

# STONEFIELD

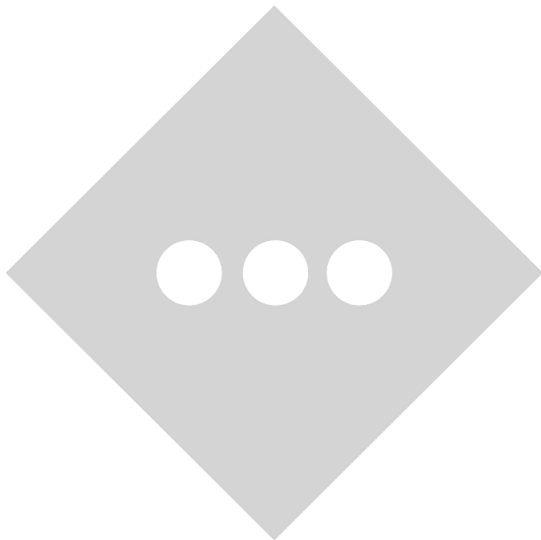
## ECOLOGICAL IMPACT STATEMENT

**PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
BLOCK 801, LOT 20  
84-90 EAST MAIN STREET  
BOROUGH OF MENDHAM  
MORRIS COUNTY, NEW JERSEY**

**PREPARED FOR:  
V-FEE MENDHAM APARTMENTS, LLC**

**PREPARED BY:  
STONEFIELD ENGINEERING & DESIGN, LLC  
92 PARK AVENUE  
RUTHERFORD, NEW JERSEY**

**REPORT DATE:  
OCTOBER 20, 2022**



Handwritten signature of Chuck D. Olivo.

**CHUCK D. OLIVO, PE, PP, PTOE  
NJ PE LICENSE #46719**

I CERTIFY UNDER PENALTY OF LAW THAT I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION SUBMITTED IN THIS DOCUMENT AND ALL ATTACHMENTS AND THAT, BASED ON MY INQUIRY OF THOSE INDIVIDUALS IMMEDIATELY RESPONSIBLE FOR OBTAINING AND PREPARING THE INFORMATION, I BELIEVE THAT THE INFORMATION IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR KNOWINGLY SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT.



## **REPORT CONTENTS**

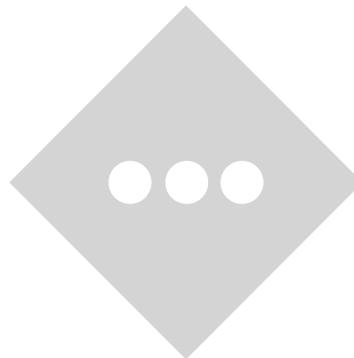
<b>1.0</b>	<b>PROJECT DESCRIPTION.....</b>	<b>1</b>
<b>2.0</b>	<b>EXISTING CONDITIONS .....</b>	<b>1</b>
2.1	AIR QUALITY .....	1
2.2	WATER QUALITY.....	1
2.3	WETLANDS.....	2
2.4	FLOOD HAZARD AREAS & FLOODPLAINS.....	2
2.5	WATER SUPPLY.....	2
2.6	HYDROLOGY, GEOLOGY, SOILS & TOPOGRAPHY.....	2
2.7	SEWERAGE SYSTEMS.....	3
2.8	VEGETATION.....	4
2.9	WILDLIFE & AQUATIC ORGANISMS.....	4
2.10	NOISE LEVELS .....	4
2.11	HISTORIC & ARCHAEOLOGICAL FEATURES.....	4
2.12	SOLID WASTE DISPOSAL .....	4
2.13	TRAFFIC.....	4
2.14	DRAINAGE AREAS.....	4
<b>3.0</b>	<b>PROPOSED CONDITIONS.....</b>	<b>5</b>
3.1	AIR QUALITY .....	5
3.2	WATER QUALITY.....	5
3.3	WETLANDS.....	5
3.4	FLOOD HAZARD AREAS & FLOODPLAINS.....	5
3.5	WATER SUPPLY.....	6
3.6	HYDROLOGY, GEOLOGY, SOILS & TOPOGRAPHY.....	6
3.7	SEWERAGE SYSTEMS.....	6
3.8	VEGETATION.....	7
3.9	WILDLIFE & AQUATIC ORGANISMS.....	7
3.10	NOISE LEVELS .....	7
3.11	HISTORIC & ARCHAEOLOGICAL FEATURES.....	7
3.12	SOLID WASTE DISPOSAL.....	7
3.13	TRAFFIC .....	7
3.14	DRAINAGE AREAS.....	7



<b>4.0</b>	<b>DRAINAGE DESIGN</b> .....	<b>8</b>
4.1	NEW JERSEY STORMWATER DESIGN PARAMETERS .....	8
4.2	STORMWATER QUANTITY CONTROL.....	8
4.3	GROUNDWATER RECHARGE .....	9
4.4	STORMWATER QUALITY CONTROL.....	9
4.5	SOIL EROSION & SEDIMENT CONTROL .....	9
<b>5.0</b>	<b>ENVIRONMENTAL IMPACT ASSESSMENT</b> .....	<b>10</b>
<b>6.0</b>	<b>RECOMMENDATIONS TO MINIMIZE ENVIRONMENTAL IMPACTS</b> .....	<b>10</b>
6.1	GRADING & DRAINAGE.....	10
6.2	VEGETATION & NATURAL ENVIRONMENT.....	11
6.3	CONSTRUCTION SCHEDULE .....	11
<b>7.0</b>	<b>STATEMENT OF ALTERNATIVES</b> .....	<b>11</b>
<b>7.0</b>	<b>LICENSES, PERMITS, AND APPROVALS REQUIRED</b> .....	<b>12</b>
<b>8.0</b>	<b>DOCUMENTATION</b> .....	<b>12</b>

**APPENDICIES**

PROJECT FIGURES.....	
USGS QUADRANGLE MAP .....	FIGURE 1
AERIAL MAP.....	FIGURE 2
TAX / ZONING MAP .....	FIGURE 3
FEMA FLOOD INSURANCE RATE MAP.....	FIGURE 4
NJDEP GEOWEB WETLANDS LOCATION MAP.....	FIGURE 5
NRCS COUNTY SOILS SURVEY.....	FIGURE 6
LANDSCAPING PLAN.....	FIGURE 7
GRADING & DRAINAGE PLAN.....	FIGURE 8
NJDEP FRESHWATER WETLANDS LETTER OF INTERPRETATION .....	FIGURE 9



## **1.0 PROJECT DESCRIPTION**

V-FEE Mendham Apartments, LLC is proposing to redevelop Block 801, Lot 20 (herein referred to “project site”) to redevelop the rear portion of the site to accommodate a multi-family residential building consisting of 75 units total with associated improvements. Additional improvements throughout the entire lot include tenant premium parking, automotive sales and services, recreational facilities, lighting fixtures, landscaping, stormwater infrastructure and other improvements as depicted on the accompanying site plan drawings. The subject property is located within the Borough of Mendham and is bounded by woods, wetland areas and a stream to the north, various commercial uses to the east, East Main Street (County Route 510) to the south, and residential dwellings to the west. The project site is located in the EB zone & EB-AH overlay zone where multi-family residential buildings (75 units maximum) are permitted.

The total project area is 577,865 SF (13.27 acres), the impervious surface is proposed to reduce by 24,883 SF (0.57 acres), and the total area of disturbance is approximately 5.0 acres. Refer to the **Appendix** for project maps of the subject site.

This Ecological Impact Statement has been prepared to analyze the potential ecological impacts of the proposed project and discuss the measures proposed to conform to the ecological requirements set forth by the Borough of Mendham, Morris County Soil Conservation District, and New Jersey Department of Environmental Protection (NJDEP).

## **2.0 EXISTING CONDITIONS**

Under existing conditions, the northern portion of the project site is occupied by the Mendham Health & Racquet Club. Access to the site is provided via three full-movement driveways along East Main Street and a parking lot that opens directly to the rear portion of the site. The lower portion of the project site consists of a shopping center with various uses including a grocery store, drug store, laundromat, bank, and various restaurants.

### **2.1 AIR QUALITY**

Air quality is expected to be good given the absence of surrounding industrial uses and the large number of trees along the northerly and westerly property lines.

### **2.2 WATER QUALITY**

Surface water quality is expected to be low to moderate due to the large amount of impervious coverage and overland drainage to the point of interest. There are no existing water quality measures.

### **2.3 WETLANDS**

The NJDEP issued a Freshwater Wetlands Letter of Interpretation: Line Verification on 10/01/2020 verifying that there is a 150 FT wetlands transition area associated with the flagged wetlands area at the rear of the site. Please see the **Appendix** for more detail.

### **2.4 FLOOD HAZARD AREAS & FLOODPLAINS**

There is an unnamed stream northwest of the property that has not been studied by NJDEP on FEMA. Princeton Hydro has prepared a Flood Hazard Area Study dated May 2021 for the site and provided analysis on the flood zone and flood hazard area (FHA) surrounding the stream. Below is a summary of the primary findings from the report:

- The stream drains approximately 75 acres.
- The associated floodway does not encroach the property.
- The associated FHA encroaches the northwest corner of the property and is approximately 90 FT from any existing development.

In addition, there is a 150 FT riparian zone associated with the stream from the surveyed top of bank. A portion of the existing site in the northwest is within the riparian zone.

### **2.5 WATER SUPPLY**

The developments in lower portion of the project site are serviced by a lateral that ultimately connects to an existing water main in East Main Street.

Water service is available for the upper portion of the project site. The existing water demand for the upper portion of the site has been estimated below using Table I “Average Daily Water Demand” found in N.J.A.C 7.10-12.6.

Clubhouse (Tennis Club) = 25 GPD / non-resident member \* ±50 members = 1,250 GPD

### **2.6 HYDROLOGY, GEOLOGY, SOILS & TOPOGRAPHY**

Per the National Resource Conservation Service (NRCS) data, the soil underlying the project site consists of:

**TABLE I: NRCS PROJECT SOILS**

Soil Unit Code	Soil Description	Approximate Project Coverage	Hydrologic Soil Group
CapfB	Califon variant loam, 3 to 8 percent slopes	51.3%	C
CoaBc	Cokesbury loam, 0 to 8 percent slopes, extremely stony	48.6%	D
GkaoB	Gladstone, gravelly loam, 3 to 8 percent slopes	0.1%	B

The hydrologic soil group classifications above have been utilized in the landcover data for the stormwater analysis performed on the project. For further information please refer to the NRCS Soil Survey located in the **Appendix** of this report.

Existing topography maintains generally between 1-4% slopes within the asphalt parking areas. The site has a high point (elevation 554) by East Main Street and slopes to the rear portion of the site at its low point (elevation 537).

In existing conditions, stormwater runoff from the site drains north through the parking lot and is collected by various inlets throughout the site. The runoff that is collected goes through the onsite conveyance system and is ultimately released through one (1) discharge point to the stream/wetlands area to the north of the development.

Based on the NRCS Soil Survey, soils are anticipated to have slow infiltration rates with high runoff potential when the site is generally wet.

**2.7 SEWERAGE SYSTEMS**

Per NJDEP Geoweb Mapping, the site is located within a sewer service area. Sanitary sewer service for the developments in the lower portion of the project site are serviced by laterals that run along the property perimeter to the rear of the site.

Sanitary sewer service is available for the upper portion of the project site. The existing building is served by a sanitary lateral connected to the existing manhole and 12” main running along the easterly property line. The existing sewer demand for this upper portion of the site has been estimated below using daily usage values found in N.J.A.C 7.14-23.3.

Racquet clubs = 80 GPD / per court per hour \* 3 courts per hour = 240 GPD

Clubhouse (Tennis Club) = 35 GPD / non-resident member \* ±50 members = 1,750 GPD

Total = 1,990 GPD

## **2.8 VEGETATION**

On site vegetation is generally grass with evergreen trees and shrubs located within scattered landscape islands. Several deciduous trees are located along the northerly and westerly property lines.

