

DRESDNER ROBIN

ENVIRONMENTAL IMPACT STATEMENT

PROPOSED SELF-STORAGE FACILITY

424 EAGLE ROCK AVENUE

BLOCK 111, LOT 1.08

WEST ORANGE, ESSEX COUNTY, NEW JERSEY

DRESDNER ROBIN PROJECT NO.: 10461-003

PREPARED BY

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DATE

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1.0 INTRODUCTION

This Environmental Impact Statement (EIS) has been prepared pursuant to the EIS requirements of the Township of West Orange Land Use Regulations (§25-13) for the proposed self-storage facility project located at 424 Eagle Rock Avenue in the Township of West Orange, Essex County, New Jersey (Figure 1). The proposed project consists of a 3-story self-storage facility on the project site. The EIS assesses the existing conditions of the project site, identifies potential impacts of the project, analyzes measures to mitigate the unavoidable impacts, and summarizes the net environmental impacts of the project. Qualifications of the preparers of this EIS have been provided in Appendix A.

2.0 PROJECT DESCRIPTION

The proposed project involves the construction of a new 3-story self-storage facility on the project site. The first floor will consist of the rental office space, the lobby, restrooms, elevators and mechanical spaces, as well as storage units. The 2nd, and 3rd floors will consist of storage spaces. On the west side of the building will be 15 secure parking spaces within a gated area and 8 parking spaces for office use and visitors. An emergency access drive will encircle the building. Additional existing parking (31 spaces) on the northern portion of the site will be removed. New landscaping and buffers will be provided.

2.1 Population & Employment Projections

As the proposed project is a commercial development, it is not anticipated to generate any residential population or public school-aged children. Based on similar projects operated by the applicant, the proposed self-storage facility is anticipated to generate 3-5 full time equivalent jobs.

2.2 Project Compatibility

The following sections describe the compatibility of the proposed project in relation to the relevant planning documents and jurisdictions.

2.2.1 Township of West Orange Master Plan

The Township of West Orange adopted a comprehensive Master Plan in 2004. Subsequently, the Master Plan was reexamined 2010 and 2019.

Goal #16 of the Master Plan: Encourage Economic Development and Redevelopment That is Compatible with the Suburban Character of the Township

- *"The 2010 Reexamination Report discussed the need to encourage economic development and redevelopment compatible with the suburban character of the Township, with particular sensitivity to existing residential neighborhoods. It was further noted that as the amount of open space continued to diminish, the Township*

should stress the importance of redevelopment of its neighborhoods. The report further stated that as commercial and industrial facilities become obsolete and outdated, efforts should be made to rehabilitate and revitalize these areas prior to, or in lieu of, the development of existing open space."

The proposed project would redevelop an existing site which is currently improved with a vacant bowling alley building (an existing non-conforming use in the B-2 District) and surrounded by a parking lot. The project would reduce the impervious coverage of the site and provide enhanced landscaping buffers between the property and adjacent residential districts and Crystal Lake.

- *"The 2010 report reaffirmed the encouragement of development that generates employment opportunities and beneficial commercial/retail activity where it is compatible with adjacent land uses, and sensitive natural and environmental features. Development should be balanced by the need to maintain adequate public infrastructure and facilities, services and pedestrian and vehicular circulation patterns."*

The proposed project will create a commercial/retail activity (self-storage) that is compatible with adjacent commercial and residential uses. The proposed development would remove existing parking on the Township's property adjacent to Crystal Lake and provides an enhanced landscaped buffer between the proposed structure and the pedestrian pathway around the lake. Furthermore, the intended use (self-storage) will have minimal public service demands (e.g. water, sewer).

2.2.2 Master Plans of Adjacent Municipalities

There are no adjacent municipalities within 500 feet of the property.

2.2.3 Essex County Master Plan

In 2013, Essex County adopted a Comprehensive Transportation Plan. The Plan included several goals which are relevant to the proposed project:

- Maintain a safe and efficient roadway system.

The proposed self-storage facility is not anticipated to significantly impact the operations of the adjacent roadway network. The project will reuse the existing curb cut along the property frontage and maintain the existing sidewalk which is in good repair.

- Foster and support development and industrial growth.

The proposed project will create a new commercial/retail use on an underutilized site, adding to the Township and County's tax base.

2.2.4 New Jersey State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan (SDRP), adopted in 2001, provides a vision for the future that will preserve and enhance the quality of life for all residents of New Jersey. The SDRP identifies the project site in the Metropolitan (PA-1) Planning Area. The proposed project is consistent with the policies and objectives of the PA-1, as project promotes the revitalization of the State's cities and towns. The proposed project furthers the SDRP PA-1 policy objectives related to land use by promoting redevelopment in urban centers, diversification of land uses, and ensures the efficient and beneficial utilization of scarce land resources to strengthen the existing, diversified and compact nature.

3.0 SITE DESCRIPTION & INVENTORY

The following sections provides an inventory of existing environmental conditions on the project site and within the surrounding area. Findings are based on a variety of references including, but not limited to, site visits, data from New Jersey Department of Environmental Protection (NJDEP), and technical reports and professional drawings.

3.1 Site Description

The project site is located at 424 Eagle Rock Avenue (Essex County Route 611) in the Township of West Orange, Essex County, New Jersey. Generally, the project site is located in the northern portion of the Township, north of Interstate Route 280 (I-280) (Figure 2). The site is located approximately 300 feet east of the intersection of Eagle Rock Avenue (Essex County Route 611) and Prospect Avenue (Essex County Route 577). The project site is a flag shaped property which contains approximately 2.7 acres and identified as Block 111, Lot 1.08 (Figure 3). The site is occupied by a vacant bowling alley with associated paved surface parking lot (Figure 4). See Appendix B for site photos.

Generally, the immediate surrounding area can best be described as a mixed-use neighborhood. The intersection of Eagle Rock Avenue and Prospect Avenue is a commercial node, with an Exxon gas station, CVS pharmacy, Whole Foods Market and other commercial businesses. Residential uses surround this commercial node to the east and south. Across Eagle Rock Road from the project site is the Eagle Rock Reservation. To the northeast of the project site are two communications towers and a 4-story office building. To the northwest is a 2-story office building and gas station at the corner of Eagle Rock Avenue and Prospect Avenue. Crystal Lake, which forms part of the Rahway River, is located immediately west of the project site. To the east is a detention basin/pond for the Crown View Manor apartments and housing development. To the south of the project site are two housing developments.

3.2 Soils

Based on the USDA Web Soil Survey (Figure 5), soils on site primarily include Urban land, Boonton substratum, 0-8% slopes (URBONB). Additional soils include Holyoke silt loam, 0-15% slopes, very rocky (HOKCH), Yalesville Loam, 0-8% slopes, extremely stony (YAMNBC), Yalesville Loam, 8-15% slopes, extremely stony (YAMNCC), and Rock outcrop (RNAAC). Additionally, a Geotechnical Engineering Exploration and Analysis report was prepared by Giles Engineering Associates, Inc., dated October 13, 2020, which analyzed 16 test borings. The analysis identified fill and/or possible fill with silty sand and variable amounts of cobbles and boulders.

3.3 Topography

The topography on the project site is generally flat, gently rising up from an elevation of approximately 610 feet at the street to approximately 617 at the southern edge of the paved areas (NAVD 88). There are several small areas of steep slopes, mainly at the rear (southern) portion of the lot where there are a few rock outcroppings. Approximately 6% of the project site has a slope of 10% or greater, with 1.5% of the site having a slope of 25% or greater. See Sheets C-401 Grading and Drainage Plan showing contours and Sheet C-410 showing color coded slopes per §25-28.7 of the Land Use Regulations.

3.4 Geology

The site is located in the Piedmont physiographic province. The 1998 Bedrock Geologic Map of Central and Southern New Jersey, available through the United States Geologic Survey, indicates that the site is underlain by Orange Mountain Basalt. A Geotechnical Engineering Exploration and Analysis report was prepared by Giles Engineering Associates, Inc, dated October 13, 2020. In two test borings performed by Giles Engineering, bedrock was encountered beginning at depths of 1.0 and 9.8 feet with bedrock extended to the maximum test boring depths of about 10.0 and 14.0 feet, respectively.

