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CERTIFICATE OF AUTHORIZATION NO. 24GA27985400

258 MAIN STREET, MILLBURN, NEW JERSEY, 07041
VOICE : 973-379-3280 FAX: 973-379-7993

ENVIRONMENTAL IMPACT STATEMENT

PROPOSED MAJOR SUBDIVISION

27 FAIRWAY DRIVE

LOT 6, BLOCK 86.01
TOWNSHIP OF WEST ORANGE

ESSEX COUNTY, NEW JERSEY

MAY 2026

MICHAEL LANZAFAMA, P.E. & P.L.S. NJ REG. # 30084
P.P. NJ REG. # 3503

PROJECT No. 1250703

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I. INTRODUCTION

The subject property is located at 27 Fairway Drive which is Lot 6 in Block 86.01 in the Township of West Orange, Essex County, New Jersey. The parcel is presently developed with a single-family residential dwelling and associated improvements.

The property consists of approximately 0.551 acres (23,982 square feet) and is situated within a developed residential neighborhood characterized by similar single-family homes. Surrounding land uses consist primarily of low-density residential development.

Based on available mapping, the site is not located within a FEMA 100-year flood hazard area, and there is no indication of freshwater wetlands on or immediately adjacent to the property.

The purpose of this Environmental Impact Statement is to evaluate the potential environmental impacts associated with the proposed subdivision and future residential development.

The subject property lies within the Township's R-5 Zone, which allows residential uses.

Owner:

Nikan N. Sandels & Michael C. Sandels
27 Fairway Drive,
West Orange, NJ, 07039

Applicant:

Catalyst Development Group, LLC
354 Eisenhower Parkway,
Livingston, NJ, 07039
Phone: 347-735-9779

II. DESCRIPTION OF THE PROPOSED PROJECT

The applicant proposes subdividing the existing 0.551-acre parcel into three (3) residential building lots, as follows:

- Lot 6.01: 7,199 square feet
- Lot 6.02: 8,505 square feet
- Lot 6.03: 8,278 square feet

The subdivision will facilitate the development of three single-family residential dwellings, each to be constructed in accordance with applicable Township zoning and bulk requirements.

Each lot will be provided with individual utility connections, driveway access, and grading improvements. Site improvements will include:

- Demolition of the existing structure(s)
- Clearing and grading operations
- Installation of utilities (water, sewer, electric, etc.)
- Construction of driveways and residential structures
- Stormwater management facilities

Landscaping will be incorporated to stabilize disturbed areas and enhance the residential character of the development.

III. INVENTORY OF EXISTING SITE CONDITIONS

3.1 TOPOGRAPHY AND SLOPE

The terrain on the project site slopes from west to east. The topography on proposed Lot 6.01 slopes from elevation 108 to elevation 101. The topography on proposed Lot 6.02 slopes from elevation 101 to elevation 97. The topography on proposed Lot 6.03 slopes from elevation 97 to elevation 85.

3.2 VEGETATION

The property currently contains a mix of maintained lawn areas, ornamental landscaping, and potentially some mature trees typical of residential development. Vegetative cover is not considered environmentally sensitive.

A review of the *NJDEP GIS web site* indicates that there are no freshwater wetlands on the site or on adjacent properties.

3.3 HYDROLOGY AND STORM WATER RUNOFF

The property lies within the Rahway River watershed basin, consistent with much of West Orange. Existing stormwater runoff generally follows the natural topography and is conveyed via overland flow and/or local drainage systems.

The project is a Minor Development by definition of the Township of West Orange Ordinance. Stormwater runoff resulting from the proposed developments will be managed by the use of subsurface detention systems. Currently, a perforated pipe system is proposed on Lot 6.01. A drywell system is proposed on Lot 6.03. The systems that are proposed were designed to detain 6" over the increases in impervious coverage in accordance with the Township Ordinance.