## **2.9 WILDLIFE & AQUATIC ORGANISMS**

As the project site is located within a business district and the site is generally developed/impervious, presence of wildlife and aquatic biota is limited.

## **2.10 NOISE LEVELS**

There is minimal noise generated from the subject site. The largest contributor to decibel levels is from the traffic associated with East Main Street.

## **2.11 HISTORIC & ARCHAEOLOGICAL FEATURES**

Per the NJDEP GeoWeb mapping, no mapped historic or archaeological features are located on or within the vicinity of the site.

## **2.12 SOLID WASTE DISPOSAL**

Solid waste is collected in trash bins in the parking lot and is disposed through a private trash collection company at designated pickup hours during the week.

## **2.13 TRAFFIC**

The site is located along East Main Street. Existing access is provided via full movement driveways along East Main Street. Please refer to the Traffic Assessment Report prepared by our office for detailed information.

## **2.14 DRAINAGE AREAS**

Under existing conditions, the site is comprised of one (1) point of interest.

- **Existing Drainage to Stream (Drainage Area E-1):** This drainage area has been determined to be the northwesterly discharge point that leads to the stream/wetlands area.

**TABLE 2: EXISTING DRAINAGE AREA**

<b>Drainage Area</b>	<b>Description</b>	<b>Area Extents (SF)</b>	<b>Impervious Area (SF)</b>	<b>Time of Concentration (Min)</b>
E-1	Existing Drainage to Stream	577,865	452,785	8.9

### **3.0 PROPOSED CONDITIONS**

Under the proposed development plan, the northern portion of the project site will include a multi-family residential building consisting of 75 units, tenant premium parking, automotive sales & service, and recreational facilities. The developments in the lower portion of the project site will remain the same in the proposed plan. Additional improvements include parking, lighting fixtures, landscaping, stormwater infrastructure and other improvements as depicted on the accompanying site plan drawings.

#### **3.1 AIR QUALITY**

There will be no negative impact to air quality from the development. Air quality on-site will likely be enhanced by the addition of trees.

#### **3.2 WATER QUALITY**

Water quality across the site will be improved through the installation of permeable pavers to provide the required TSS removal and through the decrease of impervious surfaces. Please refer to the Stormwater Management Report prepared by our office for more detail.

#### **3.3 WETLANDS**

The NJDEP issued a Freshwater Wetlands Letter of Interpretation: Line Verification on 10/01/2020 verifying that there is a 150 FT wetlands transition area associated with the flagged wetlands area at the rear of the site. A portion of the wetland transition area will be disturbed and will be permitted through the NJDEP. Impervious surfaces are being reduced/maintained and stormwater drainage patterns are being maintained, therefore there will be no impacts to wetlands onsite.

#### **3.4 FLOOD HAZARD AREAS & FLOODPLAINS**

As noted above, Princeton Hydro has prepared a Flood Hazard Area Study for the site providing analysis on flood zone and flood hazard areas (FHA) surrounding the stream. There is a riparian zone associated with the stream. A



portion of the proposed development is within the buffer and will be permitted through the NJDEP. Given reduction of impervious and maintained drainage patterns, there will be no anticipated impacts to the watershed.

### **3.5 WATER SUPPLY**

As noted above, the developments in the lower portion of the project site are serviced by a lateral that ultimately connects to an existing water main in East Main Street. There will be no changes to water supply in this portion of the site.

The project proposes to replace the existing water service lateral. The proposed water demand has been estimated below using Table I “Average Daily Water Demand” found in N.J.A.C 7.10-12.6.

Multi-Family Dwelling = 75 GPD / per apartment \* 75 apartments = 5,625 GPD

Total = 5,625 GPD

### **3.6 HYDROLOGY, GEOLOGY, SOILS & TOPOGRAPHY**

Under proposed conditions, the stormwater runoff will be conveyed via a combination of existing catch basins/underground pipes, proposed catch basins/underground pipes, permeable pavers, and roof leaders, and is designed to meet existing drainage patterns.

All soils and geology are expected to remain unchanged. Topography will be modified to facilitate ADA compliant access paths, parking areas, and ramps. The site will also be regraded to improve overall surface drainage capacity.

Proposed topography maintains slopes generally consistent with existing conditions. The development proposes to decrease impervious surfaces which will reduce volumes in post-construction, thereby increasing the total infiltration for the site.

### **3.7 SEWERAGE SYSTEMS**

There will be no changes to the sewerage systems in the lower portion of the project site. The project proposes to replace the existing sewer lateral in the northern portion of the project site. The proposed sewer demand has been calculated below using daily usage values found in N.J.A.C 7.14A-23.3.

Multi-Family Dwelling = 150 GPD / per 1 bedroom unit \* 38 units = 5,700 GPD

Multi-Family Dwelling = 225 GPD / per 2 bedroom unit \* 34 units = 7,650 GPD

Multi-Family Dwelling = 300 GPD / per 3 bedroom unit \* 3 units = 900 GPD

Total = 14,250 GPD

### **3.8 VEGETATION**

Vegetation onsite will be greatly improved through various landscaping features to enhance the interior aesthetic and improve upon perimeter buffering. The proposed landscaping plan incorporates a total of 137 native trees and over 1,000 shrubs. The proposed development includes 24,883 SF of new vegetated area, increasing the open space on-site by 4.4% from existing conditions. Please refer to the Landscaping Plan in the **Appendix** for more details.

### **3.9 WILDLIFE & AQUATIC ORGANISMS**

As noted above, the project site is located within a business district and the site is generally developed/impervious, and as such, the presence of wildlife and aquatic biota is limited.

### **3.10 NOISE LEVELS**

The proposed development is not anticipated to have any impact on the noise level of the surrounding area. The largest contributor to decibel levels will still be from nearby traffic on East Main Street.

### **3.11 HISTORIC & ARCHAEOLOGICAL FEATURES**

Per the NJDEP GeoWeb mapping, no mapped historic or archaeological features are located on or within the vicinity of the site.

### **3.12 SOLID WASTE DISPOSAL**

Trash will be stored within a dedicated interior trash room and will be privately disposed from the site on scheduled trash pick-up days.

### **3.13 TRAFFIC**

The site is located along East Main Street. Proposed access is provided via proposed full movement driveways along East Main Street. Traffic levels are anticipated to be similar to existing conditions. Please refer to the Traffic Assessment Report prepared by our office for detailed information.

### **3.14 DRAINAGE AREAS**

Under proposed conditions, the site is comprised of one (1) point of interest.

- **Proposed Drainage to Stream (Drainage Area P-1):** This drainage area has been determined to be the northwesterly discharge point that leads to the stream/wetlands area.

**TABLE 3: PROPOSED DRAINAGE AREAS**

<b>Drainage Area</b>	<b>Description</b>	<b>Area Extents (SF)</b>	<b>Impervious Area (SF)</b>	<b>Time of Concentration (Min)</b>
P-1	Proposed Drainage to Stream	577,865	427,902	8.9

Detailed information regarding each drainage area can be found in the Stormwater Management Report.

## **4.0 DRAINAGE DESIGN**

### **4.1 NEW JERSEY STORMWATER DESIGN PARAMETERS**

The project is proposing to disturb 218,408 SF (5.0 acres) of land. Per the applicable stormwater standards, the project is classified as a Major Development and is subject to stormwater quantity, quality, and recharge regulations. Additionally, the project will decrease impervious areas by 24,883 SF (0.57 acres)

**TABLE 4: PROJECT STORMWATER DESIGN INTENT SUMMARY TABLE**

<b>Design Parameters</b>	<b>Design Intent for Compliance</b>
Stormwater Quantity	Demonstrate through hydrologic and hydraulic analysis that for stormwater leaving the site, post-construction runoff hydrographs for the two-, ten- and one-hundred-year storm events do not exceed, at any point in time, the preconstruction runoff hydrographs for the same storm event
Groundwater Recharge	Demonstrate through hydrologic and hydraulic analysis that the site and its stormwater management measures maintain 100% of the average annual preconstruction groundwater recharge volume for the site.
Stormwater Quality	Stormwater management measures shall only be required for water quality control if an additional 1/4 acre of impervious surface is being proposed on a development site. As the development does not increase impervious surfaces on site by more than 1/4 acre, stormwater water quality measures do not apply. Water quality is expected to be improved due to increased lawn cover and proposed inlets sumps with hoods.

### **4.2 STORMWATER QUANTITY CONTROL**

Runoff is controlled through the addition of permeable pavers, roof leaders, and inlets in conjunction with the existing conveyance system. To analyze runoff quantities between the existing and proposed drainage areas, one (1) point of interest was selected. The following tables summarize the results for the 5-year, 25-year and 50-year storm events for each project point of interest:

**TABLE 5: PEAK DISCHARGE & VOLUME TO POI-I**

<b>Storm Event</b>	<b>Pre-Development Peak Discharge</b>	<b>Post-Development Peak Discharge</b>	<b>Pre-Development Volume</b>	<b>Pre-Development Volume</b>
5-Year	46.59 CFS	46.01 CFS	182,549 CF	179,325 CF
25-Year	68.62 CFS	68.09 CFS	271,005 CF	267,472 CF
50-Year	79.68 CFS	79.18 CFS	315,684 CF	312,048 CF

As shown in the tables above, peak stormwater discharge rates are reduced such that at no point in time does the proposed hydrograph exceed the existing hydrograph. Project hydrographs and more detailed data can be found in the Stormwater Management Report.

**4.3 GROUNDWATER RECHARGE**

As indicated in the Township Ordinances and NJAC 7:8-5.4, the project site shall demonstrate that the site and its stormwater management measures maintain 100 percent of the average annual pre-construction recharge volume for the site. As noted above, the proposed development will increase the amount of pervious surfaces throughout the site. This will subsequently reduce volumes in post-construction conditions, thereby increasing the total infiltration for the site. Please refer to the Stormwater Management Report for more detailed information

**4.4 STORMWATER QUALITY CONTROL**

As the development increases impervious surfaces on site by more than ¼ acre, stormwater water quality measures apply per NJAC 7:8. The overall site will require 12.37% TSS removal. Pervious pavers are proposed to provide 80% TSS removal for a portion of the proposed development, thereby proposing 12.52% TSS removal for the overall site. In addition, water quality is expected to be improved through the overall decrease in impervious surface by 24,883 SF (0.57 AC). Please refer to the Stormwater Management Report for more detailed information.

**4.5 SOIL EROSION & SEDIMENT CONTROL**

A Soil Erosion & Sediment Control Plan 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, hay bales, a stabilized construction entrance, inlet filters, trench filters, tree protection fence, and cover for soil stabilization. Permanent post-construction measures include conduit outlet projection, native vegetation, and rip-rap lining. No land disturbance will occur until a permit has been obtained from the Morris County Soil Conservation District.

## **5.0 ENVIRONMENTAL IMPACT ASSESSMENT**

The table below provides a summary of the environmental impact from post-development conditions. No major impacts to sensitive environmental features are anticipated.

<b>Environmental Category</b>	<b>Impact</b>	<b>Description</b>
Air Quality	None	No impact to air quality is anticipated.
Water Quality	Positive	Permeable pavers, roof leaders, new inlets, and pipes are proposed. Impervious area is decreased and water is treated for TSS removal.
Wetlands	None	There are mapped wetlands at the rear of the site. Permitting will be obtained and any necessary mitigation will be provided.
Flood Hazard Areas & Floodplains	None	There are mapped floodplains at the rear of the site. Permitting will be obtained and any necessary mitigation will be provided.
Water Supply	Negative	Increase in water demand to public system
Hydrology, Geology, Soils & Topography	Positive	Overall impervious area will be decreased and proposed drainage patterns match existing.
Sewerage Systems	Negative	Increase in sanitary demand to public system
Vegetation	Positive	Increased landscaping & decreased impervious surface.
Wildlife & Aquatic Organisms	None	No impact to wildlife & aquatic biota is anticipated.
Noise Levels	None	No impact to noise is anticipated.
Historic & Archaeological Features	None	No features on or near the site.
Solid Waste Disposal	None	Solid waste will be disposed through private hauling.
Traffic	None	Driveways will operate at acceptable LOS. Maximum increase in trip generation will not exceed 28 new trips.
Drainage Areas	Positive	New permeable pavers, inlets, pipes, and roof leaders are proposed. Overall impervious area will be decreased thereby providing reductions in quantity and volume.

