SPECIES HABITAT
MAP

Project No.

101049802

Date

9/17/2025

Scale

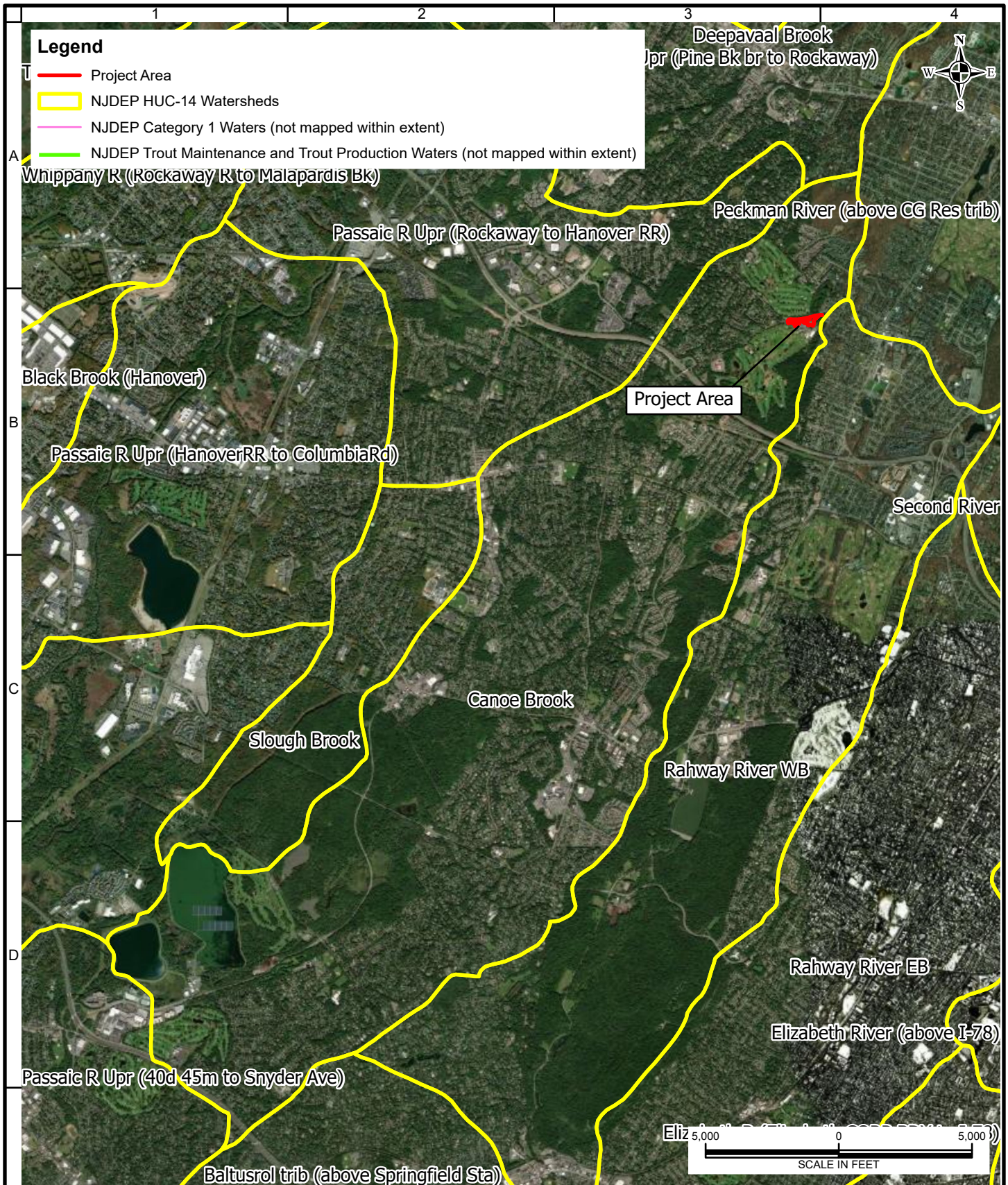
1" = 1,500'