3.5 Vegetation

The project site is partially vegetated. The southern portion of the property is overgrown with trees and shrubs. A tree removal plan is shown on sheet C-811, which identifies 39 trees to be removed from the site. See Appendix B for photos of existing vegetation on the project site.

3.6 Surface Water

There are no surface waters identified on the project site (Figure 6). Crystal Lake is located adjacent to the west of the project site. Crystal Lake is not a regulated waterbody, as per NJDEP rules. It has a watershed of less than the required 50 acres for regulation.

3.7 Subsurface Water

Based upon a Geotechnical Engineering Exploration and Analysis report prepared by Giles Engineering Associates, Inc., dated October 13, 2020, ground water was encountered during drilling at depths ranging from 3 and 7.5 feet. Encountered water was shallower along the west side of the site (nearest the existing lake) and appears to be deeper (when encountered) with distance from the lake, consistent with water seepage from the adjacent lake.

3.8 Historic Resources

According to the NJDEP State Historic Preservation Office (SHPO) New Jersey and National Registers of Historic Places list for Essex County, no registered properties are identified on the project site (Figure 7). The two nearest historic resources include Eagle Rock Reservation, a historic district, which is approximately 0.1 miles north of the project site across Eagle Rock Avenue, and Pal's Cabin Restaurant, a historic property, which is approximately 0.2 miles west of the project site.

Based on NJDEP mapping, the project site is not located in or near a known archaeological site.

3.9 Existing Development Features

The project site is a flag shaped property which contains approximately 2.7 acres and is occupied by a vacant 1-story bowling alley structure with associated paved surface parking lot. See Appendix B for site photos.

3.10 Miscellaneous

Pursuant to the EIS requirements of the Township of West Orange Planning and Development Regulations (§25-13.4), miscellaneous characteristics of an EIS include air quality and noise. The following section discusses the miscellaneous characteristics on the project site.

3.10.1 Air Quality

The air quality in and around the project site is typical of an urban/suburban environment with various commercial, residential, and mixed-use developments within the vicinity. Vehicular traffic and congestion on the surrounding roadways, including I-280 which is approximate 2,000 feet south of the project site, generate air emissions including carbon monoxide (CO), nitrogen oxides (NOX), and volatile organic compounds (VOCs). Additional air emissions are generated by the various commercial operations in the vicinity of the project site.

At this point, additional analysis on existing air quality on the project site or within the surrounding area is not anticipated.

3.10.2 Noise

The existing noise conditions in and around the project site are typical of an urban/suburban environment with various commercial, residential, and mixed-use developments within the vicinity. Commercial uses, vehicular traffic on the surrounding roadways and highways, generate fixed and mobile noise sources.

At this point, additional analysis of existing noise conditions on the project site or within the surrounding area is not anticipated.

4.0 AREA AND REGIONAL DESCRIPTION

Generally, the immediate surrounding area can best be described as a mixed-use neighborhood. The intersection of Eagle Rock Avenue and Prospect Avenue is a commercial node, with an Exxon gas station, CVS pharmacy, Whole Foods Market and other commercial businesses. Residential uses surround this commercial node to the east and south. Across Eagle Rock Road from the project site is the Eagle Rock Reservation. To the northeast of the project site are two communications towers and a 4-story office building. To the northwest is a 2-story office building and gas station at the corner of Eagle Rock Avenue and Prospect Avenue. Crystal Lake, which forms part of the Rahway River, is located immediately west of the project site. To the east is a detention basin/pond for the Crown View Manor apartments and housing development. To the south of the project site are two housing developments.

5.0 POTENTIAL IMPACTS

The following sections describe the potential impacts of the proposed project on the project site and the surrounding area.

5.1 Soil Erosion and Sedimentation

A Stormwater Management Report has been prepared by Dresdner Robin.

A Soil Erosion & Sediment Control Plan (Sheet C-801) has been prepared in accordance with the latest edition of the Standards for Soil Erosion and Sediment Control in New Jersey. Proposed temporary measures during construction include silt fencing, stabilized construction entrances, inlet filters, and cover for soil stabilization. No land disturbance will occur until a permit has been obtained from the Hudson – Essex – Passaic Soil Conservation District and the NJDEP.

5.2 Flooding and Flood Plain Disruption

The FEMA map shows a portion of the project site as located in the special flood hazard area, with Crystal Lake located directly adjacent to our site. However, according to the NJDEP

Flood Hazard Control Act Section 7:13-2.3 Regulated Areas part (b), A flood hazard area exist along every regulated water that has a drainage area of 50 acres or greater. Dresdner Robin used the methods described in section 7:13-3.1 to determine the flood hazard area for Crystal Lake. The area was determined to be less than 40 acres, and thus, does not possess a flood hazard area under this chapter.

Grading for the project will regrade the site to slightly to allow for minimal slope across the site for drainage. Impacts from stormwater runoff that may contribute to localized flooding issues are mitigated with a proposed stormwater management system. Additional details are provided in the Stormwater Management Report, prepared by Dresdner Robin.

5.3 Degradation of Surface Water Quality

The proposed project complies with stormwater management regulations and standards set forth by the Township of West Orange (§25-29) and the New Jersey Stormwater Management Rules (NJAC 7:8). The project is proposing to disturb approximately 2.4 acres of land. Per the applicable stormwater standards, the project is classified as a Major Development and is subject to stormwater quantity, groundwater recharge, and stormwater quality regulations.

The project proposes on and off-site improvements which would reduce potential stormwater quantity and quality impacts to the adjacent Crystal Lake. The project will eliminate existing parking spaces which are partially on public land directly adjacent to the Lake and replace them with landscaping, reducing stormwater runoff to the lake and improving the water quality. Additionally, a new curb will be constructed along the western edge of the paved areas on the project site which will re-direct any stormwater runoff into the on-site stormwater detention facilities.

The site is exempt from groundwater recharge requirements because the site is previously developed. The site is also except from water quality regulations because the project will not add more than 0.25 acres of new impervious areas. While exempt from water quality regulation, this project does propose to reduce impervious surfaces by about 12%, which will improve the water quality of surface runoff discharging to Crystal Lake.

As such, the project is not anticipated to have any adverse impacts on neighboring properties, downstream watercourses, or conveyance systems within the watershed. See the Stormwater Management Report has been prepared Dresdner Robin for further details.

5.4 Groundwater Pollution

The subject property is located within an Urban Redevelopment Area defined by the NJDEP as the Metropolitan Planning Area (PA-1), therefore per NJAC 7:8-5.4 and the Township Ordinance (§25-29), groundwater recharge requirements do not apply. Encountered water on the site was shallower along the west side of the site (nearest the existing lake) and appears to be deeper (when encountered) with distance from the lake, consistent with water

seepage from the adjacent lake. The project will reduce impervious coverage of the site from 84% to 72% while also providing improved on-site stormwater management. The project is not anticipated to have an adverse impact on ground water supply or ground water quality.

5.5 Sewage Disposal

The project proposes two one-stall bathrooms on the first floor for use by customers and employees. The project will connect to the existing sanitary sewer line within the Eagle Rock Avenue right-of-way. The anticipated sewage generation is expected to be less than many permitted uses in the B-2 District, including restaurants and offices, and less than the former use as a bowling alley.

5.6 Solid Waste Disposal

One 3-yard enclosed trash dumpster is proposed at the northwest corner of the building, for refuse generated by the self-storage facility office to be hauled away by a private carter. Refuse generated by customers will be required to be removed from the property by the customer to be disposed of off-site.

5.7 Destruction of Vegetation

All of the existing vegetation within the limit of disturbance will be removed. However, it is anticipated the proposed disturbance will comply with the minimum 30% required to remain per §25-27.8 of the Township code. A total of 24 trees are planned to be removed. The project proposes to replace the 13 minor trees with 21 trees with a diameter of 4 inch – 6 inch and the 26 major trees with 26 trees with >6-inch diameter, as well as additional shrubs, perennials and ornamental grasses around the perimeter of the property to provide additional screening of the project site. See Sheet L-601 Landscape Plan for proposed planting list and landscape requirements and C-811 for tree removal plan.