## **6.0 RECOMMENDATIONS TO MINIMIZE ENVIRONMENTAL IMPACTS**

### ***6.1 GRADING & DRAINAGE***

The Grading & Drainage design complies with Municipal, County, and State regulations and is outlined in the Stormwater Management Report and Grading & Drainage Plan. The site has been graded to match the existing topography and drainage patterns. Stormwater runoff will be conveyed via a combination of existing catch basins/underground pipes, proposed catch basins/underground pipes, permeable pavers, and roof leaders. In addition, impervious coverage on-site is reduced by 24,883 SF (0.57 acres).

## **6.2 VEGETATION & NATURAL ENVIRONMENT**

The proposed landscaping aesthetically enhances the site, provides shade, and an improved buffer to adjacent properties. The landscaping plan incorporates a total of 137 native trees and over 1,000 shrubs. The remainder of the site will be planted with shrub and grass areas and will provide an overall increase of vegetated area under proposed conditions from 125,080 SF (21.65%) of vegetated open space to 149,963 SF (25.95%) of vegetated open space. Please refer to Landscaping Plan in the **Appendix** for more detail.

## **6.3 CONSTRUCTION SCHEDULE**

Please note that various methods will be utilized during construction to help minimize the environmental impact. The proposed sequence of construction for the development is anticipated to be as follows:

1. Install silt fence, tree protection fence, inlet protection filter, construction entrance, and any other applicable soil and sediment control measures (3 days).
2. Rough grading and excavation (4 weeks).
3. Building construction and site improvements (6 months).
4. Streetscape improvements (4 weeks).
5. Remove silt fence and soil erosion measures (1 day).

## **7.0 STATEMENT OF ALTERNATIVES**

Under a “no action” alternative the site would remain as is with the Health & Racquet Club in the northern portion and the shopping center with associated parking and site features in the lower portion. The proposed apartments, tenant premium parking, and automotive sales and service are permitted uses. The proposed apartments are located within the permitted setbacks, meet NJDEP requirements, and other requirements of the municipality. This combined with an enhanced stormwater management system, increased landscaping, an updated safer driveway configuration, and improvements to the entire site is aimed to provide improved conditions for the township. Additionally, the proposed development greatly increases the aesthetics of the site with an architectural design that highlights the township's history, and an extensive landscaping design inclusive of native, low-maintenance trees. The proposed development offers increased economic activity, safety, and aesthetic appeal when compared to the “no action” alternative.

Aside from the “no action” alternative, the development could propose another use that is permitted within the East Business Zone (EB)/East Business Affordable Housing (EB-AH) Overlay such as an automotive gasoline station, a retail store, or an office.

## **7.0 LICENSES, PERMITS, AND APPROVALS REQUIRED**

- Borough of Mendham
  - Preliminary & Final Site Plan Approval
  - Local Sanitary Permitting
  - Building Permits
- Morris County
  - Preliminary & Final Site Plan Approval
- Morris County Soil Conservation District
  - Soil Erosion & Sediment Control Plan Certification
- New Jersey Department of Environmental Protection
  - NJPDES General Permit for Construction Activities (5G3)
  - Freshwater Wetland Permitting
  - Flood Hazard Area Permitting
  - Treatment Works Approval
  - Water Main (BWSE) Permit
- New Jersey American Water
  - Local Water Permitting

## **8.0 DOCUMENTATION**

The following documents were utilized in the drafting of this statement:

- NJDEP N.J.A.C. 7:8
- The Township of Mendham Zoning Code, Last Amended 11/10/2021
- The Township of Mendham Ordinance #09-2020
- NJDEP GeoWeb Mapping
- FEMA Mapping
- USGS Mapping
- Google Earth
- NRCS Soil Survey

# **APPENDIX PROJECT FIGURES**

**INVENTORY**

**AERIAL MAP**

**TAX / ZONING MAP**

**USGS QUADRANGLE MAP**

**FEMA FLOOD INSURANCE MAP**

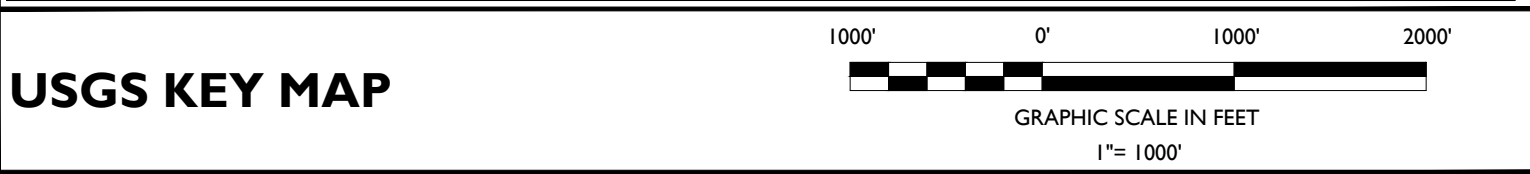
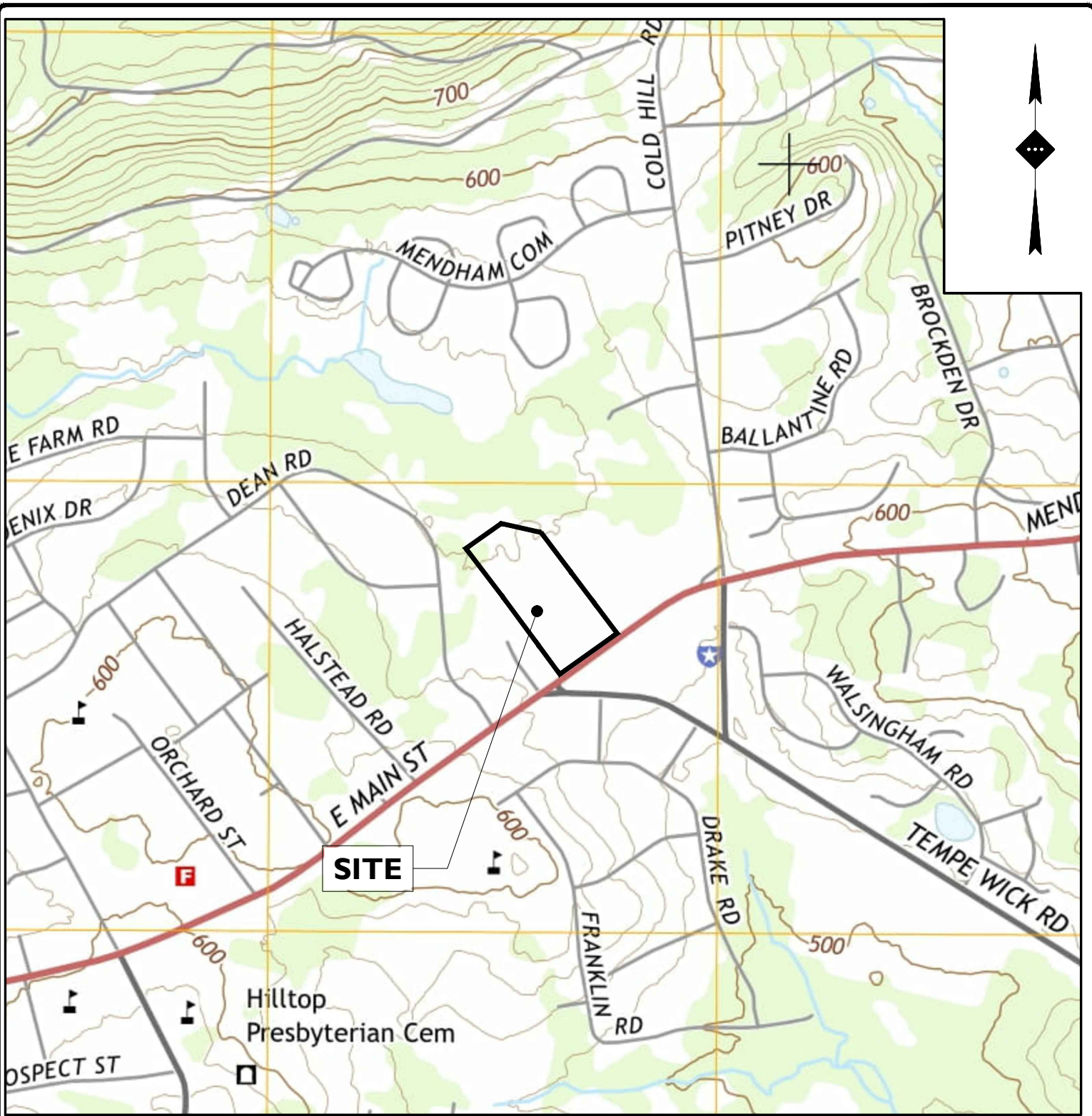
**NJDEP GEOWEB WETLANDS LOCATION MAP**


**NRCS COUNTY SOIL SURVEY**

**LANDSCAPING PLAN**

**NJDEP FRESHWATER WETLANDS LETTER OF INTERPRETATION**

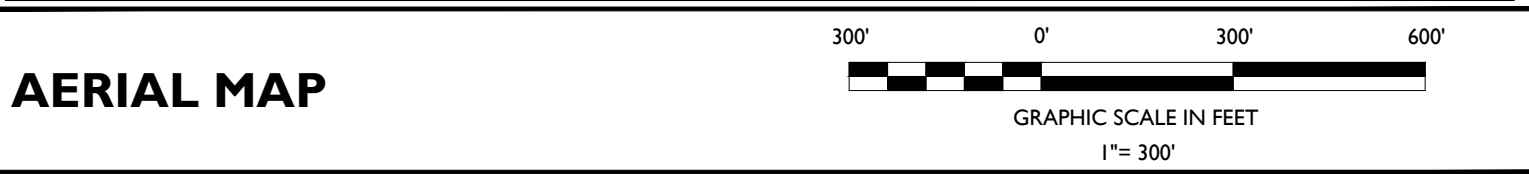
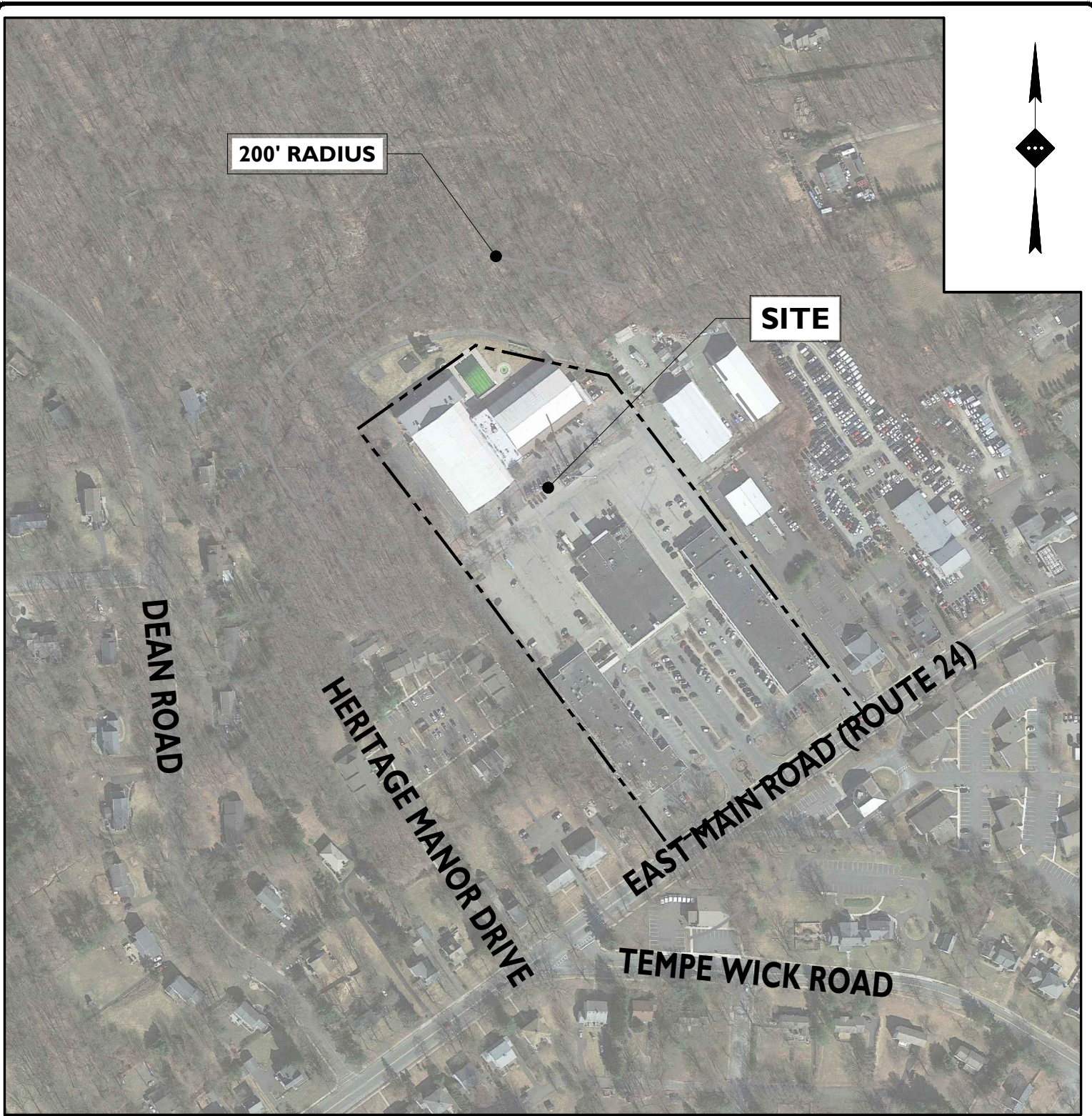