Drawn By

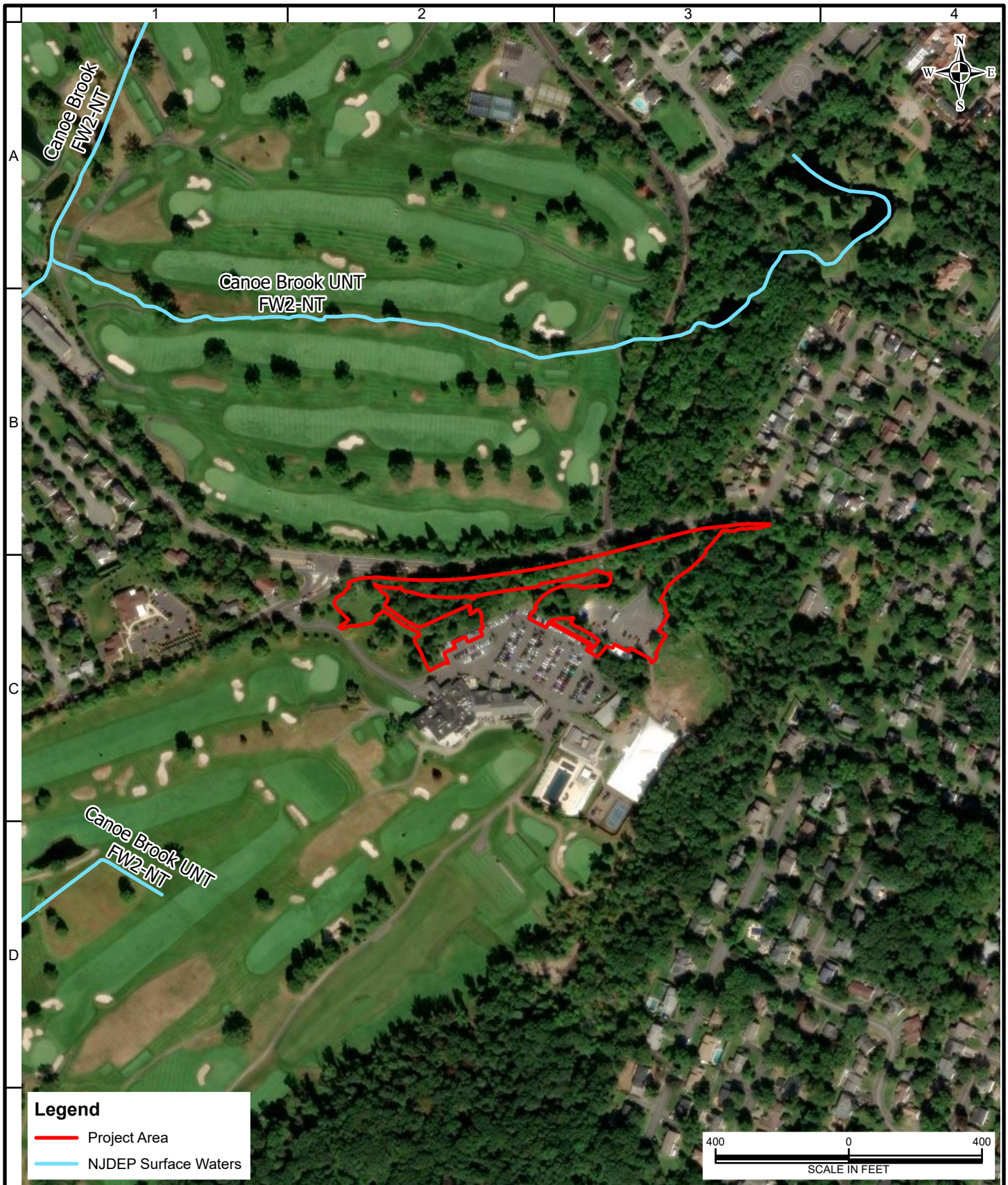
MMA

Figure No.

10



LANGAN Langan Engineering and Environmental Services, LLC 300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com NJ Certification of Authorization No. 24GA27996400	Project CRESTMONT COUNTRY CLUB & EAGLE ROCK AVENUE IMPROVEMENTS BLOCK No. 174, LOT No. 1.01 WEST ORANGE TOWNSHIP ESSEX COUNTY NEW JERSEY	Figure Title NJDEP HUC-14 WATERSHED MAP	Project No. 101049802 Date 9/17/2025 Scale 1" = 5,000' Drawn By MMA	Figure No. 11
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References: NJDEP Surface Water Quality Standards GIS Data, 2023; ESRI World Imagery, 2025

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Project
CRESTMONT COUNTRY CLUB
& EAGLE ROCK AVENUE
IMPROVEMENTS
BLOCK No. 174, LOT No. 1.01
WEST ORANGE TOWNSHIP
ESSEX COUNTY NEW JERSEY

Figure Title

NJDEP SURFACE
WATERS MAP

Project No.
101049802

Date
9/17/2025

Scale
1" = 400'

Drawn By
MMA

Figure No.

12



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Environmental Services, LLC
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Parsippany, NJ 07054

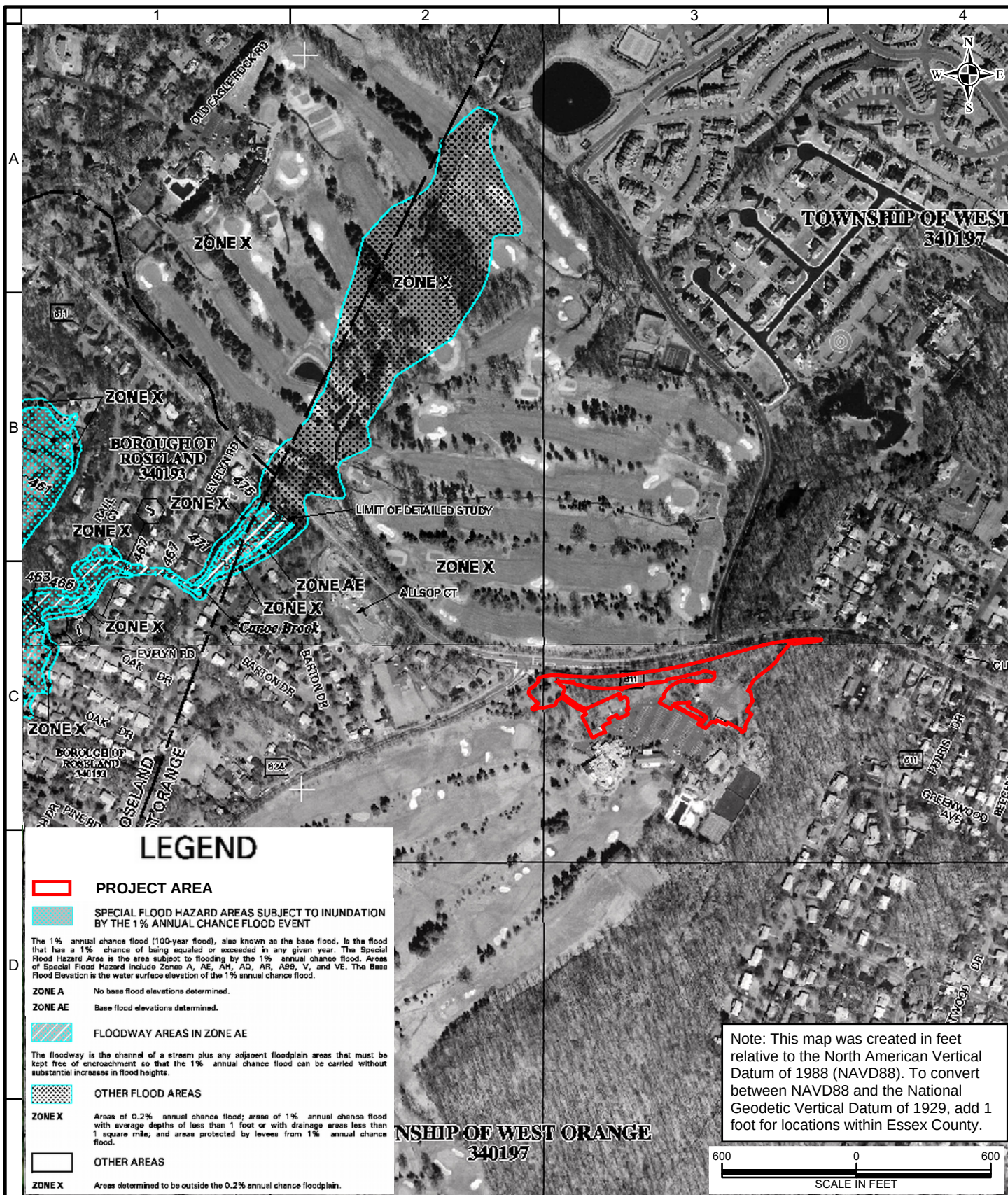
T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ Certification of Authorization No. 24GA27996400