5.8 Disruption of Critical Landscape

The project site contains no Rank 3, 4 or 5 habitat, with occurrences of federal or state listed threatened or endangered species. Based on available NJDEP mapping, a portion of the property is mapped as Rank 1 landscape habitat which buffers the Crystal Lake in the southwest of the subject property (Figure 9). A Rank 1 designation is assigned to species-specific habitat patches that meet habitat-specific suitability requirements such as minimum size or core area criteria for endangered, threatened or special concern wildlife species, but that do not intersect with any confirmed occurrences of such species. The portion of the project site included within the Rank 1 designated area is currently developed and does not contain any significant vegetation or habitat.

5.9 Wetlands

Based on NJDEP mapping, there are no mapped wetlands on the project site (Figure 10). There are no mapped wetlands within proximity of the project site. The nearest mapped wetland is approximately 1,400 feet to the west. There are no anticipated impacts to wetland resources.

5.10 Destruction or Degradation of Scenic and Historic Features

As discussed in Section 3.8, there are no scenic or historic features on the project site. The two nearest historic resources, the Eagle Rock Reservation and Pal's Cabin Restaurant, are both located beyond major roadways. Considering the proximity to these properties and their historic register status as "eligible", the project is anticipated to be constructed without impact to these resources. Furthermore, the redevelopment of the project site with the removal of an outdated, vacant building and parking and construction of a new self-storage facility with improved landscaping that is in character with surrounding commercial properties and will improve the aesthetic characteristics within the surrounding area. Overall, the proposed project has been designed to avoid impacts to the scenic and historic features in the vicinity to the extent practicable.

5.11 Air Quality Degradation

The proposed project does not involve incinerating devices or any processing of materials that would produce visible smoke or deleterious chemical changes. Typical heating, ventilation and air conditioning (HVAC) devices will be installed to provide adequate indoor climate and temperatures, which are typical of commercial uses. It is anticipated that there will be no potential impacts related to air quality from devices installed at the project site or processes associated with the project.

5.12 Noise Levels

No long-term noise impacts on the project site or the surrounding community are expected from the proposed project. Noise generated by proposed mechanical equipment will be similar to equipment from adjacent commercial and office buildings.

Potential impacts to existing noise levels may occur during the construction of the proposed project. During construction, noise impacts will be mitigated through best management practices, however any noise during construction will be short term and will cease once construction is complete. It is anticipated that the noise produced from the construction will conform to the thresholds established by the New Jersey Sound Code (N.J.A.C. 7:29) and the Township of West Orange Noise Ordinance (§4-4).

5.13 Energy Utilization

Energy utilization of the proposed self-storage facility is anticipated to be similar to or less than other typical commercial uses. Interior lighting of the storage areas will be controlled via

integral occupancy sensors and will be LED throughout. Heating and cooling will utilize energy efficient mechanical systems with 14 SEER rating. Additionally, the building will have a “cool roof”, with a solar reflective index of at least 100. No adverse impact is anticipated.

5.14 Neighborhood Deterioration

The proposed project is not anticipated to lead to neighborhood deterioration, instead it will revitalize vacant and underutilized properties through the construction of a new modern self-storage facility in a commercial district.

5.15 Effect on Public Services

No adverse impacts on the Township public schools, fire response service, police services or emergency response services are anticipated resulting from the approval of the proposed project. No public school-aged children will be generated by the proposed project. The volume of new fire or police calls generated by the proposed self-storage use are anticipated to be consistent with other commercial uses in the area. Furthermore, it is anticipated that the project will result in a net positive tax benefit, as the project will activate the project site and create a new ratable use on what was a formerly vacant site.

5.16 Traffic Congestion

Dolan & Dean Consulting Engineers, LLC prepared a Traffic Generation Report to compare the trip generation numbers expected from the proposed use, a self-storage facility, with other permitted uses in the B-2 District. Permitted uses included retail uses as well as restaurants, fitness centers, business or vocational schools and office buildings. Conditionally permitted uses include senior housing, fueling stations, theaters, hotels, fast food restaurants, along with utility uses. Reasonable assumptions were used to determine the maximum square footage that would be accommodated for each use and listed in the table in the study. Based on the basic trip generation calculations provided, the proposed self-storage facility use on the property would generate the lowest traffic generation in terms of daily trips (186 trips) when contrasted with all the other uses that are currently permitted on the site. In some cases, the daily trips to be generated by the proposed self-storage facility would be thousands of trips less than a permitted use, such as a retail store, or a conditional use, such as a theater. Because the nature of a self-storage use is passive, traffic activity is generally limited during peak hours, with an average frequency of 1 traffic movement every 3 to 5 minutes. Therefore, from a traffic engineering perspective, traffic impacts from the proposed self-storage facility would be virtually immeasurable and would have no material effect on operating conditions on the adjacent roadway system.

5.17 Health Safety and Welfare

The proposed self-storage facility will revitalize the vacant and underutilized site. The project is consistent with the Township's economic development goals. The proposed project will

create a commercial/retail activity (self-storage) that is compatible with adjacent commercial and residential uses. Furthermore, the intended use (self-storage) will have minimal public service demands (e.g. water, sewer) and will have lower traffic generation than other permitted uses. The proposed structure will be will meet applicable fire and building code.

An access control system will be installed. As stated, 15 customer parking spaces will be secured with a gate. A code/key card will be required to gain access to the gated parking spaces, the main building, and to the elevator. Each code/key card will allow access to only the floor that the customer has a unit.

No adverse impacts to the health, safety and well-being of the public are anticipated.

5.18 Regional Development Policies

As noted in Section 2.2, the proposed project is consistent with the Essex County Transportation Plan and the New Jersey State Plan.

6.0 RECOMMENDATIONS TO MITIGATE ADVERSE ENVIRONMENTAL IMPACTS

The following section indicates the measures that will be employed during the planning, construction, and operation phases of the proposed project to minimize or eliminate negative impacts on and off-site.

6.1 Drainage Plans

A Stormwater Management Report has been prepared by Dresdner Robin. Under the proposed development scheme, the site is composed of one drainage area, which discharges to Crystal Lake. The proposed roof and site drainage will be collected via roof leaders and sent to an underground infiltration basin, with the remainder of the site discharging directly into an existing discharge point in Crystal Lake. A minimal amount of the site will continue to drain to the county drainage system in Eagle Rock Avenue. Proposed drainage patterns will match existing drainage patterns and the proposed design meets the required post-development peak discharge reductions for the 2-year, 10-year, and 100-year storm events.

6.2 Sewage Disposal Techniques

The project proposes two (2) one-stall bathrooms on the first floor for use by customers and employees. The anticipated sewage generation is expected to be less than many permitted uses in the B-2 District, including restaurants and offices.

6.3 Water Supply and Water Conservation Proposals

The project proposes two (2) one-stall bathrooms on the first floor for use by customers and employees and one sink in the break room for employees. The anticipated water demand is

expected to be less than many permitted uses in the B-2 District, including restaurants and offices.

6.4 Site Design

The project has been designed to reduce impacts on the adjacent Crystal Lake, reducing the total impervious coverage on the site while providing improved on-site stormwater management. While all of the existing vegetation within the limit of disturbance will be removed, including 24 trees, a total of 47 new trees as well as other landscaping are proposed around the building to improve screening of the site.

6.5 Energy Conservation

Energy utilization of the proposed self-storage facility is anticipated to be similar to or less than other typical commercial uses. Interior lighting of the storage areas will be controlled via integral occupancy sensors and will be LED throughout. Heating and cooling will utilize energy efficient mechanical systems with 14 SEER rating. Additionally, the building will have a “cool roof”, with a solar reflective index of at least 100.