<p>SOURCE: MENDHAM QUADRANGLE NJ 7.5 MINUTE SERIES USGS MAP. DATED 2019</p>	<p><b>DRAWN BY:</b> GT</p>	 <p>Rutherford, NJ · New York, NY · Boston, MA Princeton, NJ · Tampa, FL · Detroit, MI www.stonefielddeng.com</p> <p>Headquarters: 92 Park Avenue, Rutherford, NJ 07070 Phone 201.340.4468 · Fax 201.340.4472</p>
<p><b>V-FEE MENDHAM APARTMENTS, LLC</b> <b>PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT</b></p>	<p><b>CHECKED BY:</b> PK</p>	
<p>BLOCK 801, LOT 20 84-90 EAST MAIN STREET BOROUGH OF MENDHAM, MORRIS COUNTY, NEW JERSEY</p>	<p><b>DATE:</b> 07/28/2022</p>	
	<p><b>SCALE:</b> 1"=1000'</p>	
	<p><b>PROJECT ID:</b> RUT-200218</p>	

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SOURCE: GOOGLE EARTH PRO DATED 02/22/2020

**V-FEE MENDHAM APARTMENTS, LLC**  
**PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

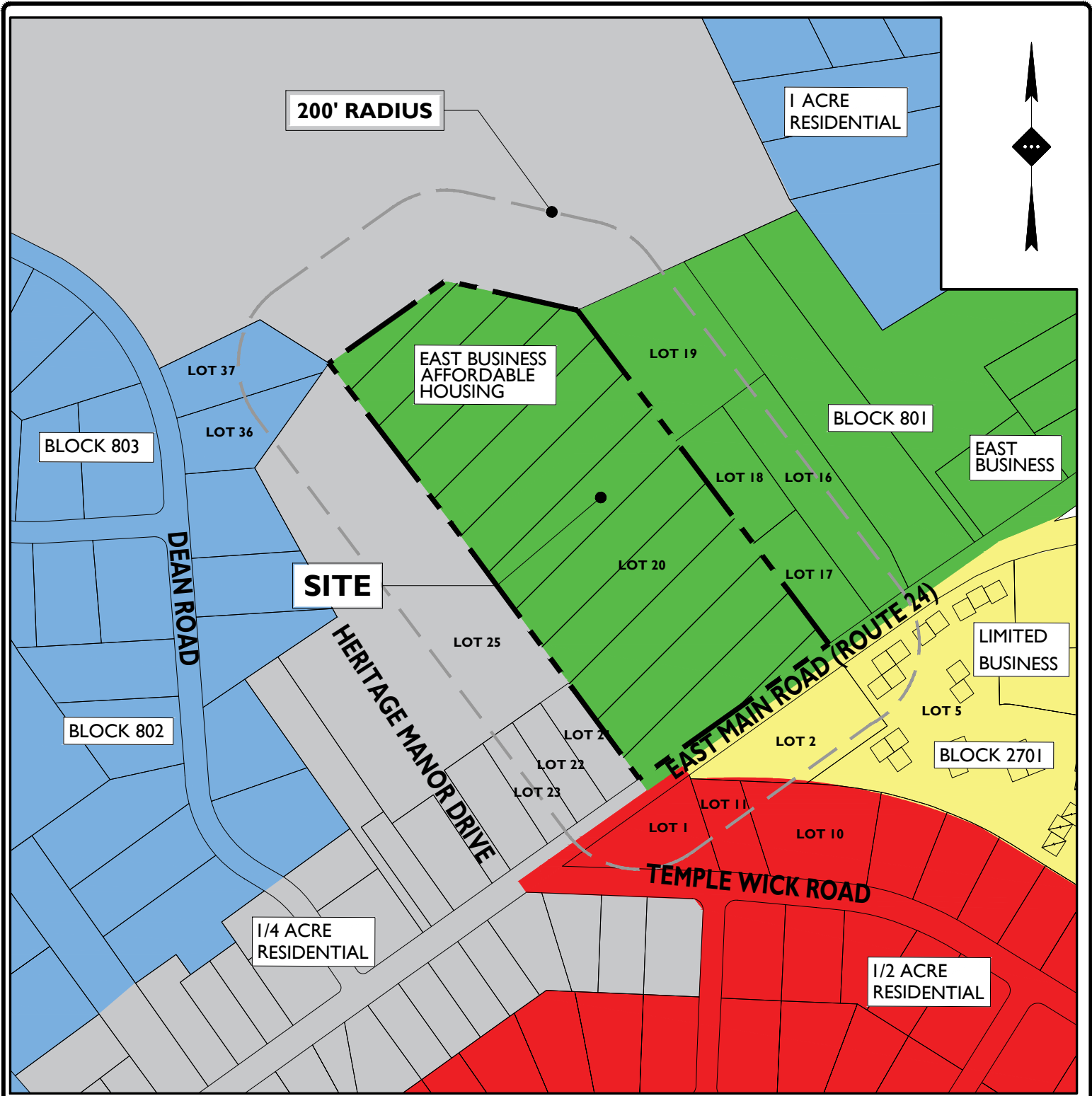
BLOCK 801, LOT 20  
 84-90 EAST MAIN STREET  
 BOROUGH OF MENDHAM, MORRIS COUNTY, NEW JERSEY

<b>DRAWN BY:</b>	GT
<b>CHECKED BY:</b>	PK
<b>DATE:</b>	07/28/2022
<b>SCALE:</b>	1"=300'
<b>PROJECT ID:</b>	RUT-200218

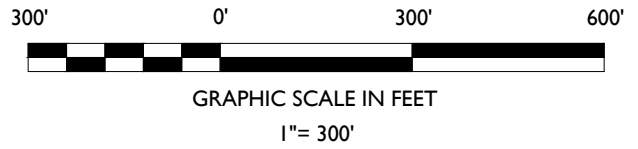
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# TAX & ZONING MAP



SOURCE: TAX MAP: BOROUGH OF MENDHAM'S TAX MAP, SHEET 8. DATED JULY 2010. ZONING MAP: THE BOROUGH OF MENDHAM'S ZONING MAP. DATED: 01/18/2012

## V-FEE MENDHAM APARTMENTS, LLC PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

BLOCK 801, LOT 20  
84-90 EAST MAIN STREET  
BOROUGH OF MENDHAM, MORRIS COUNTY, NEW JERSEY

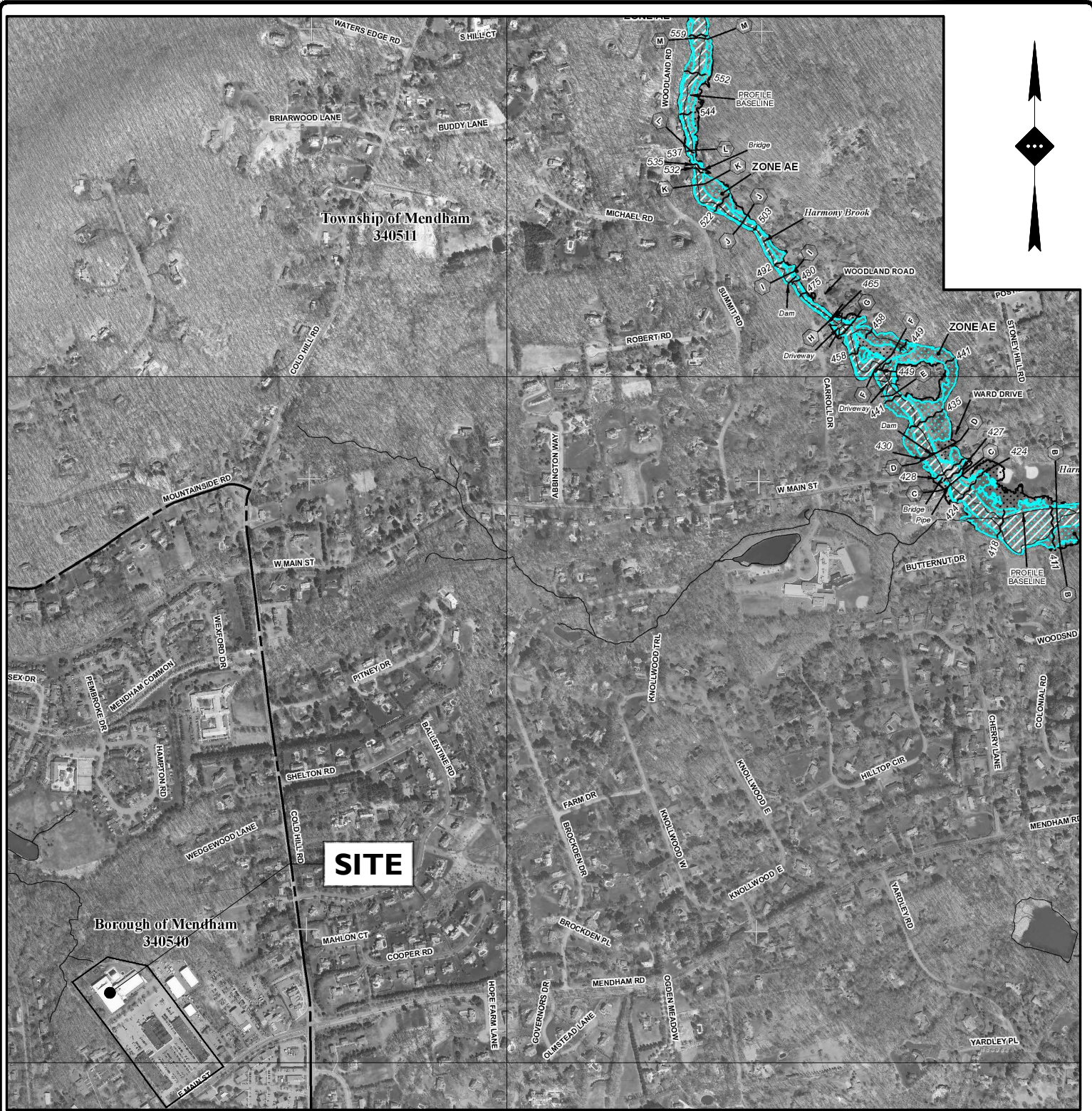
<b>DRAWN BY:</b>	GT
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<b>SCALE:</b>	1"=300'
<b>PROJECT ID:</b>	RUT-200218