Project
CRESTMONT COUNTRY CLUB
& EAGLE ROCK AVENUE
IMPROVEMENTS
BLOCK No. 174, LOT No. 1.01
WEST ORANGE TOWNSHIP
ESSEX COUNTY NEW JERSEY

Figure Title
**NJDEP
WETLANDS MAP**

Project No.
101049802
Date
9/17/2025
Scale
1" = 400'
Drawn By
MMA

Figure No.
13



References: FEMA Effective FIRM Map Nos. 34013C0084F & 34013C0092F, effective 06/04/2007.

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Project
CRESTMONT COUNTRY CLUB
& EAGLE ROCK AVENUE
IMPROVEMENTS
BLOCK No. 174, LOT No. 1.01
WEST ORANGE TOWNSHIP
ESSEX COUNTY NEW JERSEY

Figure Title

FEMA EFFECTIVE
FIRM MAP

Project No.
101049802

Date
9/17/2025

Scale
1" = 600'

Drawn By
MMA

Figure No.

14



References: Well Head Protection Areas for Public Community and Non-Community Water Supply Wells in New Jersey GIS Data, NJDEP Bureau of GIS, updated 12/27/2023; ESRI World Imagery 2025

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NJ Certification of Authorization No. 24GA27996400

Project

CRESTMONT COUNTRY CLUB
& EAGLE ROCK AVENUE
IMPROVEMENTS

BLOCK No. 174, LOT No. 1.01
WEST ORANGE TOWNSHIP

ESSEX COUNTY

NEW JERSEY

Figure Title

WELL HEAD
PROTECTION MAP

Project No.

101049802

Date

9/17/2025

Scale

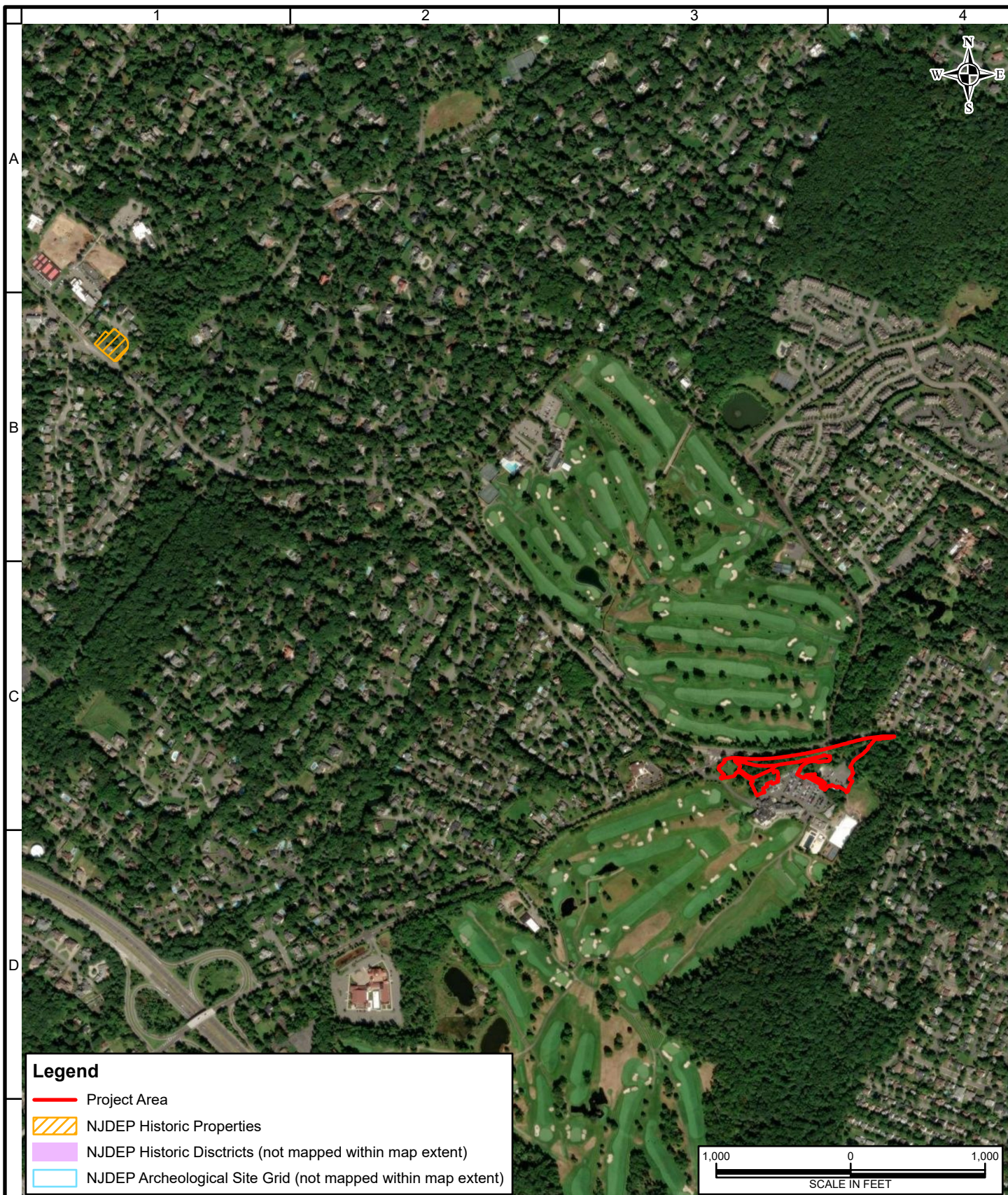
1" = 1,000'