6.6 Noise Reduction

It is anticipated that the roof will have a screen walls around the condensing units which will serve as sound barriers. The sound barriers will block the line-of-site from the mechanical equipment and adjacent properties and will be constructed of solid, durable materials.

As noted in Section 5.11 above, during construction, noise impacts will be mitigated through best management practices, however any noise during construction will be short term and will cease once construction is complete. It is anticipated that the noise produced from the construction will conform to the thresholds established by the New Jersey Sound Code (N.J.A.C. 7:29) and the Township of West Orange Noise Ordinance (§4-4).

6.7 Construction Schedule

Construction is anticipated to be conducted in one phase with a schedule of approximately 10-12 months, weather dependent.

7.0 ALTERNATIVES

The following alternatives analysis considered several alternatives including the no-build alternative and a larger self-storage facility.

Under the no-build alternative, the project would not be constructed. The project site would remain vacant and underutilized. The Township of West Orange and local neighborhood surrounding the project site would not benefit from the proposed redevelopment of the project site.

A larger self-storage facility alternative consisted of a 4-story structure with a larger building footprint and less parking. The chosen alternative (the proposed project) reduces the square footage by pulling the building back from the sloped areas of the project site. Under the chosen alternative, building height, building coverage, and lot coverage are reduced; and variances for building height, lot coverage, and side yard are minimized; and the number of parking spaces is increased.

8.0 REQUIRED PERMITS AND APPROVALS

Municipality:	• Zoning Board of Adjustment Variance Approval • Preliminary & Final Site Plan Approval • Tree Removal & Replacement Permit • Building Department Construction & Demolition Permit
County:	• Essex County Planning Board Approval • Essex County Road Opening Permit • Hudson-Essex-Passaic Soil Conservation District Certification
State:	None
Other:	None

9.0 CONCLUSION

The proposed project includes demolition of the existing structure on the project site and construction of a 3-story self-storage facility with 23 proposed parking spaces on a 2.7-acre site in the Township of West Orange. As discussed in this EIS, the proposed project will generate limited potential impacts to the environment and a host of mitigative measures have been incorporated to limit potential impacts to the extent practicable. On balance, the proposed project has a net positive environmental impact.

10.0 REFERENCES

Township of West Orange. 2019. Master Plan Reexamination Report and Plan Element Amendments. December 2019.

Township of West Orange. 2012. Revised General Ordinances of the Township of West Orange. (Chapter XXV Land Use Regulations), retrieved 2020.

Essex County. 2013. Essex County Comprehensive Transportation Plan. June 2013.

New Jersey State Development and Rehabilitation Plan. 2001. New Jersey State Planning Commission, March 1, 2001.

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APPENDIX A

PROFESSIONAL REGISTRATIONS

- NJ Professional Planner (2012) [License No. 33LI00621100]
- American Institute of Certified Planners (2012)
- LEED Accredited Professional (2017)
- Real Professionals Network Mastermind Group
– New York and New Jersey Chapters (2017)
- American Planning Association Member (2010)

EDUCATION

Bachelor of Science in Economics
– The College of New Jersey
Master of City and Regional Planning
– Rutgers University

PROFESSIONAL AFFILIATIONS

American Planning Association
– NJ Chapter Executive Committee
United States Green Buildings Council
Real Professionals Network

SUMMARY OF QUALIFICATIONS

Mr. Heydt, a licensed New Jersey Professional Planner (PP) and certified member of the American Institute of Certified Planners (AICP) with over 10 years of experience on land development projects throughout New Jersey, New York and Pennsylvania. His diverse planning experience includes land use, redevelopment, sustainability/resiliency and environmental/natural resources for a variety of developments including industrial, commercial, educational and residential projects. Mr. Heydt has been involved with the preparation of municipal master plans, redevelopment plans, and sustainability plans. He is also experienced in obtaining NEPA, EO215 (NJ), SEQR (NY) and CEQR (NYC) compliance, including environmental assessments and environmental impact statements. Mr. Heydt is also experienced in the permitting process for freshwater wetlands and flood hazard area permits under USACE, NYSDEC and NJDEP. Mr. Heydt has been qualified as an expert professional planner and has provided planning testimony in over 100 local land use boards.

KEY PROJECTS

Downtown/Waterfront (Re)Development Projects, Jersey City, NJ – Provided planning and zoning support for approximately 25 redevelopment and development projects in the Jersey Downtown area and along the Waterfront including projects along the Newark Avenue mixed-use corridor, the Exchange Place waterfront neighborhood, and surrounding neighborhoods including the Paulus Hook Historic District and the Van Vorst Park Historic District.

Journal Square Redevelopment Projects, Jersey City, NJ – Provided redevelopment planning services for approximately 35 redevelopment projects throughout the Journal Square 2060 Redevelopment Plan area including redevelopment planning assistance and zoning conformance analysis.

Silver Lake Mixed-use Development, Belleville, NJ – Provided redevelopment planning services for a transit-oriented, mixed-use project located approximately 500 feet from the Silver Lake Light Rail Station in Belleville New Jersey. Direct role involved the completion of a redevelopment plan including specific land use and bulk requirements to accommodate the redevelopment vision. Complete Dresdner Robin services included redevelopment planning, civil design and landscape architect design.

Lincoln Park Equities Redevelopment Plan, Piscataway, NJ – Prepared a redevelopment plan for the former Dow Chemical facility which involved remediation concerns, wetlands preservation and mitigation and proposed new light industrial uses in Piscataway, NJ.

Repauno Redevelopment Project, Greenwich, NJ – Prepared an environmental impact statement to address municipal requirements for development projects and prepared an NJDEP Water Quality Management Plan Amendment application to amend the water quality management plan area to include the developable portion of the project site.

Toll Port Imperial, West New York, NJ – Provided planning and zoning support for two mixed-use residential buildings along the Hudson Waterfront within the Port Imperial Redevelopment Plan area of West New York.

Colgate-Palmolive Mennen Site Redevelopment Plan, Morris, NJ – Prepared a redevelopment concept plan and planning scenario approach for a 55-acre parcel to accommodate a mixed-use residential development with approximately 260 residential units, retail uses, restaurants, a hotel and other commercial uses.

John Guest Head Quarters, Parsippany, NJ – Provided planning and zoning support for the retrofit of a vacant 60,000-square-

foot industrial-office building for the location of the world-wide headquarters of John Guest Inc. Specific responsibilities included a zoning compliance review and proposed signed package. Provided testimony in support of improvements and requested signage.

Multi-family, Mixed-use Redevelopment, Newark, NJ – Provided land use planning services in support of a 115-unit multi-family project. The property is located in a redevelopment zone that required complex design and planning to meet local and state housing requirement. Provided testimony in support of overall redevelopment project.

Riverview Residential Redevelopment Project, Paterson, NJ – Prepared an Environmental Assessment to address compliance with US Department of Housing and Urban Development (HUD) regulations for a proposed multi-family residential project in the City of Paterson, NJ.

South Avenue Redevelopment Plan, Marlton, NJ – Prepared a redevelopment plan for proposed residential development consisting of townhouses and apartment units in Marlton, NJ.

KIPP Lanning Square Renaissance School, Camden, NJ – Prepared an Environmental Impact Assessment for a proposed K-12 school, which plans to reactivate of the existing Whittier School in the Lanning Square area of Camden. The assessment evaluated comprehensive impacts of the proposed redevelopment on the project site and in the surrounding neighborhood.

Camden Prep Renaissance School, Camden, NJ – Prepared a Community Impact Assessment for a proposed K-8 school along Haddon Avenue, which evaluated impacts to municipal services and local tax revenues.

The College of New Jersey Campus Improvements, Ewing, NJ – Prepared multiple reports for various projects throughout the college campus to comply with NJDEP land use regulations, including the student center expansion and renovation project, the STEM Building expansion project and a stormwater improvement project.

Morristown Municipal Airport Hangar 18 Tarmac Expansion Project, Hanover, NJ – Prepared a Federal Aviation Administration (FAA) Short Environmental Assessment form to comply with NEPA requirements associated with a proposed tarmac expansion at the Hangar 18 facility at the Morristown Municipal Airport.