3.4 SEWERAGE SYSTEM

There is an existing 10-inch diameter municipal sanitary sewer running down the center of Fairway Drive. This line flows from west to east, this sewer line eventually discharges into interceptor sewers and then to the treatment plant owned and operated by the Joint Meeting of Essex and Union counties. There are no sewer bans or moratoriums restricting connections into the sewer system currently.

IV. ENVIRONMENTAL IMPACTS

The project site is not very large, and it has been substantially developed—originally with a single-family dwelling and its associated bituminous driveway, patio and pool. The intent is to develop this property to match the nature and character of the existing neighborhood. Potential impacts are discussed as follows:

4.1 TOPOGRAPHY AND SLOPES

Because the existing property has already been substantially developed for residential use, the project site terrain has been graded and reshaped. It is intended that this project would modify the existing topography by modifying some of the lower areas of the site. This will be accomplished through the installation of retaining walls along the western property line of Lot 6.01 and the western & eastern property lines of Lot 6.03.

The proposed subdivision and development will require grading to establish building pads and drainage patterns. These changes are typical of residential development and are not expected to result in significant adverse impacts.

Proper grading design will ensure stability and compatibility with surrounding properties as well as the existing drainage pattern.

4.2 VEGETATION

Some existing vegetation, including lawn areas and potentially trees, will be removed as part of site development. The impact is considered moderate and localized.

Replacement landscaping will improve site aesthetics and provide buffering consistent with residential standards.

4.3 HYDROLOGY AND STORM WATER RUNOFF

Development will increase impervious coverage due to building footprints, driveways, and walkways. However, the project will incorporate stormwater management systems designed to meet the necessary requirements as specific by the Township's ordinance for a Minor Development.

As a result, the overall impact on downstream drainage systems is expected to be minimal to negligible.

4.4 SOIL EROSION & SEDIMENT CONTROL

Construction activities may temporarily increase the risk of soil erosion. These impacts will be mitigated through compliance with:

- Soil Erosion and Sediment Control Plans
- Installation of silt fencing, inlet protection, and stabilization measures
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4.5 SEWAGE

The proposed single-family dwellings will generate typical domestic sanitary flows. These flows are minimal and will have negligible impact on the existing municipal sewer system.

4.6 AIR QUALITY & NOISE

Construction activities will result in temporary increases in noise and minor dust generation. These impacts are short-term and typical of residential construction.

V. MITIGATION

5.1 INTRODUCTION

Previously, evaluations of the existing site conditions and the unavoidable impacts associated with the construction of the proposed dwellings. This section examines other measures that can be used to minimize potential adverse environmental effects. Only items which require further explanation or description are discussed.

5.2 VEGETATION

Disturbed areas will be restored with lawn and landscaping. New plantings, including trees and shrubs, will enhance the site and provide buffering to adjacent properties.

A tree replacement plan will be prepared in accordance with the Township Ordinance as well as the findings of the Township Forester.

5.3 HYDROLOGY AND STORM WATER RUNOFF

The development of this parcel as described above would not change the existing drainage patterns and will detain the required amount of runoff volume. The grading and underground stormwater storage system are designed so as to direct nearly all of the stormwater runoff to the northwestern corner of the site as consistent with existing drainage patterns.

VI. LICENSES, PERMITS AND APPROVALS

The following approvals and/or permits are required for the proposed site plan.

1. Municipal Planning Board Approval
2. Municipal Engineering Zoning, & Building permits
3. Hudson-Essex-Passaic Soil Conservation District Plan Certification

VII. CONCLUSION

The proposed subdivision of 27 Fairway Drive into three residential lots represents a logical extension of the surrounding residential neighborhood. The site is not environmentally constrained and has been previously developed. Potential environmental impacts are limited in scope and duration and can be effectively mitigated through standard engineering and construction practices. Based on the above analysis, the proposed development can be constructed without significant adverse impact to the environment or to the public health, safety, and welfare.