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Z:\Rutherford\RUT-200218 RUI Development - 84-90 East Main Street, Mendham, NJ\CAD\Diagrams\2020-10-14\_Project Maps.dwg



# EFFECTIVE FEMA FLOOD INSURANCE RATE MAP



GRAPHIC SCALE IN FEET

1" = 1000'

SOURCE: PRELIMINARY FLOOD INSURANCE RATE MAP, MORRIS COUNTY, NEW JERSEY, MAP NUMBER 34027C0287F DATED FEBRUARY 6, 2016

## V-FEE MENDHAM APARTMENTS, LLC PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

BLOCK 801, LOT 20  
84-90 EAST MAIN STREET  
BOROUGH OF MENDHAM, MORRIS COUNTY, NEW JERSEY

<b>DRAWN BY:</b>	GT
<b>CHECKED BY:</b>	PK
<b>DATE:</b>	07/28/2022
<b>SCALE:</b>	1"=1000'
<b>PROJECT ID:</b>	RUT-200218






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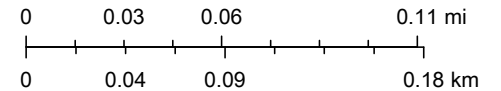
# NJDEP GEOWEB WETLANDS LOCATION MAP



3/12/2021, 10:18:09 AM

-  Wetlands (2007)
-  Parcels Data (Block and Lot)
-  County Boundaries

1:4,514



USDA FSA, GeoEye, Maxar

New Jersey Department of Environmental Protection

NJDEP | NJDEP, Bureau of Energy and Sustainability Edition 20190327 | New Jersey Office of Information Technology (NJGIT), Office of Geographic Information Systems | NJDEP, USEIA | NJ Department of Environmental Protection, Division of Information

Hydrologic Soil Group—Morris County, New Jersey



Map Scale: 1:2,810 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



## MAP LEGEND

### Area of Interest (AOI)









 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons





 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines


 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points






 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available

### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Morris County, New Jersey  
 Survey Area Data: Version 16, Aug 31, 2021

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

Date(s) aerial images were photographed: Mar 13, 2021—Sep 14, 2021

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

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CapfB	Califon variant loam, 3 to 8 percent slopes	C	7.3	56.2%
CoaBc	Cokesbury loam, 0 to 8 percent slopes, extremely stony	D	5.6	43.2%
GkaoB	Gladstone gravelly loam, 3 to 8 percent slopes	B	0.1	0.6%
<b>Totals for Area of Interest</b>			<b>12.9</b>	<b>100.0%</b>

### Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

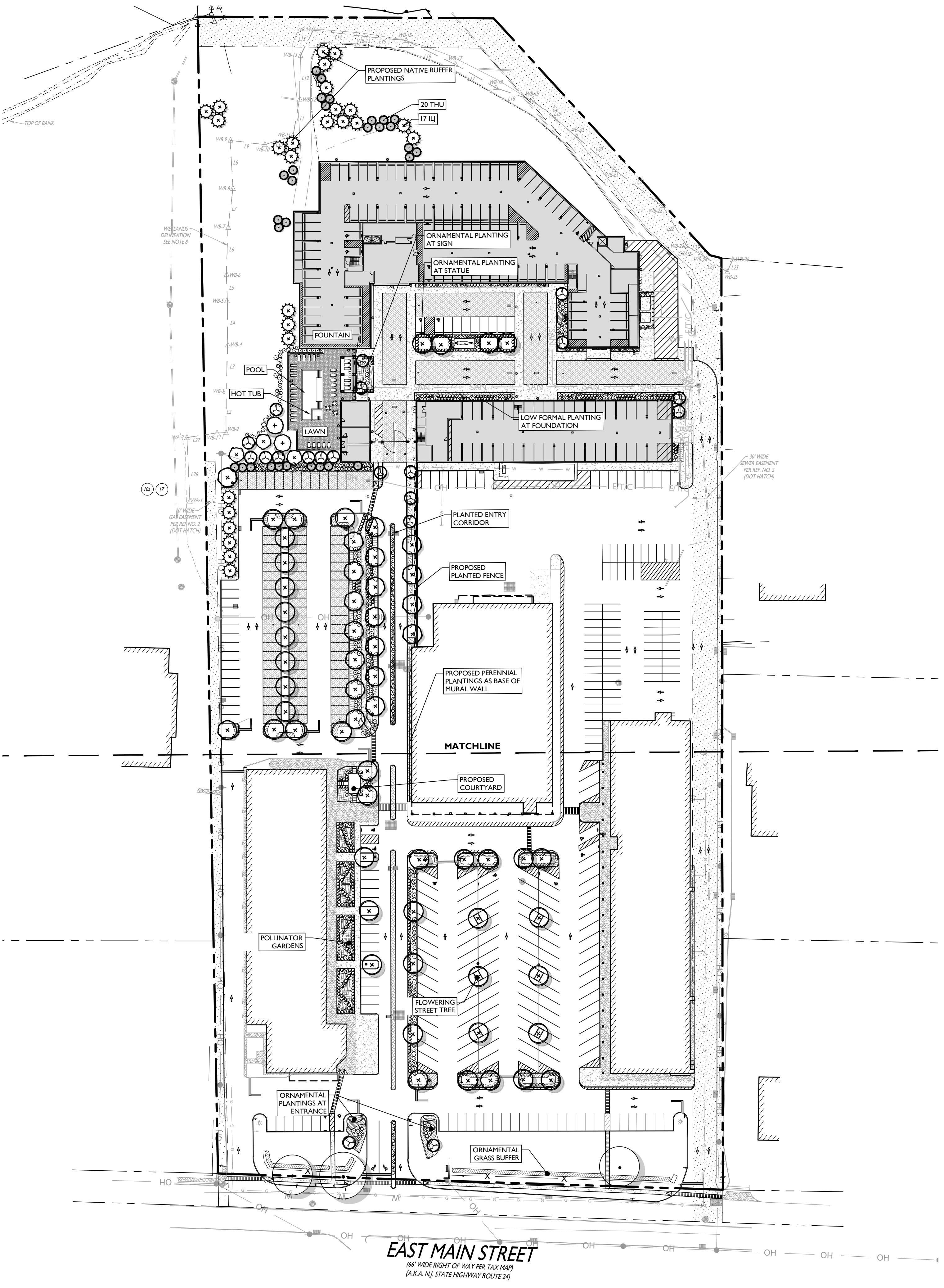


## Rating Options

*Aggregation Method: Dominant Condition*

*Component Percent Cutoff: None Specified*

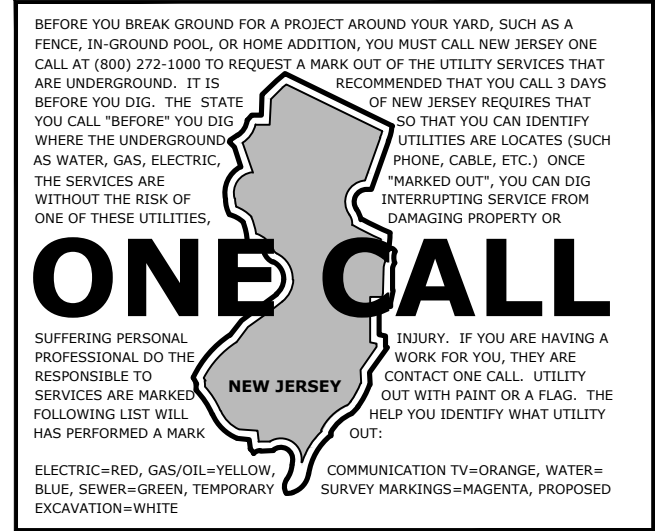
*Tie-break Rule: Higher*



TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	MAL	MALLUS IOENSIS	PRAIRIE CRABAPPLE	8' HT	B&B	NATIVE
	PRU	PRUNUS SEROTINA	BLACK CHERRY	2-3" CAL	B&B	NATIVE
	QUE	QUERCUS BICOLOR	SWAMP WHITE OAK	2-3" CAL	B&B	NATIVE
	TIL	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2-3" CAL	B&B	NATIVE
	VIT	VITEX AGNIUS-CASTUS	CHASTE TREE	2-3" CAL	B&B	NATIVE
EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	ILEJER	ILEX OPACA 'JERSEY QUEEN'	AMERICAN HOLLY	6' HT	B&B	NATIVE
	THU	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	6' HT	B&B	NATIVE
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	DETAIL
	COR	CORNUS SERICEA	RED TWIG DOGWOOD	3 GAL	POT	NATIVE
	HYN	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	NIKKO BLUE HYDRANGEA	3 GAL	POT	NATIVE
	HYQ	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	3 GAL	POT	NATIVE
	ITE	ITEA VIRGINICA	VIRGINIA SWEETSPICE	3 GAL	POT	NATIVE
	IVY	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	POT	NATIVE
	RHD	RHODODENDRON X 'DORA AMATEIS'	DORA AMATEIS RHODODENDRON	3 GAL	POT	NATIVE
	VIB	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	5 GAL	POT	NATIVE
EVERGREEN SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	DETAIL
	INK	ILEX GLABRA	INKBERRY HOLLY	24" HT	POT	NATIVE
	KAL	KALMIA LATIFOLIA	MOUNTAIN LAUREL	5 GAL	POT	NATIVE
	RHO	RHODODENDRON MAXIMUM	ROSE BAY	7 GAL	POT	NATIVE
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
	ASC	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 GAL	36" o.c.	NATIVE
	HEM	HEMEROCALLIS FULVA 'BITSEY'	DWARF YELLOW DAYLILY	1 GAL	18" o.c.	NATIVE
	IRI	IRIS VERSICOLOR	BLUE FLAG	1 GAL	24" o.c.	NATIVE
	PAN	PANICUM VIRGATUM	SWITCH GRASS	5 GAL	48" o.c.	NATIVE

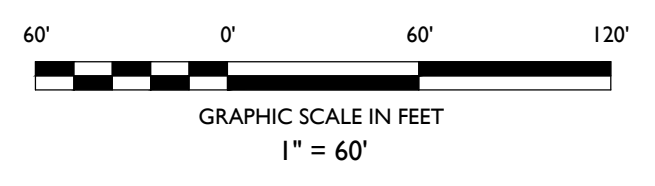
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

CODE SECTION	REQUIRED	PROPOSED
§ 215-68	SCREENING REQUIREMENTS MIN 30' WIDE BUFFER	COMPLIES



**IRRIGATION NOTE:**  
IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

- LANDSCAPING NOTES**
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
  - THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
  - THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
  - THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
  - THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
  - THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.