Drawn By

MMA

Figure No.

15



References: NJDEP Historic Properties, Historic Districts, and Archeological Site Grid GIS Data, 2025; ESRI World Imagery 2025

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NJ Certification of Authorization No. 24GA27996400

Project
CRESTMONT COUNTRY CLUB
& EAGLE ROCK AVENUE
IMPROVEMENTS
BLOCK No. 174, LOT No. 1.01
WEST ORANGE TOWNSHIP
ESSEX COUNTY NEW JERSEY

Figure Title
**NJDEP HISTORIC
RESOURCES MAP**

Project No.
101049802
Date
9/16/2025
Scale
1" = 1,000'
Drawn By
MMA

Figure No.
16



References: NJDEP Sewer Service Area for New Jersey GIS Data, updated 09/18/2025; ESRI World Imagery 2025

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Project

CRESTMONT COUNTRY CLUB
& EAGLE ROCK AVENUE
IMPROVEMENTS

BLOCK No. 174, LOT No. 1.01
WEST ORANGE TOWNSHIP

ESSEX COUNTY NEW JERSEY

Figure Title

NJDEP SEWER
SERVICE MAP

Project No.

101049802

Date

9/17/2025

Scale

1" = 500'

Drawn By

MMA

Figure No.

17

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Path: \\angan.com\data\PAR\data8\101049801\Project Data\ArcGIS\APRX\101049802 - NR\101049802 - NR.aprx Date: 9/17/2025 User: massadi Time: 7:12 PM

APPENDIX A

**THREATENED AND ENDANGERED SPECIES
CORRESPONDENCE**



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

STATE PARKS, FORESTS & HISTORIC SITES
OFFICE OF NATURAL LANDS MANAGEMENT

501 East State Street

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

Trenton, New Jersey 08625-0420

Tel. (609) 984-1339 * Fax (609) 984-1427

<https://www.nj.gov/dep/parksandforests/natural/index.html>

PHILIP D. MURPHY

Governor

TAHESHA L. WAY

Lt. Governor

SHAWN M. LATOURETTE

Commissioner

October 29, 2025

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

Re: Rachel Fifield
Block(s) - 174, Lot(s) - part of 1.01
West Orange Township, Essex County

Rachel Fifield:

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

We have checked the Landscape Project habitat mapping for occurrences of any rare wildlife species or wildlife habitat on the referenced site. The Natural Heritage Biotics 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 for occurrences of rare wildlife species or wildlife habitat in the immediate vicinity (within ¼ mile) of the referenced site. Additionally, the Natural Heritage Biotics 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 for all occurrences of rare wildlife species or wildlife habitat within one mile of the referenced site. Please refer to Table 3 (attached) to determine if any rare wildlife species or wildlife habitat is documented within one mile of the project site. Detailed reports are provided for each category coded as 'Yes' in Table 3. These reports may include species that have also been documented on the project site.

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

NHP File No. 25-4007473-34997

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 <https://nj.gov/dep/parksandforests/natural/heritage/database.html>. If suitable habitat is present at the project site, the species in that list have potential to be present.

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

Beginning January 6, 2025, the Natural Heritage Program reports for wildlife species will utilize data from Landscape Project Version 3.4. 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://dep.nj.gov/njfw/landscapeapp/>, or contact the Division of Fish and Wildlife, Endangered and Nongame Species Program at (609) 292-9400.

Occurrences of Bald Eagle nest and roost habitat have "special concern" rank and are included in Landscape Project Version 3.4. The DEP also recognizes that the U.S. Fish & Wildlife Service maintains additional jurisdiction pursuant to the Bald and Golden Eagle Protection Act (BGEPA). They provide guidance to avoid negative impacts in the "National Bald Eagle Management Guidelines" document found at https://www.fws.gov/sites/default/files/documents/national-bald-eagle-management-guidelines_0.pdf. They also provide a screening tool to help identify activities that may require a Federal permit, at <https://www.fws.gov/media/northeast-bald-eagle-project-screening-form>.

For occurrences of Osprey nests and other bird nests that persist year to year, active nests continue to be protected from disturbance that can result in "take" (i.e., disturbance that can cause abandonment or loss) pursuant to the NJ Endangered and Nongame Species Conservation Act (ENSCA) and the Federal Migratory Bird Treaty Act. As a result of delisting of Osprey to "stable" conservation status, Osprey nests are not represented in Landscape Project maps, but nest locations are available online at www.Osprey-Watch.org.

