

ENVIRONMENTAL IMPACT REPORT

**Block 2, Lot 7.01 / 4340 U.S. Route 130
Willingboro Township, Burlington County, New Jersey**

November 18, 2020

Prepared For:

**NE Willingboro LLC
873 Route 45
New City, New York 10956**

EXECUTIVE SUMMARY

The purpose of the Environmental Impact Report (EIR) is to disclose the environmental consequences and benefits of the proposed use of the subject property to accommodate a short-term commercial vehicle parking facility. This EIR was prepared in accordance with the Willingboro Township Code Section 205 – 54.

Approvals are being requested from the Willingboro Township Zoning Board of Adjustment to allow for the development and operation of short-term commercial vehicle (trailer) parking and storage facility as a conditionally permitted use of the surface parking lot of an existing commercial property known as The Grand Marketplace, located at 4340 U.S. Route 130, within a B-1 Primary Business Zoning District, the RZO Route 130 Redevelopment Zone Overlay Area, and more particularly known as Block 2, Lot 7.01 on the Official Willingboro Township Tax Maps (the “Property”).

The proposed improvements for the Property, in connection with the short-term commercial vehicle parking and storage facility, include 190 trailer parking spaces, ten (10) employee parking spaces, a security building and a security fence.

No additional stormwater runoff is expected to be generated by the proposed use of the existing surface parking lot on the Property. Stormwater is conveyed to existing stormwater management and conveyance facilities.

This EIR describes and evaluates existing site conditions, the proposed commercial vehicle parking, and key features of the proposed project in sufficient detail to support a finding that the project will not result in significant adverse impacts to the environment.

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A. Introduction / Location

The purpose of this report is to provide an analysis of the environmental impacts that are associated with the proposed project.

The Property is at 4340 U.S. Route 130 in Willingboro Township, within a B-1 Primary Business Zoning District, and the RZO Route 130 Redevelopment Zone Overlay Area, and more particularly known as Block 2, Lot 7.01 on the Official Willingboro Township Tax Maps.

The Property is located in an area of mixed commercial and residential properties in Willingboro Township. Residential properties border the Property to the north, northeast and south. Commercial properties border the Property to the north, east, northeast, south and south west. A public school is located to the east of the Property on the opposite side of Sunset Road. Commercial properties are also located across U.S. Route 130 from the Property.

B. Project Description

The project is a short-term commercial vehicle (trailer) parking and storage facility as a conditionally permitted use of the surface parking lot located on the Property. The proposed site improvements for the Property, in connection with the short-term commercial vehicle parking and storage facility, include 190 trailer parking spaces, ten (10) employee parking spaces, a security building and a security fence.

C. Existing Environmental Conditions

The following is an inventory of the existing environmental conditions at the Property.

1. Physical Characteristics

a. Air Quality

The short-term commercial vehicle (trailer) parking and storage facility will not result in significant adverse impacts to local and regional air quality, result in odor problems, or result in airborne transmission of pathogenic organisms. The project will meet applicable emission standards and regulations contained in the State Air Pollution Control Code. The proposed development will adhere to the State's air quality standards (N.J.A.C. 7:27-1 et seq.).

b. Hydrology

No natural water bodies or wetlands are present on the Property.

c. Topography and Slope

The overall topography of the Property is generally sloped from the existing building and to the existing on site stormwater drainage facilities.

d. Drainage

The stormwater runoff generated on the Property is conveyed to on-site stormwater infrastructure that flow to off-site stormwater management facilities.

e. Vegetation

The proposed development involves no clearing of existing vegetation. The proposed site improvements include the installation of trees and related landscaping improvements along the perimeter of the Property. The Property is already developed as a shopping center and not much on-site vegetation currently exists.

A variety of trees and shrubs will also be planted along the edges of the property.

f. Air and Water Quality

Air:

The Property is located in a region of residential and commercial properties. Vehicular traffic associated with the surrounding region, including U.S. Route 130 may currently impact air quality on the Property.

The New Jersey Department of Environmental Protection (NJDEP), Bureau of Air Monitoring operates several monitoring stations within the State. The stations monitor levels of air pollutants including carbon monoxide, nitrogen dioxide, ozone, particulates, and sulfur dioxide. The Camden Spruce Street station is nearest to the subject Site. According to data publicly available on the Department's website, air quality in the surrounding region falls within the "good" range.

Water:

Public water utility service and public sanitary sewer service is provided to the Property without degrading groundwater quality. The Property will remain connected to the public water utility and public sanitary sewer system. The existing on-site stormwater management facilities will be inspected and repaired to ensure existing water quality protection measures are maintained.

No on-site fueling or maintenance of trucks will occur on the Property.

2. Wildlife

a. Fish and Aquatic Organisms

Fish and aquatic organisms are not present on the Property due to the lack of surface water bodies.

b. Wild Animals

Based on the extensive, existing shopping center improvements that cover the Property, the proposed short-term commercial vehicle parking and storage facility will not impact wildlife habitat.

3. Man-Made Conditions and Structures

a. Sanitary and Storm Sewer Systems

The Property is connected to a public sanitary sewer system and to a stormwater drainage system.

b. Noise Characteristics and Levels

No elevated sound levels associated with the use of the Property as a short-term commercial vehicle parking facility are expected. Due to the proximity U.S. Route 130 and the amount of noise created by its vehicular traffic, any noise associated with the short-term commercial vehicle parking facility is not expected to significantly affect the surrounding areas.

Temporary noise levels related to the short-term commercial vehicle parking facility will conform to the standards established in N.J.A.C. 7:29-1 et seq., as administered by the New Jersey Department of Environmental Protection, Office of Noise Control. The temporary noise levels resulting from proposed short-term parking facility are not anticipated to be a significant increase from the current noise levels in the surrounding areas.

c. Traffic Volume

The proposed development is not anticipated to impact local traffic patterns. Truck vehicle traffic associated with the short-term commercial vehicle parking on the Property will be directed to U.S. Route 130 and away from Sunset Road.

d. Land Use

The Property is located within a B-1 Primary Business Zoning District and the RZO Route 130 Redevelopment Zone Overlay Area.

e. Aesthetics

The Property is currently a closed shopping center with an extensive paved parking lot. The Property is located in a region of mixed residential and commercial properties. U.S. Route 130 borders the western portion of the Property.

4. History

A shopping center site has been operated on the Property for over 40 years.

D. Licenses, Permits and Approvals

The following is a list of approvals necessary for this project:

- Burlington County Planning Board; and
- Willingboro Zoning Board of Adjustment.

E. Probable Impact of Development

No probable impacts are anticipated, beyond those already associated with the existing shopping center, from the proposed operation of the short-term commercial parking facility.

F. Evaluation of Adverse Environmental Impacts

No adverse environmental impacts are anticipated, beyond those already associated with the existing shopping center, from the operation of the short-term commercial parking facility.

G. Minimization of Impacts

Protective measures will be taken to inspect, repair and maintain the on-site stormwater drainage facilities to address any on-site ponding of stormwater.

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