PK	BY	DATE	ISSUE
1		10/07/2018	FOR MUNICIPAL SUBMISSION

NOT APPROVED FOR CONSTRUCTION

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PRELIMINARY AND FINAL SITE PLAN

**V-FEE MENDHAM APARTMENTS, LLC**

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

BLOCK 801, LOT 20  
84-90 EAST MAIN STREET  
BOROUGH OF MENDHAM  
MORRIS COUNTY, NEW JERSEY

MATTHEW J. SECKLER, P.E.  
NEW JERSEY LICENSE No. 48721  
LICENSED PROFESSIONAL ENGINEER

**STONEFIELD**  
engineering & design

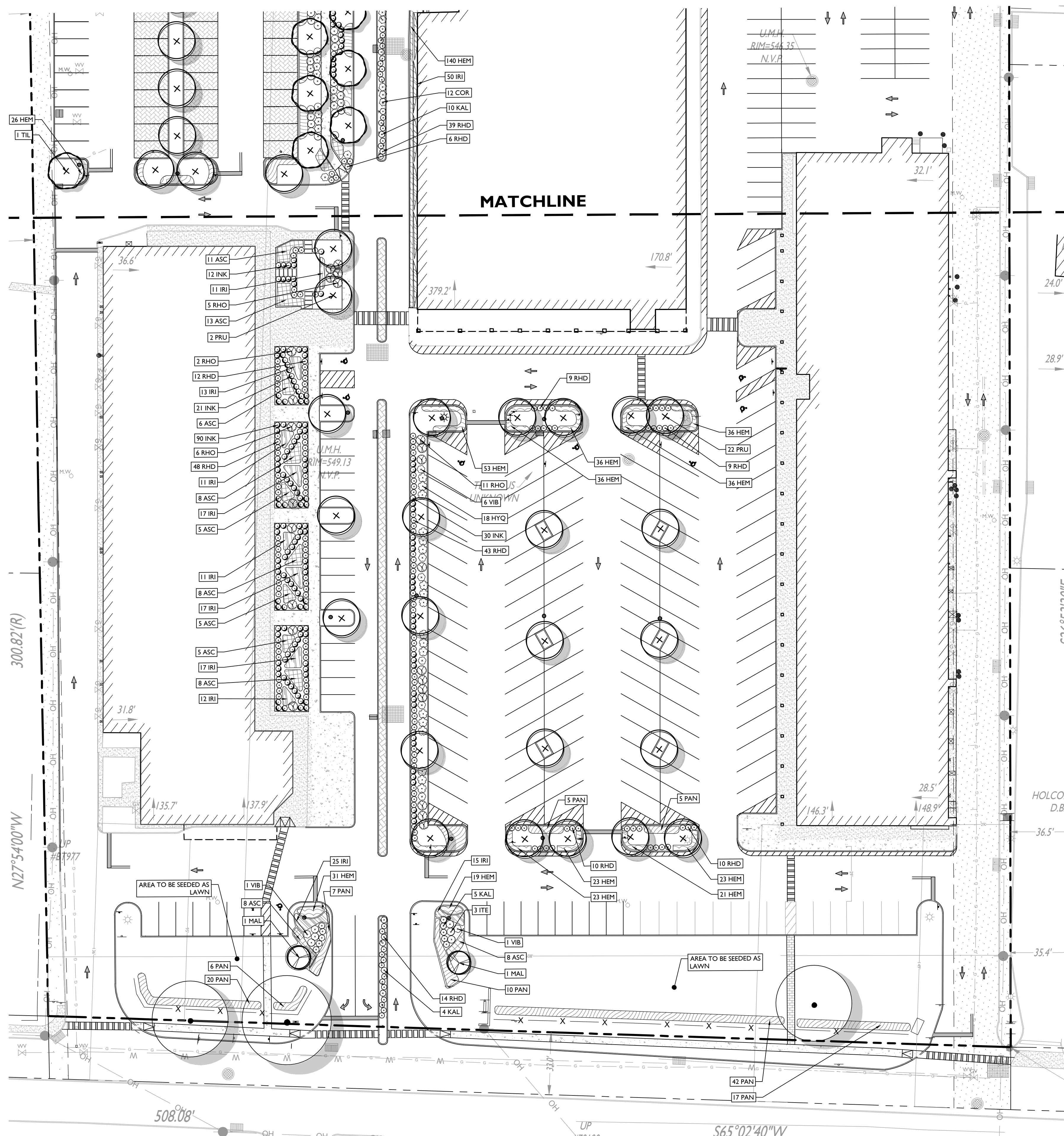
SCALE: 1" = 60' PROJECT ID: RUT-200218

TITLE:  
**OVERALL LANDSCAPING PLAN**

DRAWING:  
**C-17**

2:00 PHEONIC/DAL/23/09/27/2002/HOI DEVELOPMENT - 8495 EAST MAIN STREET - MENDHAM, NJ (07035) LAND.DWG





**EAST MAIN STREET**  
 (66' WIDE RIGHT OF WAY PER TAX MAP)  
 (A.K.A. N.J. STATE HIGHWAY ROUTE 24)

BEFORE YOU BREAK GROUND FOR A PROJECT AROUND YOUR YARD, SUCH AS A POOL, IN-GROUND POOL, OR HOME ADDITION, YOU MUST CALL NEW JERSEY ONE CALL AT (800) 372-1000 TO REQUEST A MARK OUT OF THE UTILITY SERVICES THAT ARE UNDERGROUND. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF UTILITY SERVICES THAT YOU CALL BEFORE YOU DIG. THE STATE OF NEW JERSEY REQUIRES THAT YOU CALL BEFORE YOU DIG TO VERIFY THE LOCATION OF UTILITY SERVICES THAT ARE UNDERGROUND. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF UTILITY SERVICES THAT YOU CALL BEFORE YOU DIG. THE STATE OF NEW JERSEY REQUIRES THAT YOU CALL BEFORE YOU DIG TO VERIFY THE LOCATION OF UTILITY SERVICES THAT ARE UNDERGROUND. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF UTILITY SERVICES THAT YOU CALL BEFORE YOU DIG.

**ONE CALL**

NEW JERSEY

IF YOU ARE HAVING A WORK FOR YOU, THEY ARE CONTACT ONE CALL UTILITY SERVICES TO HELP YOU IDENTIFY WHAT UTILITY SERVICES ARE MARKED OUT WITH PAINT OR A FLAG. THE HELP YOU IDENTIFY WHAT UTILITY SERVICES ARE MARKED OUT WITH PAINT OR A FLAG. THE HELP YOU IDENTIFY WHAT UTILITY SERVICES ARE MARKED OUT WITH PAINT OR A FLAG.

ELECTRIC-RED, GAS-ORANGE, WATER-BLUE, SEWER-GREEN, TELEPHONE-TELEPHONE, TEMPORARY EXCAVATION-WHITE

**IRRIGATION NOTE:**  
 IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

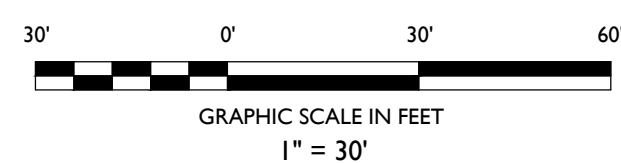
**LANDSCAPING NOTES**

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
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3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
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5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
+	MAL	20	MALLUS IOENSIS	PRAIRIE CRABAPPLE	8' HT	B&B	NATIVE
+	PRU	42	PRUNUS SEROTINA	BLACK CHERRY	2-3' CAL	B&B	NATIVE
x	QUE	2	QUERCUS BICOLOR	SWAMP WHITE OAK	2-3' CAL	B&B	NATIVE
+	TIL	20	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2-3' CAL	B&B	NATIVE
+	VIT	3	VITEX AGNUS-CASTUS	CHASTE TREE	2-3' CAL	B&B	NATIVE
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
+	ILEJER	26	ILEX OPACA 'JERSEY QUEEN'	AMERICAN HOLLY	6' HT	B&B	NATIVE
+	THU	30	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	6' HT	B&B	NATIVE
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	DETAIL
+	COR	40	CORNUS SERICEA	RED TWIG DOGWOOD	3 GAL.	POT	NATIVE
+	HYN	45	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	NIKKO BLUE HYDRANGEA	3 GAL.	POT	NATIVE
+	HYQ	31	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	3 GAL.	POT	NATIVE
+	ITE	48	ITEA VIRGINICA	VIRGINIA SWEETSPICE	3 GAL.	POT	NATIVE
+	IVY	6	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL.	POT	NATIVE
+	RHD	286	RHODODENDRON X 'DORA AMATES'	DORA AMATES RHODODENDRON	3 GAL.	POT	NATIVE
+	VIB	49	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	5 GAL.	POT	NATIVE
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	DETAIL
+	INK	397	ILEX GLABRA	INKBERRY HOLLY	24" HT	POT	NATIVE
+	KAL	83	KALMIA LATIFOLIA	MOUNTAIN LAUREL	5 GAL.	POT	NATIVE
+	RHO	42	RHODODENDRON MAXIMUM	ROSE BAY	7 GAL.	POT	NATIVE
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
+	ASC	118	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 GAL.	36" o.c.	NATIVE
+	HEM	1,226	HEMEROCALLIS FULVA 'BITSEY'	DWARF YELLOW DAYLILY	1 GAL.	18" o.c.	NATIVE
+	IRI	232	IRIS VERSICOLOR	BLUE FLAG	1 GAL.	24" o.c.	NATIVE
+	PAN	192	PANICUM VIRGATUM	SWITCH GRASS	5 GAL.	48" o.c.	NATIVE

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.



PK	DATE	ISSUE	BY	DESCRIPTION
1	10/07/2023			FOR MUNICIPAL SUBMISSION

NOT APPROVED FOR CONSTRUCTION

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**V-FEE MENDHAM APARTMENTS, LLC**

**PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

BLOCK 801, LOT 20  
 84-90 EAST MAIN STREET  
 BOROUGH OF MENDHAM  
 MORRIS COUNTY, NEW JERSEY

MATTHEW J. SECKLER, P.E.  
 NEW JERSEY LICENSE NO. 48721  
 LICENSED PROFESSIONAL ENGINEER

**STONEFIELD**  
 engineering & design

SCALE: 1" = 30' PROJECT ID: RUT-200218

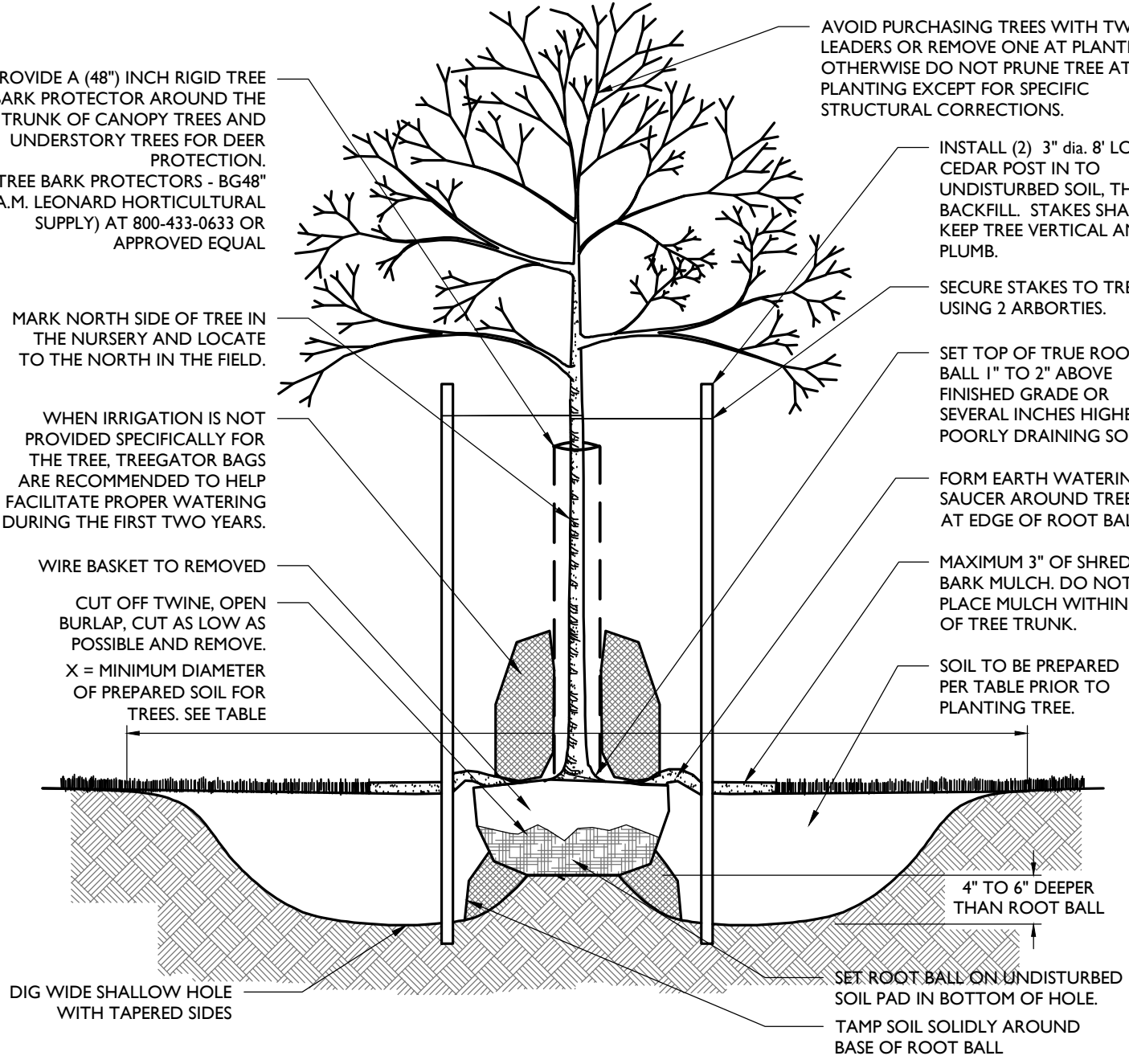
TITLE:  
**LANDSCAPING PLAN (FOCAL POINTS)**