Cranbury Brick Yard State Plan Amendment Request, Cranbury, NJ – Prepared a report requesting a state plan amendment for a former industrial site in order to support the redevelopment for light industrial warehouse facility in Cranbury, NJ.

Landmark Aviation Expansion Project, Teterboro, NJ – Prepared a Federal Aviation Authority Short Environmental Assessment form to construct two hangars and associated tarmac area at the existing Landmark Aviation Hangar facility at Teterboro Airport.

Goethals Bridge, Staten Island, NY – Prepared of various permit and approvals for all applicable regulatory agencies of the City of New York, including NYC Department of Environmental Protection, NYC Department of Transportation, NYC Department of Parks and Recreation.

Atlanta Falcons New Stadium Project, Atlanta, GA – Prepared an Environmental Effect Report in connection with the proposed relocation of the Georgia Dome in Atlanta, Georgia. A total of 21 parcels were evaluated based on approximately 20 environmental criteria. The new stadium is design to reduce environmental impacts in effort to achieve LEED certification.

PROFESSIONAL REGISTRATIONS

- American Institute of Certified Planners (2019)

EDUCATION

- Master of City and Regional Planning, 2012
– Rutgers University
- Bachelor of Arts, Chemistry & Art History, 2008
– George Washington University

PROFESSIONAL AFFILIATIONS

- American Planning Association
- New York & New Jersey Chapters

SUMMARY OF QUALIFICATIONS

Ms. Worstell has experience in land use, zoning and comprehensive planning, having prepared planning reports in support of variance applications, new zoning districts and zoning ordinance amendments, urban renewal plans, and master plans. She has extensive experience with the New York State Environmental Quality Review Act (SEQRA) having prepared numerous Environmental Assessment Forms, Environmental Impact Statements (EIS) and Environmental Findings, as well as HUD Part 58 environmental reviews implementing the National Environmental Protection Act (NEPA). She has experience articulating planning concepts and processes such as annexation, spot zoning and variances for legal counsel in the preparation of expert testimony on land use cases.

Ms. Worstell has valuable experience working with architects, landscape architects, engineers, and various regulatory agencies, and in order to ensure timely and accurate project completion.

KEY PROJECTS

LAND USE, ZONING & COMPREHENSIVE PLANNING

Port Imperial, West New York, NJ

The project is part of the Toll Port Imperial (an entity of Toll Brothers) redevelopment located on the waterfront of West New York, NJ and consists of an Amended Final Site Plan for two new residential buildings, including increasing the heights from five to seven stories and the unit count from 61 to 83 units for Building F. Responsibilities included the research on the consistency of the proposed changes to the West New York Waterfront Redevelopment Plan and Controlled Waterfront Development (CWD) district zoning regulations, and assistance in preparation of zoning variance testimony.

414-416 Jefferson Street, Hoboken, NJ

This project is the redevelopment of two lots in the City's R-2 District, with a five-story (4 residential floors over parking) 7-unit residential building. The project replaces three non-conforming structures, with a modern building containing 5 parking spaces, bicycle storage, electric car charging stations, seven generous 3-bedroom dwelling units and 2,000 square feet of landscaped open space. Responsibilities included preparation of a planning report to support "c2" bulk variances for lot coverage (62% proposed, 60% maximum permitted) and building height (43'-11" over DFE proposed, 40' above DFE maximum permitted) and review of Hoboken Master Plan for compliance.

South Fourth Avenue-East Third Street Urban Renewal Plan, Mount Vernon, NY

Covering 10 acres in this southern Westchester County community, the South Fourth Avenue-East Third Street Urban Renewal Plan was designed to revitalize a blighted neighborhood by introducing mixed-use, transit-oriented, mixed-income, pedestrian-friendly development opportunities. I served as point-of-contact for the City and local property developers, prepared draft urban renewal plan and implementing zoning legislation, and prepared environmental documentation pursuant to the New York State Environmental Quality Review Act (SEQRA) including full environmental assessment (FEAF) forms, draft and final generic environmental impact study (DGEIS and FGEIS) reports and environmental findings. Challenges included coordinating across multiple City departments and agencies, including the Department of Planning and Community Development, Law Department and Urban Renewal Agency.

Recreation Master Plan, North Salem, NY

An updated North Salem Recreation Master Plan was prepared for this northern Westchester community, examining existing facilities, current park and programs utilization and proposing a series of short, medium and long-term recommendations for facilities upgrades and programmatic outreach. I managed an internal team of planners, prepared draft and final plans, environmental documentation pursuant to the SEQRA including an environmental assessment (EAF) form, served as point-of-contact for the Town and local stakeholders, and presented the final plan at public meetings.

ENVIRONMENTAL REVIEW/PLANNING

MHACY RAD Conversion, Yonkers, NY

Assisted a housing consultant with preparation of Part 58 environmental assessment under the National Environmental Policy Act (NEPA) for HUD's Rental Assistance Demonstration (RAD) program for the Municipal Housing Authority of the City of Yonkers. The project included the RAD conversion and upgrades to MHACY's scattered townhomes including new kitchens, bathrooms and flooring; new heating and cooling units; new windows and some roof replacements. The townhomes were originally developed in the 1990s as part of the court ordered desegregation, featured in the HBO series Show Me a Hero. Working with the housing consultant, I prepared the Environmental Assessment (EA), including submission to the New York State Historic Preservation Office (SHPO) for review of the structures.

Senior Housing Floating Overlay Zone, Mount Vernon, NY

Prepared environmental documentation pursuant to the New York State Environmental Quality Review Act (SEQRA) including full environmental assessment (FEAF) forms, draft and final generic environmental impact study (DGEIS and FGEIS) reports and environmental findings for the Senior Housing Floating Overlay Zone (RMF-SC). The RMF-SC was designed to update the City's existing senior zone, allowing a wider range of senior uses and increased density in eligible areas near services. Following adoption of the zone by the City, working with Mountco, a local not-for-profit affordable housing provider; I prepared a site-specific Environmental Impact Study (EIS) for a 66-unit 10-story development for seniors on South Fifth Avenue in Mount Vernon. Close coordination with the City resulted in completion of the environmental reviews in record time.

HOUSING & COMMUNITY DEVELOPMENT

New York State Homes and Community Renewal Market Studies

I have prepared numerous market studies for affordable housing projects seeking 9% low income housing tax credits (LIHTC) deals from New York State Homes and Community Renewal (NYS HCR). The market studies, which meet HCR's requirements, consider the demographics of the market area, employment and income data, existing comparable housing stock and generate a capture rate for the proposed projects. I have completed market studies in Westchester County, Bronx County, Nassau County and Suffolk County, NY.

Assessment of Fair Housing Report (AFH)

The Affirmatively Furthering Fair Housing (AFFH) rule (suspended under the current administration) clarifies existing fair housing obligations with a streamlined process to analyze the local fair housing landscape and set fair housing goals and priorities through the Assessment of Fair Housing (AFH) report. The AFH replaces the Analysis of Impediments to Fair Housing (AI) report. The AFH assesses patterns of integration and segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunities and disproportionate housing needs. Working with the City of Yonkers, I prepared an AFH and led outreach activities including stakeholder outreach meetings, public surveys (in English and Spanish) and public hearings.

Consolidated Plans/Annual Action Plans

Per HUD's requirements for entitlement funding (including CDBG, HOME, ESG, etc. funds), I have prepared 5-Year Consolidated Plans and Annual Action Plans for the City of Mount Vernon, NY, City of Yonkers, NY and Rockland County, NY. The Plans include a demographic analysis, needs assessment, market analysis, strategic plan and action plan components. In coordination with municipal staff, I led outreach activities including stakeholder outreach meetings, public surveys (in English and Spanish) and two required public hearings on the Plans in accordance with municipal public participation plans.

APPENDIX B



Figure 1: View of the project site at 424 Eagle Rock Avenue (Block 111, Lot 1.08), from the entrance to the property parking lot, viewing southeast.