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

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

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

Sincerely,



Robert J. Cartica
Administrator

c: NHP File No. 25-4007473-34997

NHP File No. 25-4007473-34997

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 3.4 Species Based Patches	Yes	1 page(s) included
4. Vernal Pool Habitat on the Project Site Based on Search of Landscape Project 3.4	No	0 pages included
5. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.4 Stream Habitat File	No	0 pages included

Rare Wildlife Species or Wildlife Habitat on the
Project Site Based on Search of
Landscape Project 3.4 Species Based Patches

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
<i>Mammalia</i>	Silver-haired Bat	Lasionycteris noctivagans	Inactive Season Sighting	2	NA	Special Concern	G3G4	S3

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 3.4 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 3.4	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 3.4 Stream Habitat File	No	0 pages included

Rare Wildlife Species or Wildlife Habitat Within the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.4 Species Based Patches
--

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
<i>Aves</i>								
	Great Blue Heron	Ardea herodias	Foraging	2	NA	Special Concern	G5	S3B,S4N
<i>Mammalia</i>								
	Silver-haired Bat	Lasionycteris noctivagans	Inactive Season Sighting	2	NA	Special Concern	G3G4	S3

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

<u>Report Name</u>	<u>Included</u>	<u>Number of Pages</u>
1. Rare Plant Species Occurrences for Riparian Zone Width Determination (Flood Hazard Area Control Act Rule Application) - Within One Mile of the Project Site Based on Search of Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites for Riparian Zone Width Determination - Within One Mile of the Project Site	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat for Riparian Zone Width Determination - Within One Mile of the Project Site Based on Search of Landscape Project 3.4 Species Based Patches	Yes	1 page(s) included
4. Vernal Pool Habitat for Riparian Zone Width Determination - Within One Mile of the Project Site Based on Search of Landscape Project 3.4	No	0 pages included
5. Rare Wildlife Species or Wildlife Habitat for Riparian Zone Width Determination - Within One Mile of the Project Site Based on Search of Landscape Project 3.4 Stream Habitat File	No	0 pages included

Rare Wildlife Species or Wildlife Habitat for Riparian Zone Width Determination Within One Mile of the Project Site Based on Search of Landscape Project 3.4 Species Based Patches
--

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
<i>Aves</i>	Barred Owl	Strix varia	Breeding Sighting	3	NA	State Threatened	G5	S2B,S2N
	Barred Owl	Strix varia	Non-breeding Sighting	3	NA	State Threatened	G5	S2B,S2N
	Great Blue Heron	Ardea herodias	Foraging	2	NA	Special Concern	G5	S3B,S4N
<i>Mammalia</i>	Silver-haired Bat	Lasionycteris noctivagans	Inactive Season Sighting	2	NA	Special Concern	G3G4	S3



United States Department of the Interior

FISH AND WILDLIFE SERVICE
New Jersey Ecological Services Field Office
4 E. Jimmie Leeds Road, Suite 4
Galloway, NJ 8205
Phone: (609) 646-9310



In Reply Refer To:
Project Code: 2025-0153069
Project Name: Crestmont Eagle Rock Improvements

09/23/2025 14:34:35 UTC

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

To Whom It May Concern:

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

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

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

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

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

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

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

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

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

This species list is provided by:

New Jersey Ecological Services Field Office
4 E. Jimmie Leeds Road, Suite 4
Galloway, NJ 8205
(609) 646-9310

PROJECT SUMMARY

Project Code: 2025-0153069
Project Name: Crestmont Eagle Rock Improvements
Project Type: Commercial Development
Project Description: Roadway improvements, parking lot improvements and alignment changes

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@40.81183195,-74.27134427126663,14z>



Counties: Essex County, New Jersey

ENDANGERED SPECIES ACT SPECIES

There is a total of 4 threatened, endangered, or candidate species on this species list.

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

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

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

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

MAMMALS

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949 General project design guidelines: https://ipac.ecosphere.fws.gov/project/ERRVFSISI5FB3CN447AFSSWAKQ/documents/generated/10545.pdf	Endangered
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045 General project design guidelines: https://ipac.ecosphere.fws.gov/project/ERRVFSISI5FB3CN447AFSSWAKQ/documents/generated/10545.pdf	Endangered
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515 General project design guidelines: https://ipac.ecosphere.fws.gov/project/ERRVFSISI5FB3CN447AFSSWAKQ/documents/generated/10545.pdf	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743 General project design guidelines: https://ipac.ecosphere.fws.gov/project/ERRVFSISI5FB3CN447AFSSWAKQ/documents/generated/10545.pdf	Proposed Threatened

CRITICAL HABITATS

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

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

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

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

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

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

There are Bald Eagles and/or Golden Eagles in your [project](#) area.

Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the [National Bald Eagle Management Guidelines](#). You may employ the timing and activity-specific distance recommendations in this document when designing your project/ activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#).

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

If disturbance or take of eagles cannot be avoided, an [incidental take permit](#) may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the [Do I Need A Permit Tool](#). For assistance making this determination for golden eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

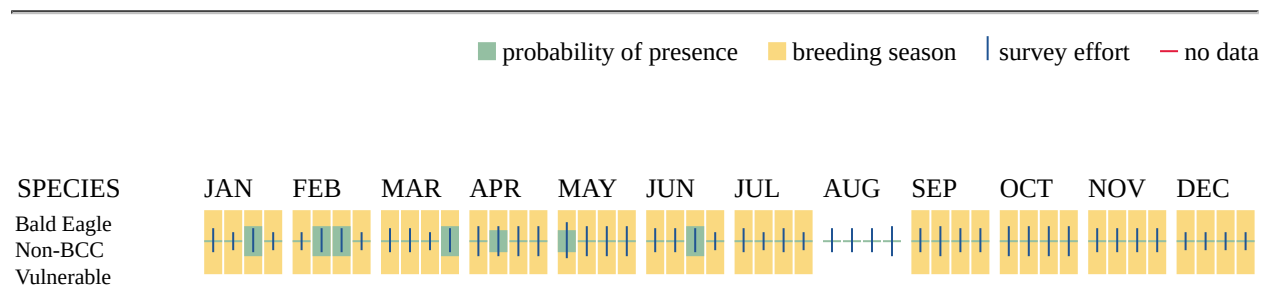
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (—)