DRAWING:

**C-19**

NOTES:

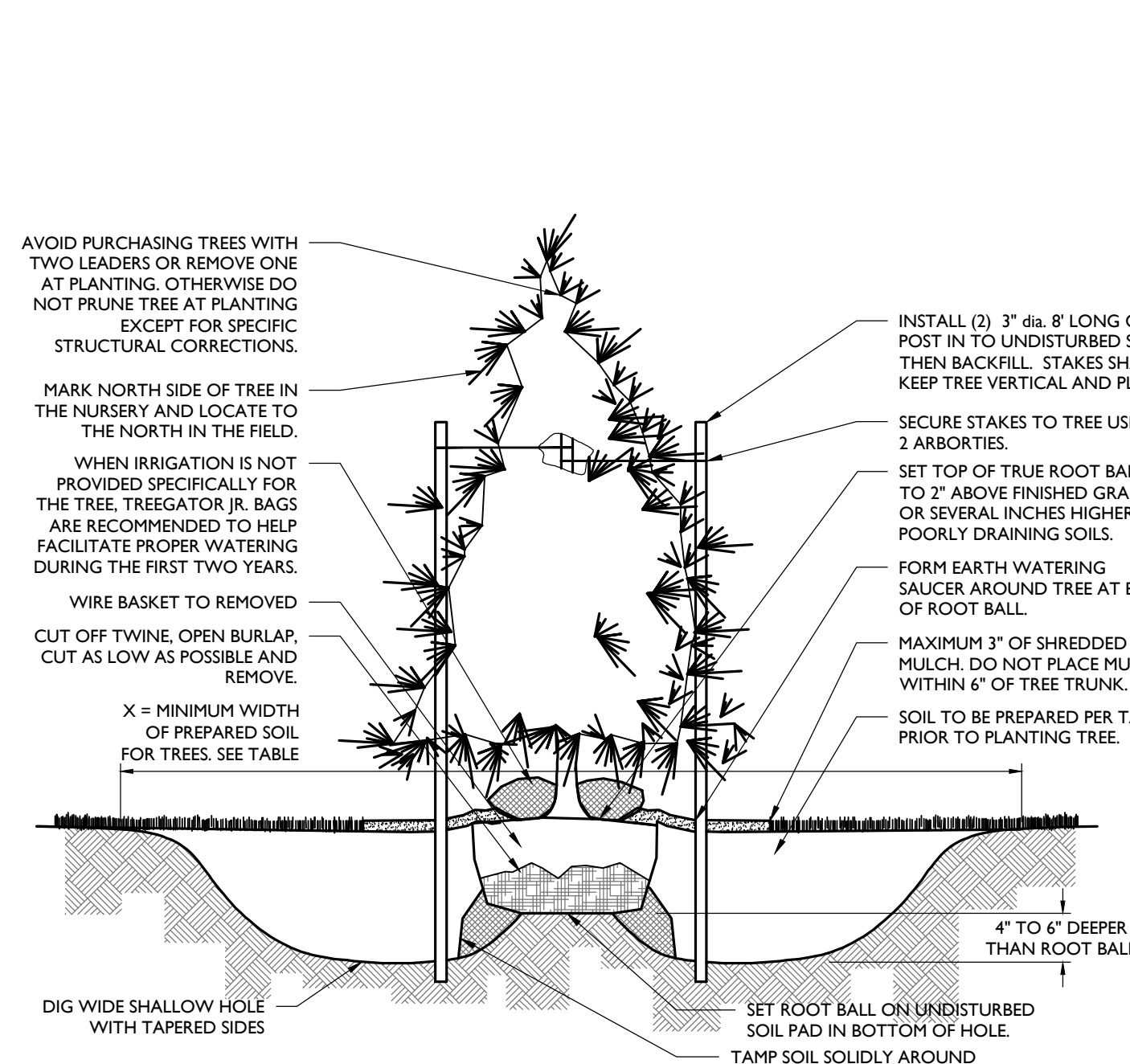
- 1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL...



DECIDUOUS TREE PLANTING DETAIL

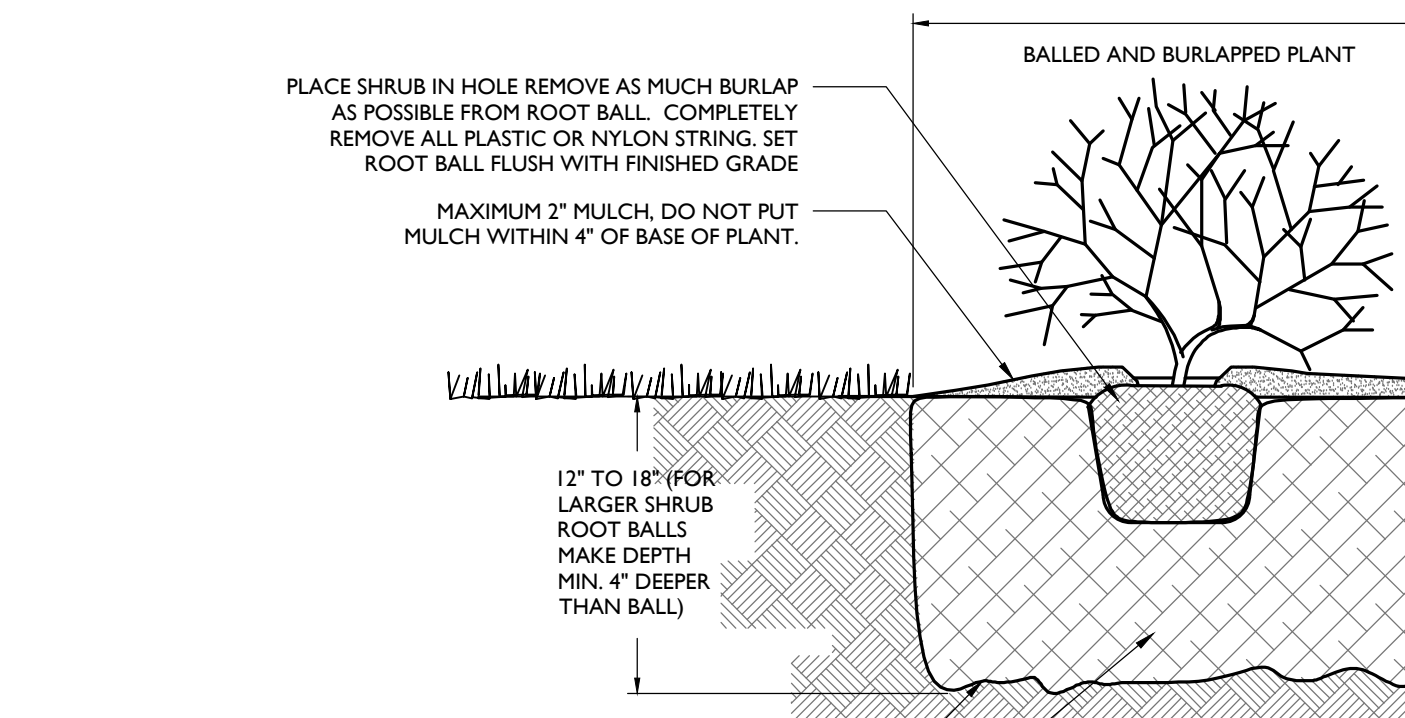
NOTES:

- 1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL...



CONIFEROUS TREE PLANTING DETAIL

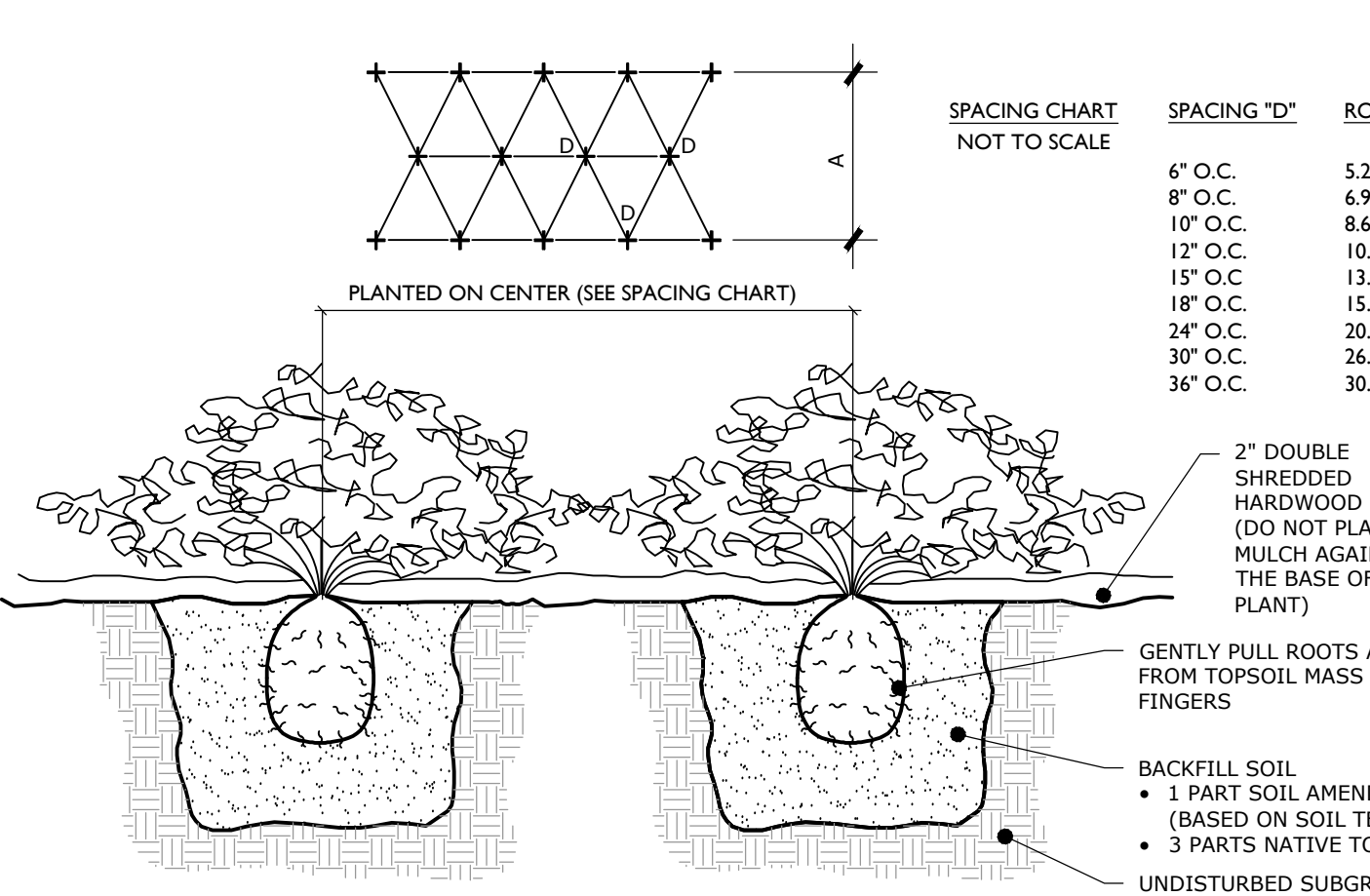
NOTES:



DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOTES:

- 1. THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING...