Figure 2: View of the parking in front of the project site and a pedestrian path along Crystal Lake (Block 107, Lot 5) to the west, viewing south.



Figure 3: Rear view of the project site, viewing northwest.



Figure 4: View of the north side of the project site, viewing southwest.

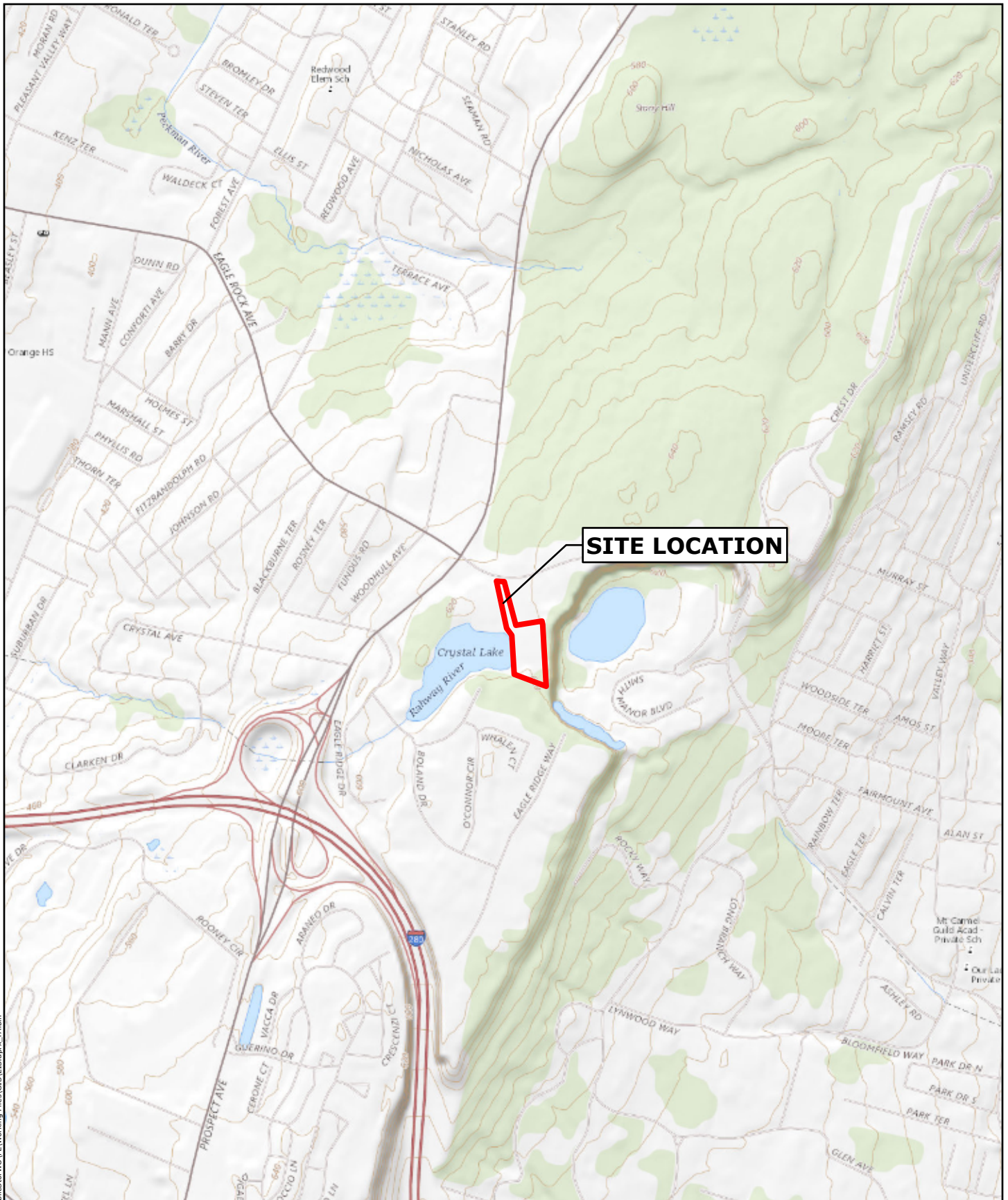


Figure 5: View of the adjacent property at 414 Eagle Rock Avenue (Block 111, Lot 1.07) to the north of the project site, viewing north.



Figure 6: View of the adjacent property at 426 Eagle Rock Avenue (Block 107, Lot 1.06) to the northwest of the project site, viewing west.

FIGURES



DRESDNER
ROBIN

USGS TOPOGRAPHIC MAP

PUBLIC STORAGE WEST ORANGE

424 EAGLE ROCK AVE.

BLOCK 111, LOT 1.01

TOWNSHIP OF WEST ORANGE

ESSEX COUNTY, NEW JERSEY

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Feet

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F.A.

CHECKED BY:
M.D.

DATE:
8/6/2021

PROJECT NUMBER:
10461-003

DRAWING NUMBER:
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SOURCE: State of New Jersey Office of Information Technology (NJGIT), Office of Geographic Information Systems (OGIS), USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed June, 2020.



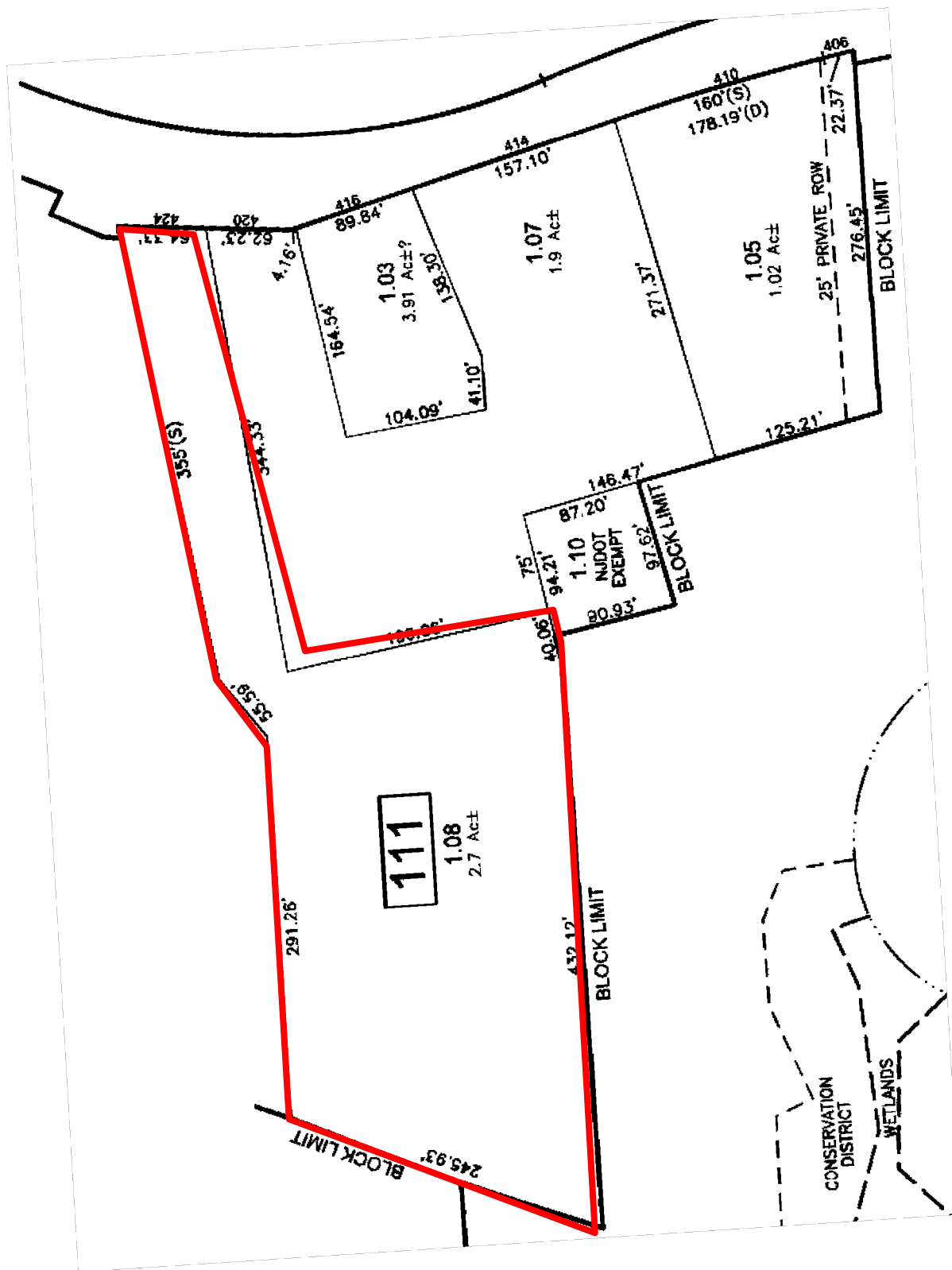
City of New York, State of New Jersey, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