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



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>

- Nationwide avoidance and minimization measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) ¹ prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

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

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31
Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Cerulean Warbler <i>Setophaga cerulea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/2974	Breeds Apr 28 to Jul 20
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25

NAME	BREEDING SEASON
Chuck-will's-widow <i>Antrostomus carolinensis</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9604	Breeds May 10 to Jul 10
Eastern Whip-poor-will <i>Antrostomus vociferus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10678	Breeds May 1 to Aug 20
Grasshopper Sparrow <i>Ammodramus savannarum perpallidus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8329	Breeds Jun 1 to Aug 20
Kentucky Warbler <i>Geothlypis formosa</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9443	Breeds Apr 20 to Aug 20
Prairie Warbler <i>Setophaga discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9513	Breeds May 1 to Jul 31
Prothonotary Warbler <i>Protonotaria citrea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9439	Breeds Apr 1 to Jul 31
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9398	Breeds May 10 to Sep 10
Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9478	Breeds elsewhere
Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9431	Breeds May 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental](#)

[Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

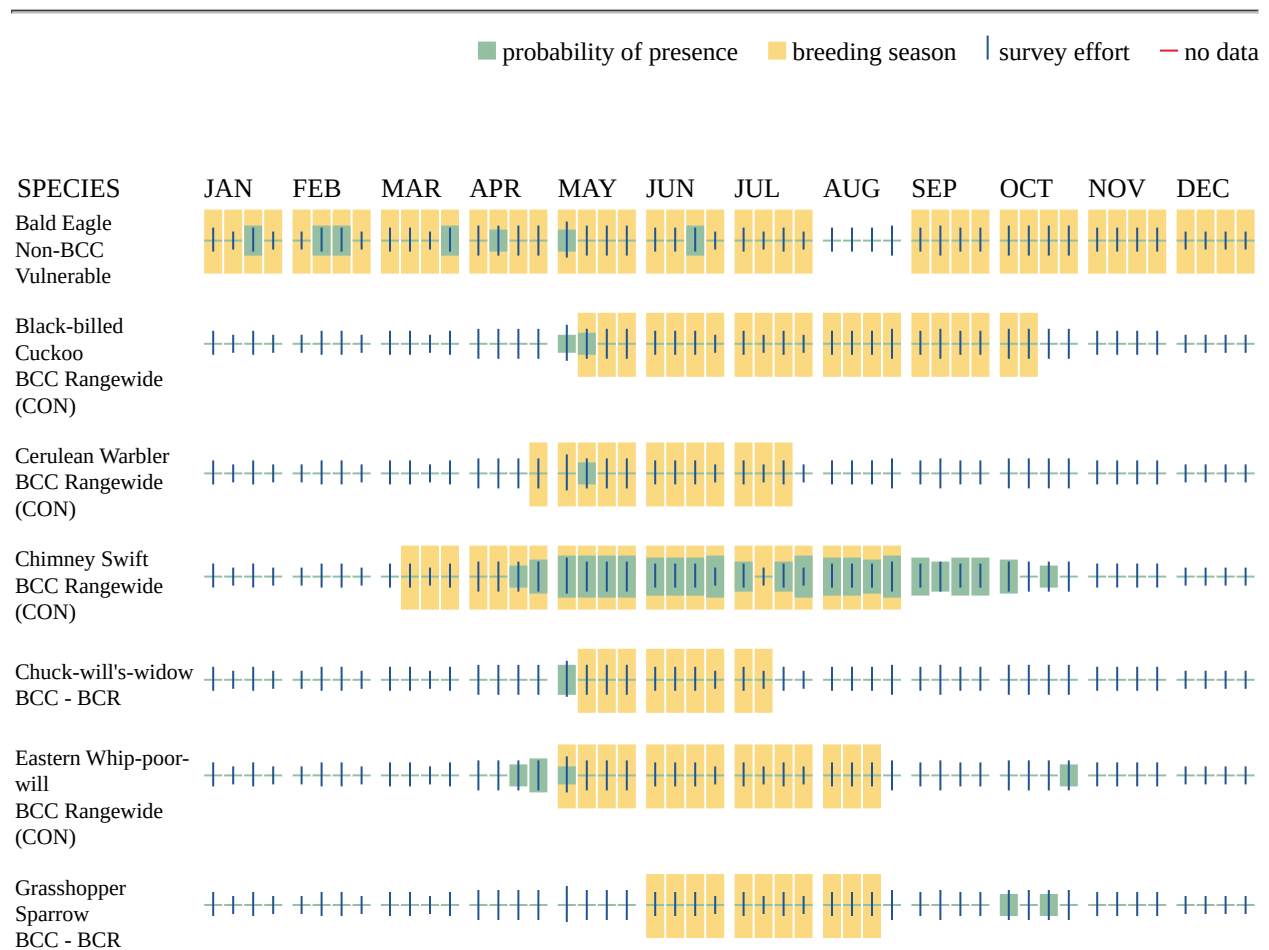
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