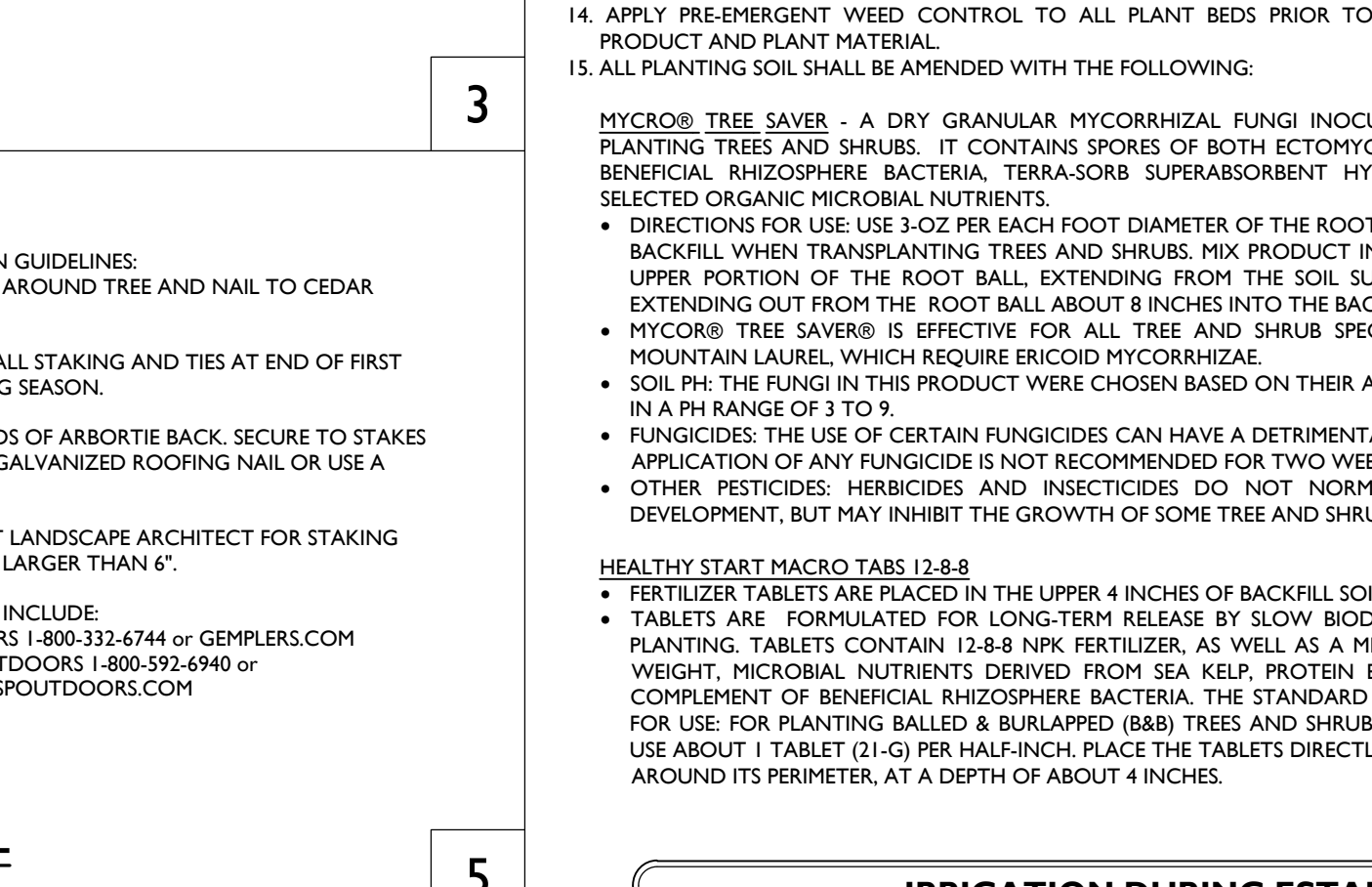


GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL

NOTES:

- 1. FOR THE CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL...

ARBOR TIE DETAIL



NOTES:

- 1. AT EACH IRRIGATION APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER TO THE ROOT BALL SURFACE...

IRRIGATION DURING ESTABLISHMENT

Table with columns for size at planting, irrigation for vitality, and irrigation for survival.

- 1. AT EACH IRRIGATION APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER TO THE ROOT BALL SURFACE...

PLANT MATERIAL AND HANDLING NOTES:

- 1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST REVISION...

SOIL PREPARATION AND MULCH NOTES:

- 1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING...

PLANT MATERIAL GUARANTEE NOTES:

- 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO YEAR (2 YR.) FROM APPROVAL OF LANDSCAPE INSTALLATION...

LAWN (SEED OR SOD) NOTES:

- 1. SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOD SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS...

Table with columns for issue, date, and by.

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design logo and contact information.

V-FEE MENDHAM APARTMENTS, LLC PRELIMINARY AND FINAL SITE PLAN PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

STONEFIELD engineering & design logo and project details including scale and drawing title.



## State of New Jersey

PHILIP D. MURPHY  
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

CATHERINE R. McCABE  
Commissioner

SHEILA Y. OLIVER  
Lt. Governor

Division of Land Resource Protection  
Mail Code 501-02A  
P.O. Box 420  
Trenton, New Jersey 08625-0420  
[www.nj.gov/dep/landuse](http://www.nj.gov/dep/landuse)

October 1, 2020

Mr. Thomas Maoli  
R.O.I. Management, LLC  
130 Route 10  
Whippany, New Jersey 07981

RE: Freshwater Wetlands Letter of Interpretation: Line Verification  
File No.: 1418-20-0001.1  
Activity Number: FWW200001  
Applicant: R.O.I. Management, LLC  
Project Name: Mendham Village Shopping Center  
Block: 801 Lot: 20  
Mendham Borough, Morris County

Dear Mr. Maoli:

This letter is in response to your request for a Freshwater Wetlands Letter of Interpretation Line Verification to have Division of Land Resource Protection (Division) staff verify the boundary of the freshwater wetlands and/or State open waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection (NJDEP), the U.S. Army Corps of Engineers (USACOE) Philadelphia and New York Districts, and the U.S. Environmental Protection Agency (USEPA), the NJDEP is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon a site inspection conducted by Division staff on August 21, 2020, the Division has determined that the wetlands and waters boundary line(s) as shown on the plan map entitled: "BOUNDARY AND TOPOGRAPHIC SURVEY; PREPARED FOR MENDHAM VILLAGE SHOPPING CENTER TAX MAP BLOCK 801 LOT 20; 90 EAST MAIN STREET BOROUGH OF MENDHAM COUNTY OF MORRIS, NJ", consisting of one (1) sheet, dated February 21, 2020, unrevised, and prepared by Philip A. McEntee Jr., is accurate as shown.

The freshwater wetlands and waters boundary line, as determined in this letter, must be shown on any future site development plans. The line should be labeled with the above file number and the following note:

"Freshwater Wetlands/Waters Boundary Line as verified by NJDEP".

### Wetlands Resource Value Classification (“RVC”)

In addition, the Division has determined that the resource value and the standard transition area or buffer required adjacent to the delineated wetlands are as follows:

Exceptional: Flags WA-1 through WB-26. [150 foot wetland transition area]

RVC may affect requirements for wetland and/or transition area permitting. This classification may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-9 and 10), the types of General Permits available for the property (see N.J.A.C. 7:7A-5 and 7) and any modification available through a transition area waiver (see N.J.A.C. 7:7A-8). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

Wetlands resource value classification is based on the best information available to the Division. The classification is subject to reevaluation at any time if additional or updated information is made available, including, but not limited to, information supplied by the applicant.

Under N.J.S.A. 13:9B-7a(2), if the Division has classified a wetland as exceptional resource value, based on a finding that the wetland is documented habitat for threatened and endangered species that remains suitable for use for breeding, resting or feeding by such species, an applicant may request a change in this classification. Such requests for a classification change must demonstrate that the habitat is no longer suitable for the documented species because there has been a change in the suitability of this habitat. Requests for resource value classification changes and associated documentation should be submitted to the Division at the address at the top of this letter.

### General Information

Pursuant to the Freshwater Wetlands Protection Act Rules, you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless it is determined that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original letter of interpretation and issue a revised letter of interpretation.

Regulated activities proposed within a wetland, wetland transition area or water area, as defined by N.J.A.C. 7:7A-2.2 and 2.3 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.4. The approved plan and supporting jurisdictional limit information are now part of the Division's public records.

Please be advised that any surface water features on the site or adjacent to the site may possess flood hazard areas and/or riparian zones and development within these areas may be subject to the Flood Hazard Area Control Act rules at N.J.A.C. 7:13. The Division can verify the extent of flood hazard areas and/or riparian zones through a flood hazard area verification under the application procedures set forth at N.J.A.C. 7:13-5.1.

This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are “isolated” or part of a surface water tributary system unless specifically called out in this letter as such. Furthermore, obtaining this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

## **Recording**

Within 90 calendar days of the date of this letter, the applicant shall submit the following information to the clerk of each county in which the site is located, and shall send proof to the Division that this information is recorded on the deed of each lot referenced in the letter of interpretation:

1. The Department file number for the letter of interpretation;
2. The approval and expiration date of the letter of interpretation;
3. A metes and bounds description of the wetland boundary approved under the letter of interpretation;
4. The width and location of any transition area approved under the letter of interpretation; and
5. The following statement: “The State of New Jersey has determined that all or a portion of this lot lies in a freshwater wetland and/or transition area. Certain activities in wetlands and transition areas are regulated by the New Jersey Department of Environmental Protection and some activities may be prohibited on this site or may first require a freshwater wetland permit. Contact the Division of Land Resource Protection at (609) 777-0454 or <http://www.nj.gov/dep/landuse> for more information prior to any construction onsite.”

Failure to have this information recorded in the deed of each lot and/or to submit proof of recording to the Division constitutes a violation of the Freshwater Wetlands Protection Act rules and may result in suspension or termination of the letter of interpretation and/or subject the applicant to enforcement action pursuant to N.J.A.C. 7:7A-22.

## **Appeal Process**

In accordance with N.J.A.C. 7:7A-21, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, Mail Code 401-04L, P.O. Box 402, 401 East State Street, 7<sup>th</sup> Floor, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at [www.nj.gov/dep/landuse/forms.html](http://www.nj.gov/dep/landuse/forms.html). Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department’s website at [www.nj.gov/dep/bulletin](http://www.nj.gov/dep/bulletin). In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website [www.nj.gov/dep/odr](http://www.nj.gov/dep/odr) for more information on this process.

Please contact Robert Helsel of our staff by e-mail at [robert.helsel@dep.nj.gov](mailto:robert.helsel@dep.nj.gov) or by phone at (609) 777-0454 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,

Cathryn Schaffer, Environmental Specialist 3  
Division of Land Resource Protection

c: Mendham Borough Municipal Clerk  
Agent: Karin Tekel, EcoSciences Inc.