DRESDNER ROBIN	 Project Site	SITE LOCATION MAP PUBLIC STORAGE WEST ORANGE 424 EAGLE ROCK AVE. BLOCK 111, LOT 1.01 TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY	1:1,800 0 75 150 Feet <table border="1"> <tr> <td>DRAWN BY: F.A.</td> <td>PROJECT NUMBER: 10461-003</td> </tr> <tr> <td>CHECKED BY: M.D.</td> <td>DRAWING NUMBER: 2</td> </tr> <tr> <td>DATE: 8/6/2021</td> <td></td> </tr> </table>	DRAWN BY: F.A.	PROJECT NUMBER: 10461-003	CHECKED BY: M.D.	DRAWING NUMBER: 2	DATE: 8/6/2021	
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SOURCE: NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION GIS OPEN DATA (2020), NEW JERSEY OFFICE OF GIS (2020).

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DRESDNER
ROBIN

 Project Site

TAX MAP
PUBLIC STORAGE WEST ORANGE
424 EAGLE ROCK AVE.
BLOCK 111, LOT 1.01
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

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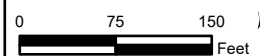
**DRESDNER
ROBIN**



Project Site

AERIAL MAP
PUBLIC STORAGE WEST ORANGE
424 EAGLE ROCK AVE.
BLOCK 111, LOT 1.01
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

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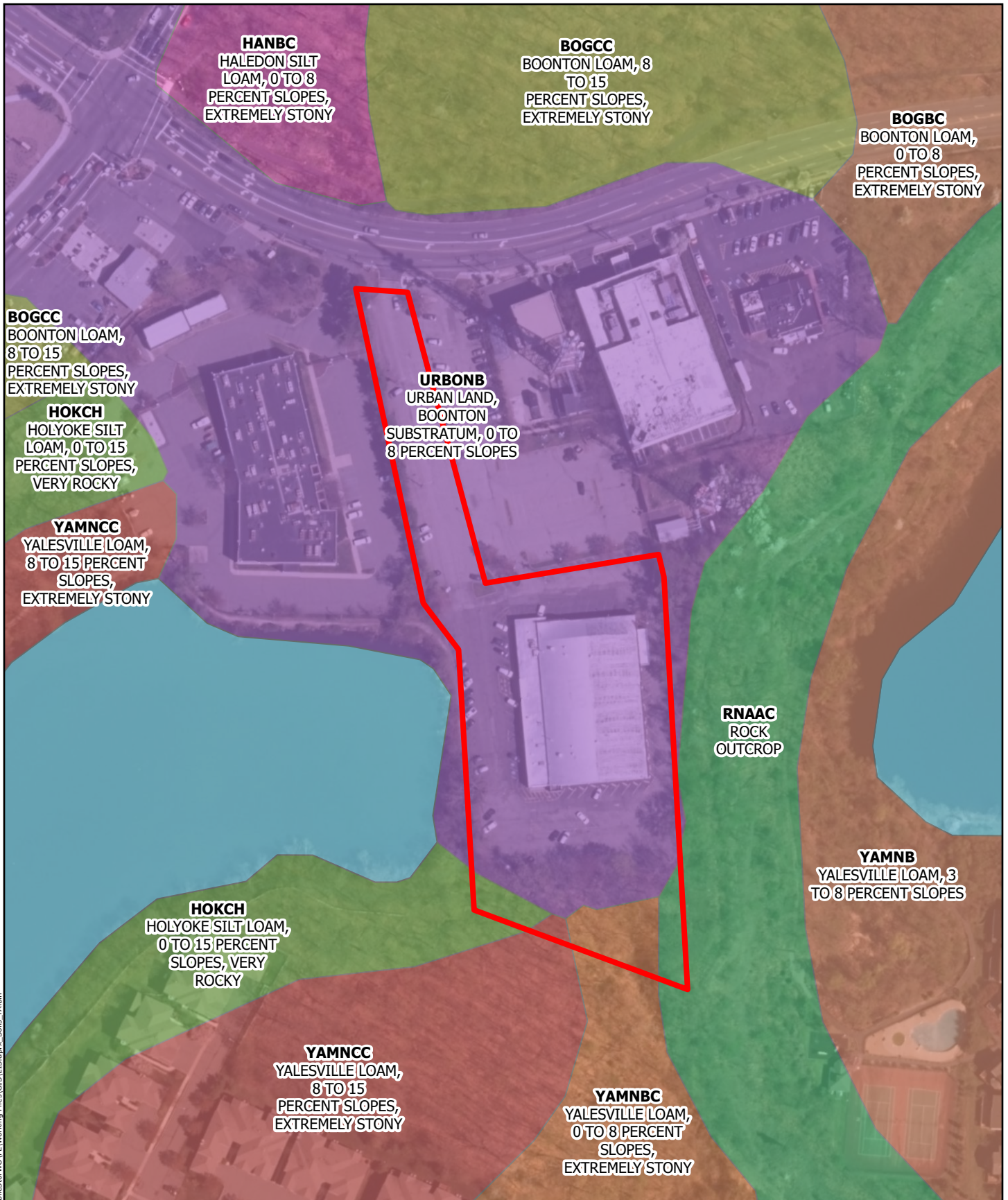
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**DRESDNER
ROBIN**

	Project Site		HokCh		YamnB
	BogBc		RNAAC		YamnBc
	BogCc		URBONB		YamnCc
	HanBc		WATER		

SOIL SURVEY MAP
PUBLIC STORAGE WEST ORANGE
424 EAGLE ROCK AVE.
BLOCK 111, LOT 1.01
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