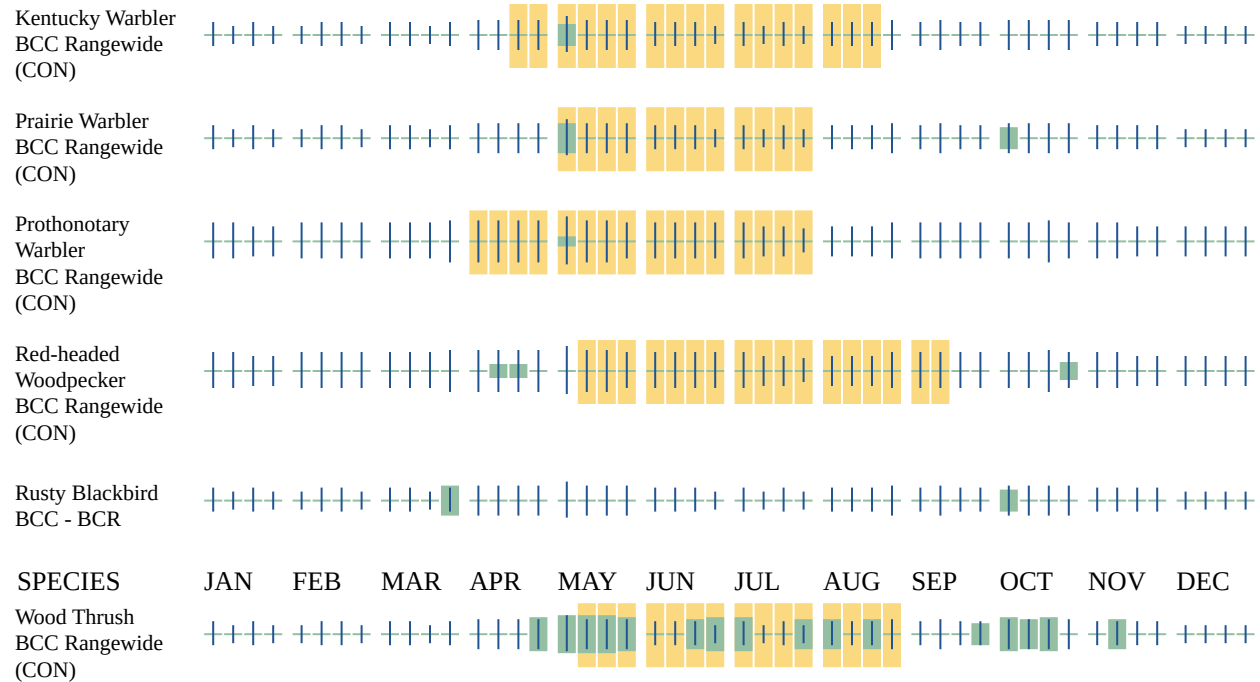
Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (—)

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





Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

WETLANDS

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

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

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

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Rachel Fifield
Address: 300 Kimball Drive
Address Line 2: 4th Floor
City: Parsippany
State: NJ
Zip: 07054
Email: rfifield@langan.com
Phone: 9735604900

APPENDIX B

STORMWATER MANAGEMENT REPORT
(BOUND SEPARATELY)

APPENDIX C

TRAFFIC IMPACT STUDY
(BOUND SEPARATELY)

APPENDIX D

QUALIFICATIONS OF PREPARERS

SEAN F. MORONSKI, PP, AICP

SENIOR PROJECT MANAGER

PLANNING, ENVIRONMENTAL ASSESSMENTS AND IMPACT STATEMENTS

Mr. Moronski has over 25 years of experience on behalf of private and public clients in project management of planning consulting services. Specific consulting services completed include the preparation of master plans, environmental impact statements, redevelopment investigation and plans, housing plans, fiscal and socio-economic impact reports, wireless telecommunications site services, and public testimony presentations for variance and site plan development applications. He has been qualified as a professional planning expert before planning and zoning boards in over 100 municipalities throughout New Jersey, New York, Pennsylvania and Delaware. Previously, Mr. Moronski has served as the consultant for several New Jersey municipalities.



SELECTED PROJECTS

- Greater Bergen Community Action, Inc., Garfield, NJ, Health Resources and Services Administration (HRSA) NEPA EA
- Touro University California, Vallejo, CA, HRSA NEPA EA
- Hackensack Meridian Health; Hackensack, Nutley, and North Bergen, NJ; New Jersey Executive Order 215 EAs.
- Primary Care Health Services, Pittsburgh, PA, HRSA NEPA EA
- Agricultural Research Service, Chatsworth, NJ USDA NEPA EA
- New Jersey Community Development Corporation, Paterson, NJ, HUD NEPA EA
- MAR Acquisition Group, Newark, NJ, HUD Environmental Review Record (ERR)
- Alameda Housing Authority, Alameda, CA, North Housing CDBG NEPA EA
- National Institutes of Health, Bethesda, MD, Temporary Research Facility HHS NEPA EA
- Signature Flight Support Corporation, Teterboro, NJ, Teterboro Airport EA & USDOT Section 4(f) Evaluation
- Hillman Consulting LLC, Bronx, NY, Twin Parks Terrace Affordable Housing Development NEPA HUD EA
- Hillman Consulting, LLC, Brooklyn, NY, NYCHA Bushwick and Hope Gardens Housing Developments NEPA HUD CATEX
- Kingsland Development Urban Renewal, LLC, Lyndhurst, NJ, NJSEA Project Impact Analysis, Planning Report, and Site Suitability Report.

EDUCATION

Masters of Urban Planning
New York University

B.S., Management
Tulane University

PROFESSIONAL REGISTRATION

Professional Planner (PP)
in NJ

American Institute of
Certified Planners (AICP)

40 Hour HAZWOPER

8 Hour HAZWOPPER

AFFILIATIONS

American Planning
Association – NJ Chapter

New Jersey Planning
Officials

RACHEL FIFIELD, PP

ENVIRONMENTAL PLANNER

NATURAL RESOURCES

Ms. Fifield has over 6 years of experience in environmental planning in the public and private sector across multiple states. Her skills include in assisting in planning testimonies and environmental assessment reports.

SELECTED PROJECTS

- 1 Malcolm Avenue, Teterboro, NJ
- 10 Patton Drive, West Caldwell, NJ
- 105 Mill Street, Paterson, NJ
- 107 Trumbull Street Development, Elizabeth, NJ
- 111 Central Avenue, New Brunswick, NJ
- 1500 Clinton Redevelopment, Hoboken, NJ
- 1900 River Road, Burlington, NJ
- 2000 Galloping Hill, Kenilworth, NJ
- 220 West Crescent Avenue, Allendale, NJ
- 229 Neelytown Road, Montgomery, NY
- 24 River Road, Bogota, NJ
- 259 George Street, New Brunswick, NJ
- 2871 JFK Boulevard, Jersey City, NJ
- 3135 San Pablo Avenue, Emeryville, CA
- 333 Route 46, Mountain Lakes, NJ
- 3501 Route 66, Neptune, NJ
- 37 Forest Lane, Carneys Point, Penns Grove, NJ
- 413 Monroe Street, Hoboken, NJ
- 46-48 Franklin Street Variances, Belleville, NJ
- 55 Haul Road, Wayne, NJ
- 575 Avenue P, Newark, NJ
- 600 Jefferson Avenue, Secaucus, NJ
- 615 Division Street, Elizabeth, NJ
- 667-683 Ferry Street, Newark, NJ
- 710 Marne Highway Warehouse Development, Hainesport, NJ
- 71-73 Isabella Avenue, Newark, NJ
- 755 Smith Street, Perth Amboy, NJ
- 760 Washington Avenue Expert Witness Testimony, Carlstadt, NJ
- 980 Frelinghuysen Avenue, Newark, NJ
- 989 Coopertown Road, Delanco, NJ
- Absolute Auto, Middlesex, NJ
- Admiral Wilson Boulevard Plaza, Merchantville, NJ
- Alpha Commerce Center, Alpha, NJ
- American Legion Redevelopment, Hoboken, NJ
- Arena Diner Redevelopment, Hackensack, NJ
- Blanquita B. Valenti Community School, New Brunswick, NJ
- Bluewater DY04, Lakewood, NJ
- Bluewater, Hopewell Junction, NY
- Bogota Golf Center, Bogota, NJ
- Bowen Homes, Atlanta, GA



EDUCATION

Master of City and
Regional Planning (MCRP)
Rutgers University

B.S., Environmental
Science
Willamette University

PROFESSIONAL REGISTRATION

American Institute of
Certified Planners (AICP)

Licensed Professional
Planner (PP), New Jersey

AFFILIATIONS

American Planning
Association – NJ Chapter

RACHEL FIFIELD, PP

- Bridge Point 8 Industrial Park, Princeton Junction, NJ
- Burlington Mall, Burlington, NJ
- Car Charging Ports Walgreens, Fairfield, NJ
- Cardinal Point - 9 Sylvan Way, Parsippany, NJ
- City of Homestead-CEST 58.35 Memorandum, Homestead, FL
- Cologix Data Center Improvements, Parsippany, NJ
- Colts Neck Residential, Colts Neck, NJ
- Community Medical Center, Toms River, NJ
- Confidential Utility Belford-Keyport 34.5 kV, Belford, NJ
- Connell Corporate Park, Berkeley Heights, NJ
- Cooper University Master Campus Plan, Camden, NJ
- Cooperman Center, Newark, NJ
- Corporate Boulevard, Robbinsville, NJ
- Data Center, Carteret, NJ
- Data Center, Secaucus, NJ
- Democratic Road, East Greenwich, NJ
- Denville Square, Denville, NJ
- District at 15Fifteen, Parsippany, NJ
- Easton Coach Expert Witness Testimony, Union, NJ
- EDA NEPA Consulting, McLean, VA
- Essex Green Shopping Center, Clifton, NJ
- Fernwood Road, Florham Park, NJ
- Friendship Road, Cranbury, NJ
- Fulfillment Center (DEW5), Lawrence Township, NJ
- Gateway Redevelopment, Perth Amboy, NJ
- Glassworks, Cliffwood, NJ
- Harborview 2020 Capital Bond Program Support, Seattle, WA
- Harris Steel, South Plainfield, NJ
- HELIX, New Brunswick, NJ
- Hercules Roxbury Development, Kenvil, NJ
- Highland Cross, Rutherford, NJ
- Hollybrook Apartments, Jacksonville, FL
- Howell Medical Office Building, Howell, NJ
- Hudson Mall Self-Storage, Jersey City, NJ
- Ice Cream Shop, Mickleton, NJ
- Iron Mountain Road, Mine Hill, NJ
- Journal Square Towers, Jersey City, NJ
- Jumping Brook Road, Tinton Falls, NJ
- Kelly Logistics Park, Carneys Point, NJ
- Kingsland Development, Rutherford, NJ
- KIPP Whittier Athletic Field, Camden, NJ
- Lincoln Gateway, North Bergen, NJ
- Lincoln Logistics Center, Bayonne, NJ
- McClellan Street, Newark, NJ
- Meadowlands Park, Carlstadt, NJ
- Mercer Corporate Park, Trenton, NJ
- Millburn Redevelopment, Millburn, NJ
- Mondelez, Fair Lawn, NJ
- Monmouth University Bruce Springsteen Archives & Center for American Music, Long Branch, NJ
- Montclair Golf Club, West Orange, NJ
- Morristown Airport Lynx FBO Hangar, Morristown, NJ
- New Center for Downtown Newark, Newark, NJ

**DRAWINGS
(BOUND SEPARATELY)**