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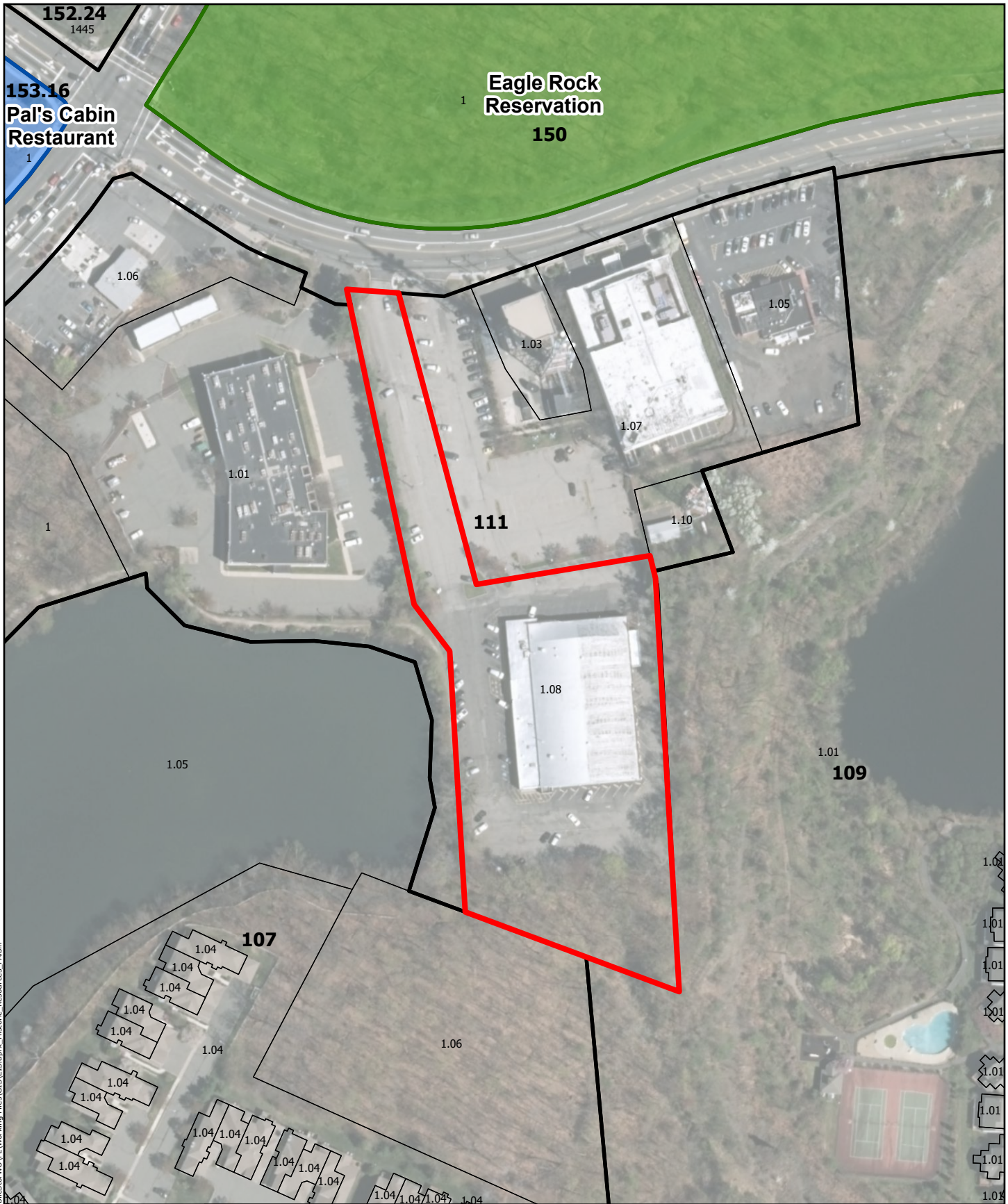


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ROBIN

- Stream
- Artificial Lakes
- Project Site

NJDEP SURFACE WATERBODY MAP
PUBLIC STORAGE WEST ORANGE
424 EAGLE ROCK AVE.
BLOCK 111, LOT 1.01
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

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**DRESDNER
ROBIN**

- Project Site
- Historic Districts
- Historic Properties
- Block Boundary
- Parcel Boundary
- Archaeological Site Grid (none within map view)

NJDEP HISTORIC RESOURCES MAP
PUBLIC STORAGE WEST ORANGE
424 EAGLE ROCK AVE.
BLOCK 111, LOT 1.01
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

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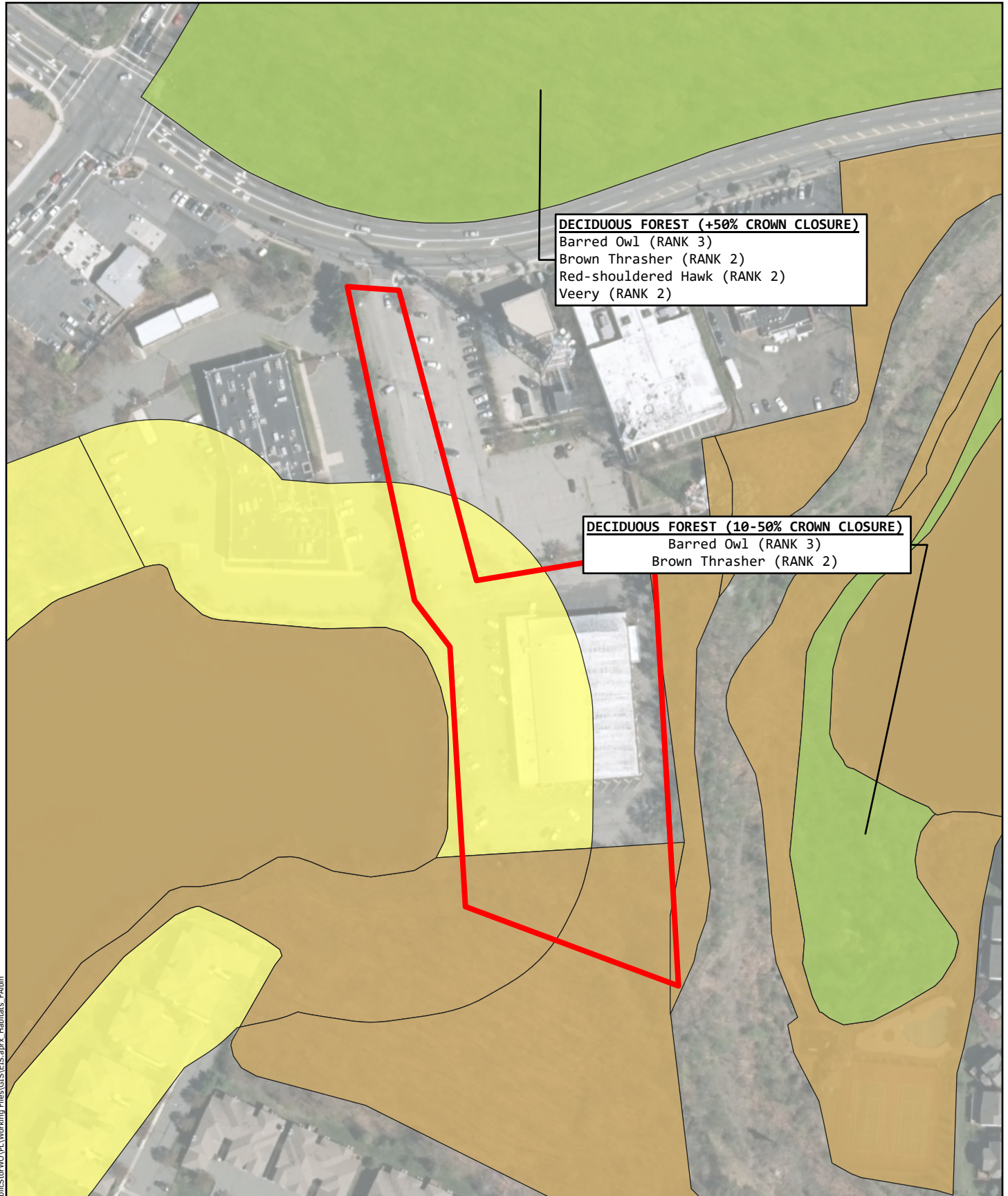


DRESDNER
ROBIN

-  Subject Property
-  Special Flood Hazard Areas Subject to Inundation by the 1% Annual Flood Chance

FEMA EFFECTIVE FLOOD INSURANCE MAP
PUBLIC STORAGE WEST ORANGE
424 EAGLE ROCK AVE.
BLOCK 111, LOT 1.01
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

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DRESDNER ROBIN

- ▬ Project Site
- Rank 1 - Habitat specific requirements
- Rank 2 - Special Concern
- Rank 3 - State Threatened

NJDEP CRITICAL LANDSCAPE MAP
 PUBLIC STORAGE WEST ORANGE
 424 EAGLE ROCK AVE.
 BLOCK 111, LOT 1.01
 TOWNSHIP OF WEST ORANGE
 ESSEX COUNTY, NEW JERSEY

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**DRESDNER
ROBIN**

— Stream
 ■ Project Site

NJDEP WETLANDS MAP
 PUBLIC STORAGE WEST ORANGE
 424 EAGLE ROCK AVE.
 BLOCK 111, LOT 1.01
 TOWNSHIP OF WEST ORANGE
 ESSEX COUNTY, NEW JERSEY

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